

COUNCIL ITEM 8A
DATE 10-22-12

ORDINANCE 11-82

~~COUNCIL ITEM 10C
DATE 11/28/11~~

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A LARGE SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR THE KOLTER GROUP, LLC (P11-124) TO CHANGE THE FUTURE LAND USE DESIGNATION FROM CG (GENERAL COMMERCIAL), RM (MEDIUM DENSITY RESIDENTIAL), AND OSC (OPEN SPACE CONSERVATION) TO RGC (RESIDENTIAL GOLF COURSE) FOR A PARCEL LEGALLY DESCRIBED AS LOCATED IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, LOCATED WEST OF INTERSTATE 95, EAST OF RANGE LINE ROAD AND NORTH OF THE INTERSECTION OF VILLAGE PARKWAY AND CROSTOWN PARKWAY; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended; and

WHEREAS, the City of Port St. Lucie has received an application from the Kolter Group, LLC, P11-124 for a parcel legally described as located in Section 34, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East, located west of Interstate 95, east of Glades Cut-Off Road, south of the C-24 Canal, and north of the intersection of Village Parkway and Crosstown Parkway, for a large scale amendment to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan to change approximately 46.94 acres from the future land use designations of CG (General Commercial), RM (Medium Density Residential), and OSC (Open Space Conservation) to RGC (Residential Golf Course) as depicted in Exhibit B, in accordance with Section 163.3187 (1) (c), Florida Statutes; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly

ORDINANCE 11-82

designated as the local planning agency pursuant to Section 163.3174 et. seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment (P11-124) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the Port St. Lucie City Council has prepared this amendment to the City's Comprehensive Plan as a Large Scale Amendment in accordance with Section 163.3184, Florida Statutes, and the proposed amendment has been reviewed by the Department of Community Affairs; and

WHEREAS, two (2) public hearings with due notice have been held by the City Council to inform the public and receive comments and objections; and

WHEREAS, the Port St. Lucie City Council desires to hereby formally adopt this amendment (P11-124) to the City's Comprehensive Plan.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

The Future Land Use Map is hereby amended to designate approximately 46.94 acres of land west of Interstate 95, east of Glades Cut-Off Road, south of the C-24 Canal, and north of the intersection of Village Parkway and Crosstown Parkway by changing the future land use designation from CG (General Commercial), RM (Medium Density Residential), and OSC (Open Space Conservation) to the future land use classification of RGC (Residential Golf Course) for a parcel of land legally

ORDINANCE 11-82

described as a parcel located in Section 34, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East as depicted in Exhibit B.

Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this comprehensive plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolutions shall be sent to the Department of Community Affairs.

ORDINANCE 11-82

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this
_____ day of _____, 2011.

CITY COUNCIL
CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
JoAnn M. Faiella, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

Roger G. Orr, City Attorney

Wendy's

Wendy's new logo

girl looks more vivid and not quite as childlike.

In an interview with The Associated Press, CEO Emil Brolick said the current logo had served the company well for the past three decades, but that it was time for an update. Still, Brolick said he was encouraged by consumer feedback in testing dozens of new logo variations over the past several months.

TACOMA, WASH.

Washington apple crops may see record year

Apple industry promoters say a rare combination of near-record production in Washington state and relatively high prices is creating a possible record year for the state's \$7 billion apple industry.

That's a stark contrast to the nation's other major apple-growing areas. In Michigan and New York, for example, a warm early spring followed by killing frosts has decimated crops.

If Washington's harvest continues as it has since mid-August — and there are no indications it won't — apple growers expect 2012 will be the highest or second-highest production year in history.

Couple that with the relative scarcity of fruit from other regions and resulting high prices, and the industry expects to record 2012 as exceptionally profitable.

"This is absolutely a great year to be a grower in this state," said Rebecca Lyons, international marketing director for the Washington Apple Commission.

The warm, dry weather of the past several weeks has created ideal growing and picking conditions on the east slopes of the Cascades.

Wire reports

Treasure Coast Stock Spotlight

Name	Div	Yld	PE	Last	Ch	YTR %Chg
AGL Res	1.84	4.5	23	40.95	-.17	-3.8
AT&T Inc	1.76	4.9	48	36.26	-.66	-19.3
BkofAm	.04	.4	10	9.34	+.13	+68.0
CVS Care	.65	1.4	17	47.60	-.46	-16.7
CntrSBks	.04	.4	17	8.96	+.05	+35.3
Comcast	.65	1.9	20	35.13	-.03	-48.2
Danney	.60	1.2	17	50.34	-.87	-34.2
ExpScripts	...	...	31	63.10	+.17	+41.2
First Cit Banc	1.20	.7	9	167.30	+1.59	+4.4
HarrisCorp	1.48	2.9	...	50.85	-.01	-14.1
HillMgmt	...	...	9	7.68	+.02	+4.2
JPMorgCh	1.20	2.9	9	42.10	+.33	+26.6
KB Home	.10	.7	...	14.66	-.20	-118.2
Lennar	.16	.4	13	35.72	-1.02	-81.8
LibertyA	...	...	18	19.30	+.35	+34.2
MarintA	.52	1.4	24	38.17	-.21	-30.9
NextEraE	2.40	3.4	14	69.85	-.04	-14.7
NorIrrst	1.20	2.6	18	47.05	+.25	+18.6
PNC	1.60	2.5	13	64.95	+.40	+12.6
RoyalBk g	2.40	...	...	58.03	+.10	+13.9
SchloestEW	...	...	57	10.82	+.04	+35.1
SeacoastBk	...	...	...	1.61	+.02	+5.9
ServiceCp	.24	1.8	19	13.61	+.13	+27.8
SonicCorp	...	...	18	9.81	-.20	-45.8
SunIrrst	.20	.7	19	30.19	+.53	+70.6
TollBros	...	...	62	33.12	-.63	-62.2
TorD&g	3.08	...	...	82.77	+.05	+11.7
TriumphHq	.16	.3	10	61.86	-.59	-5.8
WalMart	1.59	2.1	16	75.01	-.41	-25.5
Walgrn	1.10	3.0	15	35.10	+.47	+3.2
WellsFargo	.89	2.5	12	35.18	-.05	-27.6

TCPalm.com: Track any stock, create your custom portfolio.

a red-and-yellow backdrop, the pared down new look features the chain's name in a casual red font against a clean white backdrop. An image of the smiling, cartoon girl in red pigtailed floats above — though this

By late afternoon, the rally sputtered, and the Dow wavered between small gains and losses. It closed slightly down, along with the Nasdaq composite index, while the Standard & Poor's 500 eked out the tiniest gain.

Traders, it seemed, were so used to bad news that Thursday's developments didn't really push them one way or the other.

"There's not a lot to move the market today," said Erik Davidson, deputy chief investment officer of Wells Fargo Private Bank in San Francisco. "Everyone's talking about baseball."

Joe Costigan, director of equity research at Bryn Mawr Trust Company in Pennsylvania, described Thursday as "a reasonable day."

"What we're seeing is more of a wave," he said, "not a tide."

Brief

PITTSBURGH

Stores 'lock' prices to draw shoppers

Pittsburgh's dominant grocer Giant Eagle has become the latest supermarket chain to unveil a program meant to guarantee that cost-conscious shoppers won't see price hikes on certain items — at least until after Jan. 2.

The "Low Price Lock" marketing campaign locks in prices on more than 300 items from store-brand spiral hams at \$2.29 a pound to a 100-count bag of Top Care cotton balls for \$1.

Giant Eagle said some prices were reduced before being locked.

The chain's campaign takes aim at one of the big concerns in the food business: Rising commodity costs are expected to keep heading up as energy prices fluctuate and fall-out continues from a crippling drought this summer across the Midwest.

Wire report

MEMBER: BETTER BUSINESS BUREAU MEMBER: FLORIDA SHERIFF ASSOCIATION



NOTICE OF PUBLIC HEARING THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE ADOPTION HEARING FOR THE CITY OF PORT ST. LUCIE COMPREHENSIVE PLAN AMENDMENT (Ordinance No. 11-82)

THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE will hold a PUBLIC HEARING to amend its Comprehensive Plan to the Future Land Use Element as follows:

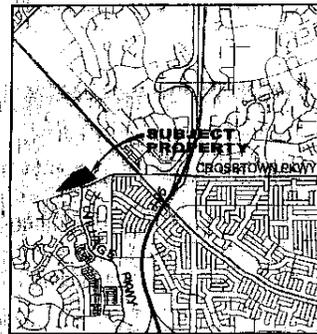
P11-124: KOLTER GROUP/PEACOCK PROPERTY — LARGE SCALE COMPREHENSIVE PLAN AMENDMENT. A request to amend the future land use designation from CG (General Commercial), RM (Medium-Density Residential) and OSC (Open Space Conservation) to RGC (Residential Golf Course). The property is located west of Interstate 95, east of Range Line Road and north of the intersection of Village Parkway and Crosstown Parkway. Legal Description: A parcel of land in Section 33, Township 36 South, Range 39 East, and Section 4, Township 37 South, Range 39 East.

The CITY OF PORT ST. LUCIE will hold a PUBLIC HEARING on this item (Ordinance No. 11-82) Monday, October 22 at 7:00 P.M. in the CITY COUNCIL CHAMBERS in the City Hall Building "A", 121 SW Port St. Lucie Blvd., Port St. Lucie, FL.

ORDINANCE 11-82

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A LARGE SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR THE KOLTER GROUP, LLC (P11-124) TO CHANGE THE FUTURE LAND USE DESIGNATION FROM CG (GENERAL COMMERCIAL), RM (MEDIUM DENSITY RESIDENTIAL), AND OSC (OPEN SPACE CONSERVATION) TO RGC (RESIDENTIAL GOLF COURSE) FOR A PARCEL LEGALLY DESCRIBED AS LOCATED IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, LOCATED WEST OF INTERSTATE 95, EAST OF RANGE LINE ROAD AND NORTH OF THE INTERSECTION OF VILLAGE PARKWAY AND CROSSTOWN PARKWAY; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

General Location Map: The project as shown below is generally located.



The proposed Ordinance 11-82 may be reviewed between the hours of 8:00 AM and 5:00 PM at the City's Planning and Zoning Department, City Hall Building A, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida. Members of the public are welcome to attend the Public Hearing and provide oral or written comments on the matter.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at 772-871-5157 for assistance.

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Planning and Zoning

PUBLISH — 10/12/12

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: NOVEMBER 28, 2011 (TRANSMITTAL HEARING)
 SPRING 2012 (ANTICIPATED ADOPTION HEARING)

ORDINANCE X RESOLUTION MOTION PUBLIC HEARING X

ITEM: P11-124 KOLTER GROUP/PEACOCK PROPERTY
 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

RECOMMENDED ACTION:

On November 1, 2011, the Planning and Zoning Board with a vote of 6-1 to recommend approval of this large scale comprehensive plan application. Minutes are attached.

EXHIBITS:

- A. Ordinance
- B. Staff Report
- C. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

This application is to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan to provide a uniform land use designation of RGC (Residential Golf Course) over the property north of the Crosstown Parkway, west of Interstate 95. The applicant also submitted a Notice of Proposed Change (NOPC) to the Verano DRI to incorporate this property into the Verano DRI.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 11/08/11

Both applications must be heard at the same meeting. The traffic analysis included with this Comprehensive Plan Amendment has been submitted to a third party consultant for review by the City's Engineering Department. Engineering comments from this review are forthcoming, and the Engineering Department reserves the right to provide additional comments on any and all traffic concerns upon receipt of the traffic review. 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 of the proposed amendment based on the analysis and findings as noted in the staff report."

DONALDSON E. HEARING, Cotleur and Hearing, Inc., on behalf of the Kolter Group, said, "I have with me Scott Horton from the Kolter Group, and Tod Mowery from our office. Shawn McKenzie with McKenzie Engineering is our engineering and traffic consultant. The subject size is 46.9 acres, and it is located west of I-95, just to the north of the Crosstown Parkway. It's at the north end of Tradition, and Village Parkway dead ends into the subject property. As pointed out, we have filed a companion application to incorporate the Peacock parcel into the overall boundary, because it's a logical demarcation of the lands north of the Crosstown Parkway to be incorporated into the Verano DRI. The proposed RGC land use, which is requested, is consistent with what's within Verano, so the lands to the north, east, and west are all consistent with the RGC land use, which is being requested. When looked at in the context of the Land Use Amendment, all of the densities are actually a slight decrease in intensity. Ultimately, Village Parkway will extend north and into the site as well as other access points that will serve the Verano DRI. Everything north of the Crosstown Parkway is a logical incorporation." Mr. Gardner asked, "Do you feel comfortable with the survey of the property, that everything is the way it should be?" Mr. Hearing replied in the affirmative. Secretary Blazak asked, "With the extension of the Village Parkway, does it still have the ability to build a golf course on there?" Mr. Hearing replied, "Yes, in the context of the overall Verano DRI." Chair Parks stated, "That's a beautiful piece of property. It has a historical significance to it, because of the Peacock family who had it for many years. Perhaps it's some of the few acres in that part of Port St. Lucie that still has that pristine native vegetation to it. Some parts of that parcel are perhaps stronger in those areas than others. Is there any idea of where you're going to develop on that piece of property and what part of that property would be then deeded to the City of Port St. Lucie?" Mr. Hearing replied, "It will probably be several years before Verano, the area that's basically south of the canal, will be an active development. While we have some vague plans that are defined in the broad context of a DRI Map H Master Plan, which is basically assigning densities and intensities, we really don't have any specific plans of how the site would be developed at the exact intensities or densities that it would be developed."

