



TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon Creagan, MCRP, LEED Green Associate, Planner

RE: **Application for Future Land Use Map Amendment**
Application for Zoning Atlas Map Amendment
Jenkins Point – 2107 Swain Road

BOARD DATE: December 7, 2020

STAFF REPORT

Property Owner FP Jenkins Road LLC
9260 Dundee Drive
Lake Worth, FL 33467

Representative: Engineering, Design, & Construction Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, Florida 34987

Requested Action: Approval to change the Future Land Use of three (3) parcels from Medium Density Residential (RM) to High Density Residential (RH)

Approval to Rezone three (3) parcels from Medium Density Residential (R-4) to High Density Residential (R-5)

Site Location: 2107 Swain Road

Parcel IDs: 2418-322-0002-000-2
2418-331-0001-000-3
2418-343-0001-000-0

Existing Use: Vacant

Parcel Size: 32.83 acres

Current Future Land Use: Medium Density Residential (RM)

Current Zoning: Medium Density Residential (R-4)

Proposed Future Land Use: High Density Residential (RH)

Proposed Zoning: High Density Residential (R-5)

Surrounding FLU:

Surrounding Zoning:

North	East	South	West
RM	RH	RH	GC
R-4	C-3	R-5	C-3

Staff Analysis:

Request

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Medium Density Residential (RM) to High Density Residential (RH) with a compatible change to the Zoning Atlas (Rezoning) from Medium Density Residential (R-4) to High Density Residential (R-5) to develop the site for multi-family development.

The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for a multi-family development.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of Medium Density Residential (RM) for all three (3) of the parcels. The RM designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

The subject site is seeking a Future Land Use of High Density Residential (RH) for three (3) parcels to be consistent with the development that will be proposed on the site. The RH designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

Comparably, the current zoning of R-4 allows for a maximum of 10 units per acre for conventional development and 12 units per acre for innovative development. The requested zoning of R-5 would allow for a maximum number of 15 units per acre for conventional development and 18 units per acre for innovative development.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), or High Density Residential (RH), the requested high-density land use is compatible with its surrounding uses. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use can be accommodated with the current funded long-range transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed density and layout of the site plan. As Jenkins Road is a St. Lucie County maintained roadway, any mitigation or improvements to the roadway would be coordinated among the City, County, and the applicant.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the Comprehensive Plan.
- (2) The amendment will not have an adverse effect on the ability of the City to:
 - a. Satisfy land and water use needs; and
 - b. Meet transportation demands and provide community facilities and services.
- (3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The Fort Pierce Utilities Authority has confirmed the ability to meet the water use needs to the property.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Planning Board/Local Planning Agency

The Planning Board acting as the Local Planning Agency at their meeting on November 10, 2020 voted 6-0 to recommend approval of the Future Land Use Map Amendment as presented. The Planned Board also voted 6-0 to recommend approval of the Zoning Atlas Map Amendment as presented.

Public Notification

18 letters were sent out to property owners within 500 feet of the subject property for the Application for Zoning Atlas Map Amendment.

Staff Recommendation Future Land Use Map Amendment

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Planning Staff recommends **APPROVAL** of the request as presented.

