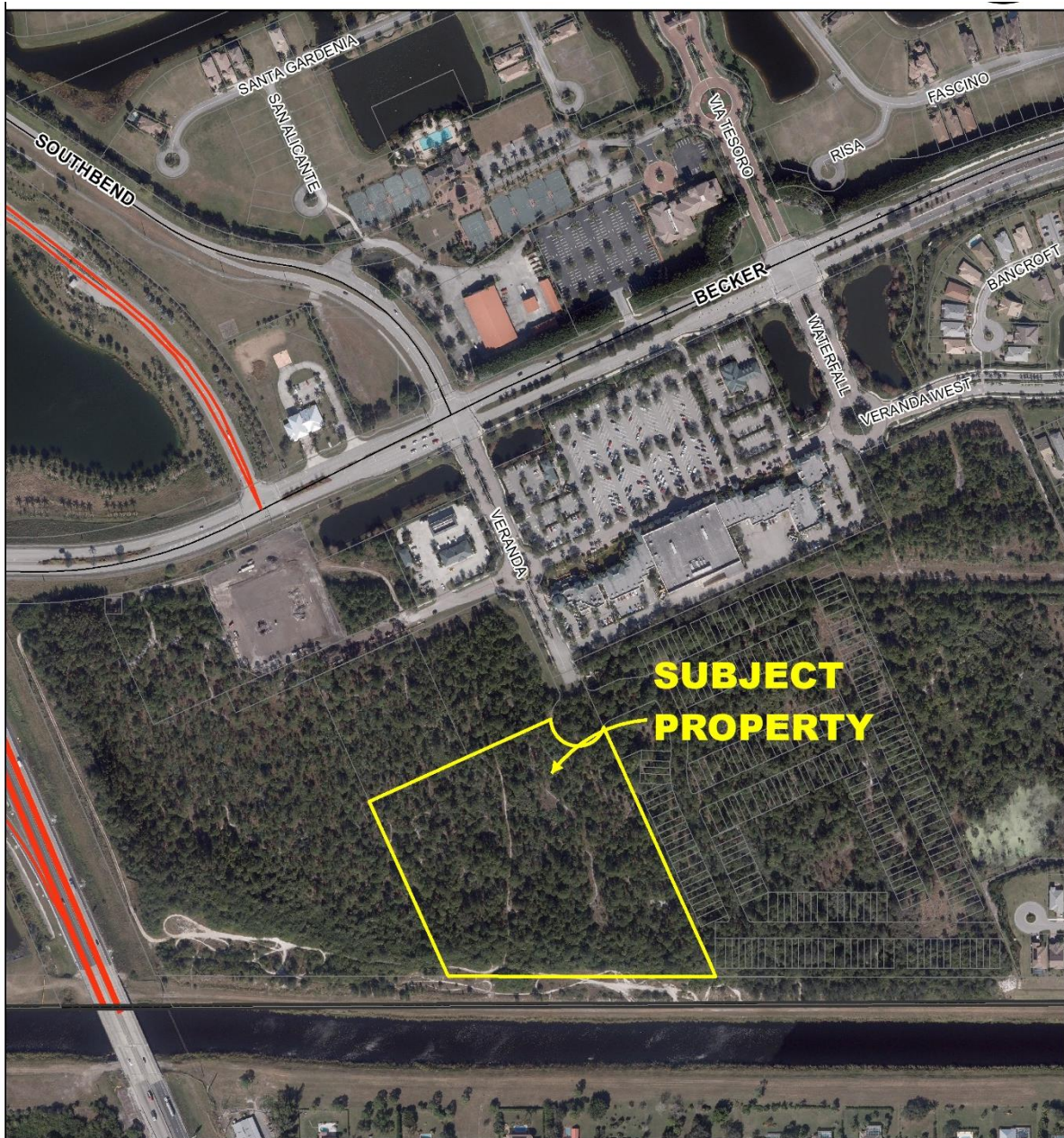




PLANNING AND ZONING BOARD STAFF REPORT
March 7, 2023 Planning and Zoning Board Meeting

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



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from General Commercial (CG)/Residential, Office, Institutional (ROI) to Residential Golf Course (RGC)
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	VF II, LLC
Location:	Not addressed (Veranda Plat No. 8, Tract 2)
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 12.4 acres from 3.7 acres of General Commercial (CG)/Residential Office and Institutional (ROI) and 8.7 acres of ROI to (RGC) Residential Golf Course. The subject property is located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Landings. The proposed land use change will provide for a uniform application of the RGC classification over the entirety of the residential portion of the area known as the St. Lucie Lands PUD.