Mr. Hearing continued, "I can tell you a little about the parcel we've offered to the City. Incorporating this parcel or modifying the land use doesn't change the requirement for upland preservation. Upland preservation is required by your Comprehensive Plan and the Verano DRI. The Verano DRI has satisfied its upland preservation, and we actually have excess preservation, which is identified in this 30-acre parcel that's bound by the Crosstown Parkway and just west of I-95. When we look at the site planning on the Peacock parcel, that will be the appropriate time to look at the resources on that property. In addition, there's a 22.8 acre site that is located within the City of Port St. Lucie's portion of the Reserve Industrial Park. Of the 22 acres, there's an eight-acre parcel that is actually in commercial zoning and land use. We have said that we will be dedicating this site to the City for the City's public purpose. There's a great deal of flexibility. As it relates back to the Peacock parcel, we will address that at the time of the site specific development plan approval when we get down to the details of exactly where the roads and various aspects of the community would fall within that parcel."

Chair Parks opened the Public Hearing.

HELEN PENZEL said, "I live in the Seasons development. How close to Seasons are they going to go? Village Parkway ends and Seasons is right there on the left. Are they coming behind the wall?" Mr. Holbrook replied, "There is a proposed extension of the Crosstown Parkway, and basically just to the north of the Seasons development. That's going to extend to Range Line Road. That's the long-term plan that the City has within its Comprehensive Plan. We can provide copies of the maps that we have within our Comprehensive Plan, but long

term there will be the extension of the Crosstown Parkway just to the north of your project." Ms. Penzel stated, "I understand, but we're right where Village Parkway ends. Are they going to build a road straight through that? Are they going to get rid of the entire preserve, the water and everything, so they can build their golf course? Will they then give you a piece of land somewhere else as a donation? That's cute."

There being no further comments, Chair Parks closed the Public Hearing. Secretary Blazak noted, "I think this definitely shows a reduction in impact from what was planned, and provides a nice preserve area for the City. I **move** to recommend approval of staff recommendation." Vice Chair Rooksberry **seconded** the motion, which **passed** by roll call vote, with Vice Chair Rooksberry, Mr. Battle, Mr. Gardner, Mr. Ojito, Mr. Martin, and Secretary Blazak voting in favor, and Chair Parks voting against. Chair Parks commented, "I would like to see more of the uplands clearly defined as to what is going to be retained in that area."

Carol M. Heintz, CMC
Deputy Clerk Supervisor
City of Port St. Lucie



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING & ZONING BOARD - MEETING OF NOVEMBER 1, 2011

FROM: JOHN FINIZIO, PLANNER *JF*

RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION –
 LARGE SCALE
 PROJECT NO. P11-124
 KOLTER GROUP/PEACOCK PROPERTY

DATE: OCTOBER 20, 2011

APPLICANT: Donaldson E. Hearing/Alessandria Kalfin, of Cotleur & Hearing, Inc.

OWNER: The Kolter Group, LLC. The authorization letter is attached to the staff report.

LOCATION: West of Interstate 95, east of Range Line Road, and north of the intersection of Village Parkway and Crosstown Parkway.

LEGAL DESCRIPTION: A parcel located in Section 33, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East. For a more detailed description, please see staff report.

SIZE: 46.94 acres. This property includes approximately 1,250 feet fronting Crosstown Parkway.

EXISTING ZONING: AG-5 (Agriculture 5, a St. Lucie County Designation). The property has yet to be rezoned to a City Zoning Designation.

EXISTING USE: Currently the site is vacant.

SURROUNDING USES: North, East and West = Verano PUD (Planned Unit Development) zoning, not subdivided at this time. South = Tradition PUD (Planned Unit Development) zoning, with residential lots.

EXISTING LAND USE DESIGNATION: CG, (General Commercial), RM (Medium Density Residential), and OSC (Open Space Conservation).

REQUESTED LAND USE DESIGNATION: RGC (Residential Golf Course).

PROPOSED PROJECT: This application is to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan to provide a uniform land use designation of RGC (Residential Golf Course) over the property north of the Crosstown Parkway, west of Interstate 95. The applicant also submitted a Notice of Proposed Change (NOPC) to the Verano DRI to incorporate this property into the Verano DRI.

IMPACTS AND FINDINGS:

Sewer/Water Service: The City of Port St. Lucie Utilities Service Department will provide water and sewer service to this development.

Existing Land Use – Water and Wastewater				
Land Use	Acreage	Coverage	Projected Water (gpd)	Projected Wastewater (gpd)
CG (General Commercial)	20.27	353,184 s.f.	44,148	37,526
RM (Medium Density Residential)	20.27	11 d.u./ac	22,297	18,952
OSC (Open Space Conservation)	6.4		n/a	n/a

The total water demand for the existing land use is estimated at 66,445 gpd, with an estimated wastewater generation of 56,478 gpd.

Proposed Future Land Use – Water and Wastewater				
Land Use	Acreage	Coverage	Projected Water (gpd)	Projected Wastewater (gpd)
RGC	46.94	81,788 s.f.	10,224	8,690
		235 d.u.	23,500	19,975

Land Use	Water (gpd)	Wastewater (gpd)
Existing: CG, RM, OSC	66,445	56,478
Proposed: RGC	33,724	28,665
Difference between land uses	32,721	27,813

With the proposed land use change, there is a noticeable decrease in water demand for this property; the proposed land use will have a water demand of 33,724 gpd, with a total wastewater generation of 28,665 gpd. Both potable water distribution and sanitary sewer collection systems are available for this property.

Transportation: The number of vehicle trip ends projected to be generated from the existing future land use is 16,897 (ITE, Land Use Code 820 (Shopping Center), and Code 220 (Apartment)). The number of vehicle trip ends projected to be generated from the proposed future land use change is approximately 8,759 (ITE, Land Use Code 210 (Single Family Detached Housing), 820 (Shopping Center), 430 (Golf Course), and 220 (Apartment)). Trip projections are calculated by using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 7th Edition." This represents a net decrease of 9,129 vehicle trip ends.

Peacock Property - Traffic Analysis for current land use				
Land Use Code	Land Use CG	Square Footage	Trip Generation Calculation	Weekday Avg. Trip Ends
820	Shopping Center	353,184 s.f.	$\text{Ln}(T)=0.65 \text{Ln}(X)+5.83$	15,422
220	Apartment	223 d.u.	$T = 6.06(X) + 123.56$	1,475
Total				16,897

Peacock Property - Traffic Analysis for proposed land use *				
* Calculations do not remove acreage for a golf course				
Land Use Code	Land Use CG	Square Footage	Trip Generation Calculation	Weekday Avg. Trip Ends
820	Shopping Center	81,788 s.f.	$\text{Ln}(T)=0.65 \text{Ln}(X)+5.83$	5,959
430	Golf Course	18 holes	35.74 trips per hole	643
210	Single Family	153 d.u.	$\text{Ln}(T)=0.92 \text{Ln}(X) +2.71$	1,537
220	Apartment	82 d.u.	$T = 6.06(X) + 123.56$	620
Total				8,759

The traffic analysis included with this comprehensive plan amendment has been submitted to a third party consultant for review by the City's Engineering Department. Engineering comments from this review are forthcoming. The Engineering Department reserves the right to provide additional comments on any and all traffic concerns upon receipt of the traffic review.

Currently this project is not part of the Verano DRI; however the applicant has submitted a Notice of Proposed Change to include this area (the Peacock Property) into the Verano DRI.

Parks/Open Space: Parkland will adhere to the City of Port St. Lucie Level of Service standards (5 acres per 1,000 people) as outlined in §160.85. Since the applicant is pursuing to incorporate this property into the Verano DRI, all parks/public space requirements are addressed in the Verano DRI Development Order. The Verano (formerly PGA Village) DRI Development Order requires the developer to submit a subdivision plat that included dedication of at minimum 50 contiguous acres of property to the City of Port St. Lucie to be used as an active recreation park site. A preliminary plat was submitted from the applicant on July 10, 2008. It was reviewed at the Site Plan Review Committee on August 13, 2008 with conditions that dedication issues be resolved prior to going to City Council. This condition was never satisfied, and the application expired. This application has never been reviewed by City Council.

Schools: The Verano (formerly PGA Village) Development of Regional Impact was submitted prior to the City adopting its Public Schools Facilities Element. The applicant has been in contact with the school district to address school concurrency requirements as is required by the PGA Village Development of Regional Impact.

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards (document other drainage issues if needed).

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

Environmental: On June 8, 2009, City Council approved the City of Port St. Lucie Conservation Lands Management and Acquisition Plan. This plan was developed to assist the City Council in balancing natural resource preservation with the community's needs (Executive Summary from this report is included in the staff report). An important element of the City's Conservation Lands Management and Acquisition plan was to identify an inventory of land suitable for purchase with Conservation Trust Fund monies. Due to the amount of upland on the site, the Peacock Property was included in this Acquisition Plan and was considered for acquisition. It is identified as Parcel TT (pages from the Conservation Lands Management and Acquisition Plan included in the staff report), and contains approximately 25.6 acres of native upland habitat vegetation which consists mostly of Mesic Flatwoods with Cabbage Palm and Oak Hammocks.

This property is heavily wooded with native trees and palms, and will be required to be preserved as identified in the City's Natural Resource Protection Code, Chapter 157. §157.39 (A) (2) indicates when native vegetative communities exist on residential sites, at least one-half of the designated open space area must remain in a native state as a preservation area. §157.39 (B) (1) states that when vegetative communities exist on

commercial properties, at least 25% of the total area of each site must remain as open space kept in its native state as a preservation area.

The applicant has submitted a Notice of Proposed Change, to the Verano DRI, to include this property into the Verano DRI. If this property is incorporated into the Verano DRI, all environmental issues will be addressed in the Verano DRI Development Order. As outlined in the current Development Order, Verano is proposing a buffer area along the western edge of the site bordering the agricultural areas located west of Glades Cut-Off Rd. and Range Line Rd. Verano "shall comply with the 25% upland preservation set aside requirement of the City of Port St. Lucie Code Section 157.39 Required Preservation of Habitat." Also included in the Development Order; Verano "shall preserve and enhance the 6.45 acres of wetlands proposed for preservation on Map F-1, Vegetation Map, contained in the ADA, to the extent required by South Florida Water Management District and the U.S. Army Corps of Engineers." The original PGA Village DRI Development Order required the developer to submit a Conservation Area Management Plan for review; staff is requesting that this Management plan be updated to include the Peacock Property once it is incorporated into the Verano DRI.

Due to the amount and quality of uplands on this property, staff was attempting to get a portion of this site set aside for conservation. However, the applicant, to ensure the most flexibility in developing this site, did not wish to set aside a particular acreage. As a compromise, the applicant has committed to donate land to the City. Language for this donation will be included in the Verano DRI NOPC, and is still being worked out. The property being donated is located along Commerce Centre Drive in the Reserve Industrial Park. The parcel is unplatted, and has the legal description Section 15, Township 36 South, Range 39 East (Please see Exhibit C in the staff report). The parcel is approximately 22.86 acres in size; it contains a considerable amount of uplands, as well as a lake. The land shall be deeded to the City of Port St. Lucie at a date to be determined, and deed restricted for open space conservation. The future land use will need to be amended to OSC (Open Space Conservation).

Flood Zone: This parcel is located in Panel Number 12111C0275F, and is located within FEMA's Flood Zone X. Zone X is determined to be located outside the 100 and 500 year floodplains.

Police: The department's response time is approximately 6-10 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Fire/EMS: The nearest station is No. 17 which is located at 10240 SW Village Parkway. The St. Lucie County Fire District does not list response times for each individual station because of the necessity of responding with another station. As this proposed Comprehensive Plan Amendment does not result in any change in the previously approved development entitlements as approved under the Verano Development of Regional Impact, the Fire District's previous service commitments to this project are not expected to be adversely impacted.

Compatibility Analysis: Changing the land use from CG (General Commercial)/RM (Medium Density Residential)/OSC (Open Space Recreational) to RGC (Residential Golf Course) is not expected to have any adverse impact to the surrounding area. This property, also known as the Peacock Property, is situated north of the Tradition MPUD, and is surrounded on the north, east, and west by the Verano DRI (which already has RGC land use). As proposed, the land use change is compatible with the surrounding land uses.

The requirements of the RGC (Residential Golf Course) Future Land Use; maximum density of 5.0 dwelling units an acre and a minimum of one 18-hole golf course, makes it doubtful if the 46.94 acres of the Peacock Parcel could stand alone as a parcel with an RGC Future Land Use.

