

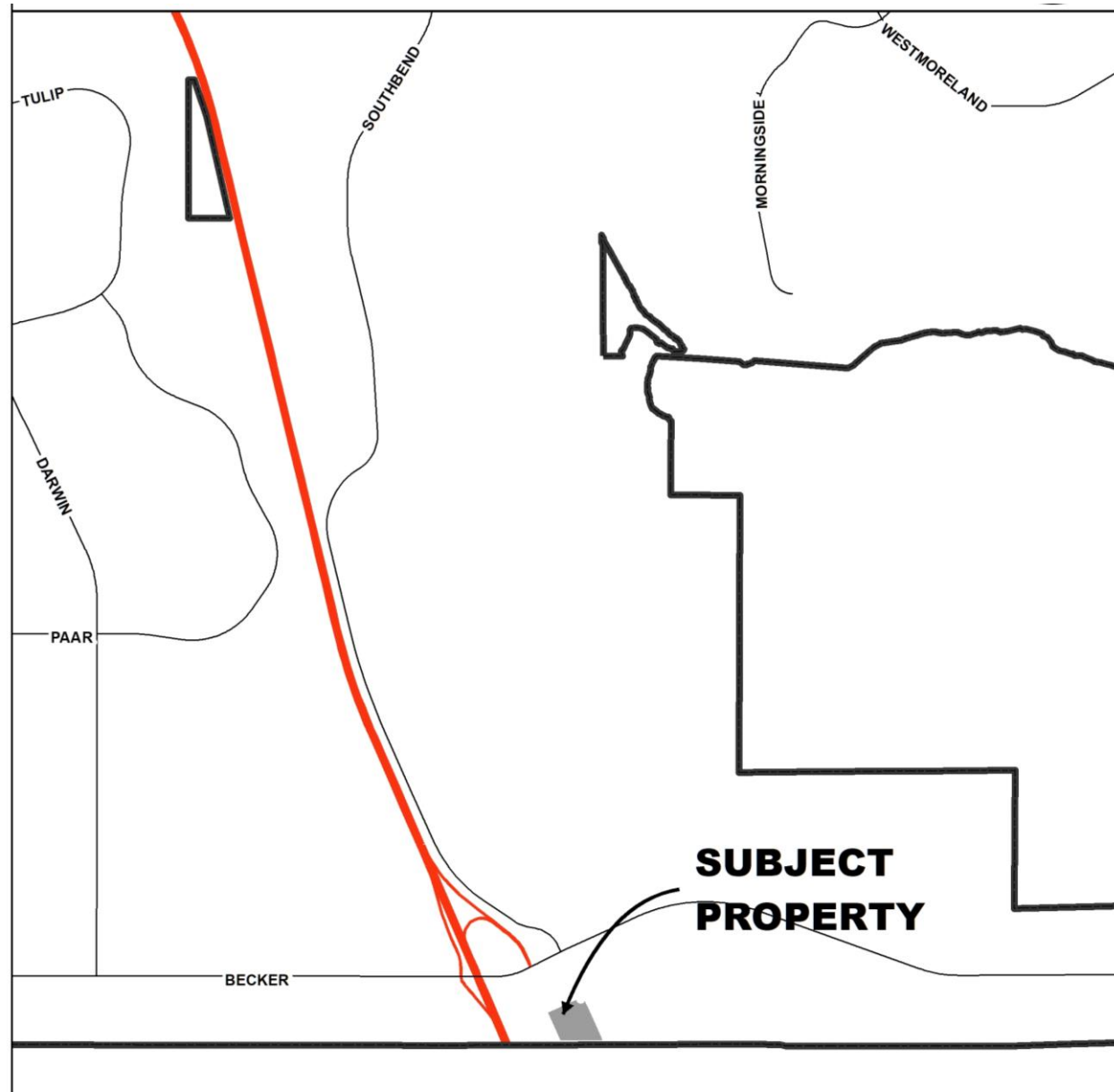
**St. Lucie Lands (VF II, LLC)  
Comprehensive Plan Amendment  
(Small Scale)  
P22-357**



# Requested Application:

This is an application for a small-scale comprehensive plan amendment to change the future land use designations for 12.4 acres from General Commercial (CG)/Residential, Office, Institutional (ROI) and ROI to Residential Golf Course (RGC).





