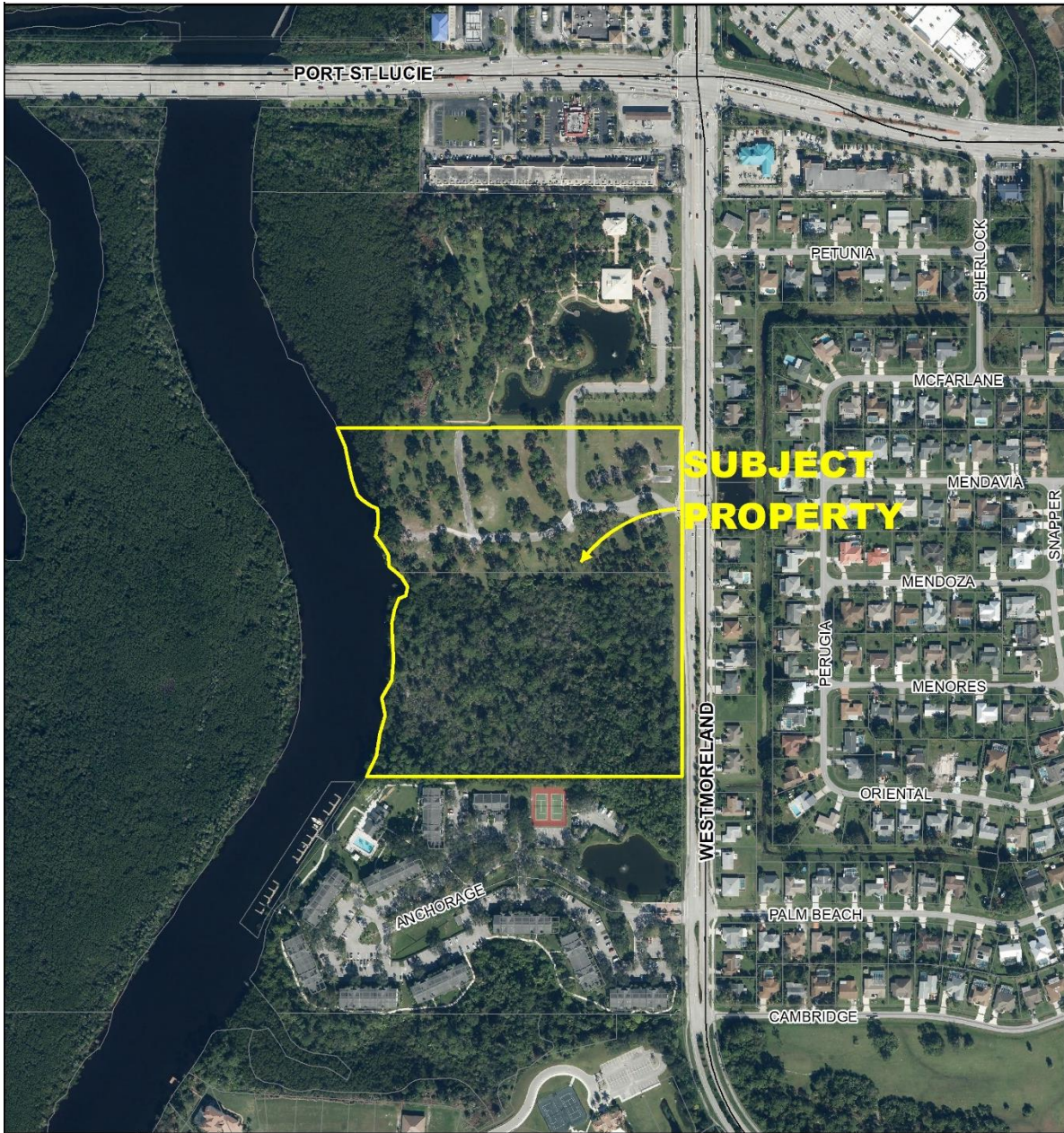




**Riverwalk/Westmoreland Park
Major Site Plan Amendment
P17-004-A1**



Project Location Map

SUMMARY

Applicant's Request:	Addition of an 8,350 Sq. ft. building footprint for future restaurant use, arrangement of existing Peacock Lodge and Peacock home historic buildings, refined parking areas, and refined pedestrian network and wayfinding.
Applicant/Agent:	Matthew Yates, Lucido & Associates
Owner:	City of Port St. Lucie
Location:	The park site and conservation site are located on the east side of the North Fork of the St. Lucie River, south of Port St. Lucie Boulevard, on the west side of Westmoreland Boulevard, and immediately south of the Port St. Lucie Botanical Gardens.
Project Planner:	Bolivar Gomez, Planner II

Project Description

This site plan amendment includes the addition of an 8,350 Sq. ft. building footprint for future restaurant use, arrangement of existing Peacock Lodge and Peacock home historic buildings, refined parking areas, and refined pedestrian network and wayfinding.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan amendment at their meeting of April 14, 2021.

