



**Prima Vista Shops
 Planned Unit Development Amendment No. 2
 P22-349**



Project Location Map

SUMMARY

Applicant's Request:	Amend the PUD (Planned Unit Development) document and conceptual plan for the Prima Vista Shops PUD.
Agent:	Jason Bellows, Retail Development Properties, LLC
Property Owner:	CSC Properties, LLC
Location:	The property is located on the north side of NW Prima Vista Boulevard, east of NW Friar Street
Project Planner:	Bethany Grubbs, Planner III

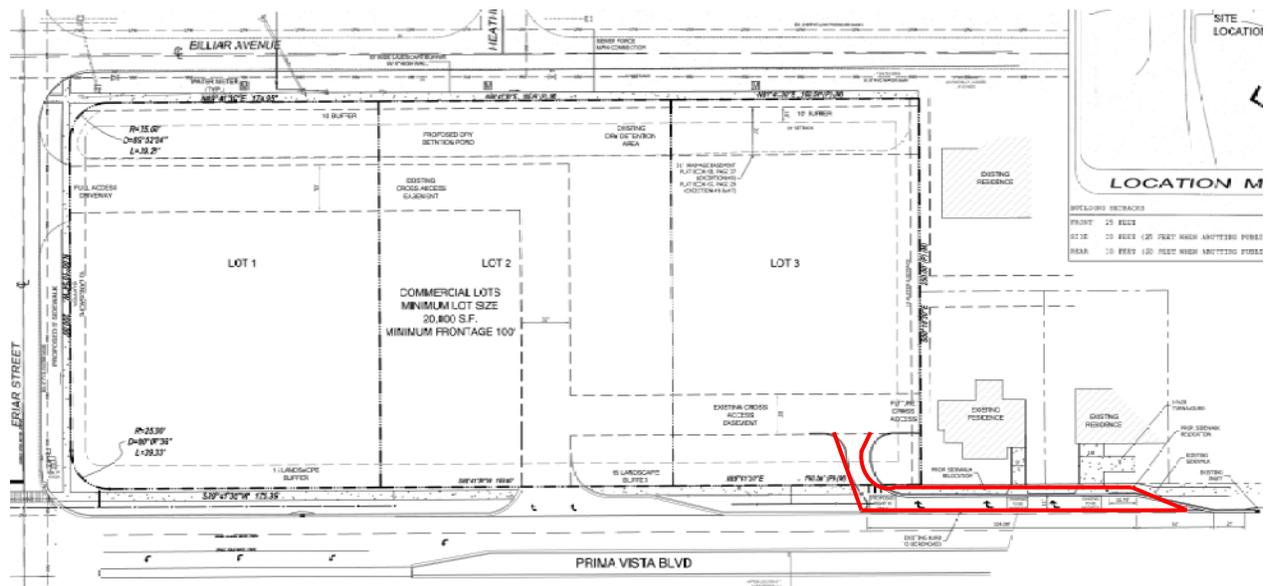
Project Description

This is the second amendment to the Prima Vista Shops PUD document and conceptual plan. This amendment proposes to add a right-in-only driveway off Prima Vista Boulevard for access to the property, Lot 3.

Lots 1 and 2 of the PUD are developed with existing access points. The main entry for this PUD is off Prima Vista Boulevard, with a secondary access point off Friar Street. A cross-access easement was formalized during the subdivision plat application.

Special Consideration

Two existing single-family residences are located east of the site. The residences' driveways will be located within the proposed turn lane. Section 158.222 of the Zoning Code was updated in 2022 to require that single-family residential dwelling units on designated arterial or collector streets which are two lanes or greater shall be required to construct a circular drive or a ten-foot by 20-foot paved turn-around area adjacent to the drive is required. Staff requested that the applicant notify the adjacent property owner of the residence located at 533 NW Prima Vista Boulevard, that as part of this project, they are willing to provide a hammerhead driveway to allow a turnaround versus backing into Prima Vista Boulevard. The applicant mailed a letter offering to construct the hammerhead to the adjacent property owner and it was delivered on May 4, 2023. The single-family residence located at 549 NW Prima Vista Boulevard was constructed in 2022 with a hammerhead as required by code.



