



**Westmoreland Riverwalk
 Major Site Plan Amendment
 P17-004-A2**



Project Location Map

SUMMARY

Applicant's Request:	Site Plan Amendment modifying the anchor restaurant building footprint and adding four smaller food venues, increasing the overall building coverage by 4,958 square feet.
Applicant/Agent:	Brad Currie, Engineering Design & Construction, Inc.
Owner:	City of Port St. Lucie
Location:	2454 and 2514 SE Westmoreland Boulevard
Project Planner:	Bethany Grubbs, Planner III

Project Description

The site plan is comprised of two parcels totaling 22.62 acres and is part of the Riverwalk South Planned Unit Development (PUD). The park site covers 9.75 acres, and the conservation site covers 12.87 acres. The project site is generally located on the west side of Westmoreland Boulevard, east of the North Fork of the St. Lucie River, south of Port St. Lucie Boulevard and the City owned Botanical Gardens.

The restaurant developer is leasing approximately 1.11 acres of the park site from the City of Port St. Lucie for a restaurant development. This amendment will accommodate the multi-venue River Food Garden that will consist of a full-service anchor restaurant and four smaller food venues (quads), along with a tiki bar and an outdoor bar. This site plan amendment is to reconfigure the previously approved restaurant footprint by reducing the anchor restaurant square footage and adding four smaller restaurant quads. The modifications result in an increase of 4,958 square feet designated as restaurant/dining. The anchor restaurant is proposed as a one-story building with a rooftop terrace for dining. The quads are connected via a terrace walkway. The 1.11-acre restaurant site will be developed in two phases.

The proposed plan includes the following:

Restaurant Phase I

- Anchor Restaurant – 5,852- SF
- Tiki Bar – 800 SF
- Outside Bar – 525 SF
- Quad #1 – 1,524 SF
- Quad Washing & Service Station – 585 SF
- Garbage Disposal & Restroom Area – 473 SF
- Parking, Hardscaping, and Landscaping

Restaurant Phase II

- Quad #2 – 1,401 SF
- Quad #3 – 1,401 SF
- Quad #4 – 1,551 SF

No changes are proposed to the other uses designated on the overall site plan.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan amendment at their meeting of August 9, 2023.

