

# St. Lucie Lands/Veranda Comprehensive Plan Amendment (Large Scale) P22-356



# Requested Application:

This is an application for a large-scale future land use map amendment for approximately 84 acres in size acres (65.27 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)

# What is the difference between Future Land Use (FLU) and Zoning?

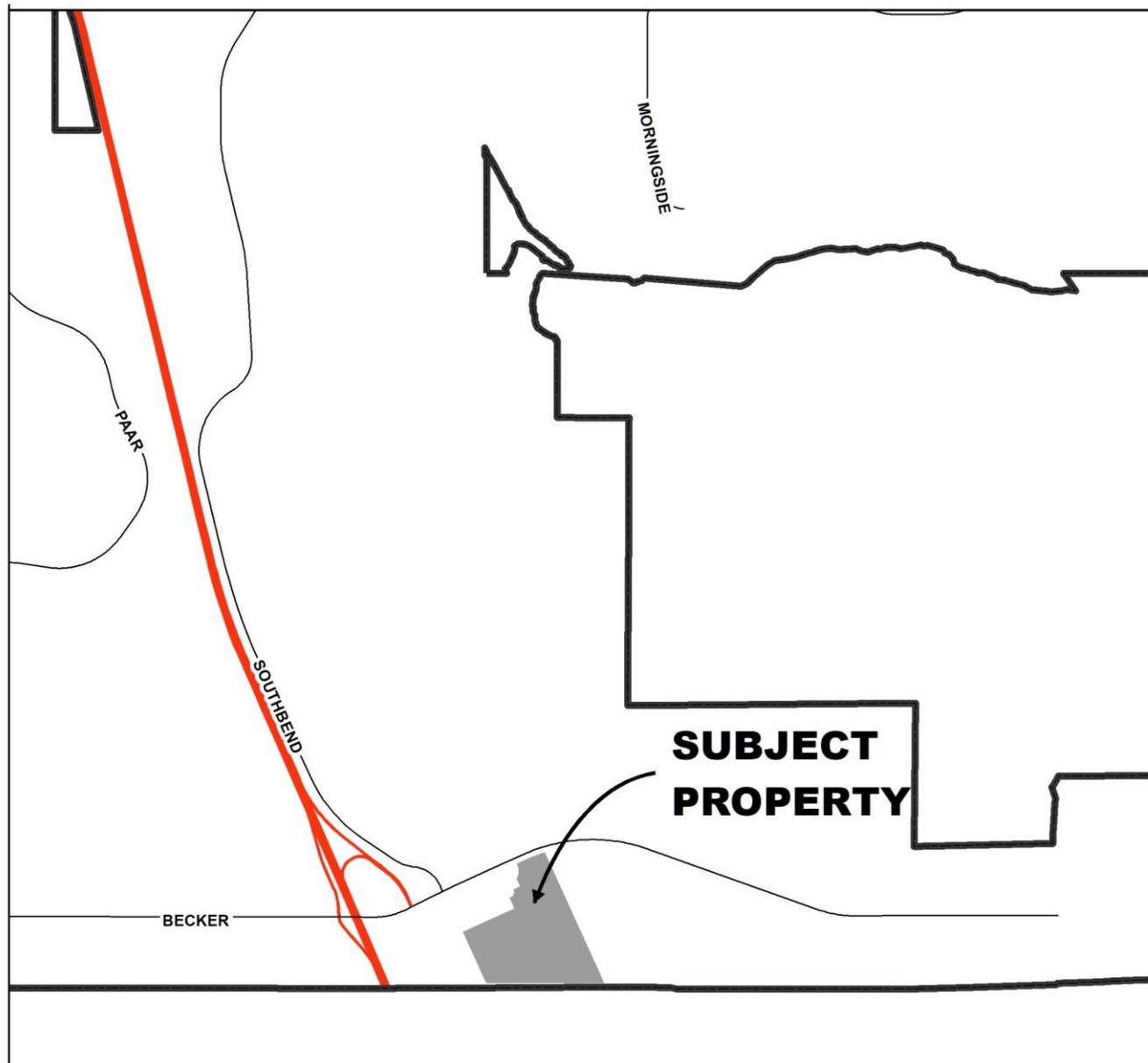
- FLU Map is part of the Comprehensive Plan
  - Provides ultimate future use of the land
  - Defines the intensity of the use (i.e., units per acre)
- Zoning
  - Prescribes specifics to a parcel (setbacks, lot coverage)
  - Prohibited and Allowable uses