A Notice of Proposed Change (NOPC) for the Verano DRI (P11-123) has also been submitted by Cotleur Hearing, which is currently going through the review process (DRI amendment). The NOPC is to incorporate the Peacock Property into the Verano DRI. Pursuant to Section 380.006 (6) of the Florida Statutes, a comprehensive plan amendment related to a DRI amendment may be initiated by the developer and must be considered by the local governing body at the same time as the proposed DRI amendment. The local governing body must hold a public hearing on the transmittal of the proposed comprehensive plan amendment and then transmit the proposed comprehensive plan amendment to Community Planning and Development (formerly Department of Community Affairs (DCA)) a division of the Florida Department of Economic Opportunity, for comments. After receiving a response from Community Planning and Development, the local government must wait at least 30 days and then hold a public hearing to take action on both the DRI amendment and the proposed comprehensive plan amendment. Both applications must be heard at the same meeting.

Justification/Mitigation: There are several Goals, Policies, and Objectives in the City of Port St. Lucie's Comprehensive Plan which help justify this development. Goal 1.2, Objective 1.2, and Policy 1.1.8.1 of the Comprehensive Plan provide justification for this Comprehensive Plan Amendment. Objective 1.2 permits 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 concurrently with needed facilities and services. Goal 1.2 permits creating large scale, sustainable new communities with mixed uses. Policy 1.1.8.1 encourages developers to build mixed-use projects which integrate several land uses within the same project.

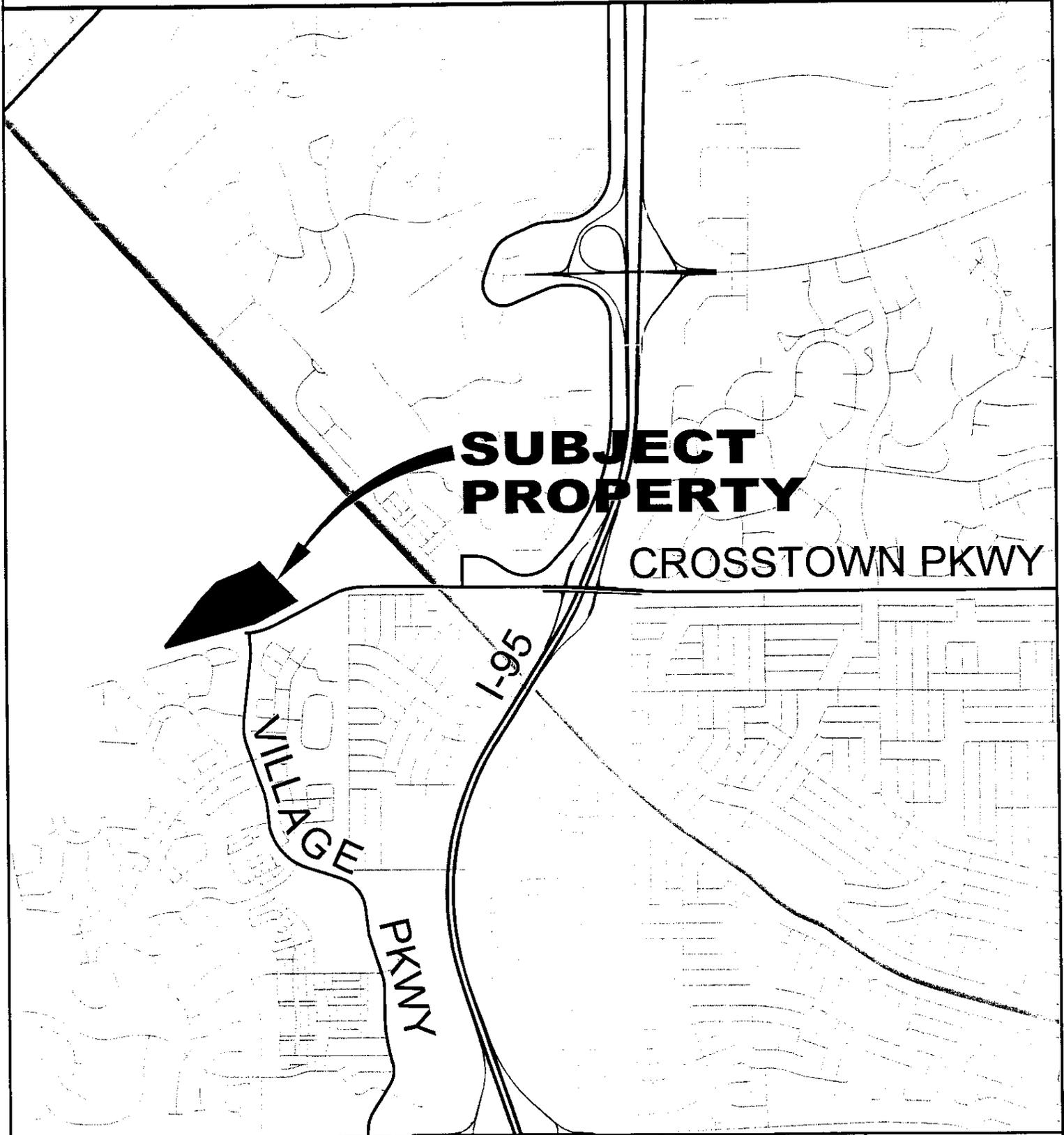
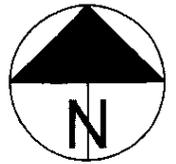
STAFF RECOMMENDATION:

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 of the proposed amendment based on the analysis and findings as noted in the staff report.

PLANNING & ZONING BOARD ACTION:

The Planning and Zoning Board reviewed the request at their meeting on November 1, 2011 and recommended, with a vote of 6-1, that the City Council approve the request as presented.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT
VERANO
3333-344-0001-0006

DATE: 10/10/2011

APPLICATION NUMBER:
P11-124

CADD FILE NAME:
P11-124L

SCALE: 1" = .5 MI

SITE LOCATION

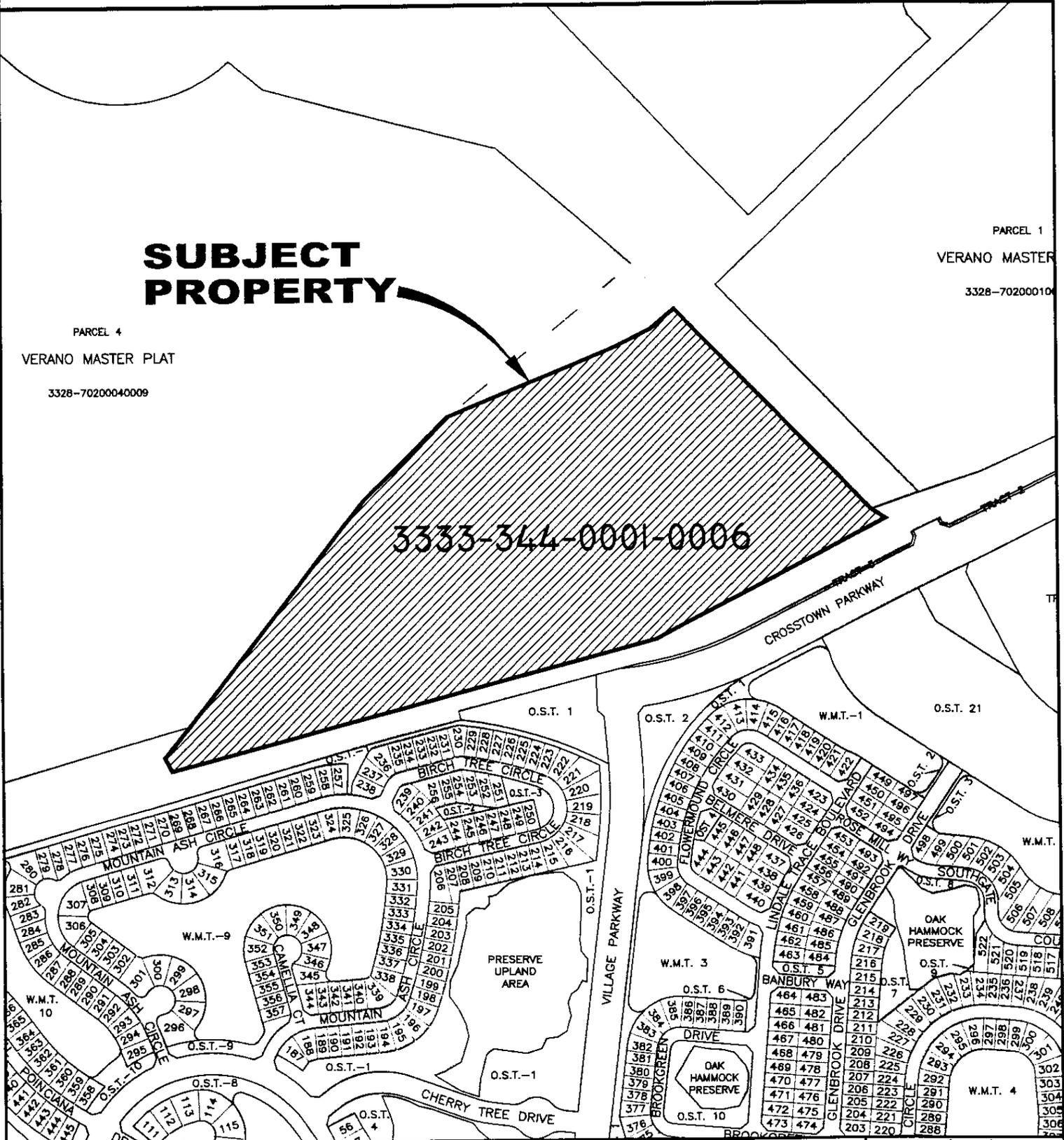


**SUBJECT
PROPERTY**

PARCEL 4
VERANO MASTER PLAT
3328-70200040009

PARCEL 1
VERANO MASTER
3328-70200010

3333-344-0001-0006



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT

VERANO

3333-344-0001-0006

DATE: 10/10/2011

APPLICATION NUMBER:
P11-124

CADD FILE NAME:
P11-124M

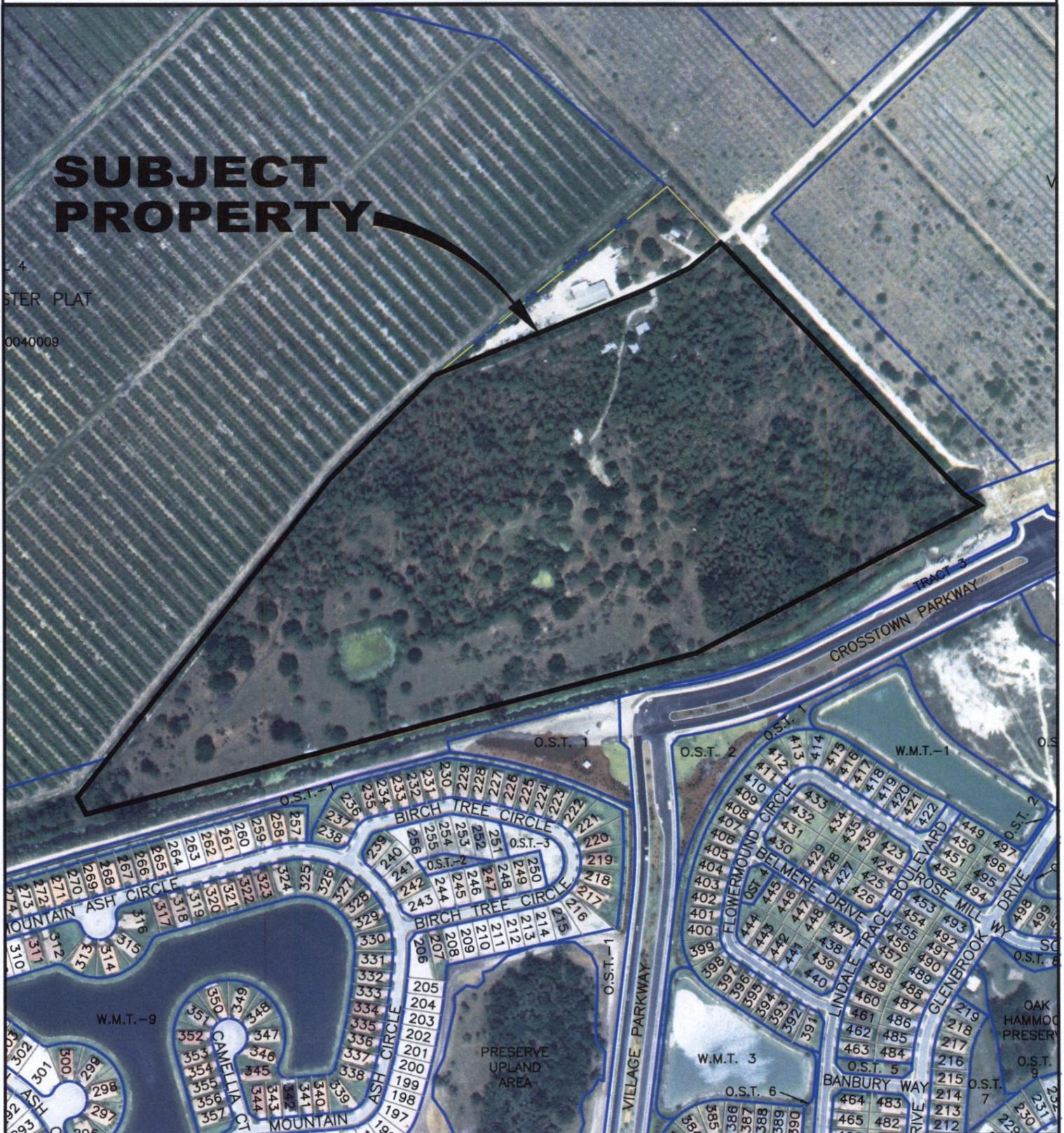
SCALE: 1"=500'

