BOARD OF COUNTY COMMISSIONERS

AGENDA REQUEST

*REGULAR AGENDA\PLANNING & DEVELOPMENT SERVICES

TO: Board of County Commissioners

PRESENTED BY: Jeffrey Johnson, Senior Planner

SUBMITTED BY: Planning Division

SUBJECT: Prima Vista Commons - Major Adjustment to Major Site Plan

BACKGROUND:
DYBRA, PSL Development, LLC, is requesting a Major Adjustment to an approved Major Site Plan to revise an apartment complex consisting of five buildings and a total of 150 units (see attached site plan). The proposed site plan adjustment is to construct a senior (age 55+) housing project that consists of one, three-story building with 120 residences, and includes amenities and features such as a golf putting green, gardens, courtyard with swimming pool and preserve areas. The subject site 13.83 acre site is located too the east of the intersection of Prima Vista Boulevard and Lennard Road and is zoned RM-5, Residential Multiple Family - 5, which is consistent with the RU (Residential Urban - 5 du/acre) future land use. Water and wastewater service will be provided by the City of Port St. Lucie Utilities Department.

The proposed site plan is accompanied by a plat that will subdivide the subject 19.84 (less 11.31 acres of right-of-way and drainage improvements that were previously dedicated to St. Lucie County) acre property into (2) two lots.

The proposed site plan adjustment results in a project with fewer buildings and dwelling units, an approximately 105,000 s.f. reduction in impervious surface area, and fewer traffic impacts.

GENERAL INFORMATION

Applicant/Property Owner: DYBRA PSL Development, LLC - Raymond Bradick, P.E.

Location: Intersection of Prima Vista Boulevard and Lennard Road

Size of Development: 13.83 acres

Tax Identification Numbers: 3414-501-0608-150-6 and 3414-501-0609-000-7

Current Zoning: RM-5, Residential Multiple Family -5 dwelling units per acre

Future Land Use: RU, Residential Urban - 5 dwelling units per acre
Wetlands: 5.04 acres
Utilities: City of Port St. Lucie Water and Wastewater
Urban Services Boundary: Inside
Drainage District: South Florida Water Management District

Adjacent Land Use/Zoning/Uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Future Land Use</th>
<th>Zoning</th>
<th>Existing Use(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RU, Residential Urban - 5 du/acre</td>
<td>RM-5, Residential, Multiple Family - 5</td>
<td>Vacant Land</td>
</tr>
<tr>
<td>South</td>
<td>RU, Residential Urban - 5 du/acre</td>
<td>RM-5, Residential, Multiple Family - 5 and AR -1, Agricultural, Residential - 1</td>
<td>Single Family Residence and Vacant Lands</td>
</tr>
<tr>
<td>East</td>
<td>RU, Residential Urban - 5 du/acre</td>
<td>AR -1, Agricultural, Residential - 1</td>
<td>Single Family Residence</td>
</tr>
<tr>
<td>West</td>
<td>RU, Residential Urban - 5 du/acre</td>
<td>RM-5, Residential, Multiple Family - 5</td>
<td>Pine Lakes Apartments (244-units)</td>
</tr>
</tbody>
</table>

**LAND DEVELOPMENT CODE STANDARDS OF REVIEW FOR MAJOR SITE PLANS**

Land Development Code Section 11.02.07 establishes the standards of review for site plans. Site plan approval shall be granted only if the applicant demonstrates compliance with the following criteria. The Board of County Commissioners may adopt conditions, limitations and safeguards as deemed necessary to mitigate any impacts the proposed development may have on adjacent uses and to ensure compatibility with the surrounding area.

A. **Consistency with Local Ordinances and Comprehensive Plan.**

The site plan complies with the minimum zoning district requirements in the RM-5, Residential, Multiple Family - 5 zoning district. The overall density for the project is 4.77 du/acre, less than the maximum 5 units per acre allowed. The applicant has provided over 80% landscape open space and preserve areas and a building that covers approximately 7% of the lot, less than the 40% allowed by code. The proposed senior housing project is designed to allow the efficient use of the land by preserving the natural upland features and providing recreational amenities.

The proposed project furthers the following goals, objectives and policies of the Housing Element of the Comprehensive Plan by providing a supply of housing for the aging population.

**Goal 3.1:** To provide guidance, based on accepted planning principles, for the provision of housing resources for all citizens through public/private
cooperative agreements.

**Policy 3.1.1.1:** To provide sufficient land to meet the future needs, the Future Land Use Map shall provide future land use designations that allow a variety of housing types, affordability and densities.

**Policy 3.1.1.4:** The County shall encourage residential development in the vicinity of new industrial and commercial development.

