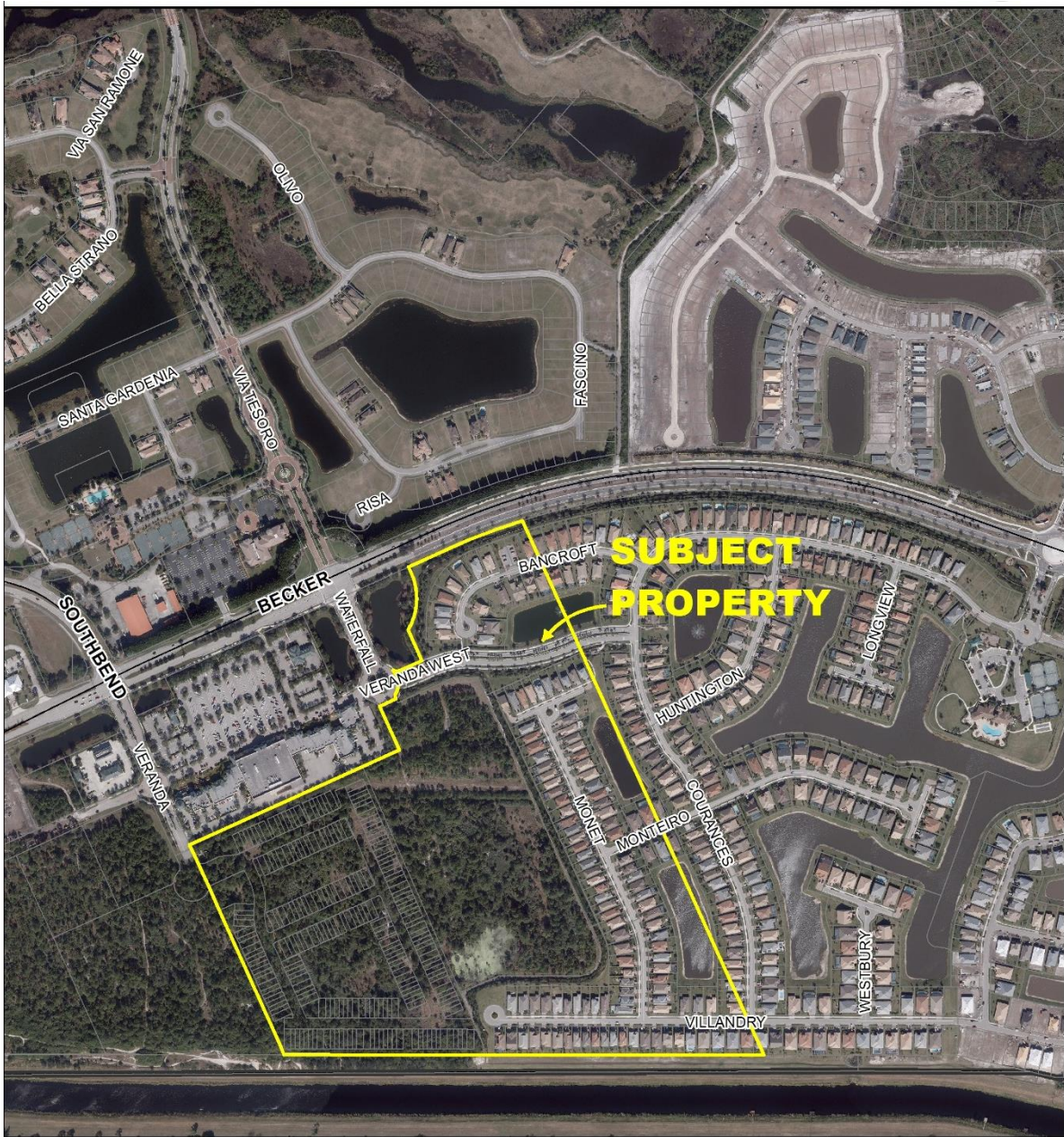




ST. LUCIE LANDS/VERANDA
Large-Scale Comprehensive Plan Amendment
P22-356



Project Location Map

SUMMARY

Applicant's Request:	Large-Scale Future Land Use Map Amendment from Residential, Office, Institutional (ROI) to Residential Golf Course (RGC)
Applicant:	City of Port St. Lucie
Property Owner:	Multiple owners
Location:	Approximately 84 acres
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