SITE LOCATION



**SUBJECT
PROPERTY**

4
STER PLAT
0040009



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT

VERANO

3333-344-0001-0006

AERIAL JAN 2009

DATE: 10/10/2011

APPLICATION NUMBER:
P11-124

CADD FILE NAME:
P11-124A

SCALE: 1" = 400'

EXISTING ZONING

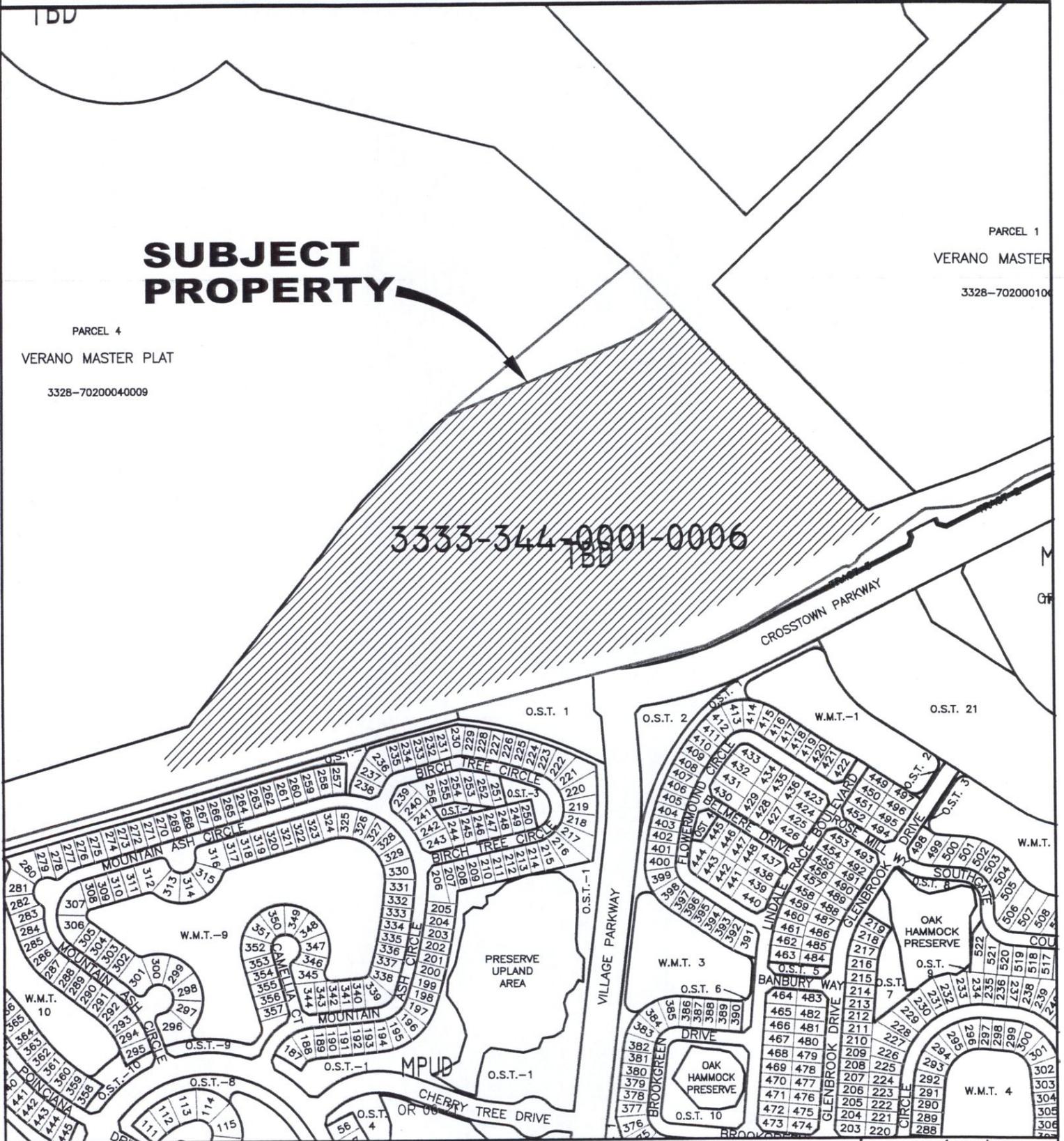


**SUBJECT
PROPERTY**

PARCEL 1
VERANO MASTER
3328-702000100

PARCEL 4
VERANO MASTER PLAT
3328-70200040009

~~3333-344-0001-0006~~



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT

VERANO

3333-344-0001-0006

DATE: 10/10/2011

APPLICATION NUMBER:
P11-124

CADD FILE NAME:
P11-124M

SCALE: 1"=500'



Cotleur & Hearing

Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

August 30, 2011

Mr. Daniel Holbrook
Planning and Zoning Department
City of Port Saint Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Subject: **Verano DRI**
Ownership Authorization and Agent Designation

Dear Mr. Holbrook:

Please be advised that the undersigned is the applicant for the Verano DRI. The undersigned does hereby authorize the filing of a Future Land Use Map amendment and NOPC application with the Department of Planning & Zoning of the Port Saint Lucie, Florida, with respect to the Property, and does hereby authorize Donaldson Hearing / Alessandria Kalfin, of Cotleur & Hearing, Inc., as representatives and agents on behalf of the undersigned in connection with such filing.

By: _____


William Johnson
Manager of the Kolter Group, LLC

9.12.11

Sincerely yours,
Cotleur & Hearing, Inc.



Donaldson E. Hearing, ASLA, LEED® AP
Principal

DEH/mlb

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS

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Entity Name Search

[Events](#)[Name History](#)

Detail by Entity Name

Florida Limited Liability Company

THE KOLTER GROUP LLC

Filing Information

Document Number L09000122320
FEI/EIN Number 271556391
Date Filed 12/28/2009
State FL
Status ACTIVE
Last Event LC NAME CHANGE
Event Date Filed 12/17/2010
Event Effective Date 01/01/2011

Principal Address

701 S OLIVE AVE
 STE 104
 WEST PALM BEACH FL 33401

Mailing Address

701 S OLIVE AVE
 STE 104
 WEST PALM BEACH FL 33401

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE FL 32301 US

Manager/Member Detail

Name & Address

Title MGR

VOLLER, KEVIN
 701 S OLIVE AVE STE 104
 WEST PALM BEACH FL 33401

Title MGR

ERBSTEIN, HOWARD
 701 S OLIVE AVE STE 104
 WEST PALM BEACH FL 33401

Title MGR

JOHNSON, WILLIAM
 701 S OLIVE AVE STE 104
 WEST PALM BEACH FL 33401

Title MGR

JULIEN, ROBERT
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

Annual Reports

Report Year Filed Date

2010 03/25/2010
2011 04/18/2011

Document Images

- [04/18/2011 -- ANNUAL REPORT](#)
- [12/17/2010 -- LC Name Change](#)
- [03/25/2010 -- ANNUAL REPORT](#)
- [03/17/2010 -- Merger](#)
- [12/28/2009 -- Florida Limited Liability](#)

Note: This is not official record. See documents if question or conflict.

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State of Florida, Department of State

Executive Summary

"When they laid out that city – I guess the fella was at a desk, because they shoulda made those roads around the hammocks, nature can design better than any landscape gardener could. They shoulda saved all those palm trees and hammocks instead of burning and clearing it." – Lawrence Becker, Interview, 1986, (Port St. Lucie Historical Society "The New Pioneers")

At the direction of the City of Port St. Lucie City Council, the Planning and Zoning Department has prepared a Conservation Lands Management and Acquisition Plan. The plan has been developed in order to assist the City Council in accomplishing its goal of balancing natural resource preservation with the community needs. This management plan includes an inventory of conservation lands currently under the City's ownership and an inventory of lands that are candidates for purchase under the City's Conservation Trust Fund Program. Goals and objectives have been established that will guide the acquisition and management of these conservation lands.

Conservation Trust Fund monies are received as a donation in lieu of preservation where lands cannot be preserved on developed sites of two (2) acres or greater. Due to the structure of the Conservation Trust Fund, it has only finite potential as a viable funding source for the City of Port St. Lucie's conservation efforts. The balance of the Conservation Trust Fund grew strongly during the City's high growth period, but has not seen much growth in recent years. It is not expected that the Conservation Trust Fund will receive a large increase in donations in the near future. The viability of this fund is contingent on development activity in the City and opportunities for the fund to grow strongly once again are limited. Therefore, the current balance of the Conservation Trust Fund should be considered "set" and managed appropriately.

This report identifies six large parcels that make up a total of approximately 187 acres of conservation land currently under the City's ownership. The properties range in condition and size from small, heavily overgrown properties such as Parcel E: Peacock Parcel, to large and relatively pristine properties with great conservation potential such as Parcel C: The Reserve. The Planning and Zoning Department, in conjunction with the Regional Ecologist of the Treasure Coast Regional Planning Council and staff from the State Division of Forestry, has inspected and assessed these properties, and management and improvement recommendations are included in this report.

Seventeen small City owned parcels are identified in this report which make up a total of approximately 20 acres that were acquired from Atlantic Gulf Communities and designated as conservation lands. These parcels are currently managed on a complaint driven basis by the City's Parks and Recreation Department.

This report also identifies twenty-two parcels, including some with rare habitat, that make up a total of approximately 292 acres of potential conservation land. The Planning and Zoning Department, in conjunction with the Regional Ecologist

of the Treasure Coast Regional Planning Council, has inspected and assessed these properties, and recommendations are included in this report.

Staff recommends that the first priority for allocation of the Conservation Trust Fund money be for the management and improvement of the existing City owned large parcels. Specifically, it is recommended that within the next 1-2 years, fencing to restrict vehicular access be installed on the Del Rio and Reserve parcels. An exotic species eradication program and wildfire mitigation plans should be developed as part of the management programs for the larger parcels. It is recommended that maintenance of the 17 City owned small parcels not be funded by the Conservation Trust Fund due to their size and location per Section 157.36 Habitat Protection of the City Code. Maintenance of these sites should be funded through the General Fund and possibly a volunteer program.

The second priority for the expenditure of the Conservation Trust Fund money, with assistance of grants if possible, is recommended to be for the acquisition of additional land. The highest ranked parcels for acquisition are as follows: 1) Parcels AA through GG – a total of 13.3 acres located in the middle of and adjacent to the City owned Reserve parcel; 2) Parcel HH – a 20.4 acre parcel located east of Lennard Road and south of Mariposa Avenue (adjacent to property identified for acquisition by the Eastern Drainage Plan); 3) Parcels II through NN – a total of 10.8 acres located north and south of Walton Road along Indian River Drive; 4) Parcels OO and PP – a total of 29.3 acres located north of Port St. Lucie Boulevard and east of Cameo Boulevard; and 5) Parcel QQ – a 12.71 acres parcel located west of St. James Drive and south of Canal 107. The ranking of the remainder of the potential acquisition parcels is listed in the report.

PARCEL TT

SITE DESCRIPTION AND LOCATION

Parcel TT is located north of the proposed intersection of Crosstown Parkway and Village Parkway and is bordered by the PGA Village DRI property on the north, east, and west sides. Access to the property is undetermined at this time. The legal description is a portion of Section 33, Township 36 South, Range 39 East and a portion of Section 4, Township 37 South, Range 39 East. The parcel is 46.94 acres in size and the future land use designations are approximately 20 acres each of Medium Density Residential and General Commercial and 6.4 acres of Open Space Conservation.

EXISTING VEGETATION AND CONDITION OF THE LAND

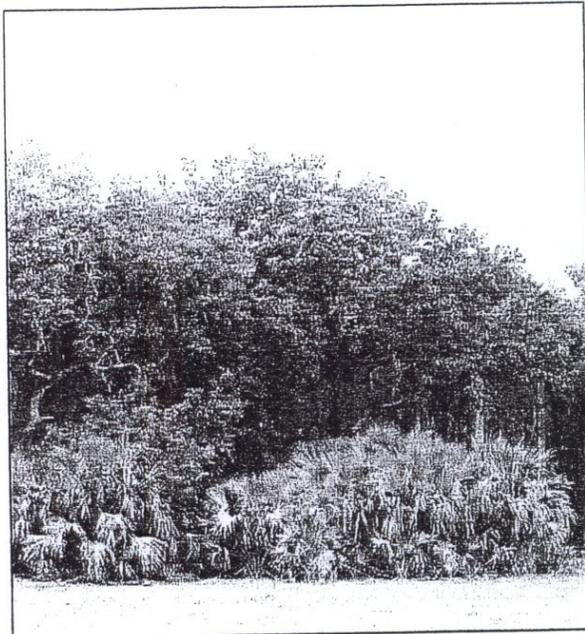


Figure 22 - Mesic Flatwoods at Parcel TT.