Staff Recommendation Zoning Atlas Map Amendment

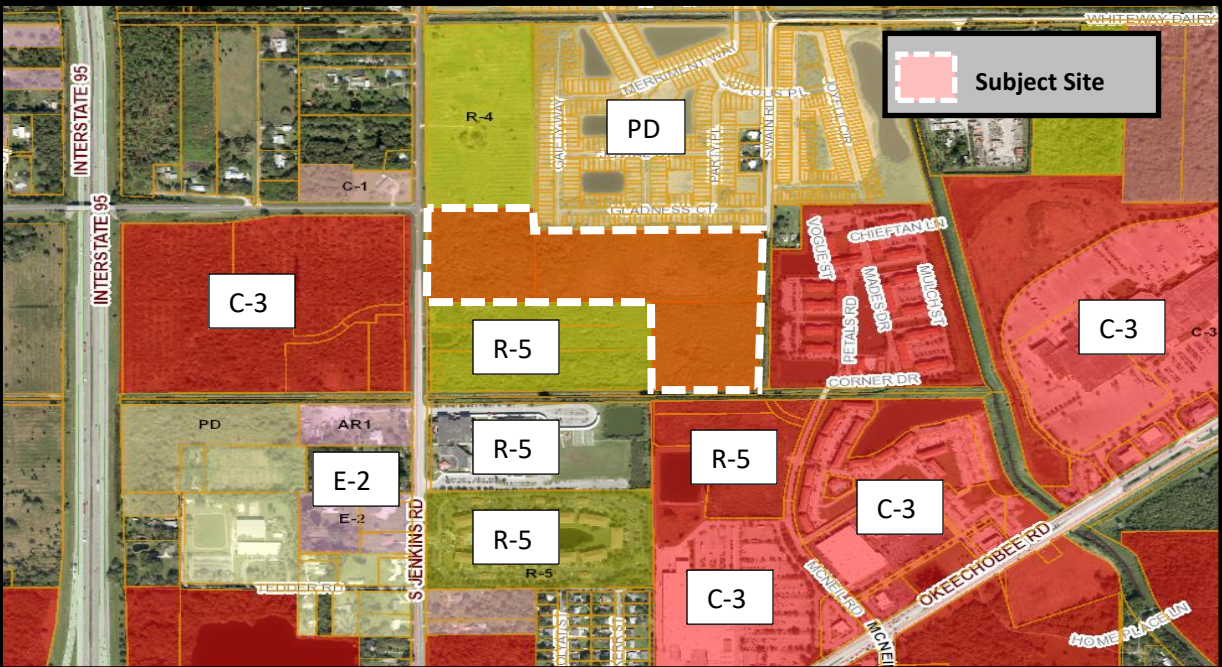
The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Planning Staff **APPROVAL** of the request as presented.



 Subject Site









May 21, 2020

Brad Curry, Engineering Design, Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

SUBJECT: Jenkins Point FLUMA & Rezoning
TECHNICAL REVIEW PROJECT: # 20-99900001

Comments:

Fort Pierce Planning:

1. A detailed traffic study is required to show the overall impact on the area as a whole for the Rezoning and Future Land Use requests. A site specific traffic study will be required to be provided at the time of any development review application.
2. What is the reason for a request of Rezoning and Future Land Use to C-3, and GC respectively for the property that fronts Jenkins Road? What kind of development is this proposed to be? Will this commercial be compatible with the residential that is predominantly surrounding the site? Is there a preliminary site plan for the commercial that can be provided.
3. On the Capacity Analysis it is noted under public schools that you are using a K-8 school that is 26 miles away in the analysis. Why did you not use Samuel Gains Academy, which is a K-8 school used in the analysis? Allapattah Flats is in Port St. Lucie and Samuel Gains is right next to the site.
4. Future comments are forthcoming after the City meets with St. Lucie County to discuss impacts on Jenkins Road.

Fort Pierce Engineering:

1. No formal comments/Zoning & FLU request approved. (see attached sheet)

Fort Pierce Building:

1. No comment at this time (see attached sheet)

Fort Pierce Utilities Authority:

1. FPUA W/WW Engineering: FPUA's water and sewer services are available to serve this development from Jenkins Road. There is 24" force main along Jenkins road; therefore, a grinder/lift station will be required to connect to our system. Attached is a GIS map showing water and sewer utilities.

2. Approved. Below are comments in reference to FPUA electric and gas service availability and requirements:
 - Electric service is available from Jenkins Road and along the south side of the propose development.
 - Gas service is available from Jenkins Road.
 - FPUA will require a utility easement for all propose FPUA facilities within the site.
 - See attached Electric, Gas, & Water/Sewer Maps

St. Lucie County Planning:

1. TRC Project 20-99900001: Rezoning and Future Land Use – Jenkins Point – Multiple Parcel IDs

Background:

Zoning Atlas Map & Future Land Use Map Amendments for 32.83 acres.

- Current: Medium Density Residential (R-4) & Medium Density Residential (RM).
- Proposed: High Density Residential (R-5) / High Density Residential (RH) Future Land Use (2 Parcels) & General Commercial (C-3) / General Commercial (GC)

Review Comments

- The Capacity Analysis provided links the project site to Allapattah Flats K-8 for school services – 26 miles away
- The FLU Amendment may result in up to 15,580 additional trips on the Jenkins Road link, or adjacent roadways. Further analysis is requested to evaluate LOS impacts and potential mitigation strategies.
- Parcels 2418-331-0001-000-3 & 2418-343-0001-000-0 do not appear to feature frontage on an improved roadway. The proposed increase in density for the subject site(s) should consider available or potential roadway connections. With existing and committed trips to Swain/McNeil, and the recent reversion of White Way Dairy Road Right-of-way, further transportation analysis for these amendments is requested.
 - o The applicant and City, with County participation, are encouraged to explore interconnectivity of roadway links to serve the subject site(s) and future development surrounding.
 - o Extension of Graham Road east of Jenkins Road may provide an essential transportation link for future development of these sites.
 - o Future connection of Swain Road to McNeil Rd to the south and Peterson Rd to the north, and further connection of Peterson between Jenkins Rd. & Hartman Rd., are important links to evaluate with these proposals.