Project Description

The applicant is requesting approval of a large-scale future land use map amendment for approximately 84 acres from Residential, Office, Institutional (ROI) (65.27 acres) and Commercial General/Residential, Office, Institutional (CG/ROI) (18.6 acres) to Residential Golf Course (RGC). The properties are generally located south of Becker Road, north of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Preserves.

The purpose of this request is to apply a uniform application of the RGC land use classification to the entirety of the residential portion of the Veranda and St. Lucie Lands PUDs, thereby bringing the entire original PUD into compliance with Policy 1.1.4.1 (explained in detail in the land use consistency section of the staff report).

Public Notice Requirements

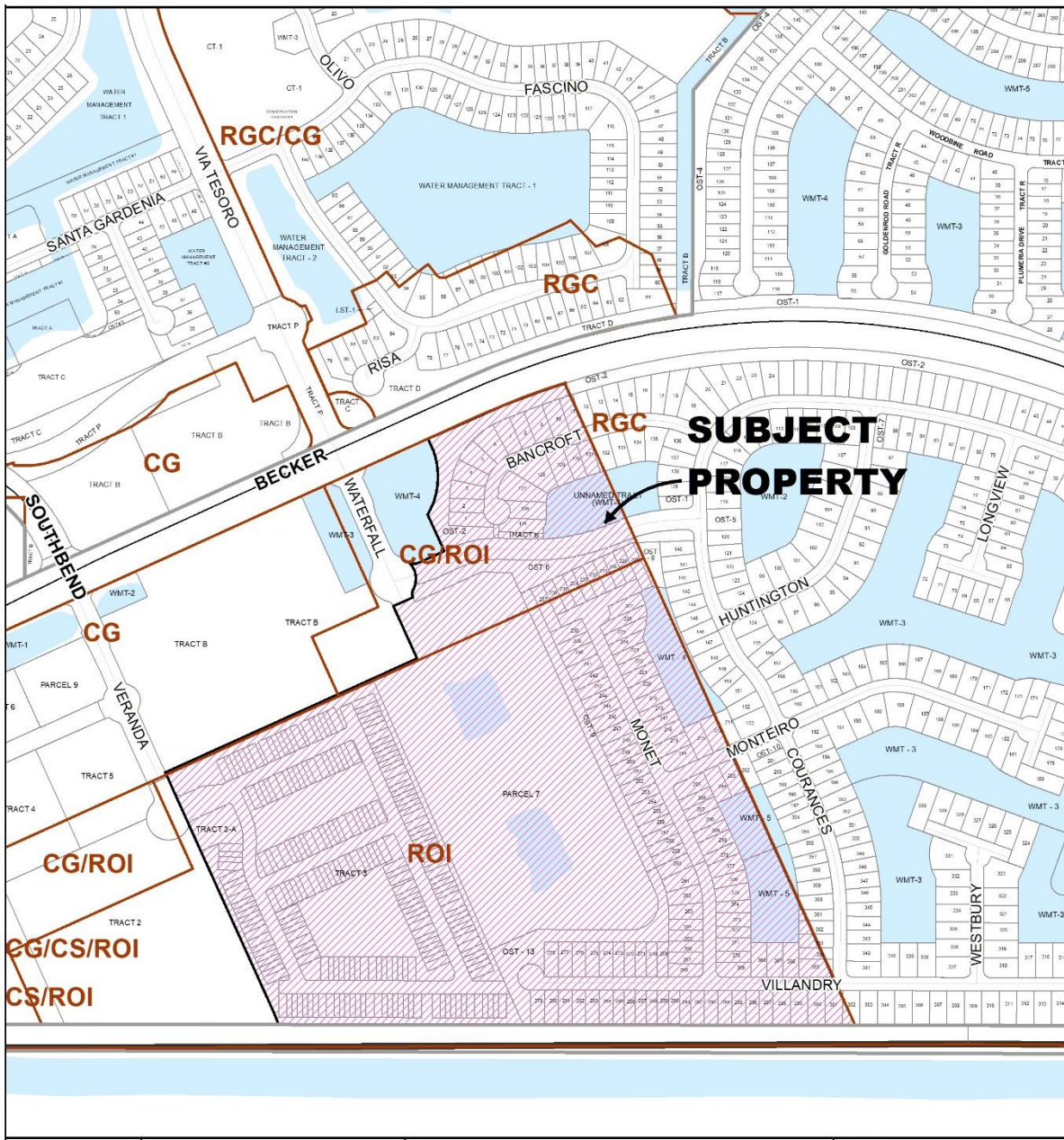
Per Sec 151.06 of the City's Comprehensive Plan, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