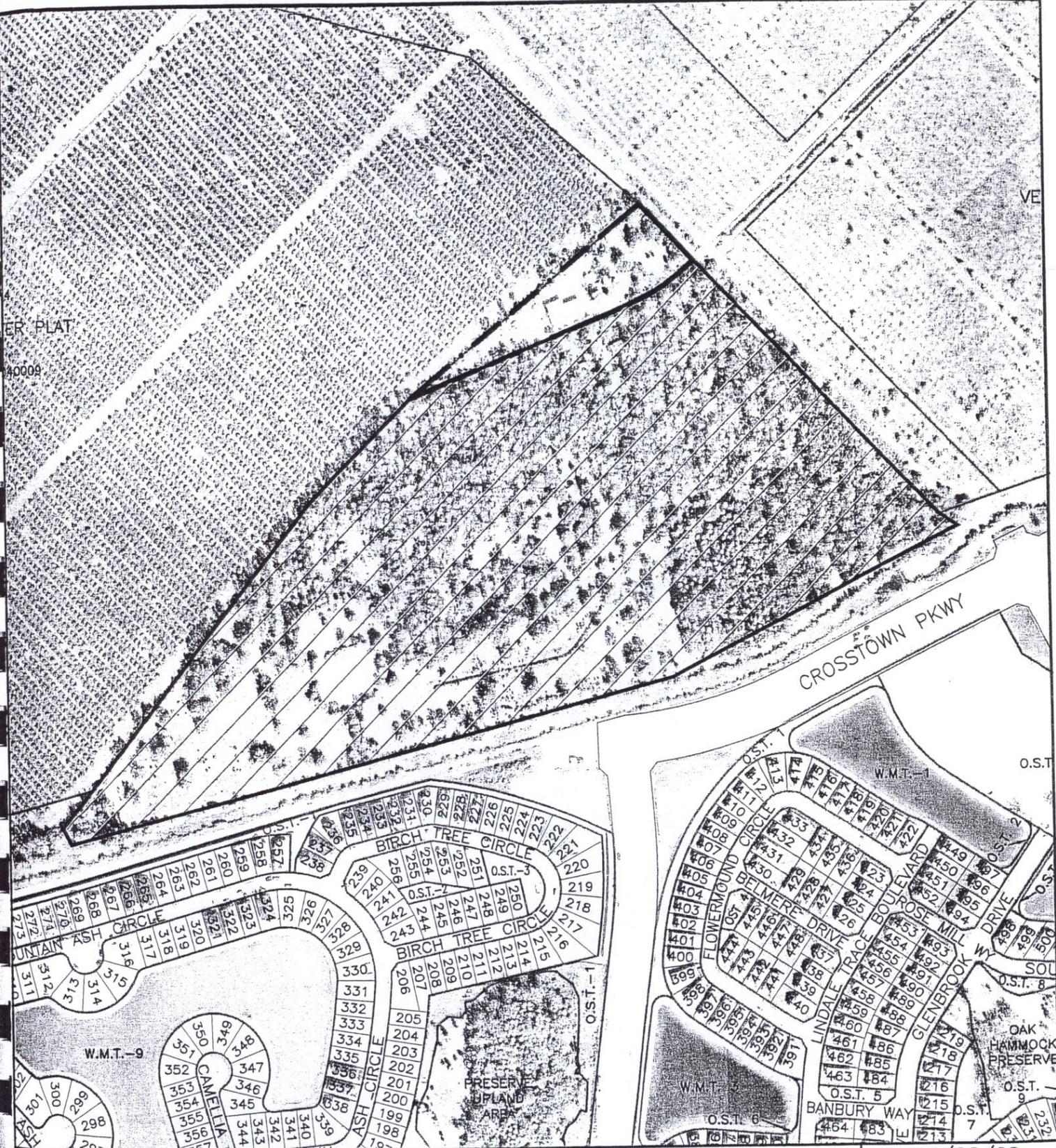
The property contains approximately 25.6 acres of native upland habitat vegetation which consists primarily of Mesic Flatwoods with cabbage palm and oak hammocks. A small wetland also occurs on site. The remainder of the property has been cleared of understory and shrubs with scattered trees remaining.

PROPERTY ISSUES

At this time, the property is not easily accessible. Consideration would need to be given as to whether or not the whole parcel would be acquired or just the native habitat area. The future

land use designations would need to be adjusted accordingly.

PARCEL TT



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS Division of MIS PZTEMPLATE.DWG

LEGAL: PORTION OF
SEC 33/TWP 36S/RNG 39E
SEC 4/TWP 37S/RNG 39E
ACREAGE: 46.94

DATE:	4/20/09
APPLICATION NUMBER:	
CADD FILE NAME:	RP09-TT
SCALE:	1"=400'

Exhibit B

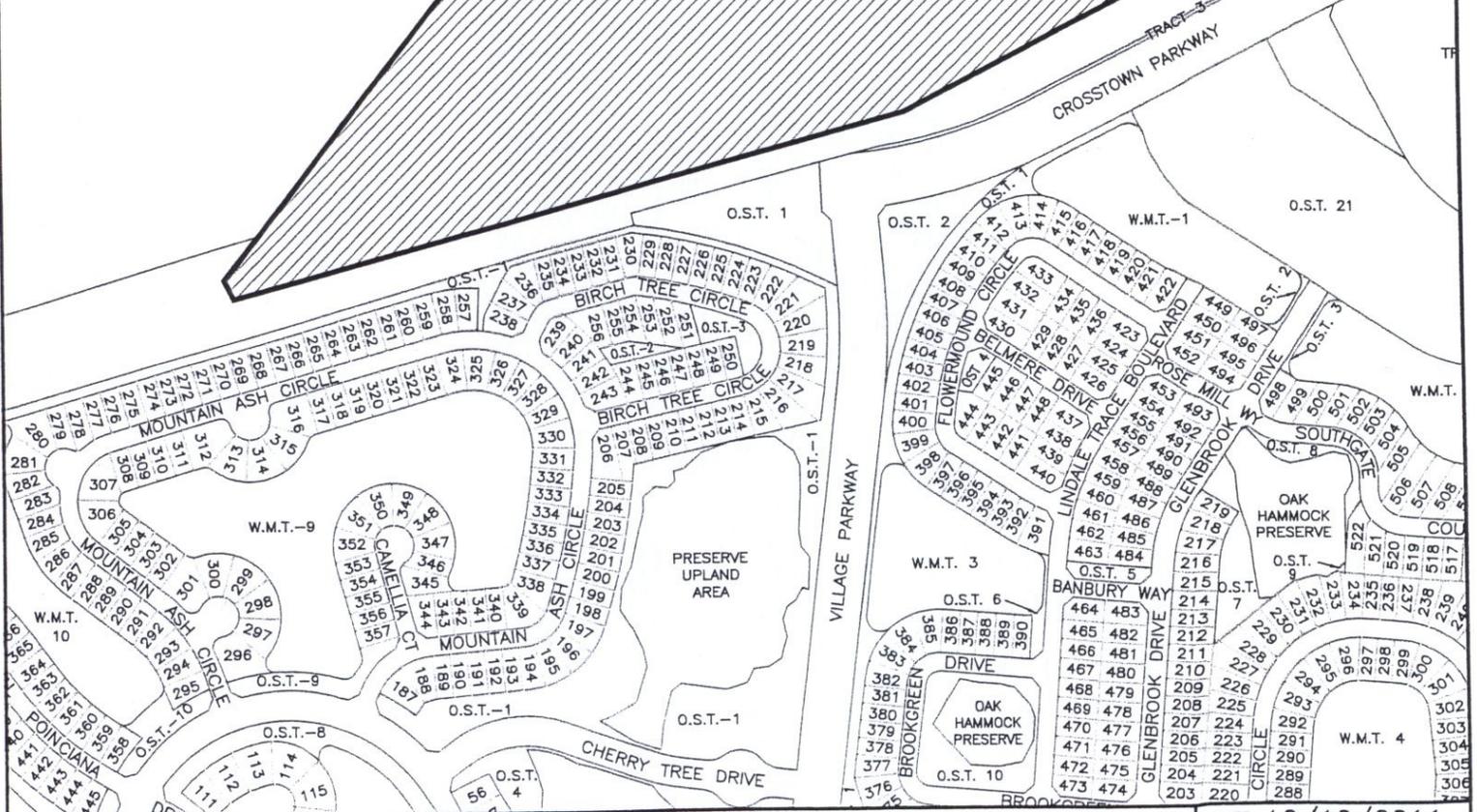


**SUBJECT
PROPERTY**

PARCEL 1
VERANO MASTER
332B-702000104

PARCEL 4
VERANO MASTER PLAT
332B-70200040009

3333-344-0001-0006



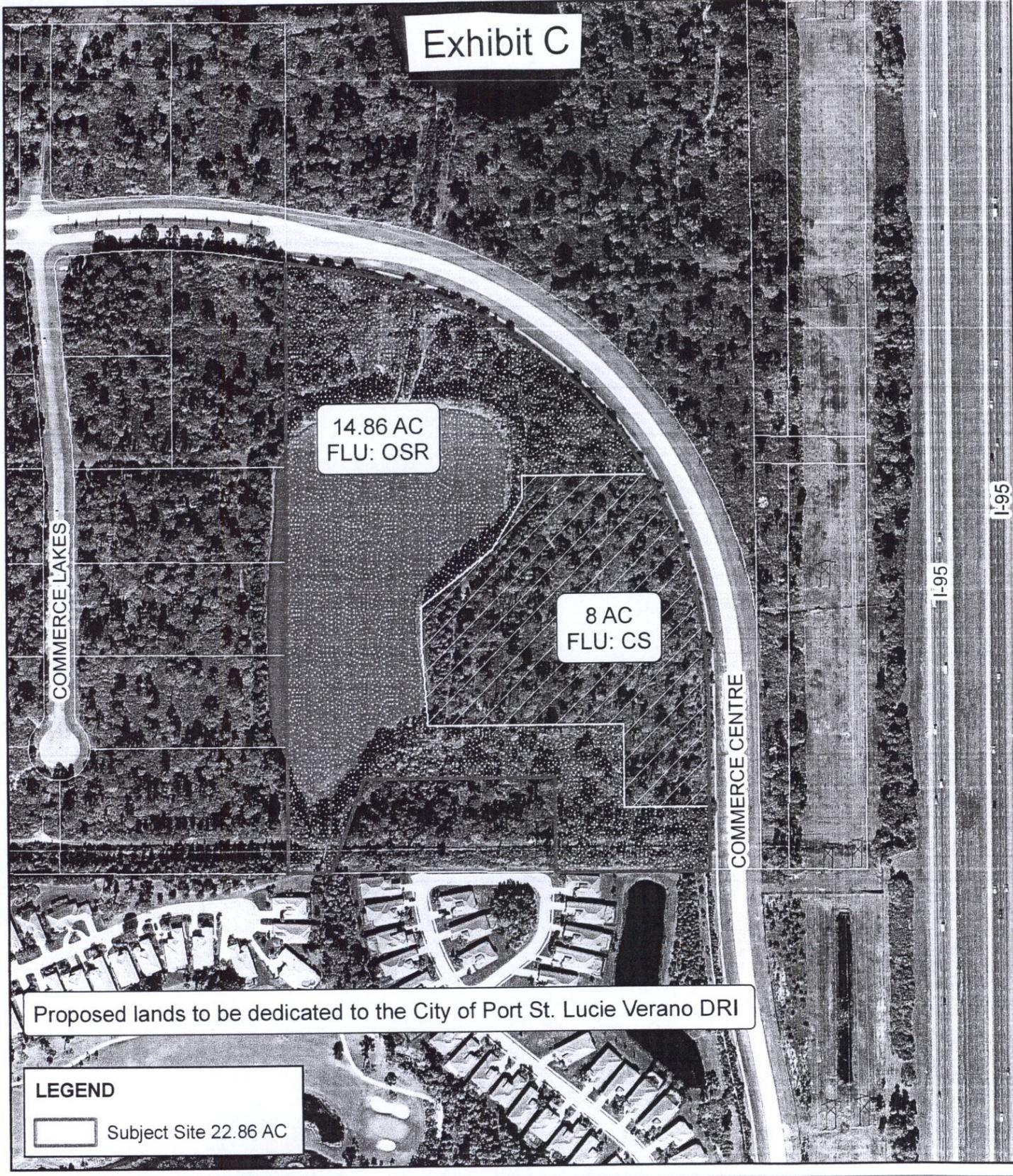
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT
VERANO
3333-344-0001-0006

DATE: 10/10/2011
APPLICATION NUMBER: P11-124
CADD FILE NAME: P11-124M
SCALE: 1"=500'

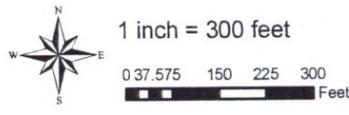
Exhibit C



Proposed lands to be dedicated to the City of Port St. Lucie Verano DRI

LEGEND

 Subject Site 22.86 AC



Proposed Parcel Dedication
Reserve Industrial Park

City of Port Saint Lucie, FL



**Cotleur &
Hearing**

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377

Map Document:
 (F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment)
 8/30/2011 -- 1:30:00 PM

ADDITIONAL INFORMATION

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

COUNCIL ITEM *SA*
DATE *10-22-12*

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: OCTOBER 22, 2012

ORDINANCE X RESOLUTION MOTION

PUBLIC HEARING: OCTOBER 22, 2012 LEGAL AD PUBLISHED OCTOBER 12, 2012
(copy attached)

NAME OF NEWSPAPER: ST. LUCIE NEWS TRIBUNE

ITEM: P11-124 Kolter Group/Peacock Property
 Large Scale Comprehensive Plan Amendment

RECOMMENDED ACTION: The public hearing before the Planning and Zoning Board was held on November 1, 2011. The Planning and Zoning Board unanimously recommended approval of the proposed amendment.