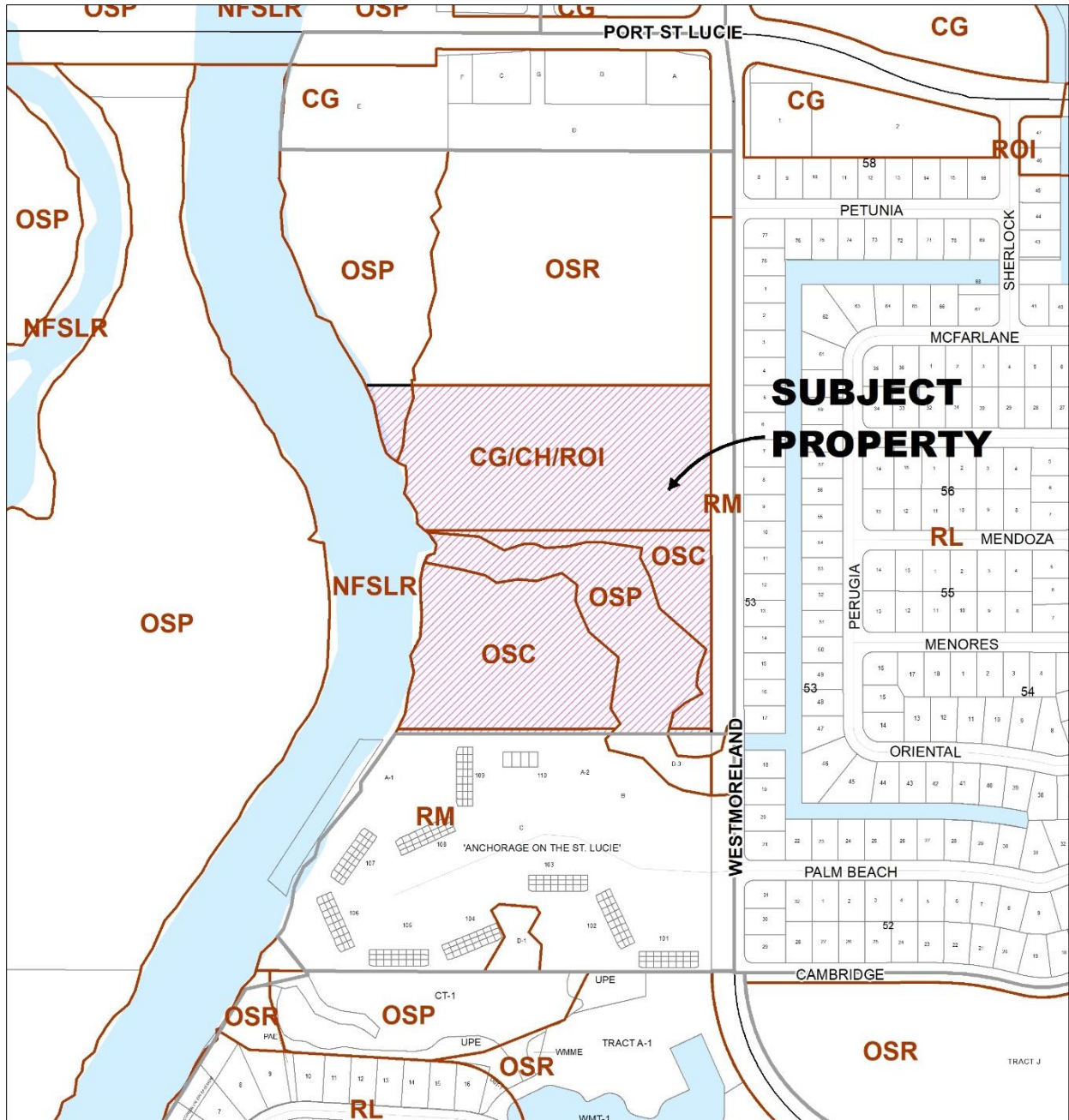
Location and Site Information

Parcel Numbers:	4410-413-0001-000-6; 4410-441-0001-000-3
Property Size:	22.62 acres
Legal Description:	The full legal descriptions are provided on the site plan.
Future Land Use:	Park site future land use is CG/CH/ROI (General Commercial/Highway Commercial/Residential, Office, and Institutional). The conservation site is OSP/OSC (Open Space Preservation/Open Space Conservation).
Existing Zoning:	Park site is zoned PUD (Planned Unit Development), and the conservation parcel is zoned OSC (Open Space Conservation).
Existing Use:	Park site includes entrance to the Botanical Gardens, existing Peacock Lodge and Peacock Home, and floating docks and boardwalk. Pioneer Park is being constructed. The conservation site is vacant, primarily undisturbed land.

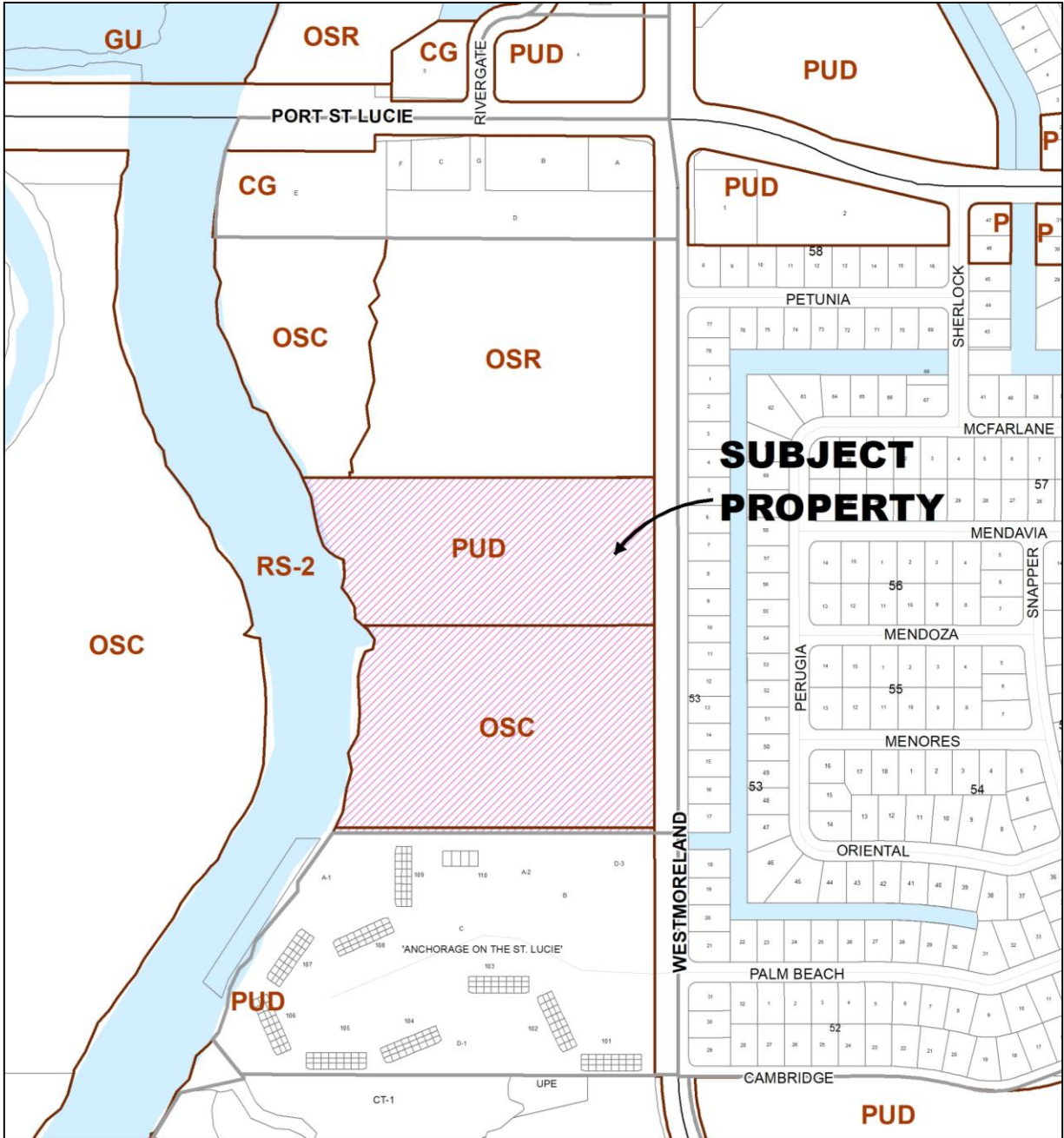
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSP/OSR	OSC/OSR	Port St. Lucie Botanical Gardens
South	RM	PUD	Multi-family residences
East	RM/RL	RS-2	Single-family residences
West	N/A	N/A	North Fork of the St. Lucie River