Location and Site Information

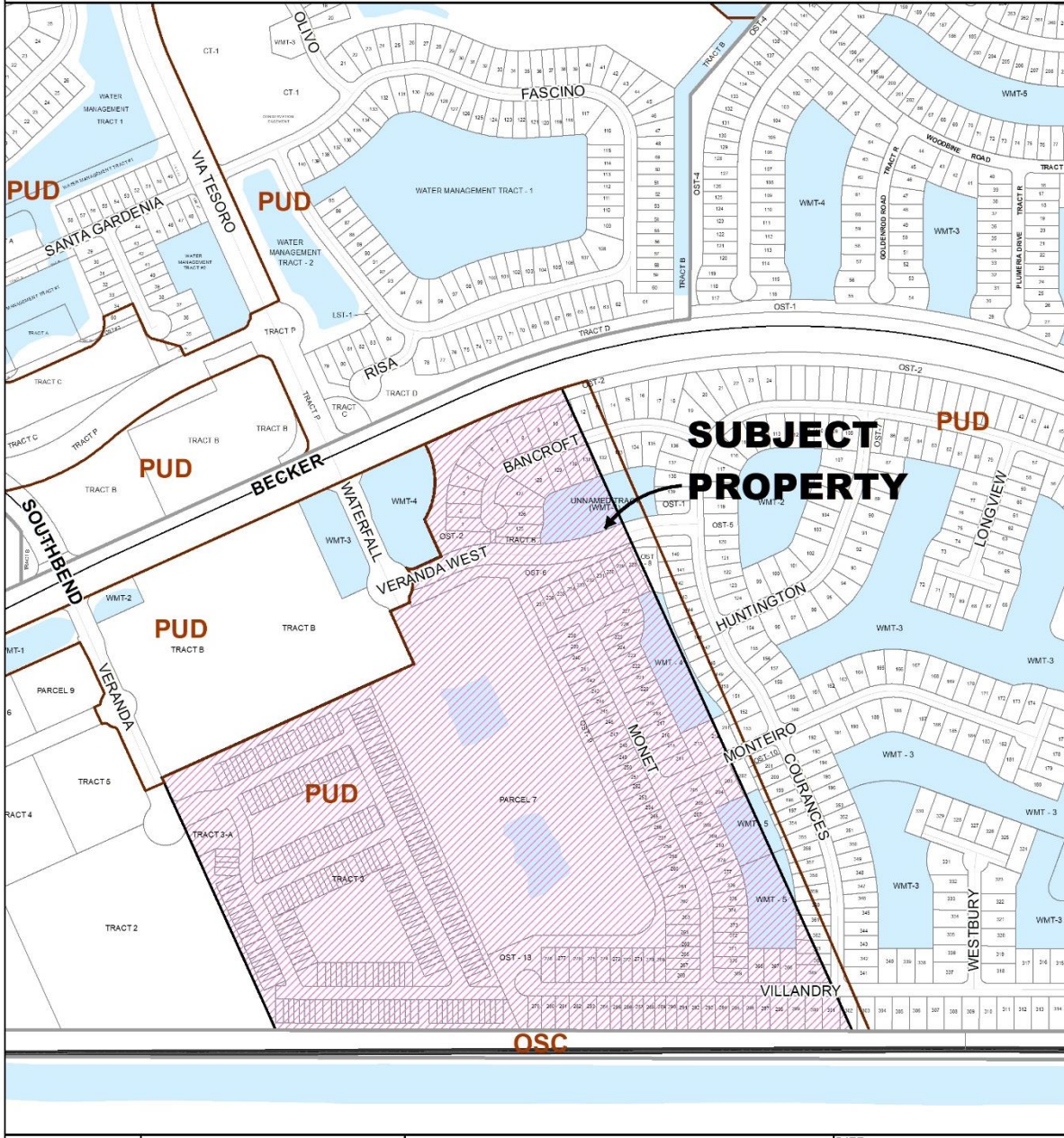
Parcel Number:	N/A
Property Size:	Approximately 84 acres (65.27 acres ROI and 18.6 acres CG/ROI)
Legal Description:	Portions of Veranda Plat No. 3, Veranda Gardens West Phase 1; Portions of Veranda Plat No. 4, Veranda Gardens West Phase 2; Portions of Veranda Plat No. 5, Veranda Gardens West Phase 3; and Veranda Plat No. 2, Parcel 7.
Future Land Use:	Residential, Office, Institutional (ROI) and Commercial General/Residential, Office, Institutional (CG/ROI)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Residential and vacant land
Requested Future Land Use:	Residential Golf Course (RGC)
Proposed Uses:	Residential