The City Council transmittal hearing on the proposed comprehensive plan was held on November 28, 2011. There are no comments on the proposed amendment from the State Land Planning Agency or from any authorized agencies.

EXHIBITS: A. Staff Analysis & Recommendation
 B. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

This application is to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan to provide a uniform land use designation of RGC (Residential Golf Course) over the property north of the Crosstown Parkway, west of Interstate 95. The applicant also submitted a Notice of Proposed Change (NOPC) to the Verano DRI to incorporate this property into the Verano DRI.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: *PLANNING and ZONING* DATE: *10/9/2012*



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING & ZONING BOARD - MEETING OF NOVEMBER 1, 2011

FROM: JOHN FINIZIO, PLANNER *JF*

RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION –
 LARGE SCALE
 PROJECT NO. P11-124
 KOLTER GROUP/PEACOCK PROPERTY

DATE: OCTOBER 20, 2011

APPLICANT: Donaldson E. Hearing/Alessandria Kalfin, of Cotleur & Hearing, Inc.

OWNER: The Kolter Group, LLC. The authorization letter is attached to the staff report.

LOCATION: West of Interstate 95, east of Range Line Road, and north of the intersection of Village Parkway and Crosstown Parkway.

LEGAL DESCRIPTION: A parcel located in Section 33, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East. For a more detailed description, please see staff report.

SIZE: 46.94 acres. This property includes approximately 1,250 feet fronting Crosstown Parkway.

EXISTING ZONING: AG-5 (Agriculture 5, a St. Lucie County Designation). The property has yet to be rezoned to a City Zoning Designation.

EXISTING USE: Currently the site is vacant.

SURROUNDING USES: North, East and West = Verano PUD (Planned Unit Development) zoning, not subdivided at this time. South = Tradition PUD (Planned Unit Development) zoning, with residential lots.

EXISTING LAND USE DESIGNATION: CG, (General Commercial), RM (Medium Density Residential), and OSC (Open Space Conservation).

REQUESTED LAND USE DESIGNATION: RGC (Residential Golf Course).

PROPOSED PROJECT: This application is to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan to provide a uniform land use designation of RGC (Residential Golf Course) over the property north of the Crosstown Parkway, west of Interstate 95. The applicant also submitted a Notice of Proposed Change (NOPC) to the Verano DRI to incorporate this property into the Verano DRI.

IMPACTS AND FINDINGS:

Sewer/Water Service: The City of Port St. Lucie Utilities Service Department will provide water and sewer service to this development.

Existing Land Use – Water and Wastewater				
Land Use	Acreage	Coverage	Projected Water (gpd)	Projected Wastewater (gpd)
CG (General Commercial)	20.27	353,184 s.f.	44,148	37,526
RM (Medium Density Residential)	20.27	11 d.u./ac	22,297	18,952
OSC (Open Space Conservation)	6.4		n/a	n/a

The total water demand for the existing land use is estimated at 66,445 gpd, with an estimated wastewater generation of 56,478 gpd.

Proposed Future Land Use – Water and Wastewater				
Land Use	Acreage	Coverage	Projected Water (gpd)	Projected Wastewater (gpd)
RGC	46.94	81,788 s.f.	10,224	8,690
		235 d.u.	23,500	19,975

Land Use	Water (gpd)	Wastewater (gpd)
Existing: CG, RM, OSC	66,445	56,478
Proposed: RGC	33,724	28,665
Difference between land uses	32,721	27,813

With the proposed land use change, there is a noticeable decrease in water demand for this property; the proposed land use will have a water demand of 33,724 gpd, with a total wastewater generation of 28,665 gpd. Both potable water distribution and sanitary sewer collection systems are available for this property.

Transportation: The number of vehicle trip ends projected to be generated from the existing future land use is 16,897 (ITE, Land Use Code 820 (Shopping Center), and Code 220 (Apartment)). The number of vehicle trip ends projected to be generated from the proposed future land use change is approximately 8,759 (ITE, Land Use Code 210 (Single Family Detached Housing), 820 (Shopping Center), 430 (Golf Course), and 220 (Apartment)). Trip projections are calculated by using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 7th Edition." This represents a net decrease of 9,129 vehicle trip ends.

Peacock Property - Traffic Analysis for current land use				
Land Use Code	Land Use CG	Square Footage	Trip Generation Calculation	Weekday Avg. Trip Ends
820	Shopping Center	353,184 s.f.	$\ln(T)=0.65 \ln(X)+5.83$	15,422
220	Apartment	223 d.u.	$T = 6.06(X) + 123.56$	1,475
Total				16,897

Peacock Property - Traffic Analysis for proposed land use *				
* Calculations do not remove acreage for a golf course				
Land Use Code	Land Use CG	Square Footage	Trip Generation Calculation	Weekday Avg. Trip Ends
820	Shopping Center	81,788 s.f.	$\ln(T)=0.65 \ln(X)+5.83$	5,959
430	Golf Course	18 holes	35.74 trips per hole	643
210	Single Family	153 d.u.	$\ln(T)=0.92 \ln(X) +2.71$	1,537
220	Apartment	82 d.u.	$T = 6.06(X) + 123.56$	620
Total				8,759

The traffic analysis included with this comprehensive plan amendment has been submitted to a third party consultant for review by the City's Engineering Department. Engineering comments from this review are forthcoming. The Engineering Department reserves the right to provide additional comments on any and all traffic concerns upon receipt of the traffic review.

Currently this project is not part of the Verano DRI; however the applicant has submitted a Notice of Proposed Change to include this area (the Peacock Property) into the Verano DRI.

Parks/Open Space: Parkland will adhere to the City of Port St. Lucie Level of Service standards (5 acres per 1,000 people) as outlined in §160.85. Since the applicant is pursuing to incorporate this property into the Verano DRI, all parks/public space requirements are addressed in the Verano DRI Development Order. The Verano (formerly PGA Village) DRI Development Order requires the developer to submit a subdivision plat that included dedication of at minimum 50 contiguous acres of property to the City of Port St. Lucie to be used as an active recreation park site. A preliminary plat was submitted from the applicant on July 10, 2008. It was reviewed at the Site Plan Review Committee on August 13, 2008 with conditions that dedication issues be resolved prior to going to City Council. This condition was never satisfied, and the application expired. This application has never been reviewed by City Council.

Schools: The Verano (formerly PGA Village) Development of Regional Impact was submitted prior to the City adopting its Public Schools Facilities Element. The applicant has been in contact with the school district to address school concurrency requirements as is required by the PGA Village Development of Regional Impact.

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards (document other drainage issues if needed).

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

Environmental: On June 8, 2009, City Council approved the City of Port St. Lucie Conservation Lands Management and Acquisition Plan. This plan was developed to assist the City Council in balancing natural resource preservation with the community's needs (Executive Summary from this report is included in the staff report). An important element of the City's Conservation Lands Management and Acquisition plan was to identify an inventory of land suitable for purchase with Conservation Trust Fund monies. Due to the amount of upland on the site, the Peacock Property was included in this Acquisition Plan and was considered for acquisition. It is identified as Parcel TT (pages from the Conservation Lands Management and Acquisition Plan included in the staff report), and contains approximately 25.6 acres of native upland habitat vegetation which consists mostly of Mesic Flatwoods with Cabbage Palm and Oak Hammocks.

This property is heavily wooded with native trees and palms, and will be required to be preserved as identified in the City's Natural Resource Protection Code, Chapter 157. §157.39 (A) (2) indicates when native vegetative communities exist on residential sites, at least one-half of the designated open space area must remain in a native state as a preservation area. §157.39 (B) (1) states that when vegetative communities exist on

commercial properties, at least 25% of the total area of each site must remain as open space kept in its native state as a preservation area.

The applicant has submitted a Notice of Proposed Change, to the Verano DRI, to include this property into the Verano DRI. If this property is incorporated into the Verano DRI, all environmental issues will be addressed in the Verano DRI Development Order. As outlined in the current Development Order, Verano is proposing a buffer area along the western edge of the site bordering the agricultural areas located west of Glades Cut-Off Rd. and Range Line Rd. Verano "shall comply with the 25% upland preservation set aside requirement of the City of Port St. Lucie Code Section 157.39 Required Preservation of Habitat." Also included in the Development Order; Verano "shall preserve and enhance the 6.45 acres of wetlands proposed for preservation on Map F-1, Vegetation Map, contained in the ADA, to the extent required by South Florida Water Management District and the U.S. Army Corps of Engineers." The original PGA Village DRI Development Order required the developer to submit a Conservation Area Management Plan for review; staff is requesting that this Management plan be updated to include the Peacock Property once it is incorporated into the Verano DRI.

Due to the amount and quality of uplands on this property, staff was attempting to get a portion of this site set aside for conservation. However, the applicant, to ensure the most flexibility in developing this site, did not wish to set aside a particular acreage. As a compromise, the applicant has committed to donate land to the City. Language for this donation will be included in the Verano DRI NOPC, and is still being worked out. The property being donated is located along Commerce Centre Drive in the Reserve Industrial Park. The parcel is unplatted, and has the legal description Section 15, Township 36 South, Range 39 East (Please see Exhibit C in the staff report). The parcel is approximately 22.86 acres in size; it contains a considerable amount of uplands, as well as a lake. The land shall be deeded to the City of Port St. Lucie at a date to be determined, and deed restricted for open space conservation. The future land use will need to be amended to OSC (Open Space Conservation).

Flood Zone: This parcel is located in Panel Number 12111C0275F, and is located within FEMA's Flood Zone X. Zone X is determined to be located outside the 100 and 500 year floodplains.

Police: The department's response time is approximately 6-10 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Fire/EMS: The nearest station is No. 17 which is located at 10240 SW Village Parkway. The St. Lucie County Fire District does not list response times for each individual station because of the necessity of responding with another station. As this proposed Comprehensive Plan Amendment does not result in any change in the previously approved development entitlements as approved under the Verano Development of Regional Impact, the Fire District's previous service commitments to this project are not expected to be adversely impacted.

Compatibility Analysis: Changing the land use from CG (General Commercial)/RM (Medium Density Residential)/OSC (Open Space Recreational) to RGC (Residential Golf Course) is not expected to have any adverse impact to the surrounding area. This property, also known as the Peacock Property, is situated north of the Tradition MPUD, and is surrounded on the north, east, and west by the Verano DRI (which already has RGC land use). As proposed, the land use change is compatible with the surrounding land uses.

The requirements of the RGC (Residential Golf Course) Future Land Use; maximum density of 5.0 dwelling units an acre and a minimum of one 18-hole golf course, makes it doubtful if the 46.94 acres of the Peacock Parcel could stand alone as a parcel with an RGC Future Land Use.

A Notice of Proposed Change (NOPC) for the Verano DRI (P11-123) has also been submitted by Cotleur Hearing, which is currently going through the review process (DRI amendment). The NOPC is to incorporate the Peacock Property into the Verano DRI. Pursuant to Section 380.006 (6) of the Florida Statutes, a comprehensive plan amendment related to a DRI amendment may be initiated by the developer and must be considered by the local governing body at the same time as the proposed DRI amendment. The local governing body must hold a public hearing on the transmittal of the proposed comprehensive plan amendment and then transmit the proposed comprehensive plan amendment to Community Planning and Development (formerly Department of Community Affairs (DCA)) a division of the Florida Department of Economic Opportunity, for comments. After receiving a response from Community Planning and Development, the local government must wait at least 30 days and then hold a public hearing to take action on both the DRI amendment and the proposed comprehensive plan amendment. Both applications must be heard at the same meeting.

Justification/Mitigation: There are several Goals, Policies, and Objectives in the City of Port St. Lucie's Comprehensive Plan which help justify this development. Goal 1.2, Objective 1.2, and Policy 1.1.8.1 of the Comprehensive Plan provide justification for this Comprehensive Plan Amendment. Objective 1.2 permits 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 concurrently with needed facilities and services. Goal 1.2 permits creating large scale, sustainable new communities with mixed uses. Policy 1.1.8.1 encourages developers to build mixed-use projects which integrate several land uses within the same project.

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 of the proposed amendment based on the analysis and findings as noted in the staff report.

PLANNING & ZONING BOARD ACTION:

The Planning and Zoning Board reviewed the request at their meeting on November 1, 2011 and recommended, with a vote of 6-1, that the City Council approve the request as presented.

REGIONAL AND STATE AGENCY REVIEW:

The Treasure Coast Regional Planning Council reviewed the request at their meeting on January 20, 2012, and concluded that the proposed amendment is not in conflict or inconsistent with the SRPP (State Regional Policy Plan). The State Planning Agency, the Florida Department of Economic Opportunity, reviewed the proposed amendment and did not identify any adverse impacts related to important state resources and facilities within the agency's authorized scope of review. There were no other comments on the proposed amendment (both these reports have been added to the staff report).

