

City of Port St. Lucie
Small-Scale Comprehensive Plan Amendment
P26-008 Verano South POD G



SUMMARY

Applicant's Request:	This is a request to amend the Future Land Use from Residential Golf Course (RGC) to General Commercial (CG).
Applicant/Owner:	DK Central Park LLC & Shops at Port St. Lucie, LLC
Location:	The property is located at the northwest corner of the intersection of Crosstown Parkway and Verano Parkway.
Project Planner:	Daniel Robinson, Planner III

Project Description The applicant requests a future land use designation change from Residential Golf Course (RGC) to General Commercial (CG) for 8.03 acre of the Verano POD G development. The purpose of this request is so that more commercial uses that may have a greater intensity such as retail uses allowed under General Commercial zoning can be proposed on this parcel.

The RGC Land Use is a mix-use designation that requires a minimum of one 18-hole golf course, allows a maximum density of 5 dwelling units per gross acre, and permits up to ten percent of the land area to have a non-residential use. The non-residential use area may include hotel, conference center, recreational, specific institutional, retail, and office uses. The retail and office uses within RGC Land Use are intended to be designed to accommodate the internal RGC development as low intensity commercial development.

Background PGA Village (Verano) DRI (P02-322-Resolution 03-R68) approved by City Council on October 27, 2003, established the Verano DRI and providing the designation of Residential Golf Course Land Use and a section for General Commercial Land Use. The original DRI has been amended and the regulating DRI resolution is 21-R01.

The Verano DRI consists of five separate properties with a planned commercial use (four with RGC land use and one with CG land use designations). The properties add up to 1,725,847 square feet of commercial land.

The DRI entitlements allow for 848,500 Square Feet of retail/service and 100,000 square feet of office space. The Comprehensive Plan permits 40% building coverage for commercial land use areas. 40% is 690,339 square feet of commercial building coverage. This is 258,161 square feet less than the DRI entitlements.

The Planned Unit Development application (P18-162) approved by City Council on March 11, 2019, established the Verano South POD G PUD of 1,181.05 acres which included the 8.03 acre commercial designated area. The fourth amendment of the Verano South POD G PUD (P26-007) is currently under review and proposes commercial uses of greater intensity, which is why the land use change has been proposed.

Public Notice Requirements

Public notice was sent to owners within 750 feet.

Location and Site Information

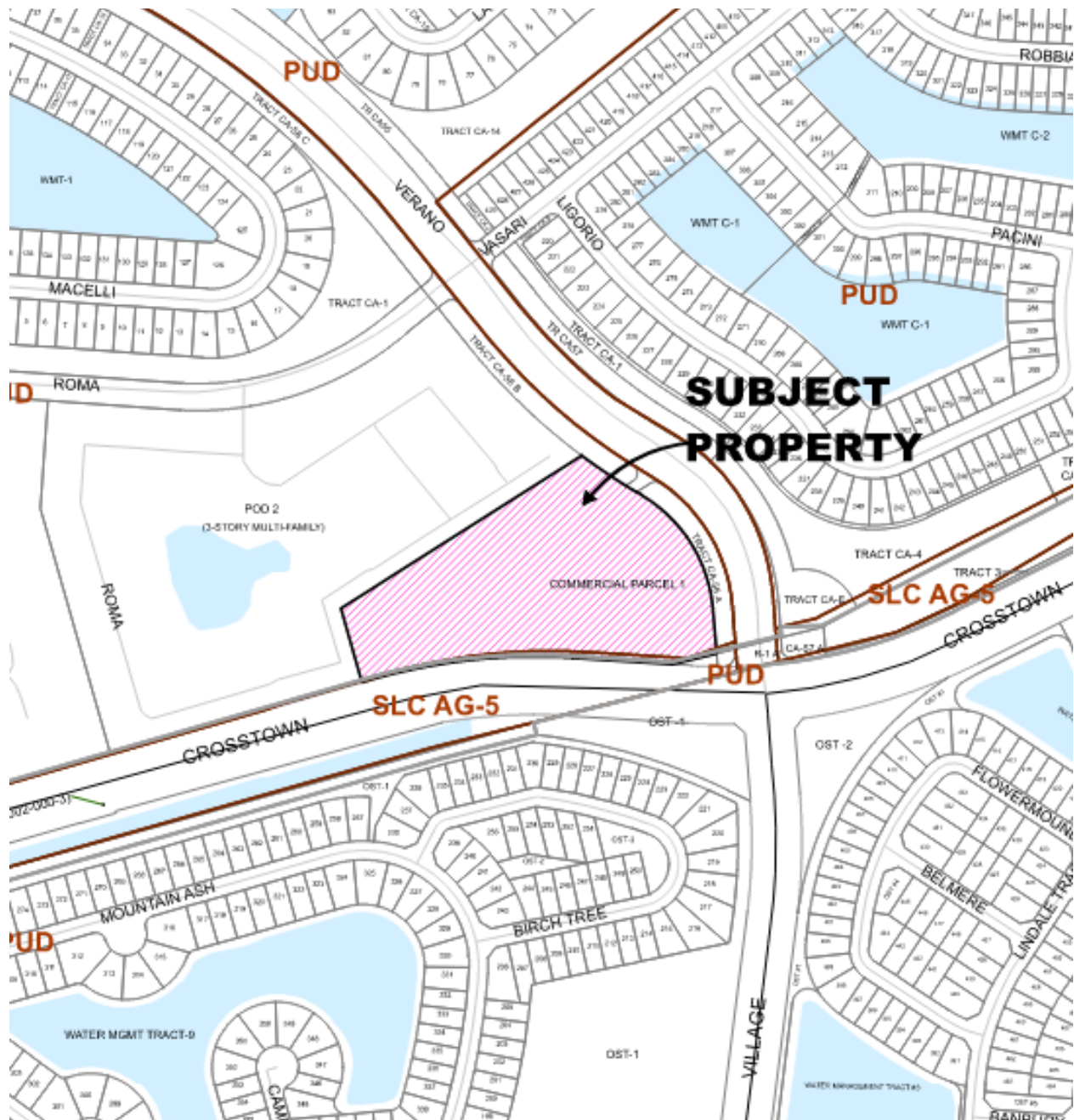
Parcel Number:	430450900010004, 430450900040005, 430450900030008, & 430450900020001
Property Size:	8.03 Acres (349,965 square feet)
Legal Description:	Parcels 1, 2, 3, and 4, Central Park Commercial Plat, as recorded in Plat Book 135, Pages 39 through 41, inclusive, of the Public Records of St. Lucie County, Florida
Current "Future Land Use:"	Residential Golf Course (RGC)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant
Requested "Future Land Use:"	General Commercial (CG)
Requested Zoning:	N/A
Proposed Use:	General Commercial Development