Public Notice Requirements

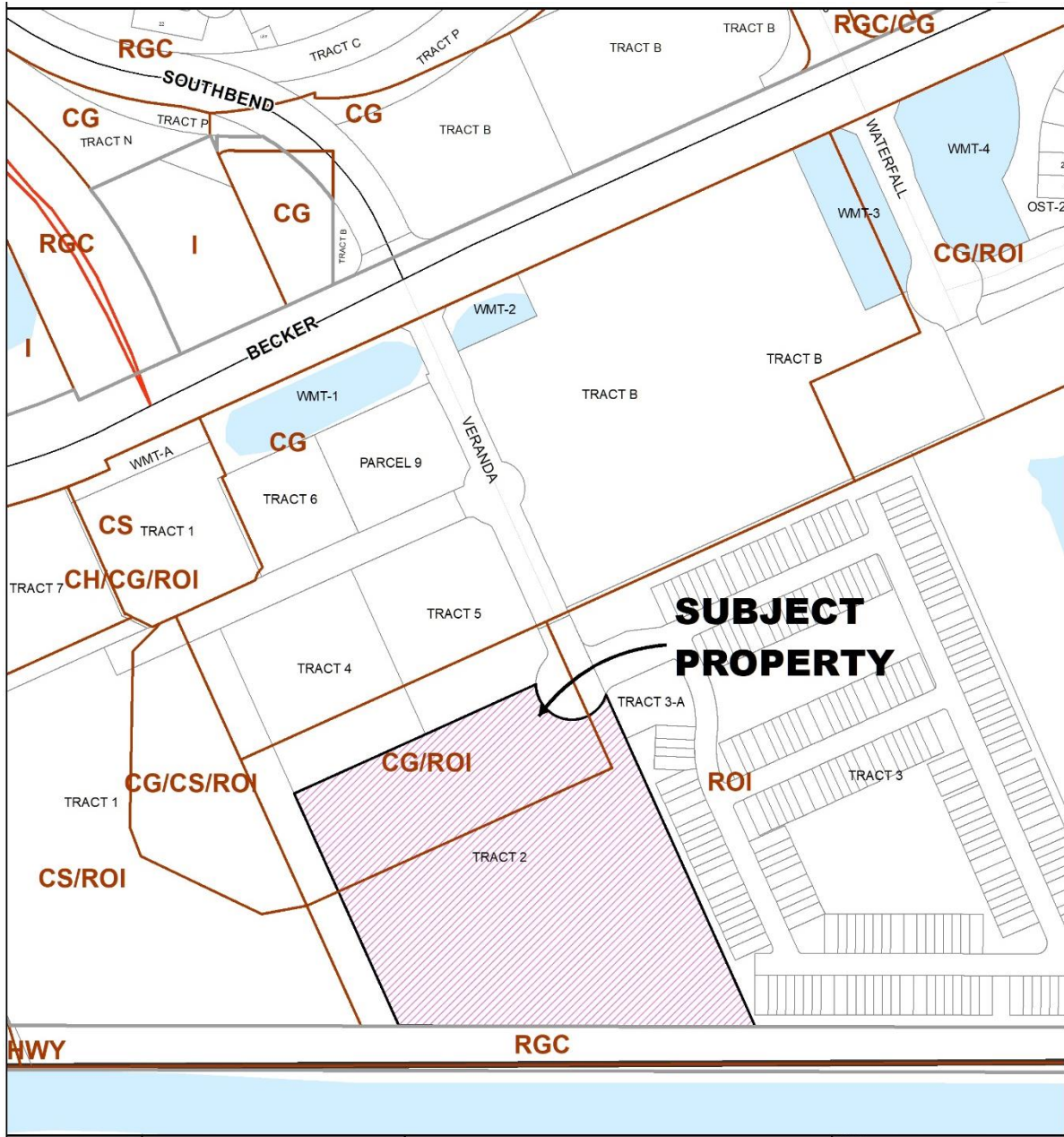
Per Sec 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