FINAL 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 of the proposed amendment based on the analysis and findings as noted in the staff report.

FUTURE LAND USE



SUBJECT PROPERTY

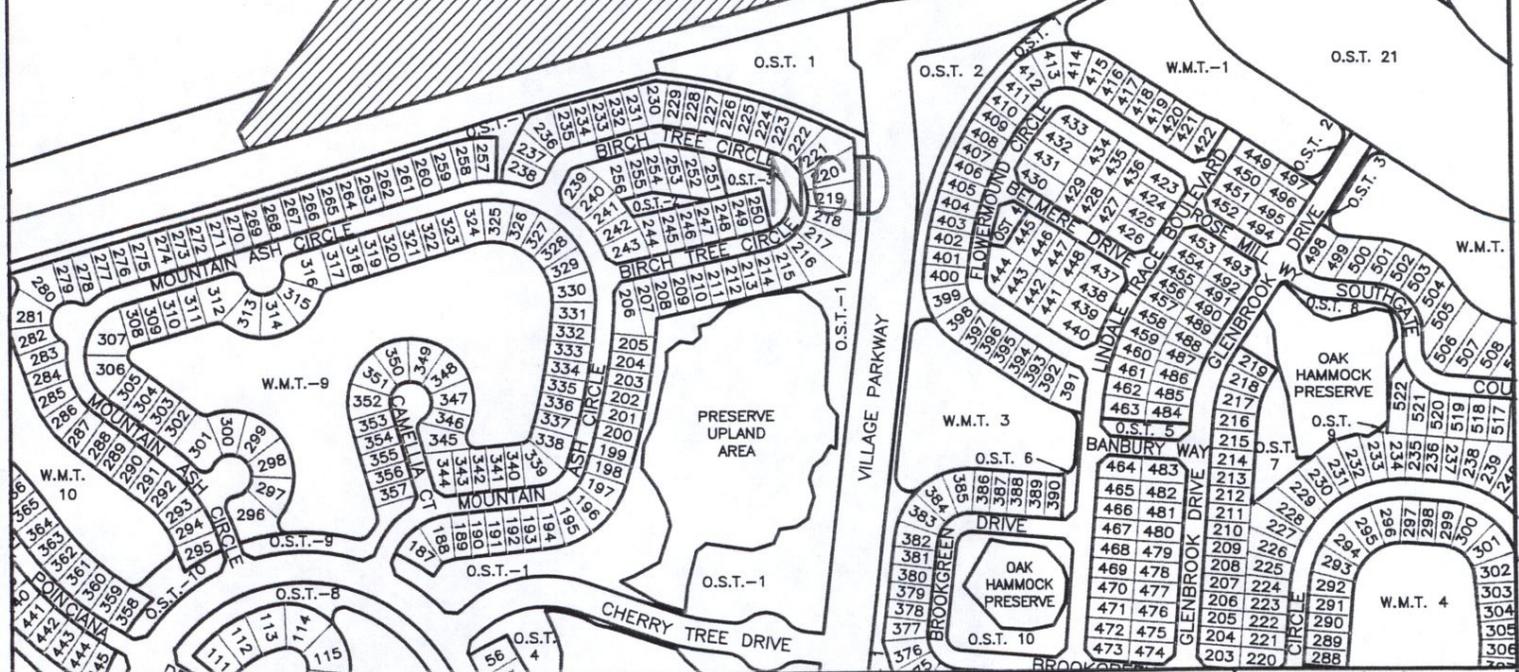
PARCEL 1
VERANO MASTER
3328-702000100

PARCEL 4
VERANO MASTER PLAT
3328-70200040009

RGC

RM=20.27(AC.)
CG=20.27(AC.)
3333-344-0001-0006
OSC=6.40(AC.)

CROSTOWN PARKWAY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT

VERANO
3333-344-0001-0006

DATE: 10/9/2011

APPLICATION NUMBER:
P11-124

CADD FILE NAME:
P11-124M

SCALE: 1"=500'

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept P11-124
Fee (Nonrefundable)\$ 5,840.00
Receipt # 11313

Refer to "Fee Schedule" for application fee. Make checks payable to the 'City of Port St. Lucie.' Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: dhearing@cotleur-hearing.com

PROPERTY OWNER

Name: The Kolter Group, LLC
Address: 701 S. Olive Avenue, Suite 104, West Palm Beach, Florida 33401
Telephone No.: 561-682-9500 Fax No.: 561-682-1050

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: William Johnson, Mgr., The Kolter Group, LLC
Address: 701 S. Olive Avenue, Suite 104, West Palm Beach, Florida 33401
Telephone No.: 561-682-9500 Fax No.: 561-682-1050

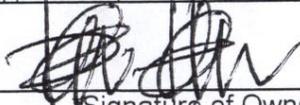
AGENT OF OWNER (if any)

Name: Donaldson E. Hearing, Cotleur & Hearing, Inc., 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458
Address: Cotleur & Hearing, 464 Port St. Lucie Boulevard, Port St. Lucie, Florida 34953
Telephone No.: 561-747-6336 Fax No.: 561-747-1377

PROPERTY INFORMATION

Boundary Description See Exhibit A
(attach map)
Property Tax I.D. Number 333 344 00010006
Current Land Use CG, RM and OS Proposed Land Use Residential Golf Course (RGC)
Current Zoning CG, RM and OS Acreage of Property 46.94

Reason for Comprehensive Plan Amendment: _____
The applicant is requesting modification of the existing land-use designation to Residential Golf Course Community (RGC). This request is to create consistency with the property to the north of Crosstown Parkway (Verano DRI). The applicant is processing a simultaneous amendment to the Verano DRI to incorporate the subject parcel.



Signature of Owner

DONALDSON HEARING

Hand Print Name

9.2.2011

Date

*If signature is not that of owner, a letter of authorization from the owner is needed.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH

January 20, 2012

Daniel Holbrook, AICP
Director of Planning and Zoning
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RECEIVED

JAN 23 2012

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE

Subject: City of Port St. Lucie Comprehensive Plan
Draft Amendments - Amendment No. 12-1ESR

Dear Mr. Holbrook:

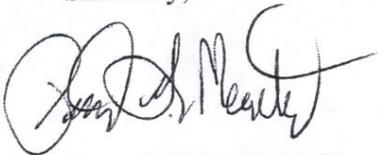
Pursuant to the requirements of the Community Planning Act, Chapter 163, *Florida Statutes*, the Treasure Coast Regional Planning Council (TCRPC) reviewed the above-referenced comprehensive plan amendments at its meeting on January 20, 2012.

A review report was approved by the TCRPC for transmittal to the City as required by Section 163.3184, *Florida Statutes*. A copy of the report is enclosed.

Please send one copy of all materials related to these amendments directly to our office once they are adopted by your governing body.

If you have any questions, please feel free to call me.

Sincerely,



Peter G. Merritt, Ph.D.
Assistant Director

PGM:slh

Enclosure

"Regionalism One Neighborhood At A Time"- Est.1976

421 SW Camden Avenue - Stuart, Florida 34994
Phone (772) 221-4060 - Fax (772) 221-4067 - www.tcrpc.org

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

AGENDA ITEM 5F

From: Staff

Date: January 20, 2012 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 12-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

Background

The City of Port St. Lucie is proposing one Future Land Use Map (FLUM) amendment to the City Comprehensive Plan.

Evaluation

The proposed amendment is to change the FLUM designation of a 46.94-acre parcel, also known as the Peacock Property, from Commercial General, Medium Density Residential, and Open Space Conservation to Residential Golf Course (RGC). The RGC land designation allows a maximum of 5 dwelling units per acre and a minimum of one 18-hole golf course.

Concurrent with this proposed comprehensive plan amendment, the applicant has submitted a Notice of Proposed Change (NOPC) to incorporate the subject property into the Verano Development of Regional Impact (DRI). The DRI amendment and this FLUM amendment will be considered by the City of Port St. Lucie at the same meeting.

The subject parcel is currently vacant and contains approximately 25.6 acres of high quality native upland vegetation, which is primarily pine flatwoods with cabbage palm and oak hammocks. The applicant has agreed to comply with the 25 percent upland preservation requirement of the City of Port St. Lucie through a donation of natural lands to the City. Language for this donation will be included in the revised development order to be adopted as part of the Verano DRI NOPC.

Extrajurisdictional Impacts

Under the informal agreement facilitated by the TCRPC, local governments in the northern three counties of the region are to provide copies of amendment materials to other local governments and agencies that have expressed an interest in receiving such materials. On December 14, 2011, the TCRPC requested comments from these local governments and organizations regarding any conflicts with the proposed amendments. As of the date of the preparation of this report, no objections to the proposed amendment have been received.

Effects on Significant Regional Resources and Facilities

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is not in conflict or inconsistent with the SRPP.

Recommendation

Council should approve this report and authorize its transmittal to the City of Port St. Lucie and the Florida Department of Economic Opportunity.

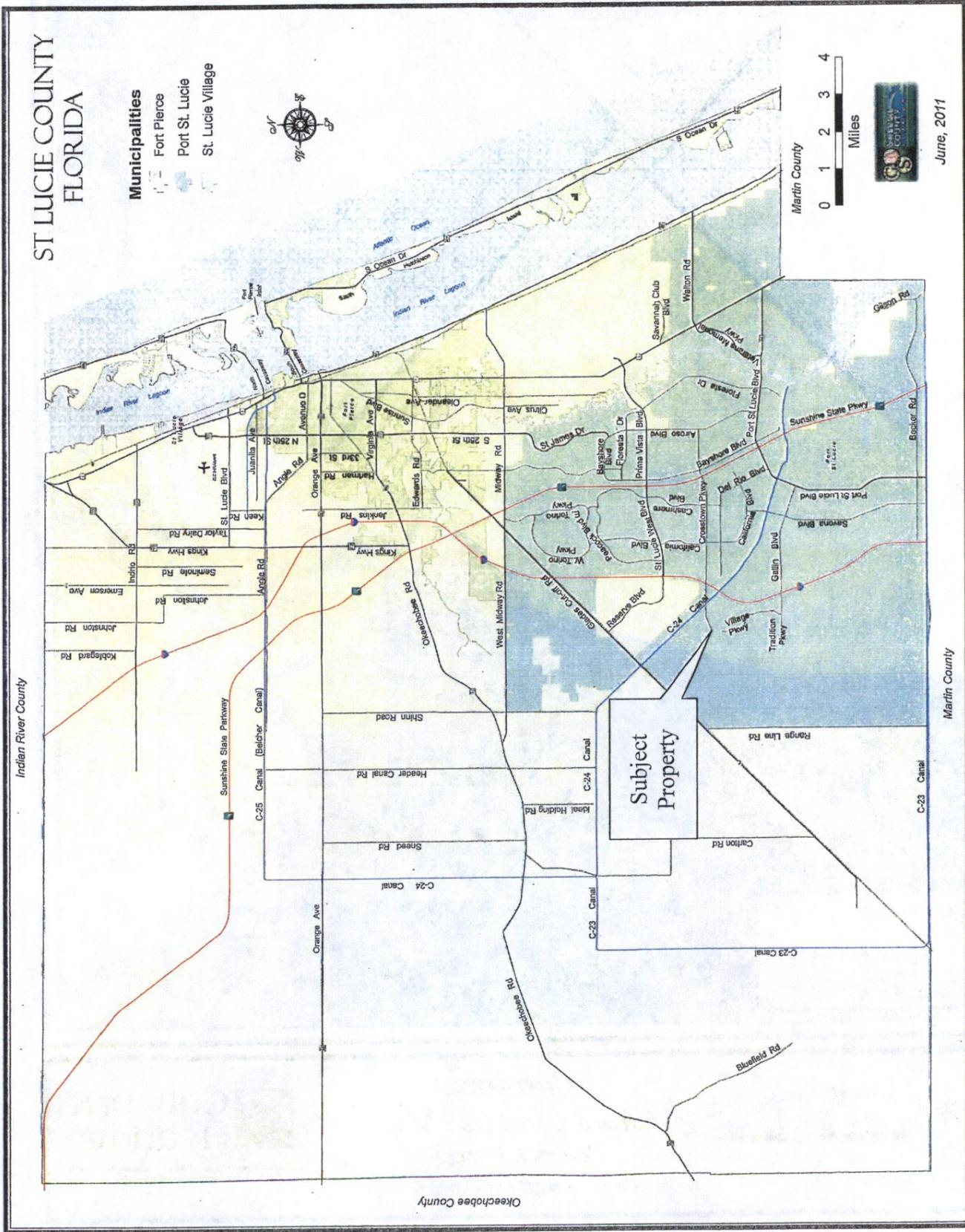
Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Current Future Land Use Map
- 3 Proposed Future Land Use Map
- 4 Adjacent Major Developments Map

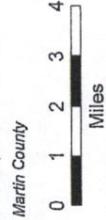
Exhibit 1 General Location Map City of Port St. Lucie



