



**3771 SE Jennings Road
 Small-Scale Comprehensive Plan Amendment
 P22-335**



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from U (Utility) to CS (Service Commercial)
Applicant:	Vlada Peterka, Redtail Design Group, Inc.
Property Owner:	Crb of Florida, Inc.
Location:	3771 SE Jennings Road
Project Planner:	Bethany Grubbs, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 3.05 acres from U (Utility) to (CS) Service Commercial. The subject property is located at 3771 SE Jennings Road, on the south side of SE Jennings Road, west of SE Lennard Road, and east of S US Highway 1. The applicant is requesting a change in zoning to allow an enclosed assembly use to utilize the existing 5,022-square-foot building, which was constructed in 1988. No additional development is proposed.

The property has a concurrent rezoning application to change the zoning designation from GU (General Use) to CS (Service Commercial). The rezoning application will be heard concurrently with the small-scale Future Land Use Map amendment.

Previous Actions and Prior Reviews

The site is also contains a 275’ guyed tower and associated equipment. With a special exception use application, City Council approved a distance separation waiver allowing the tower to be constructed 401 feet from an existing tower, which is under the 2,000-foot requirement.

Public Notice Requirements

Per Sec 151.06 of the City’s Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

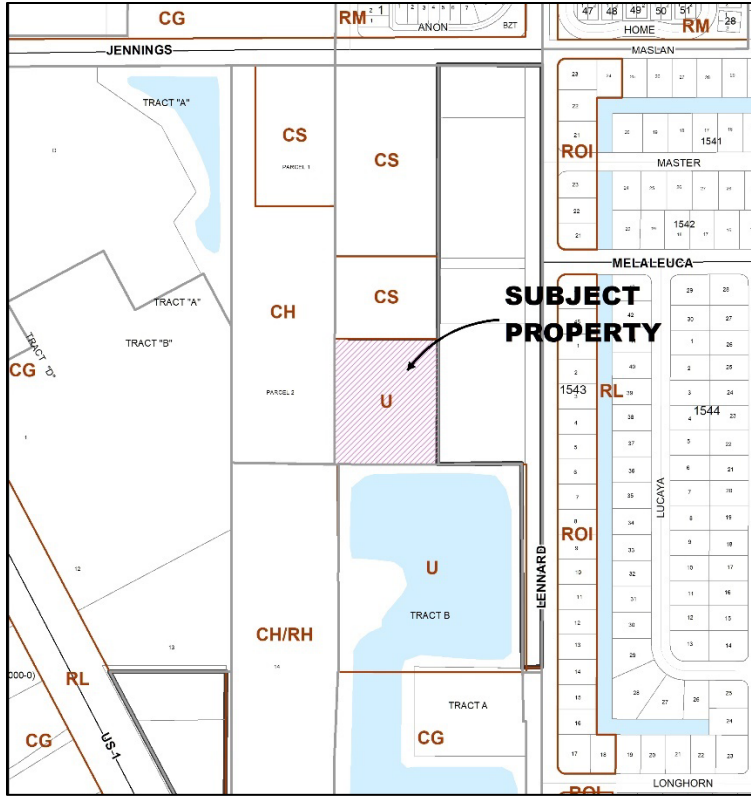
Location and Site Information

Parcel Number:	3414-501-4701-400-4
Property Size:	3.05 acres
Legal Description:	A portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1
Future Land Use:	U (Utility)
Existing Zoning:	GU (General Use)
Existing Use:	Developed with an existing 5,022-square-foot office building and a telecommunications tower
Requested Future Land Use:	CS (Service Commercial)
Proposed Use:	Enclosed assembly and an existing 275’ guyed wireless communication tower leased by another entity