# Concurrent Applications:

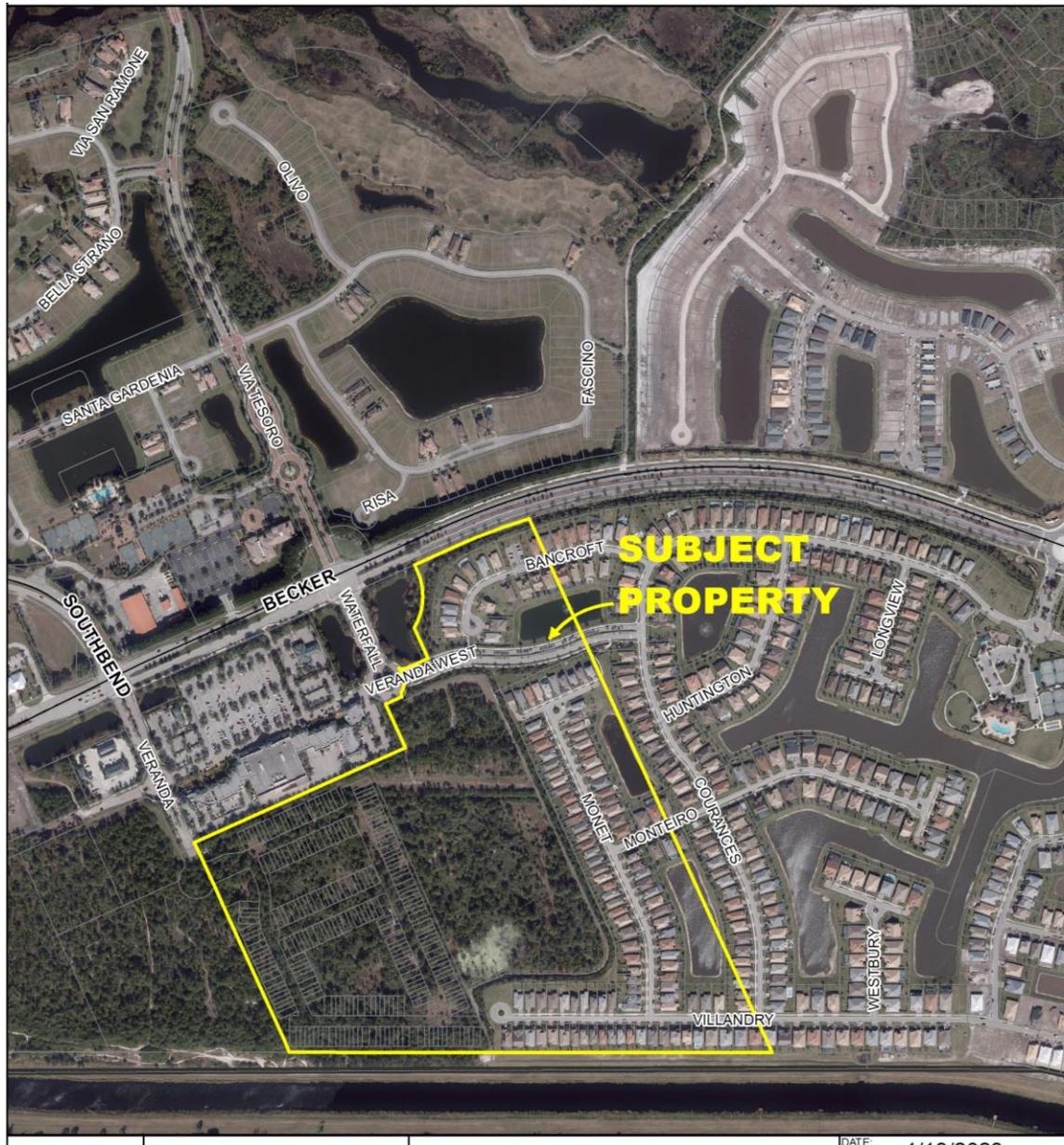
- The applicant has also applied for a concurrent small-scale Future Land Use map amendment for adjacent property in order to unify the entire St. Lucie Lands PUD under the same Future Land Use designation.