- The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).
- Has the zoning/land use designation changed for the "Blue Skies" site to the south?
- Right-of-way along Swain Road may be requested with future development.

St Lucie County Fire District:

1. No Comment

St. Lucie County Public Works

1. Comments coming soon, will be provided.

Please provide a written response to all TRC comments and provide an electronic submittal of any new materials. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brandon Creagan", followed by three short horizontal lines.

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

To : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : Jenkins Point Rezoning & FLU Amendment – 2701 Swain Road
TRC No. 20-99900001**

DATE : May 20, 2020

This is to advise you that we have completed the review of the following documents as received by this office on May 11, 2020:

- | | |
|---|--|
| ☒ Rezoning and FLU Amendment | ☐ P/D Drawings |
| ☐ Test Reports & Related Documents | ☐ Certificate of Completion |
| ☐ Record Drawings | ☐ Permits from applicable Local, State & Federal Agencies |
| ☐ Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| ☒ Recommend | ☐ Do Not Recommend | |
| ☒ Approval of Rezoning | ☐ BP Approval | ☐ C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- ☒ See attached for advisory comments

ENGINEERING ADVISORY COMMENTS:

1. This approval pertains to the Rezoning and FLU request only and not to any proposed site improvements. Site review will be conducted when detailed plans are submitted for review and approval.

JRA/VB/vb



Project No. 19-234.001
TIS Review
Sender's Email: smatthes@ct-eng.com

MEMORANDUM

To: Brandon C. Creagan, MCRP, LEED
Planner, City of Ft. Pierce

From: Stefan K. Matthes, P.E.

Date: September 28, 2020

RE: Jenkins Pointe
Traffic Impact Study Review

We have completed our review of the Traffic Analysis for the Jenkins Pointe Rezoning/FLU as prepared by O'Rourke Engineering and Planning dated July 10, 2020. Our review is based upon the Concurrency standards for the rezoning of the property to a maximum development potential of 590 multifamily housing units on the 32.83 acres of land as referenced in the report. Our comments are projected as follows:

1. The Traffic Analysis is limited to roadway links within the required Study Area of a 5 Mile Radius. Further analysis of the roadway network within the Study Area will be required with the development of the property.
2. The Trip Generation is based upon ITE Code 220, Multi-family House (Low-Rise), however the reference within the Tables 1 and 2 incorrectly reference ITE Code 240. Please correct the reference.
3. The Traffic Analysis concludes that the major roadway network has sufficient capacity to accommodate the change in zoning and additional development density. This is based upon a capacity related improvement to Jenkins Road being in place prior to project buildout. It should be noted that capacity improvements to Jenkins Road are not currently scheduled within any of the local or State Work programs.