Location and Site Information

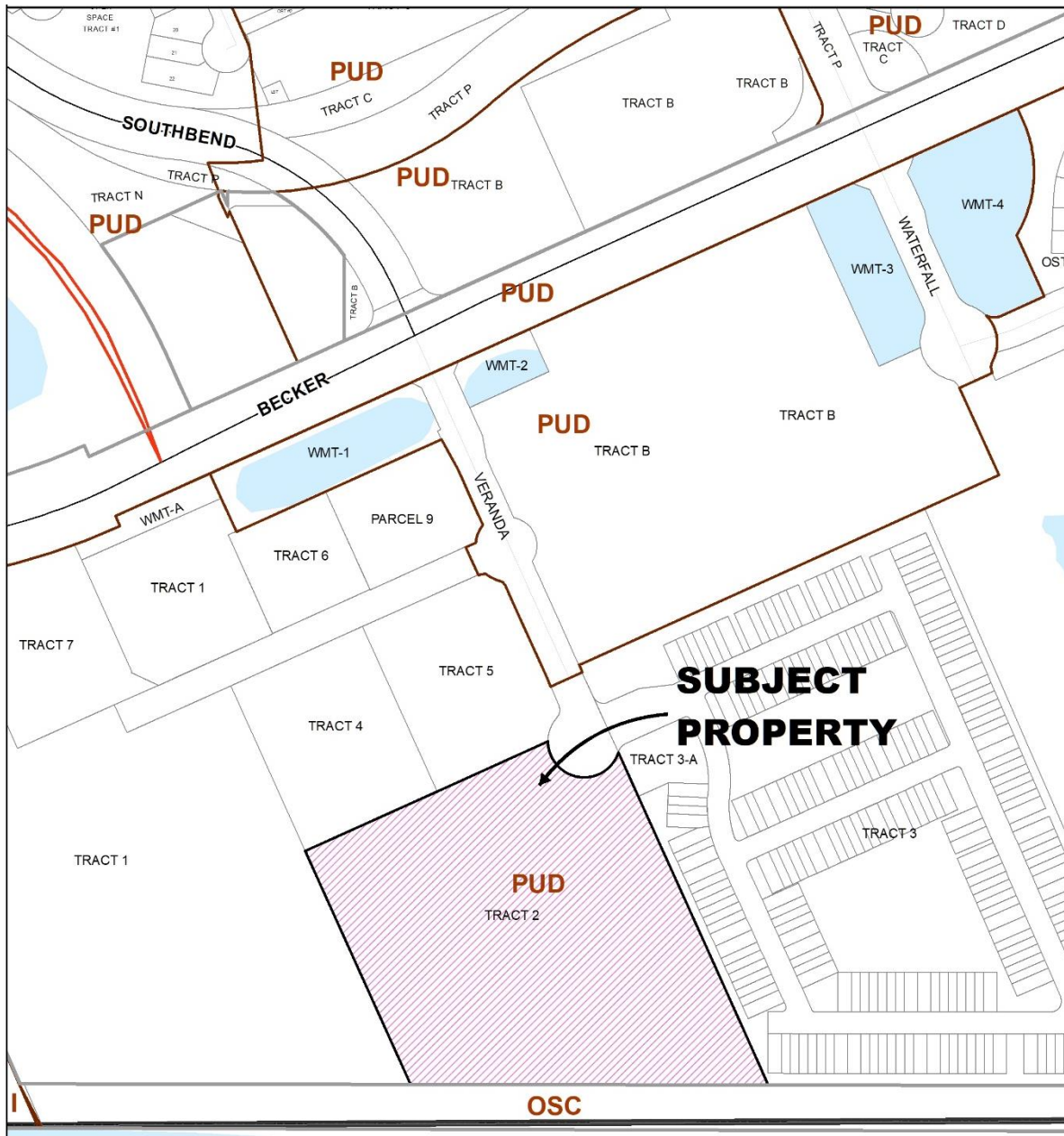
Parcel Number:	4434-704-0002-000-0
Property Size:	12.4 acres
Legal Description:	Veranda Plat No. 8 (PB 100-11) Tract 2
Future Land Use:	Residential, Office and Institutional (ROI)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant with approved Planned Unit Development (PUD)
Requested Future Land Use:	Residential Golf Course (RGC)
Proposed Use:	Multi-Family Residential