ST LUCIE COUNTY
FLORIDA

Municipalities

- Fort Pierce
- Port St. Lucie
- St. Lucie Village



June, 2011

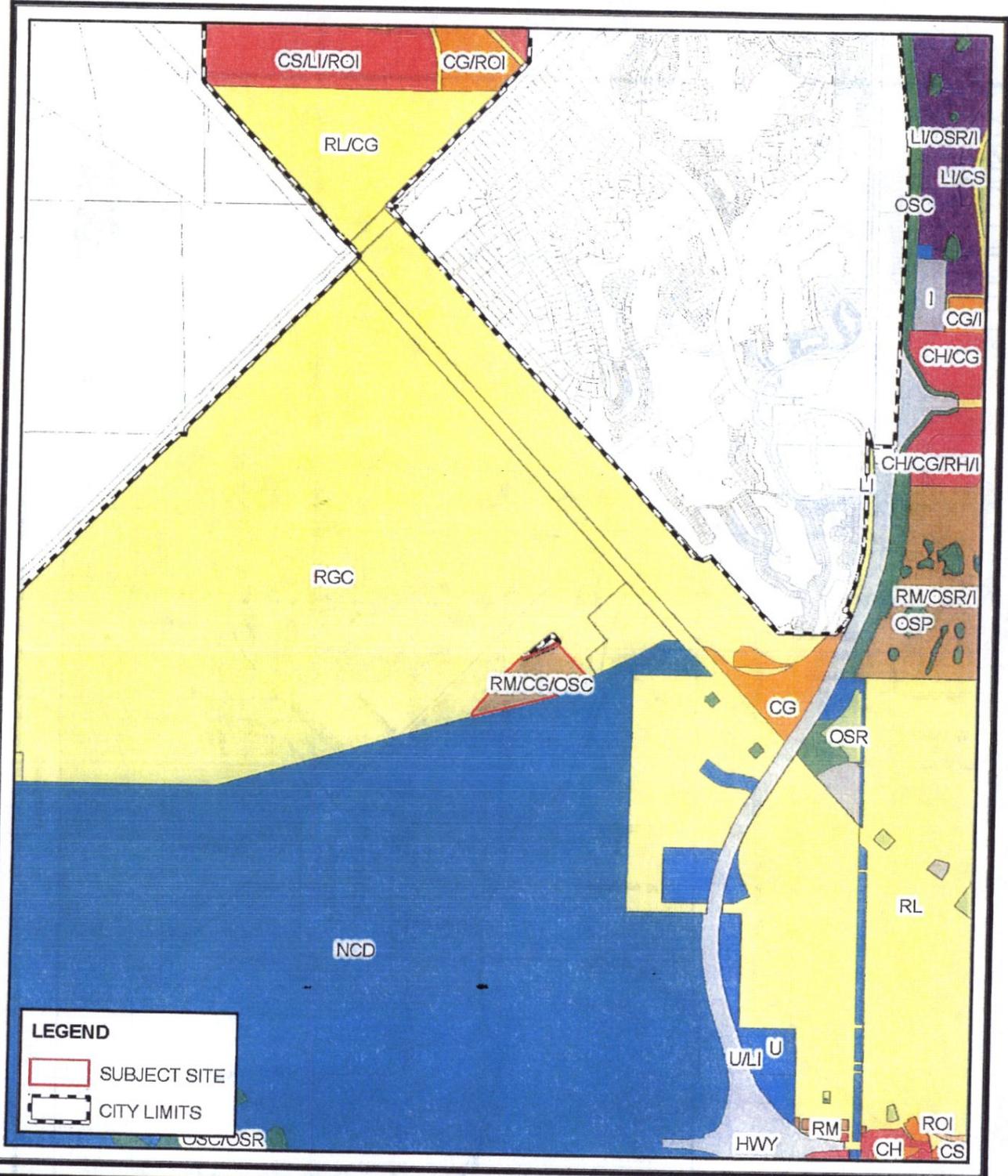
Subject
Property

Indian River County

Martin County

Okechobee County

Exhibit 2



LEGEND

- SUBJECT SITE
- CITY LIMITS



1 inch = 3,000 feet



Map Document
 (F:\VrdMap_Projects\09-1204.01 Verano DRJ Amendment)
 8/30/2011 - 1:30:00 PM

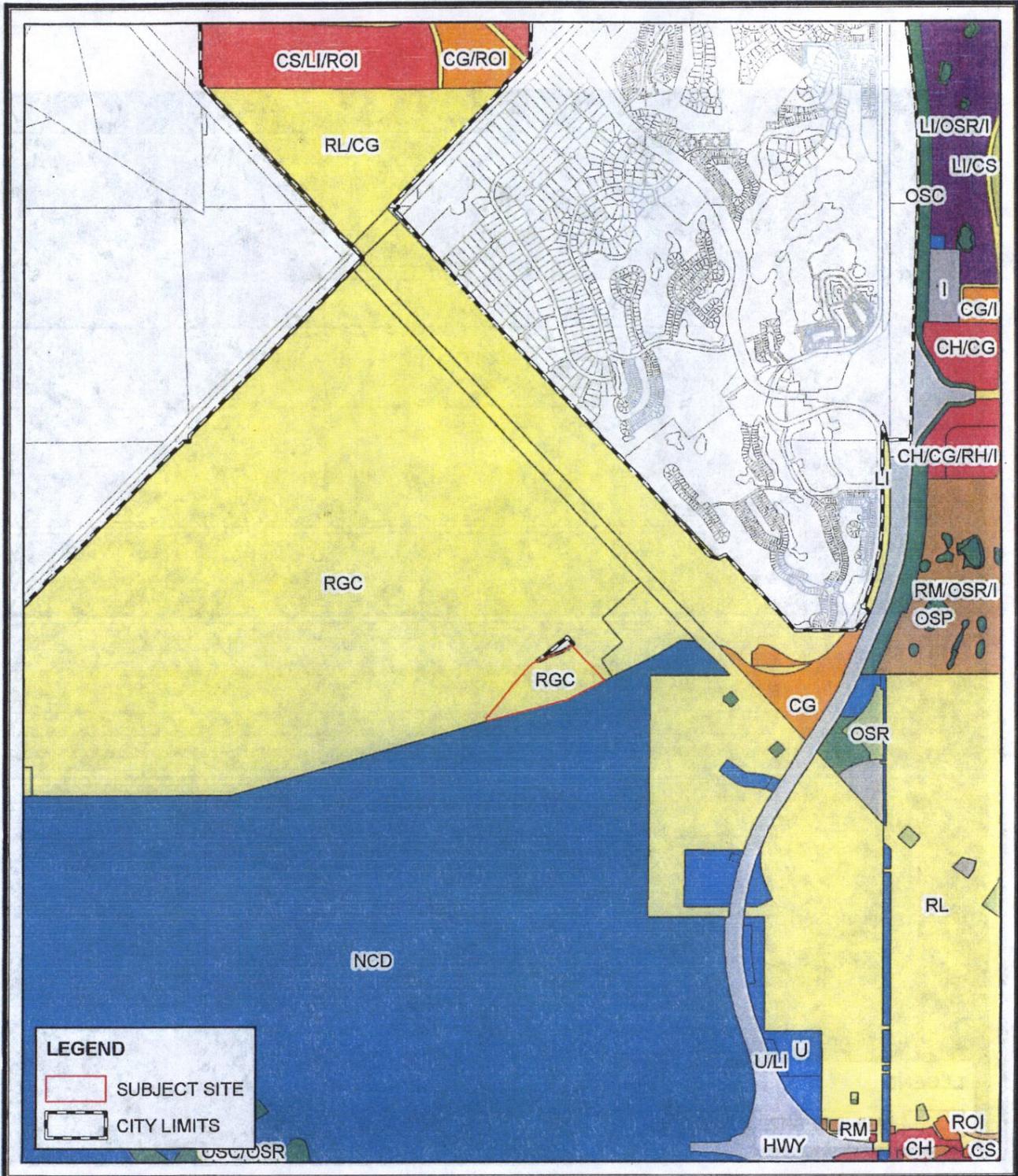
*Current
 Future Land Use Map
 Peacock Parcel
 City of Port Saint Lucie, FL*



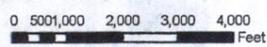
**Cotleur &
 Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
 561.747.6336 • 561.747.1377

Exhibit 3



1 inch = 3,000 feet



Map Document:
 (F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment)
 8/30/2011 - 1:30:00 PM

Proposed Future Land Use Map Peacock Parcel City of Port Saint Lucie, FL



**Cotleur &
 Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
 561.747.6336 • 561.747.1377

Exhibit 4



LEGEND

 SUBJECT SITE



1 inch equals 1 miles



*Adjacent
Major Developments
Peacock Parcel*

City of Port Saint Lucie, FL



**Cotleur &
Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377

Map Document:
(F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment)
8/30/2011 - 1:30:00 PM

Rick Scott
GOVERNOR



Doug Darling
EXECUTIVE DIRECTOR

RECEIVED

JAN 12 2012

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

January 11, 2012

The Honorable JoAnn Faiella
Mayor, City of Port St. Lucie
121 South West Port St. Lucie Boulevard
Port St. Lucie, Florida 34984-5099

Dear Mayor Faiella:

The State Land Planning Agency (the Agency) has completed its review of the proposed comprehensive plan amendment for the City of Port St. Lucie (Amendment No. 12-1ESR) which was received on December 12, 2011. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Agency's authorized scope of review that will be adversely impacted by the amendment if it is adopted.

The City is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City regarding these proposed amendments. These reviewing agency comments could form the basis for a challenge by this Agency.

If other reviewing agencies provide comments, we recommend that the City consider appropriate changes to the amendment based on those comments. If unresolved, such comments may form the basis for a challenge to the amendment after adoption. The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected party that provided comment on the amendment. For your assistance, we have attached procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please call Laura Regalado, at (850)717-8508, or by email at laura.regalado@deo.myflorida.com.

Sincerely,

James D. Stansbury
Regional Planning Administrator

JDS/lmr

cc: Mr. Daniel Holbrook, AICP, Director of Planning and Zoning, City of Port St. Lucie
Mr. Michael Busha, AICP, Executive Director, Treasure Coast Regional Planning Council

The Caldwell Building 107 E. Madison Street Tallahassee, Florida 32399-4120
850.245.7105 TTY/TDD 1-800-955-8771 Voice 1-800-955-8770 FloridaJobs.org



**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



NOTICE OF PUBLIC HEARING THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE ADOPTION HEARING FOR THE CITY OF PORT ST. LUCIE COMPREHENSIVE PLAN AMENDMENT

(Ordinance No. 11-82)

THE CITY COUNCIL of the CITY OF PORT ST. LUCIE will hold a PUBLIC HEARING to amend its Comprehensive Plan to the Future Land Use Element as follows:

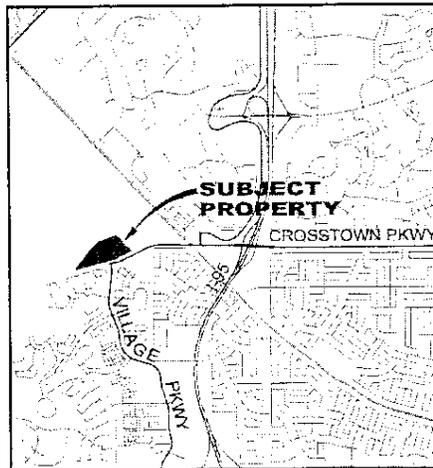
P11-124. KOLTER GROUP/PEACOCK PROPERTY – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT. A request to amend the future land use designation from CG (General Commercial), RM (Medium-Density Residential) and OSC (Open Space Conservation) to RGC (Residential Golf Course). The property is located west of Interstate 95, east of Range Line Road and north of the intersection of Village Parkway and Crosstown Parkway. Legal Description: A parcel of land in Section 33, Township 36 South, Range 39 East, and Section 4, Township 37 South, Range 39 East.

The CITY OF PORT ST. LUCIE will hold a PUBLIC HEARING on this item (Ordinance No. 11-82) Monday, **October 22** at 7:00 P.M. in the CITY COUNCIL CHAMBERS in the City Hall Building "A", 121 SW Port St. Lucie Blvd., Port St. Lucie, Fl.

ORDINANCE 11-82

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A LARGE SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR THE KOLTER GROUP, LLC (P11-124) TO CHANGE THE FUTURE LAND USE DESIGNATION FROM CG (GENERAL COMMERCIAL), RM (MEDIUM DENSITY RESIDENTIAL), AND OSC (OPEN SPACE CONSERVATION) TO RGC (RESIDENTIAL GOLF COURSE) FOR A PARCEL LEGALLY DESCRIBED AS LOCATED IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, LOCATED WEST OF INTERSTATE 95, EAST OF RANGE LINE ROAD AND NORTH OF THE INTERSECTION OF VILLAGE PARKWAY AND CROSSTOWN PARKWAY; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

General Location Map: The project as shown below is generally located:



The proposed Ordinance 11-82 may be reviewed between the hours of 8:00 AM and 5:00 PM at the City's Planning and Zoning Department, City Hall Building A, 121 SW Port St. Lucie Blvd., Port St. Lucie Florida. Members of the public are welcome to attend the Public Hearing and provide oral or written comments on the matter.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at 772-871-5157 for assistance.

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.