



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD - MEETING OF OCTOBER 1, 2019

FROM: PATRICIA A. TOBIN, AICP, LONG RANGE PLANNING ADMINISTRATOR

RE: CITY OF PORT ST. LUCIE
FUTURE LAND USE ELEMENT TEXT AMENDMENT
COMPREHENSIVE PLAN AMENDMENT – LARGE-SCALE
PROJECT #19-116

DATE: SEPTEMBER 23, 2019

REQUEST: This is a City staff-initiated text amendment to the Future Land Use Element of the City's Comprehensive Plan related to residential densities in the land use sub-categories of the New Community Development (NCD) District Future Land Use designation. The specific policies are:

- Policy 1.2.2.4 - Neighborhood/Village Commercial Areas
- Policy 1.2.2.5 - Town Center Areas
- Policy 1.2.2.6 - Resort Areas
- Policy 1.2.2.7 - Mixed Use Areas
- Policy 1.2.2.8 – Regional Business Centers
- Policy 1.2.2.10 - Employment Areas

BACKGROUND: Objective 1.2.1 established the New Community Development District future land use designation to address the large-scale mixed-use projects that were originally envisioned west of I-95. Currently, the following developments have an NCD future land use designation:

- Tradition;
- Western Grove;
- Southern Grove;
- Riverland; and
- Wilson Groves.

These five (5) projects are all developments of regional impact (DRIs) Policy 1.2.7.2 of the Comprehensive Plan requires properties with an NCD future land use designation to be DRIs. Since there are no longer provisions in State law regarding new DRIs, the NCD future land use will not be applicable to future developments.

ANALYSIS: The residential densities in each of the sub-categories varies, ranging from 10 dwelling units/acre (Resort Areas) to 35 dwelling units/acre in the Regional Business Centers. In order to provide consistency in a majority of the sub-categories, staff is recommending all sub-categories, except the Regional Business Centers, have the same density of 28 dwelling units per acre.

The reference to gross acres versus net acres in the NCD district is also not consistent. The Residential Areas allows up to 28 dwelling units per gross acre and the other sub-categories (Neighborhood/Village Commercial, Town Centers, Resort, Mixed-use, Regional Business Centers, and Employment Centers) reference net acres. The City has historically used gross acres for residential densities. This is reinforced by Policy 1.1.4.1 which identifies the residential future land use designations and their maximum densities; all reference is to dwelling units per gross acres.

Generally, the difference between gross and net is the deductions (roads, preserve areas, stormwater infrastructure, etc.), are removed from the site's acreage. For example, if a developer has 20 acres and 5 acres are in stormwater and roads, those 5 acres would be removed from the 20 acres to establish density on a net acreage figure.

In addition, this amendment would further policy 1.2.3.5 suggests that incorporating transit-oriented design features such as "...higher density housing within or near neighborhood/village, town center, employment centers, regional business centers and mixed use areas."

PROPOSED AMENDMENT:

The proposed changes to the specific policies are illustrated below in the box below in underline and ~~striktthrough~~ format. For ease of reference, all changes are also highlighted.

Policy 1.2.2.4: Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. Non-residential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods. The following standards shall be met in designing Neighborhood/Village Commercial Areas:

- | | |
|--------------------------------------|---|
| a. Minimum Size: | 3 acres |
| Maximum Size: | 35 acres |
| Maximum Building Lot Coverage: | 80% |
| Maximum Impervious Lot Area: | 90% |
| Minimum Density of Residential Area: | 5.0 units/ net <u>gross</u> acre |
| Maximum Density of Residential Area: | <u>28.0</u> 20.0 units/ net <u>gross</u> acre |
| Maximum Building Height | 50 feet ¹ |

¹Steeple and similar architectural embellishments shall have a maximum height of 100 feet.

- b. Shall contain a minimum of two or more uses as described above. The minimum two-use requirement shall be identified for each Neighborhood/Village Commercial Area as part of an MPUD master plan. The minimum two-use requirement shall be identified for each Neighborhood/Village Commercial Area as part of the MPUD master plan with one required use being commercial/retail. Individual parcels within a Neighborhood/Village Commercial Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

- c. Shall have frontage on roads which function as a collector or arterial or at the junction of two such roads. The collector road may not split the commercial area unless alternative pedestrian access is provided; and,
- d. Within open space areas include a minimum of 5% useable open space for employees and visitors in uses such as of squares, greens, parks, recreation areas and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.5: Town Centers shall be established that include commercial and office uses, hospital and medical uses, restaurants, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. The following standards shall be met in designing Town Centers:

- a. Minimum Size: 30 acres
- Maximum Size: 150 acres
- Maximum Building Lot Coverage: 80%
- Maximum Impervious Lot Area: 90%
- Minimum Density of Residential Area: 5.0 units/~~net~~ gross acre
- Maximum Density of Residential Area: ~~28.0 20.0~~ units/~~net~~ gross acre
- Maximum Building Height: 50 feet ¹