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC/CG	Planned Unit Development (PUD)	Residential Single Family (Tesoro) and Shoppes at Veranda Falls
South	County Line/ Martin County	Martin County	Single Family Residential across C-23 Canal
East	Residential Golf Course (RGC)	PUD	Residential Single Family (Veranda Gardens)
West	CG/ROI	PUD	Commercial/Vacant



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement: The request is to change the future land use designation from Residential, Office and Institutional (ROI) to Residential Golf Course (RGC). The site is vacant but has an approved Planned Unit Development (PUD), and the proposal does not seek approval for any further development or changes to the PUD.

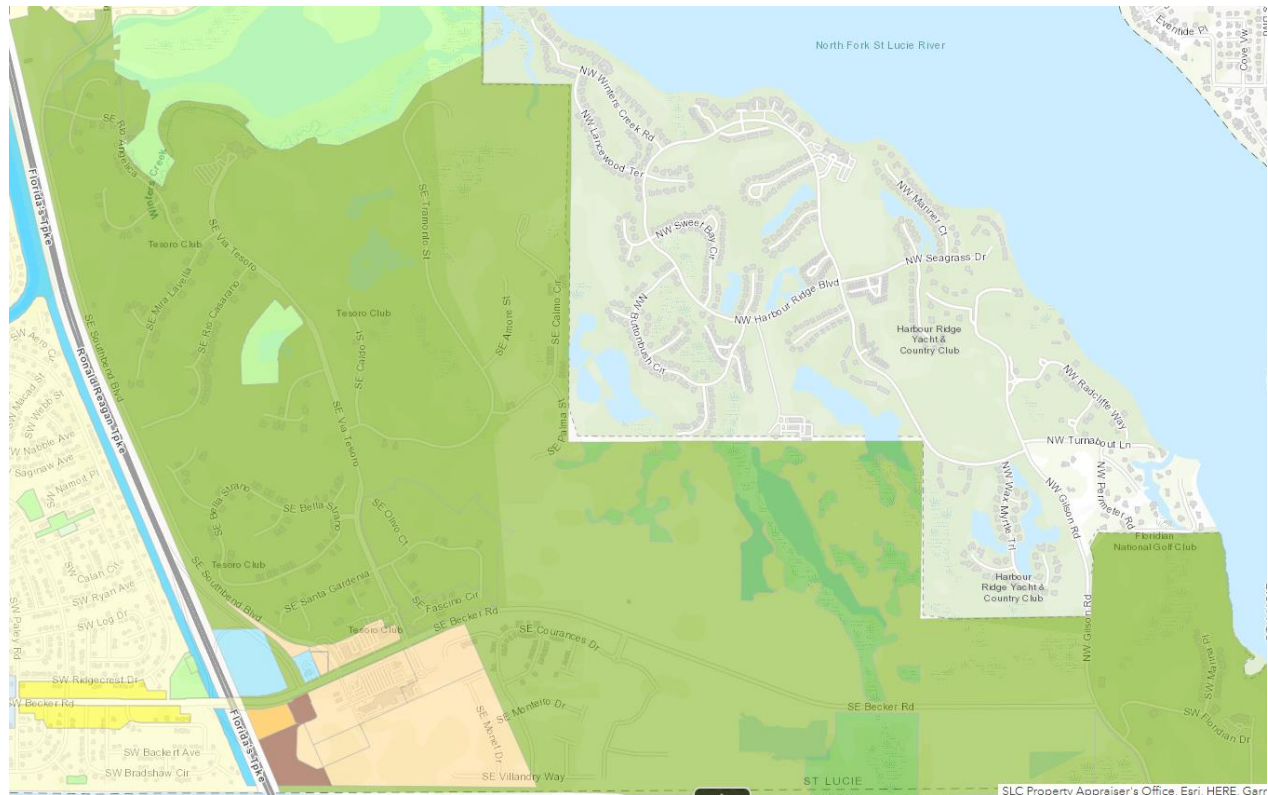
Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from CG/ROI and ROI to RGC for 12.4 acres.