Location Map

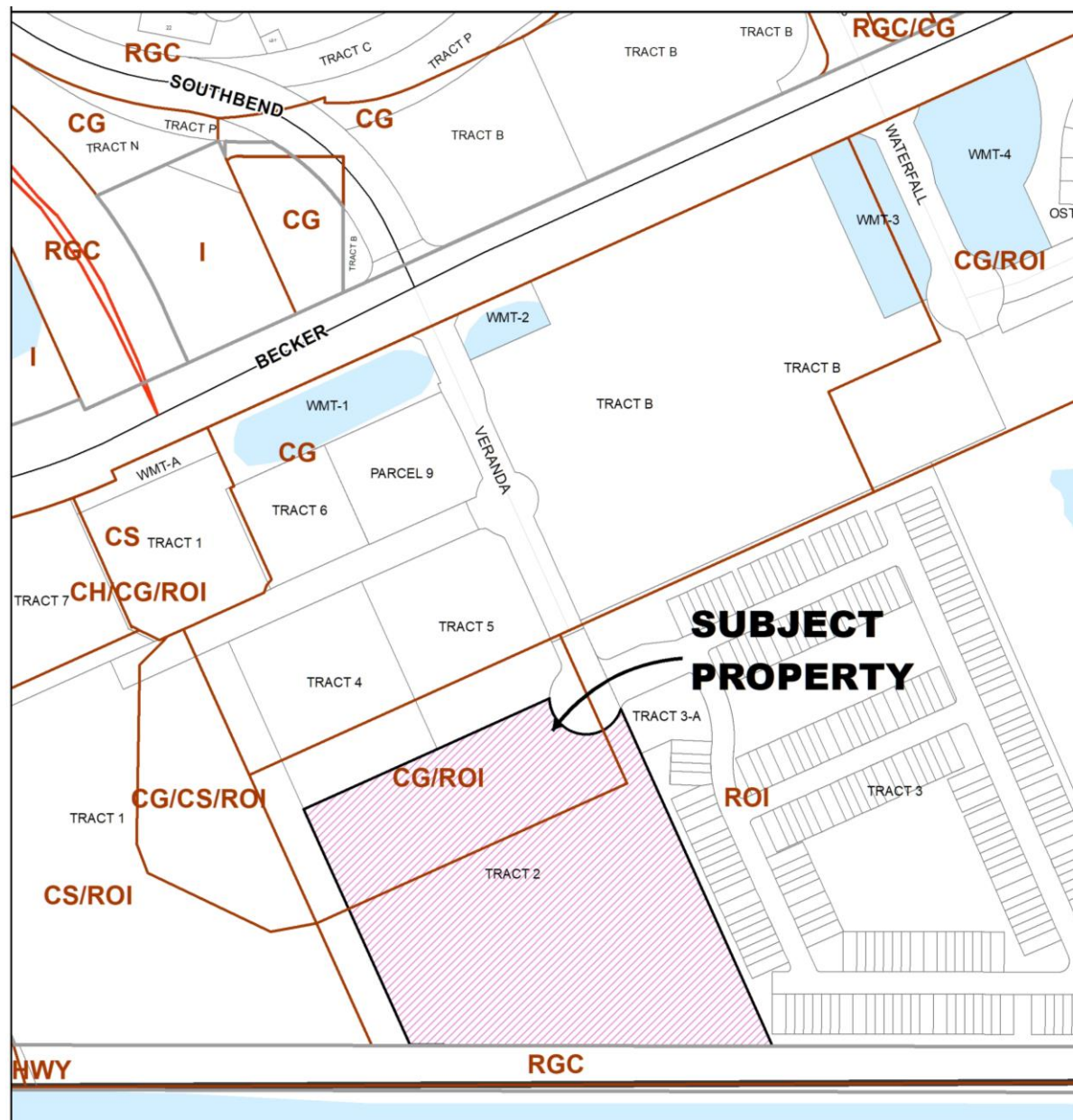




Aerial