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

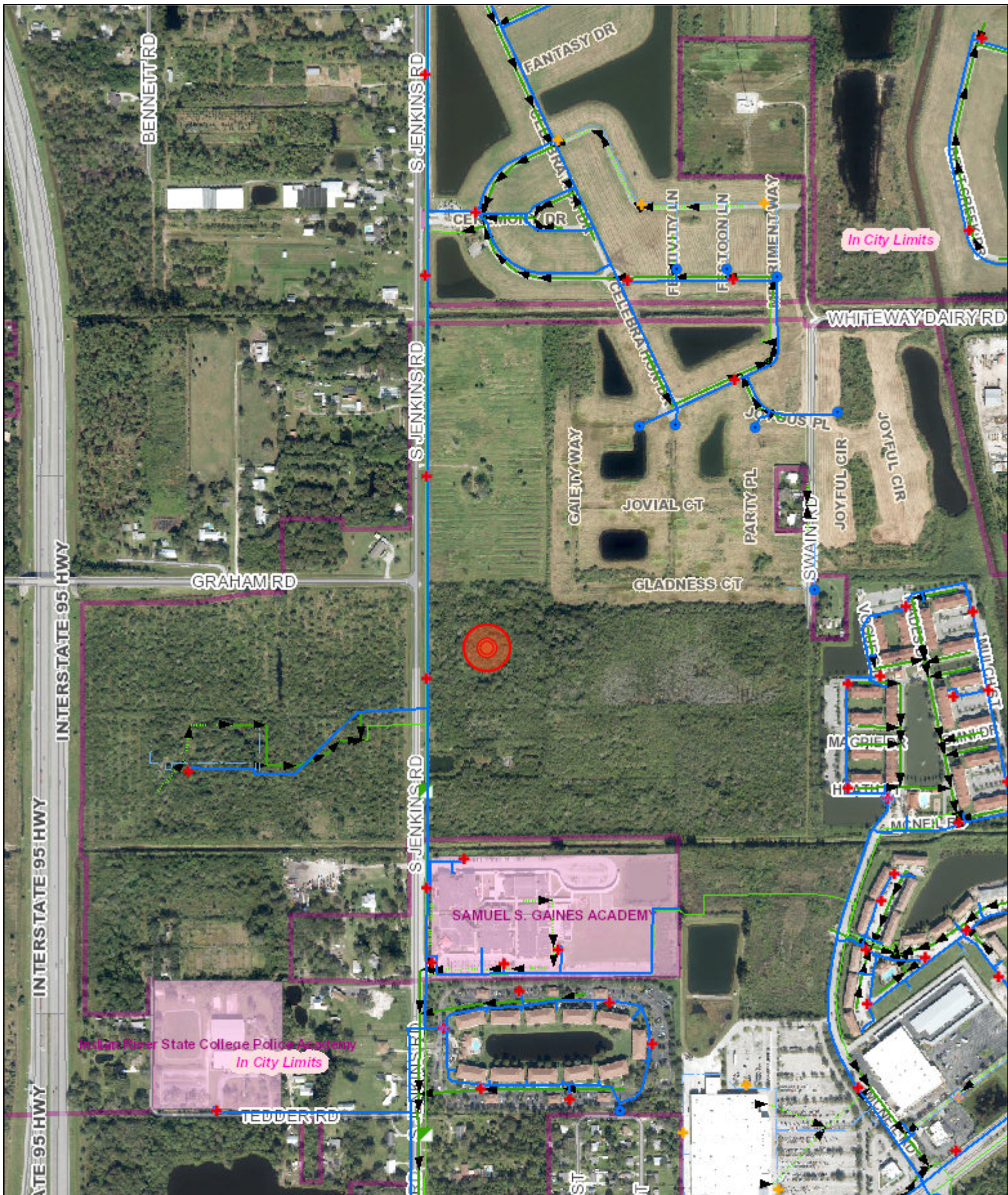
Meeting Date: 5.21.20
Property Address: Rezoning and Future Land Use – Jenkins Point – 2701 Swain Road

Please be advised that the project may trigger the requirements indicated below:

- ☒ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- ☐ 2. Pre-construction meeting with the City's Building Department is requested.
- ☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- ☐ 4. Means of egress is required.
- ☐ 5. Means of ingress is required.
- ☐ 6. Must meet the following Accessibility requirements:
 - ☐ Accessible route
 - ☐ Handicapped parking spaces
 - ☐ Means of egress
- ☐ 7. Change of Use required
 - ☐ to include a signed and sealed Life Safety Plan
 - ☐ to include a signed and sealed detailed comprehensive building plan.
- ☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- ☐ 9. Flood Development Permit required.
- ☐ 10. Building Permit required.
- ☐ 11. Signed and sealed construction drawings required.
- ☐ 12. Will need to meet the Fire Code.
- ☐ 13. Sprinkler system is required.
- ☐ 14. Smoke alarm system is required.
- ☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 5/20/20



Legend

— Electric Primary Wire	● Pole	— Valves
— Transmission Wire	■ Fuse	— Gas
— Gas Main	— Transformers	— Water
— Fiber Optic Cable	▲ Overhead	— Raw Water
— Potable Water Main	■ Pad Mount	— Waste Water
— Raw Water Main		— WW Gravity Main
— Wastewater Force Main		— Well
— WW Gravity Main		— Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.



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Call before you dig.

Date: 5/14/2020

Create d By:
Name



FPUA Utility Map

1 inch = 694 feet

(772) 466-1600
FAX (772) 461-1938



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main

- Pole
- ⬮ Fuse
- ⬮ Transformers
- ▲ Overhead
- Pad Mount

- ⊙ Valves
- ⊙ Gas
- ⊙ Water
- ⊙ Raw Water
- ⊙ Waste Water

- + Fire Hydrant
- W Well
- PS Lift Station

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Know what's below.
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Date: 5/11/2020

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Name



FPUA Utility Map



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FAX (772) 461-1938

