

St. Lucie Lands/Veranda

Large Scale Comprehensive Plan Amendment
(P22-356)

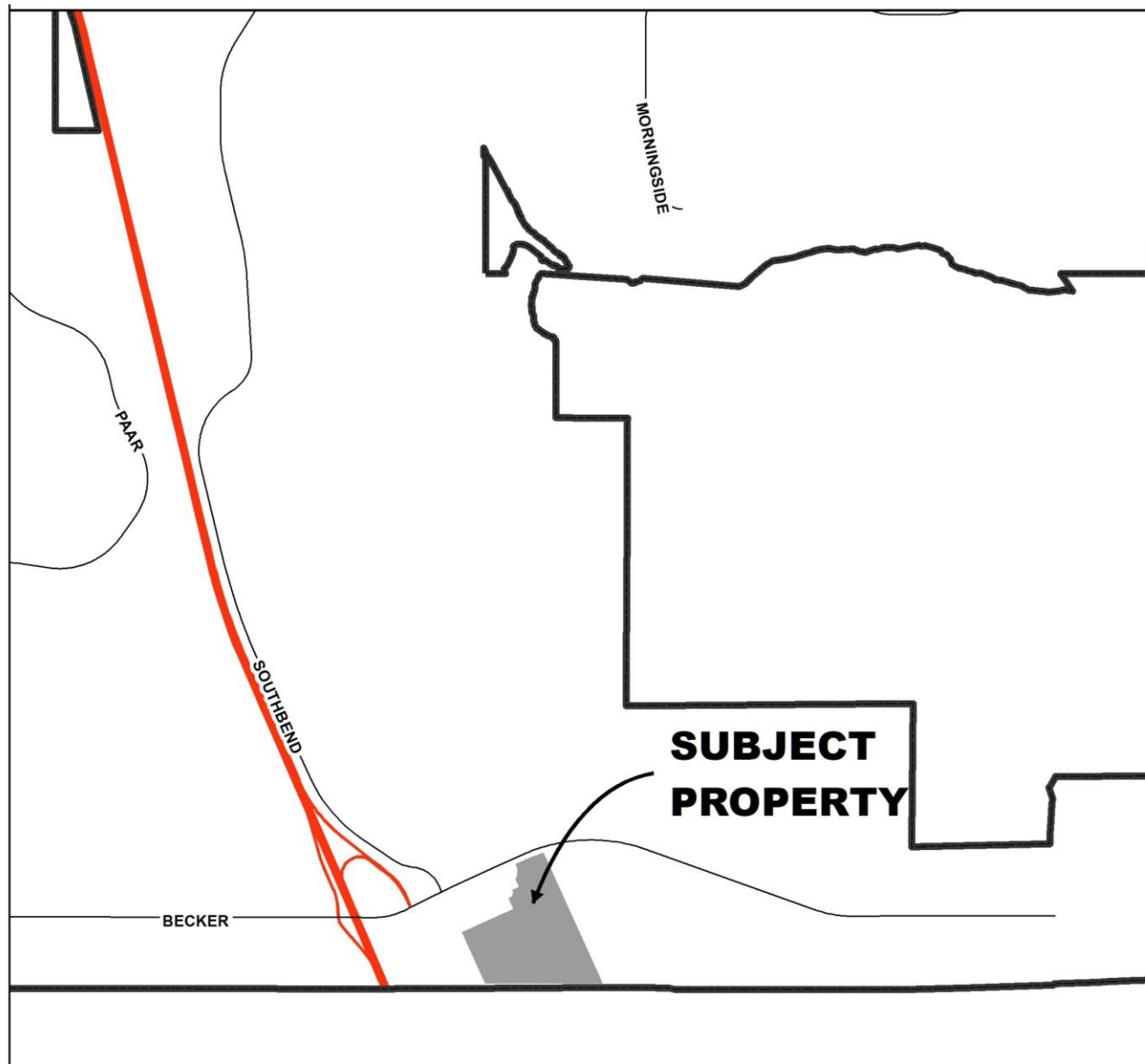
Adoption Hearing

June 26, 2023 City Council Meeting



Requested Application:

This is a staff-initiated application for a large-scale future land use map amendment for property that is approximately 84 acres in size acres (65.4 acres ROI and 18.6 acres CG/ROI) from Residential, Office and Institutional (ROI) and Commercial General/Residential, Office, Institutional (CG/ROI) to Residential Golf Course (RGC)