**Goal 3.2:** To provide an adequate mix of safe and sanitary housing that meets the needs of existing and future St. Lucie County residents.

**B. Effect on Nearby Properties.**

The petitioner has mitigated potential adverse impacts the proposed development may have on the adjacent existing single family homes to the east by providing a 4.43 acre conservation/preserve area and a 15-foot wide landscape buffer that exceeds the minimum 10-foot wide requirement. An 8-foot high opaque fence will be installed in the landscape buffer to mitigate any negative impacts associated with light, noise, dust and odor impacts. The proposed 3-story, 35 foot high building is the maximum building height allowed on the adjacent AR-1 zoned properties to the south and east.

The exterior building design complies with Land Development Code, Section 7.10.24 - Community Architectural Standards and consists of a façade designed with both horizontal and vertical articulation, varied roof heights, earth toned colors, stucco and hardiplank (vinyl cement) siding and a porte cochere front entry feature. Color building elevations are attached to this agenda item for review. Pedestrian and vehicular connections have been provided between the adjacent parcel to the north and to Lennard Road.

The petitioner is required to comply with the requirements in LDC, Section 7.07 to address stormwater management on the subject property and any adverse impacts on adjacent properties. A stormwater drainage plan is not required as part of this approval, therefore a condition of approval requires that on-site engineering and drainage plans be reviewed and approved by the Public Works Department, Water Quality Division prior to issuance of a building permit. It shall be the responsibility of the property owner to obtain the required stormwater permits from the State and County prior to any development activity.

**C. Adequacy of Public Facilities**

The proposed development is designed and located so there is no net public cost for the provision of sewage lines, storm and surface drainage systems, and other utility systems.

**Water and Sewer**
Water and wastewater service is to be provided by the City of Port St. Lucie Utility Systems Department (PSLUSD). A PSLUSD Utility Service Agreement and permitting will be required.

Traffic

The traffic statement provided by the applicant’s engineer for the project was reviewed by the County’s traffic consultant, Kimley Horn and Associates and identifies a total of 413 trips per day generated by the proposed development vs. 1,008 trips per day for the 150 unit apartment complex previously approved. Turn lanes are not warranted for this project and will be re-evaluated when the adjacent lot to the north (Lot 2, Prima Vista Commons) is developed.

Based on rates obtained from ITE 9th Edition, the number of projected AM peak hour and PM peak hour trips expected to be generated by the project are:

- 24 AM peak hour trips (8 in bound + 16 outbound)
- 30 PM peak hour trips (16 inbound + 14 outbound)

The Transportation Planning Organization (TPO) Level of Service Report (Fall 2013) was reviewed and the closest segment on US 1 (south of Prima Vista Boulevard) is currently operating at LOS D in both AM and PM peak hour conditions and is approaching its service capacity. Additionally, the nearby segment of Prima Vista Boulevard (west of US 1) is slightly exceeding its service capacity during both AM and PM peak hour conditions. Impacts on these facilities will be further evaluated upon an updated traffic study prior to any development on Lot 2, Prima Vista Commons.

No transportation concurrency issues associated with this development have been identified. The applicant will be required to pay applicable County road impact fees.

St. Lucie County Community Services Department has reviewed the project and has determined no need for mass transportation improvements in the general vicinity. Mass transit (bus) service is available along the US 1 corridor, approximately ¼ mile from the project.

D. Adequacy of Fire Protection

The St. Lucie County Fire District, Fire Prevention Bureau reviewed and approved the proposed project in accordance with the provisions of the State Fire Code. The closest fire station (Station #3 River Park) is approximately 2 miles west from the from the project and is located at 480 SW Ravenswood Lane.

E. Adequacy of School Facilities

The senior housing project is age (55+) restricted and should have minimal impact on school concurrency or capacity issues.

F. Environmental Impact.
Environmental Resources Department Final Report on the subject application includes the following information and analysis:

**Background**

The majority of the vacant 13.83 acre site is comprised of an upland system best described as cabbage palm. Dominant vegetation within this area includes cabbage palm in the canopy, American beautyberry, blackberry, saw palmetto, wax myrtle, and dog fennel. There are two (2) wetland systems onsite. Wetland 1 is 4.43 acre freshwater marsh, located at the southeast corner of the property. Dominant vegetation includes wax myrtle, dahoon holly, yellow-eye grass, melaleuca, and redroot. Wetland 2 is a 0.61 acre cypress, pine, and cabbage palm mixed wetland.