Location and Site Information

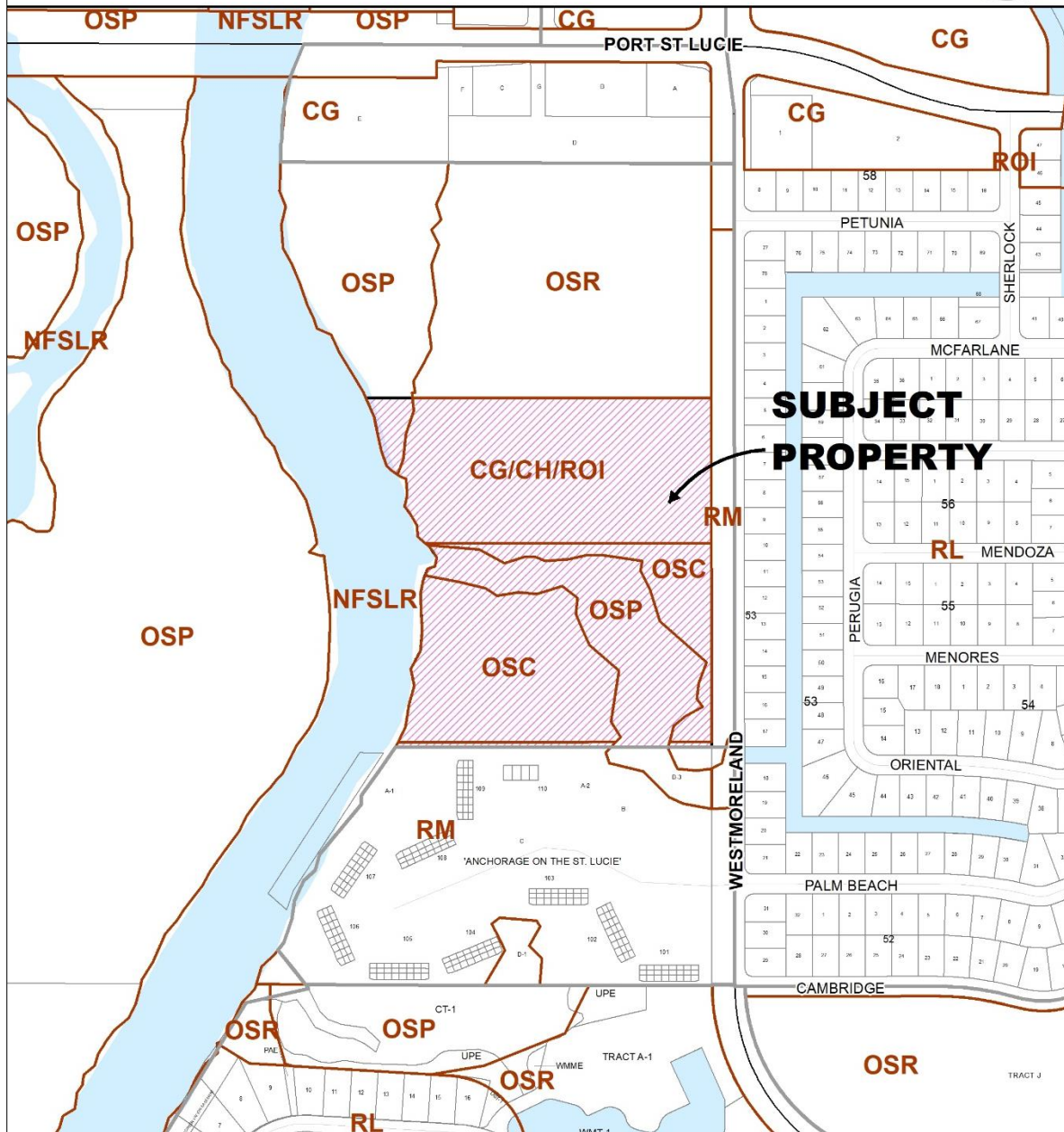
Parcel Numbers:	4410-413-0001-000-6; 4410-441-0001-000-3
Property Size:	22.62 acres
Legal Description:	The full legal descriptions are on file in the Planning and Zoning Department office.
Future Land Use:	Park site future land use is CG/CH/ROI (General Commercial/Highway Commercial/Residential, Office, 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. The conservation site is vacant, primarily undisturbed land.