Location Map

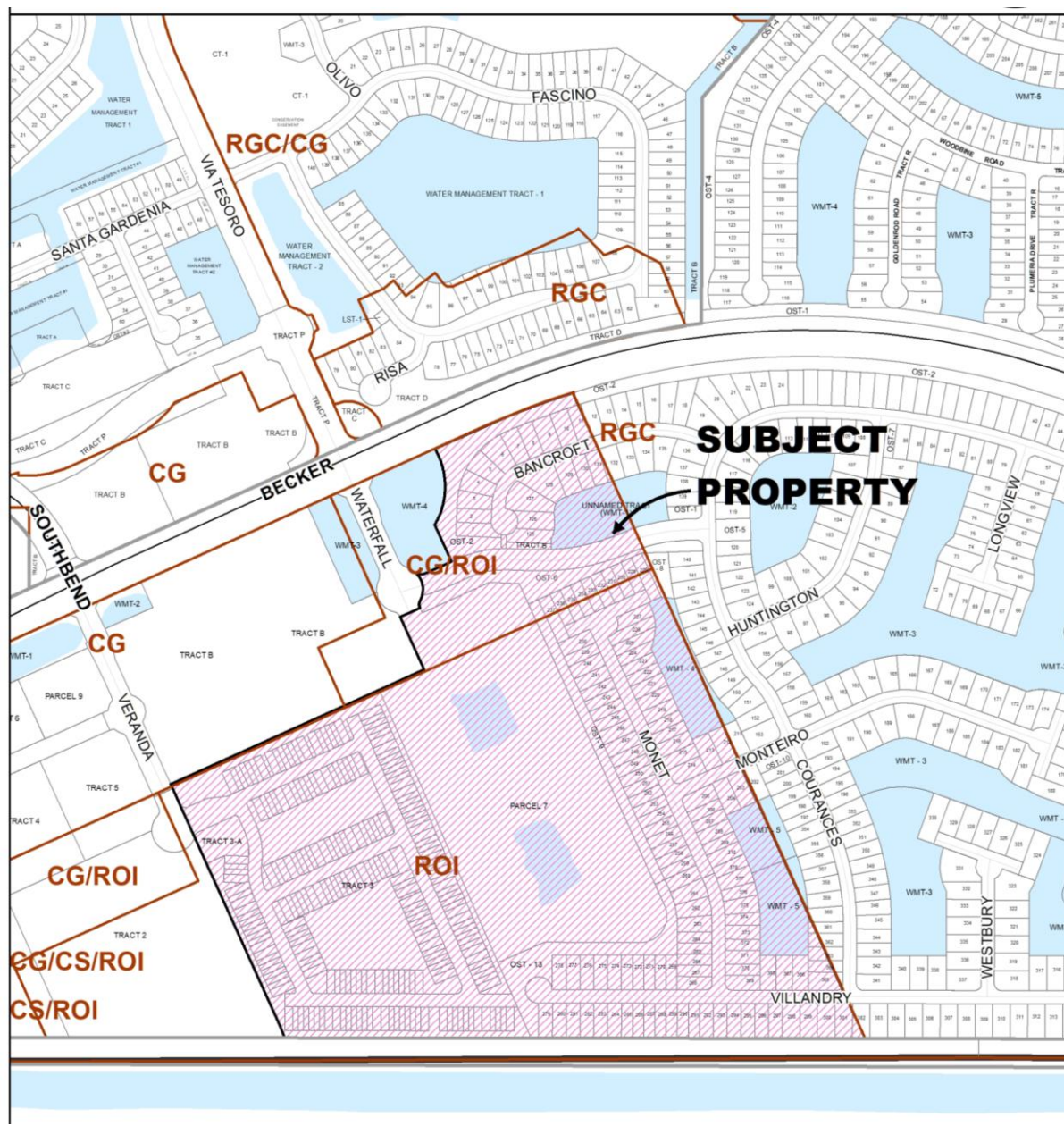


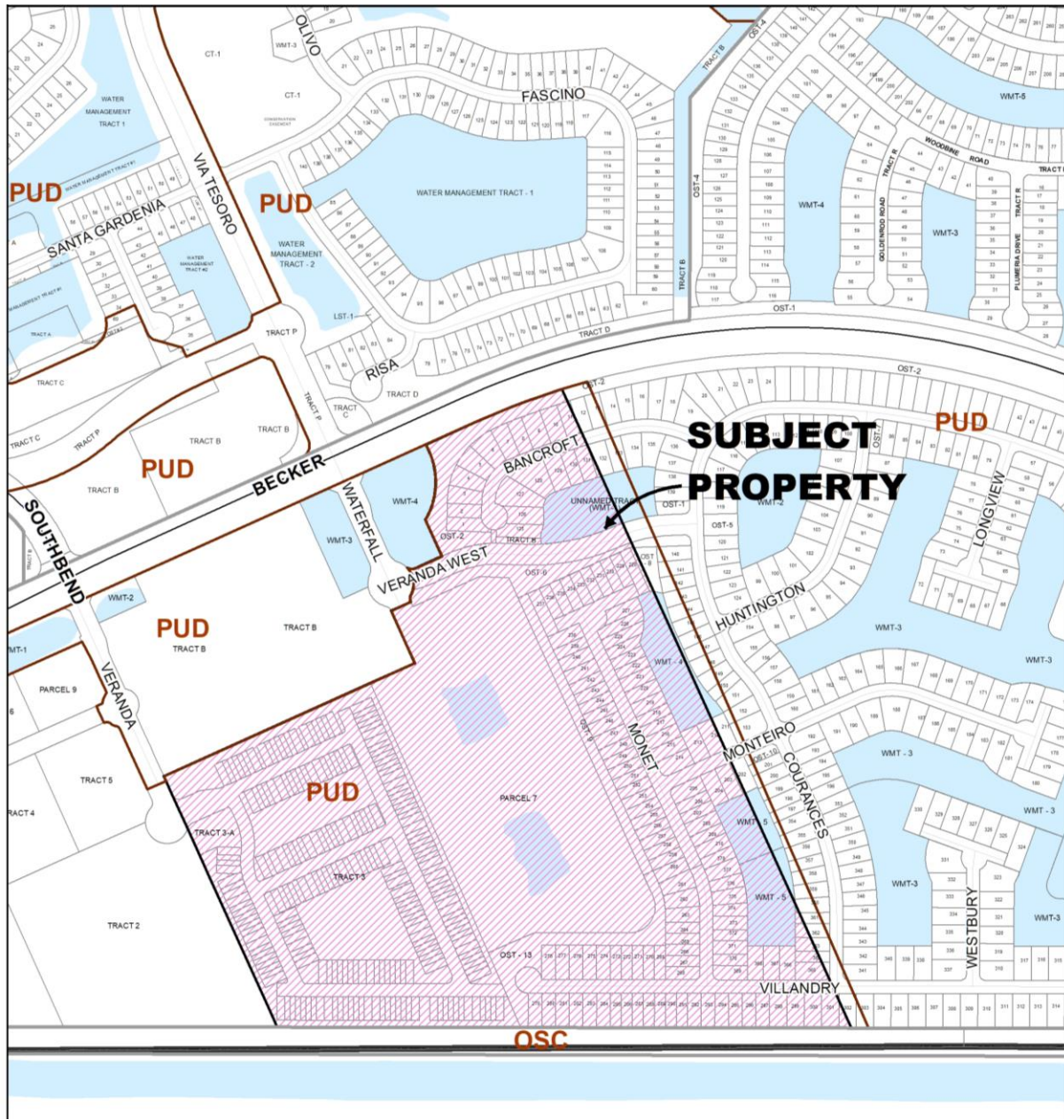


Aerial

CityofPSL.com







JUSTIFICATION

Policy 1.1.4.1 states that within the Residential Golf Course land use designation, the maximum density is 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 multifamily dwelling units.**

- There is an adjacent small-scale comprehensive plan amendment application (P22-357), which is to change 12.4 acres of CG/ROI and ROI to RGC, which is in the St. Lucie Lands PUD.
- The current Residential Golf Course (RGC) land use area does not meet this requirement. Combining the approved and proposed multi-family units within the Veranda PUD and St. Lucie Lands PUD equates to 780 multifamily units of the total of 3,811 units, which is then 20.5% multifamily. By combining and unifying all the residential components under RGC, the multi-family composition is just above the minimum required units, bringing RGC area in compliance with the Comprehensive Plan.





RGC Land Use Area

Traffic Impact Analysis

- Change in Future Land Use designation results in a DECREASE of PM Peak hour Trips.

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



Recommendation:

On April 10, 2023 the City Council approved the transmittal of the proposed amendment to DEO and the reviewing agencies. No comments were received.

Staff recommends approval of the proposed amendment.