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC/CG	Planned Unit Development (PUD)	Residential Single Family (Tesoro) and Shoppes at Veranda Falls
South	County Line/ Martin County	Martin County	Single Family Residential across C-23 Canal
East	Residential Golf Course (RGC)	PUD	Residential Single Family (Veranda Gardens)
West	CG/ROI	PUD	Commercial/Vacant



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement: The request is to change the future land use designations from Residential, Office, Institutional (ROI) and Commercial General/Residential, Office, Institutional (CG/ROI) to Residential Golf Course (RGC). This amendment will allow a horizontally mixed-use project with apartments and commercial uses.

Land Use Consistency: The applicant is proposing a large-scale future land use map amendment from Residential, Office and Institutional (ROI) and Commercial General/Residential, Office, Institutional (CG/ROI) to Residential Golf Course (RGC) for the approximately 84 acres (65.27 acres ROI and 18.6 acres CG/ROI).

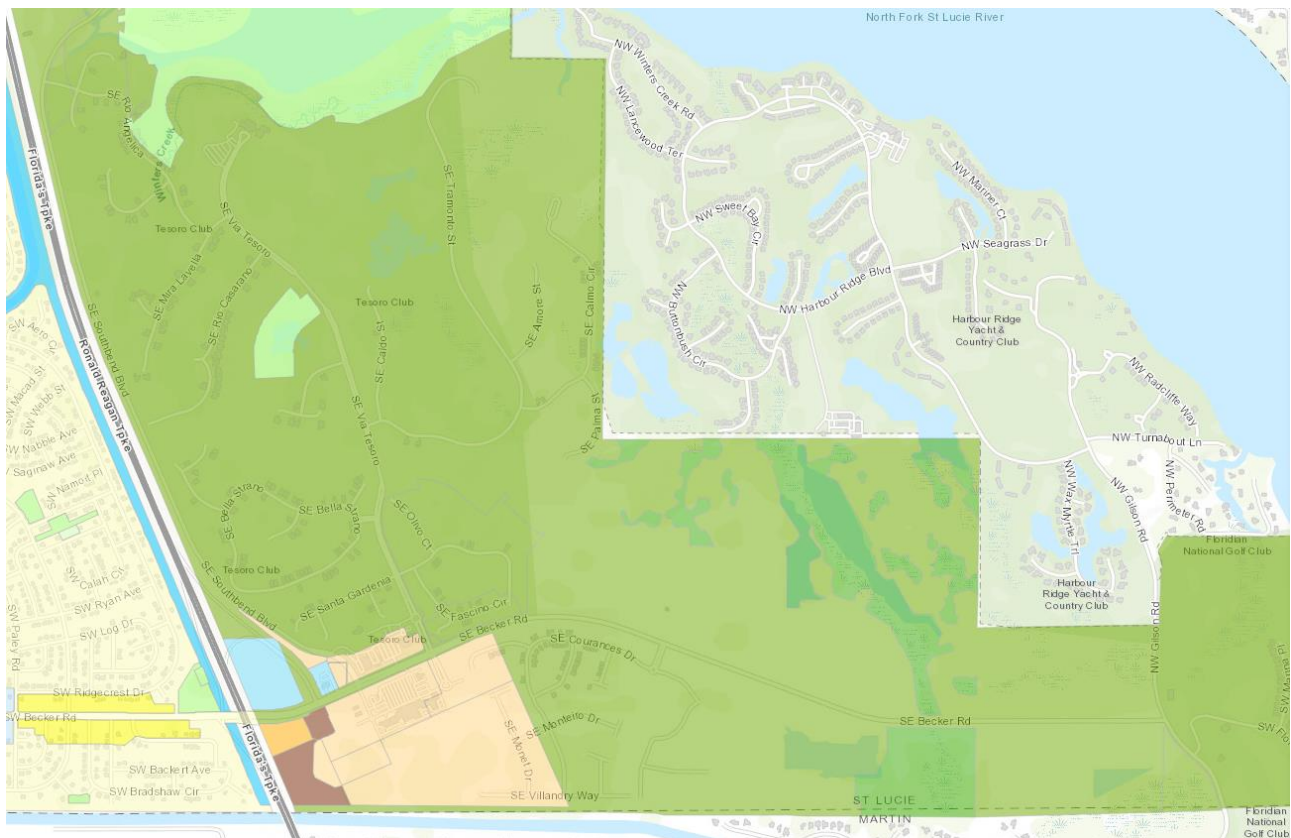
The future land use map amendment application is supported by and furthers the following policies of the comprehensive plan:

- 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.”
- Policy 1.1.4.10 defines the densities and intensities that shall apply to future land use classifications such as RGC. If approved, the applicant’s proposed future land use will allow up to five (5) dwelling units per acre.