Proposed PUD Master Concept Plan

Previous Actions and Prior Reviews

- The Site Plan Review Committee (SPRC) recommended approval of this PUD amendment on March 8, 2023.
- The City Council approved the 1st amendment to this PUD on July 9, 2012 (P12-046).
- The City Council approved the PUD rezoning and conceptual plan on August 23, 2004 (P04-093).

Public Notice Requirements

Public notice was mailed to owners within 750 feet on May 25, 2023, and the file was included in the published notification for the Planning & Zoning Board's agenda.

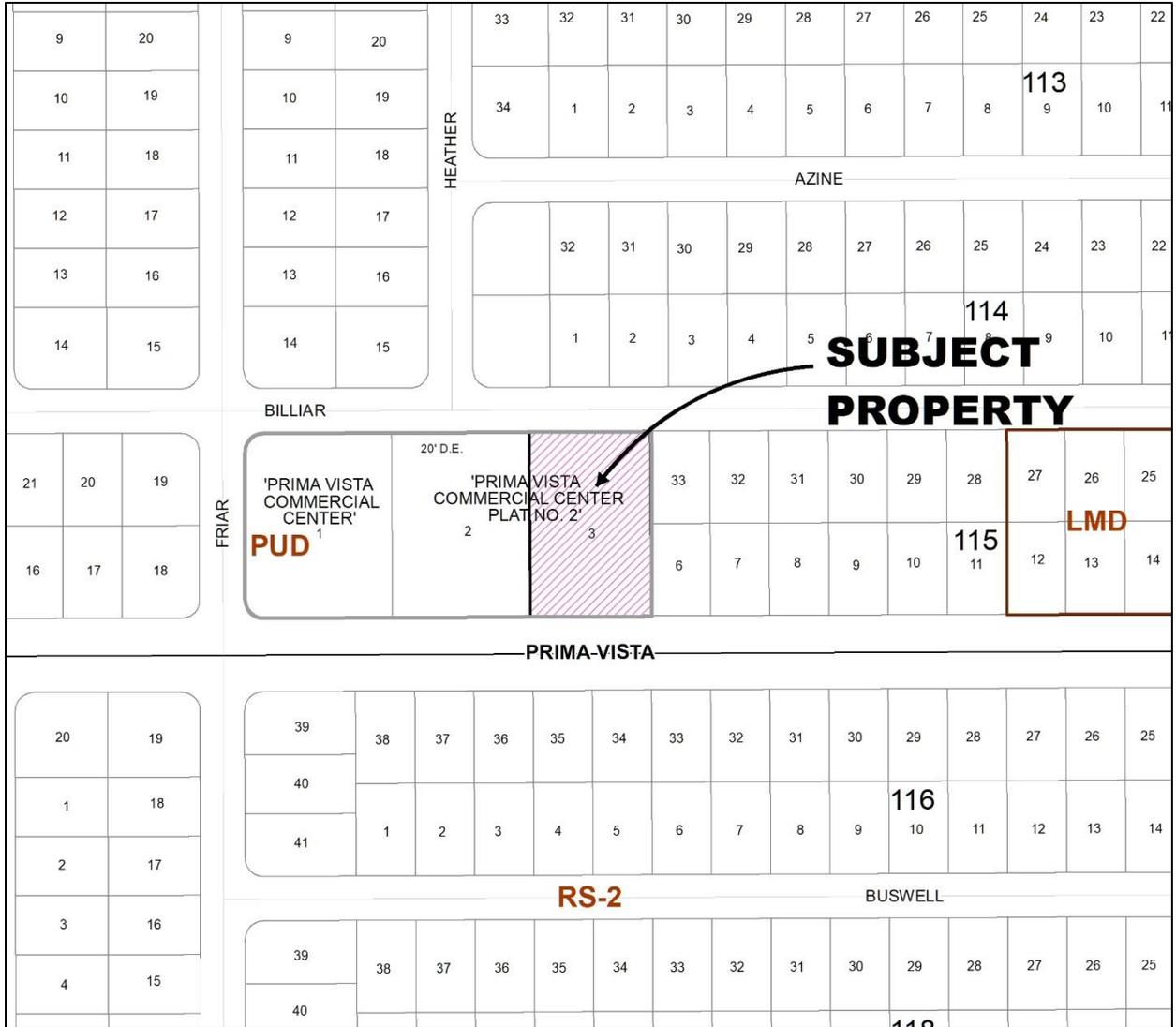
Location and Site Information

Property Size:	0.92 acres
Legal Description:	Plat of Prima Vista Commercial Center Plat No. 2 Lot 3
Future Land Use:	CG (General Commercial)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant land
Proposed Use:	Commercial development