Surrounding Uses

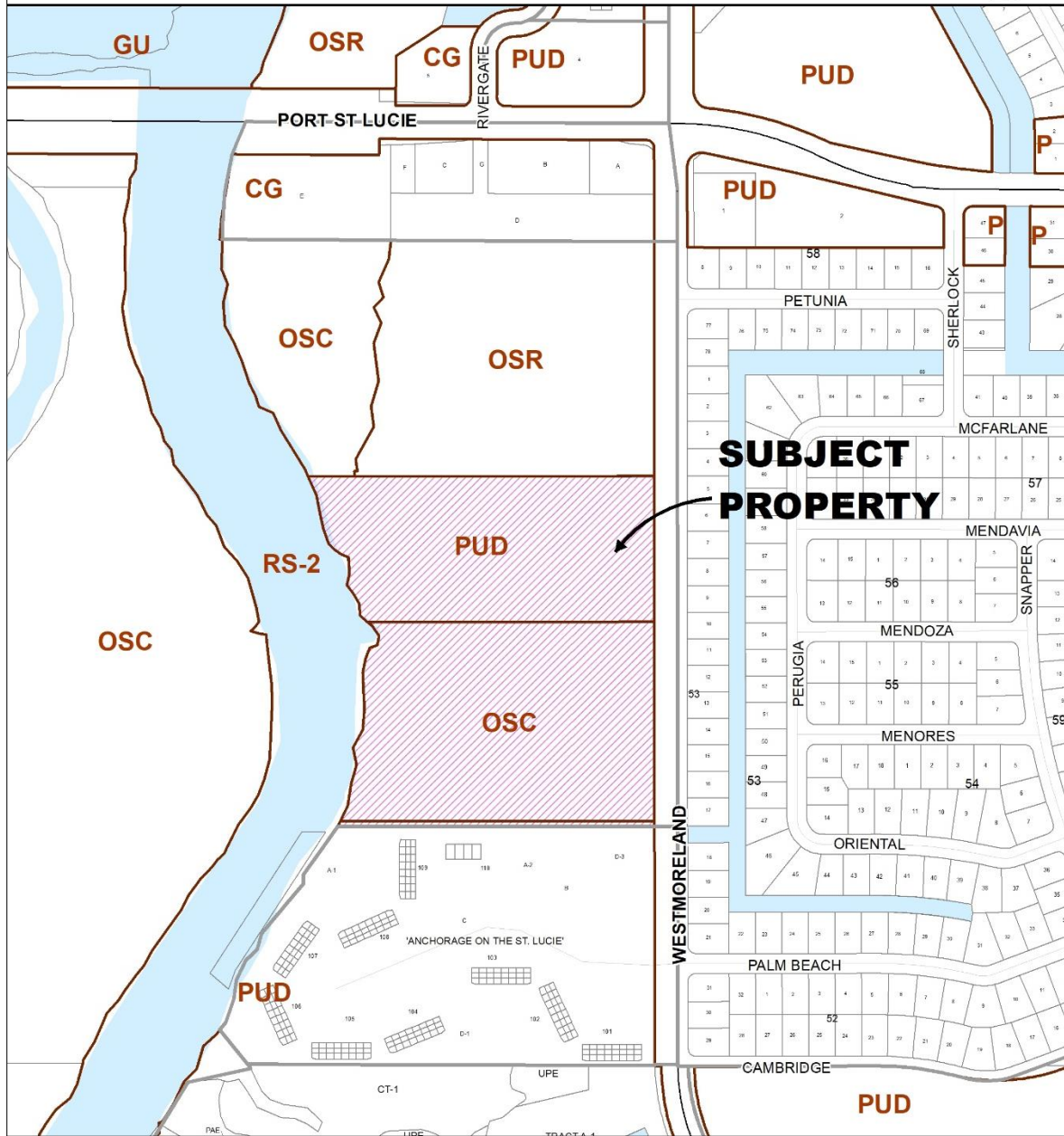
Direction	Future Land Use	Zoning	Existing Use
North	OSP/OSR	OSC/OSR	Port St. Lucie Botanical Gardens
South	RM	PUD	Multi-family residences
East	RM/RL	RS-2	Single-family residences
West			North Fork of the St. Lucie River

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



EXISTING ZONING



IMPACTS AND FINDINGS

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

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed uses of the property include a park site, conservation site, boardwalk, floating docks, trails, nature overlooks, waterfront dining/restaurant, picnic pavilions, playground, and historic structures. 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 future restaurant and public restroom facility are required to be submitted and approved prior to building permits being granted.
BUILDING HEIGHT	The height of the future restaurant is yet to be determined. However it shall not exceed the maximum building height allowed per the PUD which is 75 feet.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the Riverwalk South PUD.
PARKING	134 parking spaces are required and 270 are proposed. 119 spaces are paved, and 151 are unpaved overflow parking spaces.

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 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>	Port St. Lucie Utility Systems will provide utilities.
<i>Transportation</i>	The Institute of Transportation Engineers (ITE) codes for the development are 411 (City Park) and 931 (Quality Restaurant). Using the ITE Trip Generation Manual, 9 th Edition, the project generation is 142 PM peak hour trips. No significant traffic impact is expected on the surrounding roadways as a result of this development.
<i>Parks/Open Space</i>	N/A
<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.

Public School Concurrency Analysis	N/A
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OTHER

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

Public Art (Chapter 162): Artwork is proposed to be installed in various locations on the park site. The specific details of the artwork have yet to be determined.

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 April 14, 2021.