- Policy 1.1.4.1 Residential Golf Course - a maximum density of 5.0 DUs per gross acre. Each development designated RGC shall include a minimum of one 18-hole golf course. No more than ten percent of the land area of each development designated RGC, excluding the actual golf course area, shall be developed with non-residential uses. Which uses may include: hotel, retail, conference center, recreational and maintenance facilities, institutional uses as defined in this land use plan, and office. A minimum of twenty percent and a maximum of thirty-five percent of the residential dwellings within the land area of each development designated RGC shall be City of Port St. Lucie 1-27 Adopted Comprehensive Plan: 2020-2040 October 26, 2020, multifamily dwelling units. Where an area designated RGC is part of a “multiuse” Development of Regional Impact (DRI) which meets or exceeds the guidelines and standards of Section 380.0651(3)(i), F.S. and Rule 28-24.032(2), F.A.C., and contains at least 100 residential dwelling units or 10% of the applicable residential threshold in St. Lucie County, whichever is greater, and otherwise meets the criteria of Section 163.3180(5), F.S., such DRI may satisfy the transportation concurrency requirements of the City of Port St. Lucie Comprehensive Plan, the City of Port St. Lucie’s concurrency management system and Chapter 380, F.S., by payment of a proportionate share contribution that is sufficient to pay for one or more required improvements that will benefit a

regionally significant transportation facility. The proportionate share contributions shall be determined in accordance with the proportionate share methodology of Section 163.3180(5).