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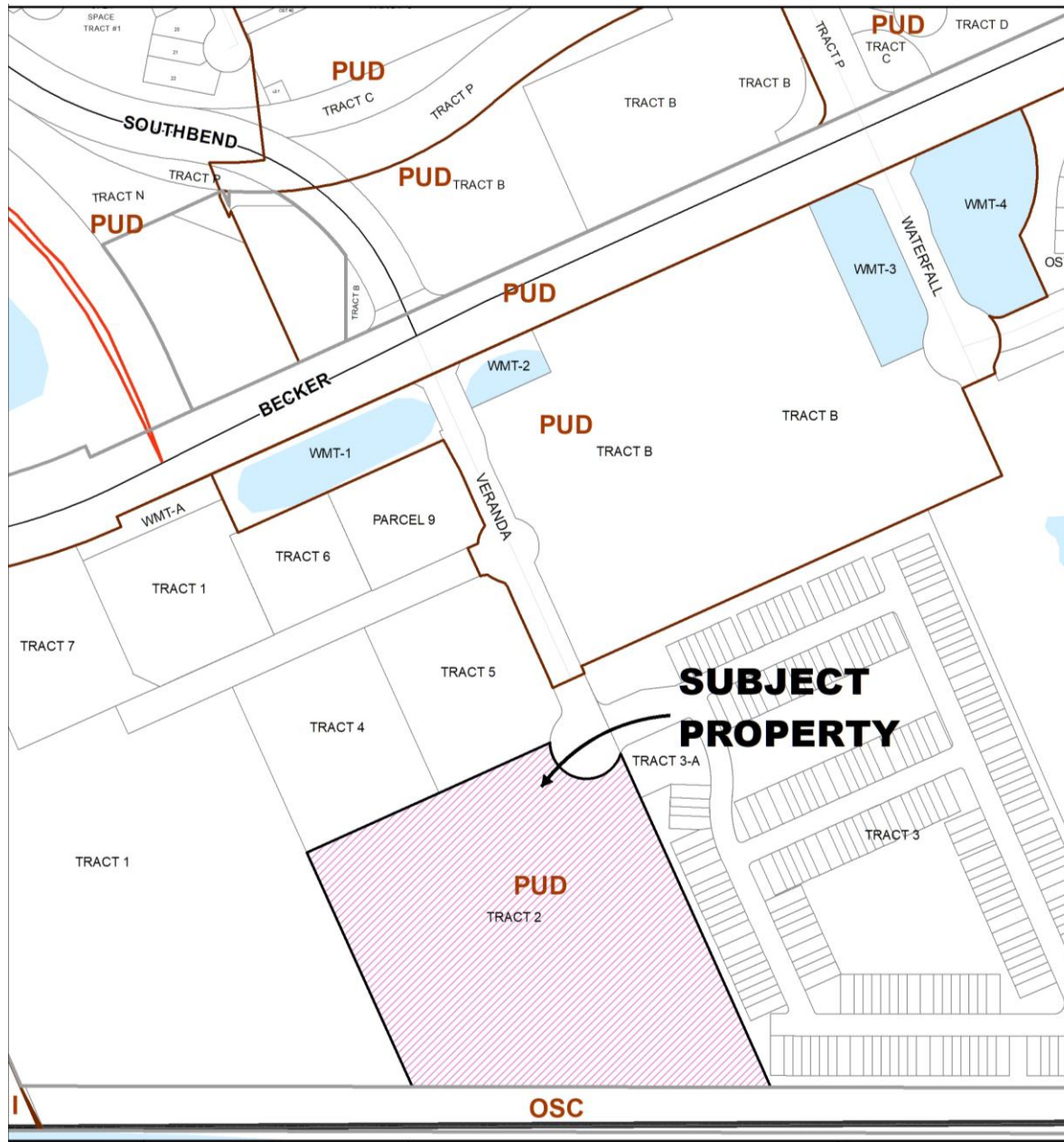