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Residential Golf Course (RGC)	PUD	Residential Development
South	New Community Development (NCD)	MPUD	Residential Development
East	Residential Golf Course (RGC)	PUD	Residential Development
West	Residential Golf Course (RGC)	PUD	Residential Development

Planned Unit Development (PUD) Master Planned Unit Development (MPUD)





Existing Zoning

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The small-scale future land use amendment is proposed to provide commercial development that does not only service the Verano DRI but the neighboring communities.

Land Use Consistency (GOAL 1.1): 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.

Staff Analysis: The proposed future land use map amendment is General Commercial which supports the intended development of the General Commercial development and is consistent with the character of nearby land uses.

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:

Criteria	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	Y
Diversify the housing choices	N/A
Enhance or impede provision of services at adopted LOS Standards	N/A
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N/A
Job creation within the targeted industry list	N/A

Adequate Public Facilities Review (Objective 1.1.3):

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

Potable Water/Sanitary Sewer: With the change in Future Land Use designation from Residential Golf Course to General Commercial, there is expected to be no net change in potable water or wastewater demand, measured in gallons per day (gpd).

This comparison considers the most intense proposed land use based on the existing and proposed land uses and the total building coverage permitted per use as shown below:

Existing Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
RGC	8.03	174,983 SF (50%)	115 gpd (per 1000 sq ft)	20,123	17,105
Total Existing FLU					
Proposed Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CG	8.03	139,986 SF (40%)	125 gpd (per 1000 sq ft)	17,498	14,873
Net Change in gpd				(-) 2,625 gpd	(-) 2,232 gpd

Transportation: The proposed amendment is not expected to have an adverse impact on traffic impact, since the proposed land use will generate the same Average Daily Traffic (ADT) and PM Peak Hour (PM) Traffic. Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Trip Generation (Maximum Development per Land Use)

Existing Future Land Use	Acreage	Maximum Covered & Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RGC	8.03	Shopping Center (>150k) 139,986 SF (40%)	820	10,188	1,076
Proposed Future Land Use	Acreage	Maximum Covered & Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CG	8.03	Shopping Center (>150k) 139,986 SF (40%)	820	10,188	1,076
Total Trips (No Net Change)				(+/-) 0	(+/-) 0

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. This application is not expected to have any impact on the level of service for parks since the application is for non-residential land use.

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: N/A

Environmental: As satisfied in the Verano DRI Development Order. Section 6B of Resolution 12-R102, approved on 10/22/12, the City acknowledged that Verano has previously exceeded the 25% upland preservation requirement of the City of Port St Lucie Code for the Verano DRI. The existing Verano Conservation Area Management Plan and conservation easement includes a surplus 11.4 acres of protected upland habitat beyond what is required for the original Verano development order. In addition to the original conservation area, Verano deeded 22.86 acres of land, for open space conservation purposes. All upland habitat portions of the 22.86-acre parcel of land counts toward the required upland habitat within the DRI.

Flood Zone: The flood map for the selected area is number 12111C0275J and is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station 17 at 10240 Village Parkway will be the responding fire station. The 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 seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to change the increasing impact to response time that the PGA Verano Development is creating. To address these impacts of the development an agreement between the City and Verano for the conveyance of land within Verano Development has been approved. The land will be designated for a police mini-substation to be located within Verano South POD H.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

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.