OSP (Open Space Preservation) - OSC (Open Space Conservation) - OSR (Open Space Recreation) - RM (Medium Density Residential) - PUD (Planned Unit Development) - RL (Low Density Residential) - RS-2 (Single-Family Residential)



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code, and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The proposed uses of the property include a playground, picnic pavilions, historic structures, conservation site, trails, nature overlooks, boardwalk, floating docks, event lawn, over water stage, lookout hill, and waterfront restaurants. These uses are consistent with the PUD.
DUMPSTER ENCLOSURE	The site plan includes a 12' X 24' dumpster enclosure which allows for general and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	Colored architectural elevations for the restaurant have been provided demonstrating compliance with the alternative design standards outlined in the PUD based on exceptional design. The historic structures are exempt from the Citywide Design Standards.
BUILDING HEIGHT	The height of the restaurant is proposed at 25', which complies with the maximum building height allowed per the PUD which is 75'.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the PUD.
PARKING	211 parking spaces are required and 243 are proposed. 92 spaces are paved, of which 10 are ADA, and 151 are unpaved overflow parking spaces. The PUD permits unpaved parking as set forth in Section 158.221(B)(1) of the Zoning Code to be utilized for overflow parking.
BUFFER	The applicant is meeting the landscape buffer requirements of the PUD.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code and documented as follows:

Native Habitat/Tree Protection: The park site has previously been cleared and partially developed. A specimen Banyan tree that exists on the site will be preserved and protected. The conservation site is to remain undisturbed except for the installation of boardwalks, trails and nature overlooks.

Wildlife Protection: The park site has previously been cleared and partially developed. The appropriate state permits were obtained prior to construction. The conservation site is to remain undisturbed except for the installation of boardwalks, trails and nature overlooks.

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>Sewer/Water Service:</i>	The Port St. Lucie Utility System Department will provide water and sewer service. A developer's agreement with the City Utility Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Transportation</i>	The Institute of Transportation Engineers (ITE) codes for the development are 411 (City Park) and 931 (Fine Dining Restaurant). Using the ITE Trip Generation Manual, 11th Edition, the project generation is 126 PM peak hour trips. The site currently has a signalized entrance as well as turn lanes. No other mitigation for traffic is needed.
<i>Parks/Open Space</i>	Since this is a commercial project, parks and open space compliance with Chapter 160 is not applicable. However, the public use space will contribute to the City's parkland inventory.
<i>Stormwater</i>	The project will include a paving and drainage plan that is in compliance with the adopted level of service standard.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	N/A

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to the Art in Public Places Ordinance. All private development meeting the applicability requirements of Chapter 162 must elect one of four methods for providing public art within ninety (90) days of the issuance of the first building permit.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Comprehensive Plan. The Site Plan Review Committee reviewed the proposed site plan on August 9, 2023.