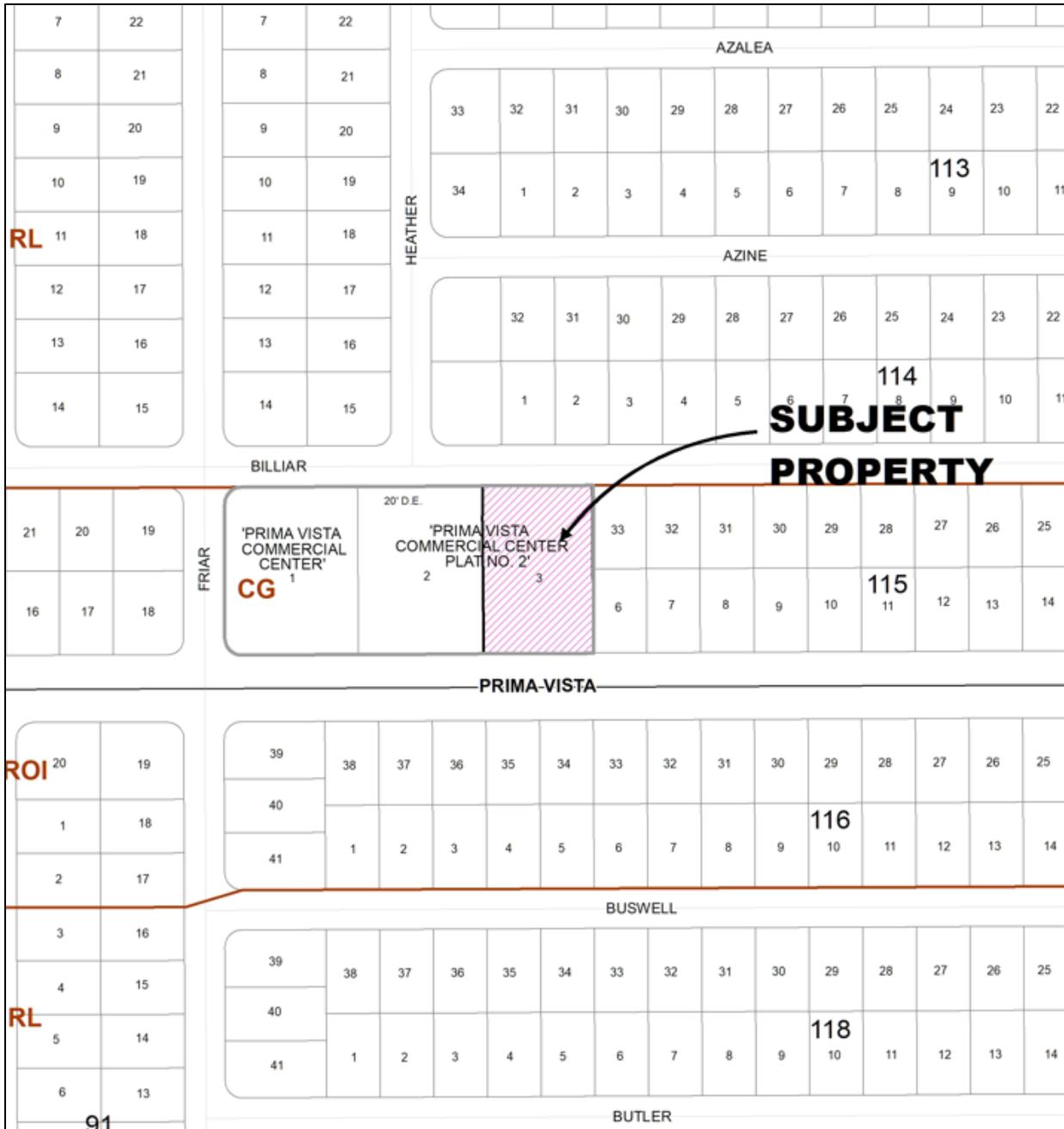
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family residences
South	ROI	RS-2	Vacant
East	ROI	RS-2	Single-family residence
West	CG	PUD	Automobile parts store