Location Map

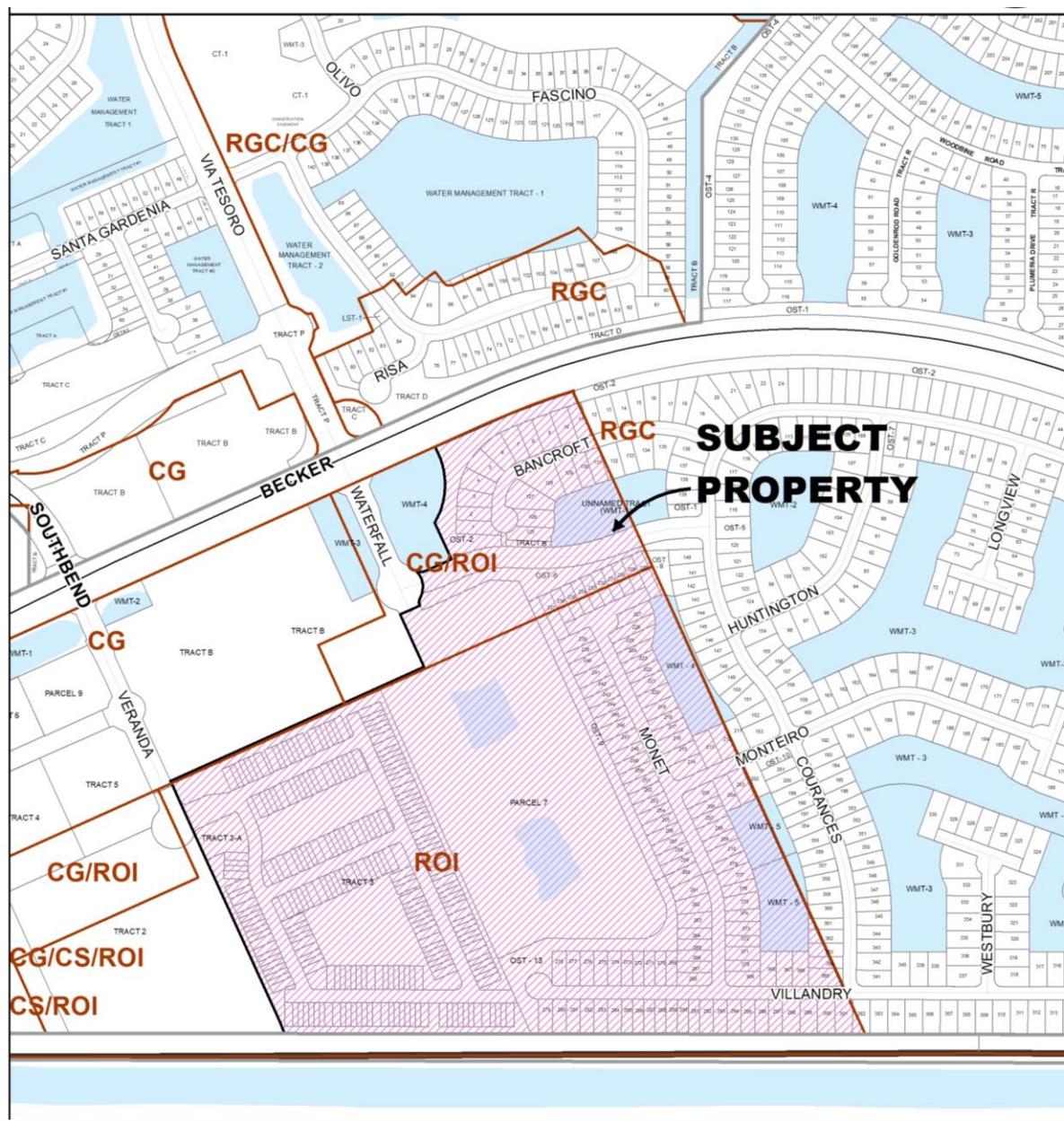




Aerial

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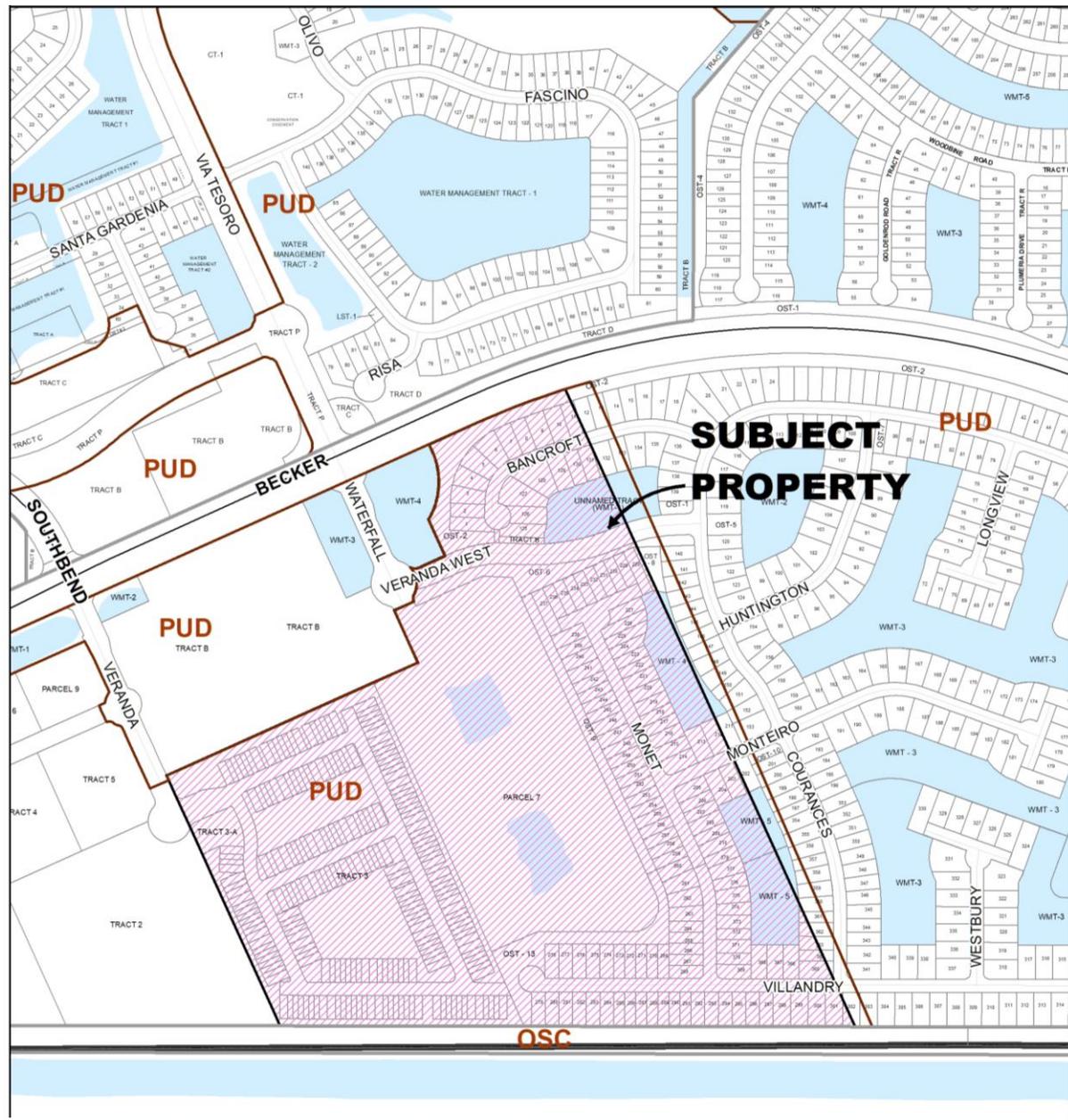




Future Land Use

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# JUSTIFICATION:

The proposed future land use amendment is supported by goals, objectives and policies of the Comprehensive Plan.

- Specifically: 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 issued 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 provisions of supporting community facilities and services identified as being required such as:

- a. Potable water;
- b. Sanitary sewers;
- c. Solid waste disposal;
- d. Vehicular and pedestrian circulation;
- e. Public safety;
- f. Recreation;
- g. Public schools;
- h. Electricity; and
- i. Drainage.”



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 City of Port St. Lucie 1-27 Adopted Comprehensive Plan: 2020-2040 October 26, 2020, multifamily dwelling units

# 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<br>(40%)                      | Shopping Center (820)<br>ITE Code       | 14,322          | 1,388        |
| ROI                      | 65.27 | 1,137,264 SF<br>(40%)                    | Medical Office (72)<br>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<br>15 du's per acre | Multi- Family Residential (220)         | 8,139           | 563          |

# Staff Recommendation:

Staff recommends approval of the proposed large-scale comprehensive plan Future Land Use Map amendment.