**Findings**

Non-binding wetland jurisdictional determinations were conducted by the South Florida Water Management District (SFWMD). Two (2) wetlands onsite were claimed, totaling 5.04 acres. Per Comprehensive Plan Policy 6.1.14.6, these wetlands are considered Category III wetlands and require a minimum 25-foot upland buffer. Both onsite wetlands and their associated buffers will be preserved, restored, and maintained in perpetuity per the approved Preserve Area Monitoring and Management Plan.

Potential listed species impacts include gopher tortoises and commensal species. A condition of site plan approval requires a gopher tortoise survey prior to the issuance of a Vegetation Removal Permit. Should the survey show unavoidable impacts to gopher tortoises, a Florida Fish and Wildlife Conservation Commission (FWC) permit to relocate the tortoises will be required.

The property is within bald eagle habitat. The 2013 FWC database of known bald eagle nest sites identified no known nests within one (1) mile of the project.

The proposed development will impact a total of 1,236 inches in diameter at breast height (DBH) of protected native canopy trees. Mitigation for these impacts will be provided through the onsite preservation of 357 inches DBH of native canopy trees and additional planting of 1,123 inches DBH of canopy trees. The developer or successor will satisfy the remaining 635 inch DBH discrepancy in tree mitigation at the time of Building Permit, by paying into the St. Lucie County Tree Mitigation Fund at a cost of $200 per inch DBH.

Landscaping has been reviewed and found consistent with Land Development Code 7.09.00.

**Conditions of Approval**

Subject to resolution of the findings listed above, the following is a list of conditions of approval:

1. Within 90 days of site plan approval or prior to issuance of a Vegetation Removal Permit or Exemption, whichever comes first, the applicant shall provide the required executed Conservation Easement, approved Preserve Area Monitoring and Management Plan (PAMMP) with an attached affidavit and cashier’s check (payable to the Clerk of the Court for recording
fees) to the County Attorney for review and approval. A copy of a standard Conservation Easement can be found on the St. Lucie County Environmental Resources Department website at: <http://www.stlucieco.gov/pdfs/Conservation_Easement_Form.pdf>.

2. Prior to issuance of a Vegetation Removal Permit or Exemption, a gopher tortoise survey per Florida Fish and Wildlife Conservation Commission protocol, shall be provided to the Environmental Resources Department. Should the survey show impacts to gopher tortoises a Florida Fish and Wildlife Conservation Commission permit shall be required.

3. Prior to issuance of a Vegetation Removal Permit or Exemption, the developers, their successor or assigns, shall conduct a pre-construction meeting with construction personnel and Environmental Resources Department staff, addressing vegetation protection measures.

4. Prior to the issuance of Building Permit the developers, their successor or assigns, shall satisfy the remaining 635 inches in diameter at breast height (DBH) discrepancy in tree mitigation, by paying into the St. Lucie County Tree Mitigation Fund at a cost of $200 per inch DBH.

5. Prior to issuance of a Building Permit, all invasive exotic vegetation located within the property boundary shall be removed.

PREVIOUS ACTION:

February 1, 2005  The Board of County Commissioners through Resolution No. 05-011 granted Major Site Plan approval for a 150 unit apartment complex on 33.6 acres

August 28, 2007  The Board of County Commissioners through Resolution No. 07-261 approved a Major Site Plan extension with an expiration date of February 1, 2009

August 28, 2007  The Board of County Commissioner through Resolution No. 2007-264 accepted right-of-way

December 21, 2009  The Growth Management Director through GM 09-035 approved a Major Site Plan extension with an expiration date of February 1, 2011

October 12, 2010  The Board of County Commissioners through Resolution No. 10-003 approved a Road Impact Fee Credit Agreement

January 21, 2011  The Planning and Development Services Director through PDS Order 11-002 approved a Major Site Plan extension with an expiration date of February 1, 2013

April 11, 2014  The Planning and Development Services Director through PDS Order 14-015 approved a Major Site Plan extension with an expiration date of February 1, 2015.

FINANCIAL IMPACT:

N/A
RECOMMENDATION:

Staff recommends Board adoption of a Resolution granting approval for a Major Adjustment to Major Site Plan known as Prima Vista Commons.

COMMISSION ACTION:

RESULT: ADOPTED [UNANIMOUS]
MOVER: Kim Johnson, District No. 5, Vice-Chair
SECONDER: Tod Mowery, District No. 2
AYES: Lewis, Johnson, Dzadovsky, Hutchinson, Mowery

Coordination/Signatures

Mark Satterlee, Planning & Dev Director 2/18/2015

Daniel S. McIntyre, County Attorney 2/23/2015
Howard Tipton, Administrator 2/25/2015

Paula A. Lewis, District No. 3, Chair 3/3/2015