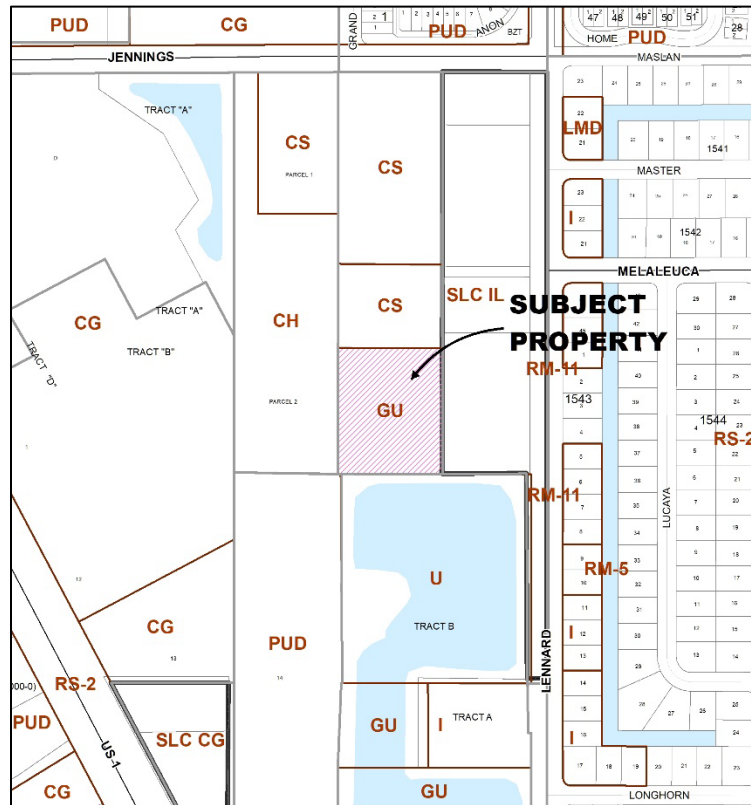
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Telecommunications Tower
South	U	U	Vacant – City-owned
East	IND, St. Lucie County	IL, St. Lucie County	Industrial Park
West	CH	CH	Self-Storage and RV Resort

CS – Service Commercial, U – Utility, IND – Industrial (SLC), IL – Industrial Light (SLC), CH – Highway Commercial)



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement: The request is to change the future land use designation from U (Utility) to CS (Service Commercial). The site has been fully developed, and the proposal does not seek approval for any further development. The proposal's main goal is to allow the American Caribbean Club to hold its meetings in the existing building.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from U to CS for 3.05 acres.

The future land use map amendment application is supported by and furthers the following policies of the comprehensive plan:

- Goal 1.1 states "Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services."
- Objective 1.1.3 states, "Development orders and permits for development and redevelopment activities shall be issue only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development".
- Policy 1.1.3.1 states, "The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as:
 - a. Potable water;
 - b. Sanitary sewers;
 - c. Solid waste removal;
 - d. Vehicular and pedestrian circulation;
 - e. Public safety;
 - f. Recreation;
 - g. Public schools;
 - h. Electricity; and
 - i. Drainage."

Adequate Public Facilities Review (Objective 1.1.3)

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the property. Under the current U future land designation, the most intense use would be utility facility. The level of service for potable water is 125 gallons per day per 1,000 square feet for commercial. Sanitary sewer is 85 percent of the potable water level of service. Projected water and wastewater demand for both existing and future land use categories are listed below:

Water and Wastewater Calculations by Net Change of Land Use

<i>Future Land Use</i>	<i>Maximum Development</i>	<i>Projected Demand Potable Water</i>	<i>Projected Demand Wastewater (85% of potable water rate)</i>
U (Existing)	39,857 SF	4,982	4,235
CS (Proposed)	53,143 SF	6,643	5,647
Projected INCREASE in demand		+1,661 gallons	+1,412 gallons

The proposed future land use amendment would potentially result in an increase in water and wastewater demand of approximately 1,661 gallons per day of potable water usage and approximately 1,412 gallons per day wastewater usage. Existing and planned facilities are available to serve the area.

Transportation: Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Utility (U)	3.05	39,857 SF	Utility (ITE Code 170)	490	91
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Service Commercial (CS)	3.05	53,143 SF	Manufacturing (ITE Code 140)	252	43

The proposed amendment is not expected to have an adverse impact on traffic impact, since the proposed land use will generate less Average Annual Daily Traffic (AADT). There are not expected to be any adverse impacts on the transportation level of service for the adjacent roads. Access to the property will not change from the existing conditions.

Parks/Open Space: Commercial development would not require additional developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan.

Stormwater: The project will include a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: The conversion from U to CS (both commercial land uses) will not impact school needs.

Environmental: The site has been developed, and the proposal does not seek approval for any further development that would have an impact on the existing environment. The site does not contain any State and Federal jurisdictional wetlands.

Flood Zone: The flood map for the selected area is number 12111C0293K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains. An approved stormwater protection plan is required prior to final site plan approval.

Fire District: The nearest St. Lucie County Fire District station is Station 5 (2288 SE Delano Road). The St. Lucie Fire District does not list response times for each individual station because of the necessity of responding with another station.

Police: The department’s response time is approximately 5-7 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	The proposed amendment will allow for an enclosed assembly use in a pattern that is compatible with surrounding uses.
Accommodate projected population or economic growth of the City	Y
Diversify the housing choices in the City	N/A
Enhance or impede provision of services at adopted LOS Standards	Neither enhance nor impede adopted LOS
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	Neither enhance nor degrade environmental resources
Job creation within the targeted industry list	N

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed comprehensive plan amendment.

Planning and Zoning Board Action Options:

- Motion to recommend denial to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend approval to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.