As final site designs were completed for the Veranda PUD, amendments moved the boundary lines of the Veranda/ St. Lucie Lands PUD, resulting in a slight misalignment of the land use and the land development designations. The required gross number of Multifamily units, pursuant to Policy 1.1.4.1, is a minimum of 20% and Maximum of 35%. The current Residential Golf Course (RGC) land use area does not meet this requirement. Combining the multi-family units for all the Veranda and St. Lucie Lands PUD equates to 3,811 units, of which 780 is multi-family (or 20.5% multifamily). By combining and unifying all the residential components under RGC, the multi-family composition will be just above the minimum required units, bringing the proposed and existing residential development in compliance with the Comprehensive Plan. Exhibit "A" below demonstrates the existing residential golf course communities that are single family (in green in the map below), along with the multi-family sections that are designated ROI in yellow in the map below of the St Lucie Lands PUD under a consistent land use designation.

Exhibit "A"



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. The level of service for potable water is 115 gallons per capita per day for residential and 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>Development</i>	<i>Projected Demand Potable Water</i>	<i>Projected Demand Wastewater (85% of potable water rate)</i>
CG/ROI (Existing)	922 dwelling units	265,075 GPD	225,314 GPD
RGC (Proposed)	1,258 dwelling units	361,675 GPD	307,424 GPD
	Projected <u>increase</u> in demand	96,600 GPD	82,110

The proposed future land use amendment would potentially result in a decrease in water and wastewater demand of approximately 48,300 gallons per day of potable water usage and approximately 41,055 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 maximum amount of development allowed and documented as follows:

Existing Future Land Use	Acres	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
CG/ROI	18.6	324,086 SF (40%)	Shopping Center (820) ITE Code	14,322	1,388
ROI	65.27	1,137,264 SF (40%)	Medical Office (72) ITE Code	48,760	6,085
Proposed Future Land Use	Acres	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
RGC	84	1,258 dwelling units 15 du's per acre	Multi- Family Residential (220)	8,139	563

The proposed amendment will reduce daily trips by 54,043 and PM peak hour trips by 6,910. Since the proposed amendment is expected to decrease the number of trips, there will not be any adverse impacts on the transportation level of service for the adjacent roads. Furthermore, there is an approved Development Agreement for the Veranda and St. Luce lands PUDs that limits the amount of development in the combined PUDs and provides for the necessary road improvements.

Parks/Open Space: Per the Development Agreement, 20 acres of linear park area has been provided along Becker Road. There are adequate park and recreation facilities to meet the demand created.

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: In accordance with the Development Agreement, the developer made a monetary contribution to the St. Lucie County School Board, to be used for capital needs for public schools. This satisfies the public-school concurrency requirement.

Environmental: The Development Agreement and the PUDs include habitat preservation requirements that include preservation on site and mitigation pursuant to Port St. Lucie Natural Resources Code Section 157.39(4)(B).

Flood Zone: The flood map for the selected area is number 12111C0405K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: The nearest St. Lucie County Fire District station is Station 13 (201 SE Becker 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	Y
Accommodate projected population or economic growth of the City	Y
Diversify the housing choices in the City	Y
Enhance or impede provision of services at adopted LOS Standards	N
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N/A
Job creation within the targeted industry list	N/A

DEPARTMENT OF ECONOMIC OPPORTUNITY AND AGENCY COMMENTS:

The City Council approved the application for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies on April 10, 2023. There were no objections or comments to the proposed amendment from DEO or the reviewing agencies.

STAFF RECOMMENDATION:

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