Future Land Use

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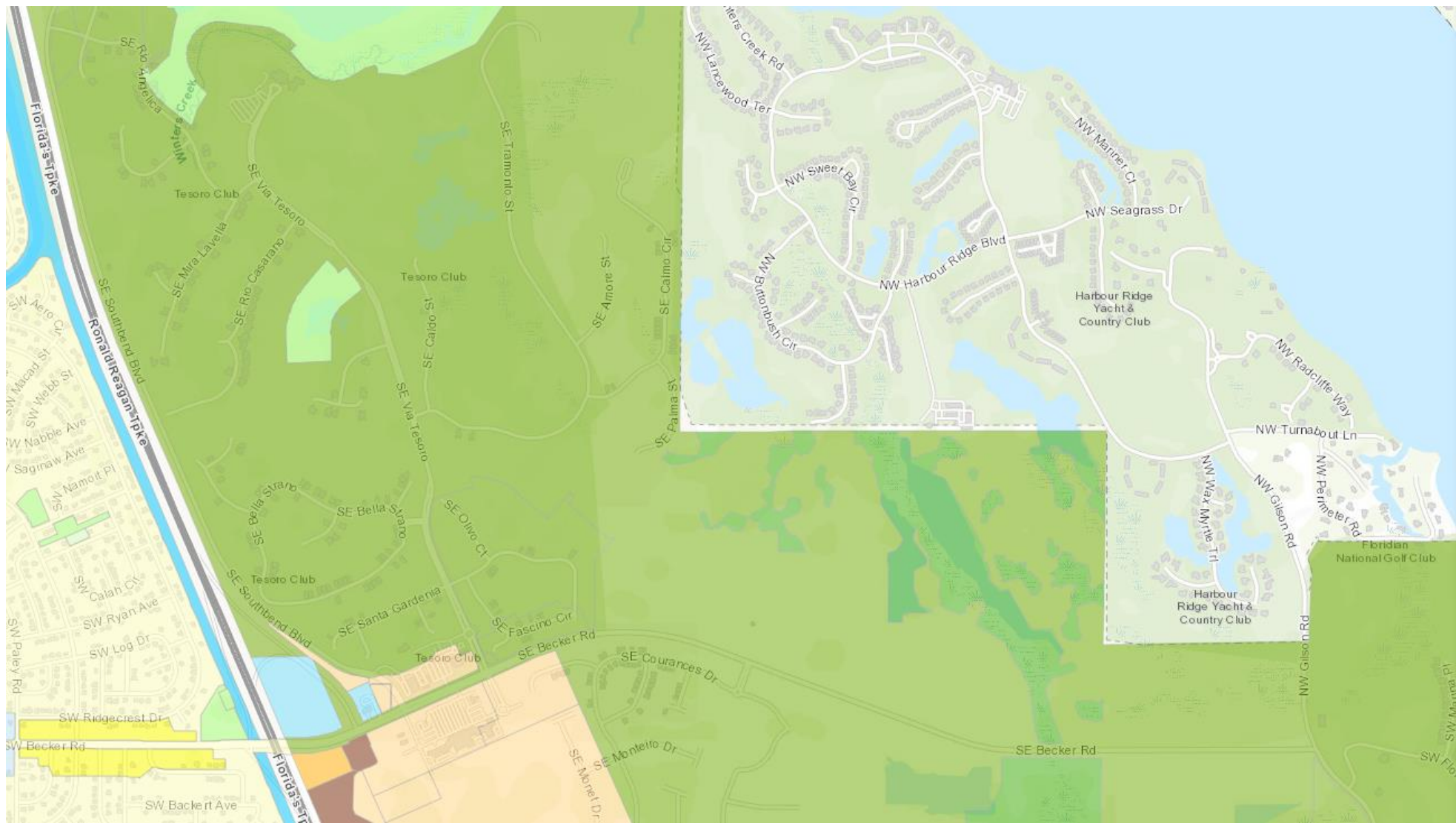
## **JUSTIFICATION**

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 large-scale comprehensive plan amendment application (P22-356), which is to change 84 acres of CG/ROI and ROI to RGC, which is in the St. Lucie Lands and Veranda PUDs.
- 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	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Residential, Office and Institutional (ROI)	12.4	216,058 SF (40%)	Medical Office (720) ITE Code	9,176	1,148
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Residential Golf Course (RGC)	12.4	186 Multi-Family (15 units/acre)	Multi-Family Residential (220)	1,254	106



# Recommendation:

The Planning and Zoning Board recommended approval of the proposed small-scale comprehensive plan Future Land Use Map amendment at their March 7, 2023 meeting.

