



City of Port St. Lucie Planning and Zoning Department A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF ~~SEPTEMBER 3~~ OCTOBER 1, 2019

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

RE: ST. LUCIE LANDS/VF, II, LLC PLANNED UNIT DEVELOPMENT (PUD)
3RD AMENDMENT
PUD AMENDMENT APPLICATION
PROJECT NO. P19-104

DATE: ~~AUGUST 22, 2019~~ SEPTEMBER 20, 2019

PROPOSED PROJECT: This is an application for the third amendment to the St. Lucie Lands Planned Unit Development, specifically to amend the conceptual plan for a 2.90-acre parcel by changing the designation from Commercial General (CG), Commercial Highway (CH) and Residential, Office, Institutional (ROI) to Commercial Service (CS). This application is related to P19-103 – St. Lucie Lands Comprehensive Plan Amendment. The comprehensive plan amendment proposes to change the future land use designation of the 2.90- acre parcel from Residential, Office, Institutional (ROI), Commercial General (CG), and Commercial Highway (CH) to Commercial Service (CS).

APPLICANT: James P. Terpening, Jr., PE of Culpepper and Terpening, Inc. The authorization letter is attached to the staff report.

LOCATION: The property is located on the south side of Becker Road between the Florida's Turnpike and SE Waterfall Lane.

LEGAL DESCRIPTION: All of Tract B, WMT-1, WMT-2, WMT-3, WMT-4, Tracts R-1 and R-2, and a portion of Tract A, of Veranda Plat No. 1.

SIZE: 96.8 acres

FUTURE LAND USES: Residential, Office, Institutional (ROI), Commercial General (CG), and Commercial Highway (CH).

EXISTING ZONING: St. Lucie Lands PUD (Planned Unit Development)

EXISTING USES: Shopping center, convenience store with gas service and car wash, bank with drive through and restaurant with drive through.

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	CG, RGC & I	PUD	Fire station, office building and residential
S	CG, CH, CS & ROI	PUD	Vacant, C-23 and Martin County
E	RGC	PUD	Residential
W	U and RL	RS-2	Florida's Turnpike and single family residential

ROI - Residential, Office, Institutional
CG - Commercial General
CH – Commercial Highway
CS – Commercial Service
PUD - Planned Unit Development

RS-2 - Single Family Residential
RGC – Residential Golf Course
I – Institutional
U – Utility
RL - Low Density Residential

PROPOSED AMENDMENT:

The proposed amendment changes the designation of a 2.90-acre parcel on the PUD's concept plan from Commercial General (CG), Commercial Highway (CH) and Residential, Office, Institutional (ROI) to Commercial Service (CS).

Land Use Consistency: The proposed PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Specifically, per Policy 1.1.4.13, the proposed CS component of the PUD is compatible with the proposed CS future land use classification.

STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request at their meeting of August 14, 2019 and recommended approval. The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan, as mentioned above in the Land Use Consistency section and recommends approval.

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with changes
- 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.