The future land use map amendment application is supported by and furthers the following policies of the comprehensive plan:

- Goal 1.1 states “Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.”
- Objective 1.1.3 states, “Development orders and permits for development and redevelopment activities shall be issue only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development”.
- Policy 1.1.3.1 states, “The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as:
 - a. Potable water;
 - b. Sanitary sewers;
 - c. Solid waste removal;
 - d. Vehicular and pedestrian circulation;
 - e. Public safety;
 - f. Recreation;
 - g. Public schools;
 - h. Electricity; and
 - i. Drainage.”
- Policy 1.1.4.1 Residential Golf Course - a maximum density of 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 City of Port St. Lucie 1-27 Adopted Comprehensive Plan: 2020-2040 October 26, 2020 multifamily dwelling units. Where an area designated RGC is part of a “multiuse” Development of Regional Impact (DRI) which meets or exceeds the guidelines and standards of Section 380.0651(3)(i), F.S. and Rule 28-24.032(2), F.A.C., and contains at least 100 residential dwelling units or 10% of the applicable residential threshold in St. Lucie County, whichever is greater, and otherwise meets the criteria of Section 163.3180(5), F.S., such DRI may satisfy the transportation concurrency requirements of the City of Port St. Lucie Comprehensive Plan, the City of Port St. Lucie’s concurrency management system and Chapter 380, F.S., by payment of a proportionate share contribution that is sufficient to pay for one or more required improvements that will benefit a regionally significant transportation facility. The proportionate share contributions shall be determined in accordance with the proportionate share methodology of Section 163.3180(5).

As final site designs were completed for the Veranda PUD, amendments moved the boundary lines of the Veranda/ St. Lucie Lands PUD, resulting in a slight misalignment of the land use and the land development designations. The required gross number of Multifamily units, pursuant to Policy 1.1.4.1, is a minimum of 20% and Maximum of 35%. The current Residential Golf Course (RGC) land use area does not meet this

Exhibit "A"



The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Page 6 of 8

Water and Wastewater Calculations by Net Change of Land Use

<i>Future Land Use</i>	<i>Maximum Development</i>	<i>Projected Demand Potable Water</i>	<i>Projected Demand Wastewater (85% of potable water rate)</i>
CG/ROI (Existing)	216,058 SF Medical Office	27,007 GPD	22,956 GPD
RGC (Proposed)	186 units	53,475 GPD	45,453 GPD
Projected <u>increase</u> in demand		26,468 GPD	22,497 GPD

The proposed future land use amendment would potentially result in a decrease in water and wastewater demand of approximately 26,468 gallons per day of potable water usage and approximately 22,497 gallons per day wastewater usage. Existing and planned facilities are available to serve the area.

Transportation: Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Residential, Office, Institutional (ROI)	12.4	216,058 (40%)	Medical Office	9,176	1,148
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Residential Golf Course (RGC)	12.4	186 Multi-Family (15 units/acre)	Multi-Family Residential (220)	1,254	106

The proposed amendment is not expected to have an adverse impact on traffic impact, since the proposed land use will generate less Average Annual Daily Traffic (AADT) and PM Peak Hour trips. There are not expected to be any adverse impacts on the transportation level of service for the adjacent roads. Access to the property will not change from the existing conditions. Furthermore, there is an approved Development Agreement for the St. Lucie Lands PUD that limits the amount of development and provides for the necessary road improvements.

Parks/Open Space: Per the Development Agreement, 20 acres of linear park area has been provided along Becker Road.

Stormwater: The project will include a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: The future land use amendment will impact school needs with the increase in multifamily dwelling units of 186 dwelling units. The St. Lucie County School district does not have any concerns since there adequate school sites or capacity in this concurrency planning area.

Environmental: The Development Agreement includes native habitat preservation requirements that include preservation on site and mitigation pursuant to Port St. Lucie Natural Resources Code Section 157.39(4)(B).

Flood Zone: The flood map for the selected area is number 12111C0405K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: The nearest St. Lucie County Fire District station is Station 13 (201 SE Becker Road). The St. Lucie Fire District does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately 5-7 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	Y
Accommodate projected population or economic growth of the City	Y
Diversify the housing choices in the City	Y
Enhance or impede provision of services at adopted LOS Standards	Neither enhance nor impede adopted LOS
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	Neither enhance nor degrade environmental resources
Job creation within the targeted industry list	N

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed comprehensive plan amendment.

Planning and Zoning Board Action Options:

- Motion to recommend denial to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend approval 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.