- ¹ Steeples and similar architectural embellishments shall have a maximum height of 100 feet.
- b. Shall contain a minimum of three or more uses as described above, one of which shall be residential. The minimum three-use requirement shall be identified for each Town Center as part of an MPUD master plan. The minimum three-use requirement shall be identified for each Town Center as part of the MPUD master plan with a minimum of one use being commercial/retail designed to serve the needs of the residents. Individual parcels within a Town Center may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;
 - c. A minimum of 30% and a maximum 50% of the net developable area within a Town Center shall be residential;
 - d. A minimum of 800 residential units shall be located within ½ mile of the Town Center; and,
 - e. Within open space areas include a minimum of 5% useable open space for employees and visitors in the form of squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.6: Resort Areas offering, but not limited to public and private golf courses, may be included in the development components of the NCD District and may provide for a mix of residential and non-residential land uses. Residential uses may include single-family detached, single family attached, townhomes, condominiums, and multi-family uses. Non-residential uses include retail shops, office uses, hotels, restaurants, personal service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to

meet the needs of adjoining resort neighborhoods. The following standards shall be met in designing Resort Areas:

a. Minimum Size:	100 acres
Minimum Density:	1.0 units/ net gross acre
Maximum Density:	28.0 20.0 units/ net gross acre
Maximum Building Lot Coverage:	
Single-Family Detached	50%
All Other Uses	70%
Maximum Impervious Lot Area:	
Single-Family Detached	70%
All Other Uses	90%
Maximum Building Height:	35 feet

- b. Non-residential uses shall be located on a road which functions as a collector or at the junction of two such collector roads. The collector road may not split the commercial area unless alternative pedestrian access is provided; and,
- c. Within open space, areas include a minimum of 15% useable open space in uses such as squares, greens, parks, recreation areas, golf courses and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.7: Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. The following standards shall be met in designing Mixed-Use Areas:

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| a. Minimum Size: | 30 acres |
| Maximum Size: | 500 acres |
| Maximum Building Lot Coverage: | 80% |
| Maximum Impervious Lot Area: | 90% |
| Minimum Density of Residential Area: | 5.0 units/ net gross acre |
| Maximum Density of Residential Area: | 28.0 20.0 units/ net gross acre |
| Maximum Building Height: | 100 feet |

- b. Shall contain a minimum of three or more uses as described above, one of which shall be residential. The minimum three-use requirement shall be identified for each Mixed-Use Area as part of an MPUD master plan. Individual parcels within a Mixed-Use Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;
- c. A minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential; and,

- d. Within open space, areas include a minimum of 5% useable open space for employees and visitors in uses such as squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.8: Regional Business Centers (developments with more than 1,000,000 non-residential square feet) shall be established that include retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. The following standards shall be met in designing Regional Business Center sub-districts:

- | | |
|--------------------------------------|---------------------------------------|
| a. Minimum Size: | 30 acres |
| Maximum Size: | 500 acres |
| Maximum Building Coverage: | 80% |
| Maximum Impervious Area: | 90% |
| Minimum Density of Residential Area: | 5.0 units/ net gross acre |
| Maximum Density of Residential Area | 35.0 units/ net gross acre |
| Maximum Building Height: | 150 feet |

- b. Shall contain a minimum of two or more uses as described in the paragraph above. The minimum two-use requirement shall be identified as part of a MPUD master plan. Individual parcels within a Regional Business Center may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

Policy 1.2.2.10: Employment Centers shall be established to include office uses, medical uses, hospitals, industrial uses, warehouse/distribution, research and development, manufacturing, institutional uses, educational facilities including college, technical, or vocational schools (including dormitories), public facilities (including utilities), sports and recreation, retail, hotel, multi-family housing, and other similar uses and services to support the City's targeted industries list and improve the economic vitality of the area. The following standards shall be met in designing Employment Centers:

a. Minimum Size:	50 acres
Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	90%
Maximum Building Height:	100 feet (150 feet for hospitals)
Minimum Density of Residential Area	5.0 units/ net gross acre
Maximum Density of Residential Area	28.0 20.0 units/ net gross acre
Maximum Retail Uses	100,000 gross square feet Maximum of 20% of gross sq. ft.

- b. Within open space areas include a minimum of 5% useable open space for employees and visitors in the form of squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the amendments to the Comprehensive Plan consistent with the intent and direction of the City's Comprehensive Plan and the NCD future land use designation, and recommends approval of the proposed amendments based on the analysis and findings as noted in the staff report.

PLANNING AND ZONING BOARD ACTION OPTIONS: *

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

*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.