RL=Low-Density Residential, RS-2=Single Family Residential PUD=Planned Unit Development,
ROI=Residential, Office, Institutional



Zoning Map



Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan and furthers Policy 1.1.4.10 and Policy 2.1.2.3.

Policy 1.1.4.10: The following densities and intensities shall apply to the future land use designations:

- CG (General Commercial) – Lot Coverage: 40%, Height: 35 feet, Impervious Surface Area: 80%

Policy 2.1.2.3: Review access points and driveways associated with development to assure safety and compatibility with the existing and future roadway network. Impose requirements for conformity as a condition of development approval based on the City's existing access standards, which are equal to or greater than those of FDOT. New development shall attempt to accommodate more than one access point.

ZONING REVIEW (ARTICLE X)

Standards for District Establishment

Area Requirement	The overall PUD totals 3.149 acres, which exceeds the 2-acre minimum requirement for the establishment of a PUD required by section 158.172 (A) of the City's Zoning Code.
Relation to Major Transportation Facilities	The PUD amendment provides for three (3) vehicular access points.
Consistency with City's Comprehensive Plan	This PUD amendment is consistent with the direction and policies of the Comprehensive.
Relation to Utilities, Public Facilities, and Services	Adequate utilities are in place to service the development. Additional review will be provided at the site plan and detail plan submittal.
Evidence of Unified Control of Area	Unified Control of Area has been provided.

PUD Conceptual Master Plan and Regulation Book Requirements

PUD Concept Plan and Regulation Book	A PUD concept plan and the regulation book have been provided.
Residential Density and non-residential intensity	The intensity shall be consistent with the comprehensive plan provisions identified in policy 1.1.4.10.
Provision for Pedestrian Circulation	Pedestrian circulation and connectivity within the PUD, as well as connections to adjacent commercial services and businesses, have been provided with the development of Lots 1 and 2. Lot 3 will be evaluated at the time of the site plan review.
Off Street Parking and Loading Requirements	Off-street parking and loading for Lots 1 and 2 are in compliance with the Zoning Code. Lot 3 will be evaluated at the time of the site plan review.
Underground Utilities	All utility lines will be installed underground.
Protection of Natural Features	The site was previously cleared, and the applicant paid into the Tree Conservation Fund to satisfy the mitigation requirements. No wetlands are present on site.

Stormwater	A site plan and construction plans for Lot 3 will be submitted for review and approval. Onsite stormwater will be collected onsite and will meet the requirements of the City and SFWMD.
Landscaping and Buffering Requirements	All landscaping shall conform to the City of Port St. Lucie Land Development Regulations Chapter 154.

Related Projects

P22-036 CSC Properties, LLC – Lot 3 @ Prima Vista – On July 22, 2022, City Council approved a Special Exception Use for a 3-bay quick service oil change per Resolution 22-R73.

P16-067 Prima Vista Commercial Plat No. 1 – On September 24, 2012, the City Council approved the Preliminary & Final Plat to subdivide a property into two lots per Resolution 12-R100.

P14-068 O’Reilly Auto Parts – On August 4, 2014, a Minor Site Plan was approved for a 7,130-square-foot automotive retail store.

P13-113 Prima Vista Commercial Plat No. 2 - On February 10, 2014, the City Council approved the Preliminary & Final Plat to subdivide Lot 2 into two lots per Resolution 14-R04.

P12-100 Prima Vista Commercial Center, Lot 1 – On September 26, 2012, a Minor Site Plan was approved for an 8,320 square-foot retail building (Family Dollar).

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD amendment on March 8, 2023.

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

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.