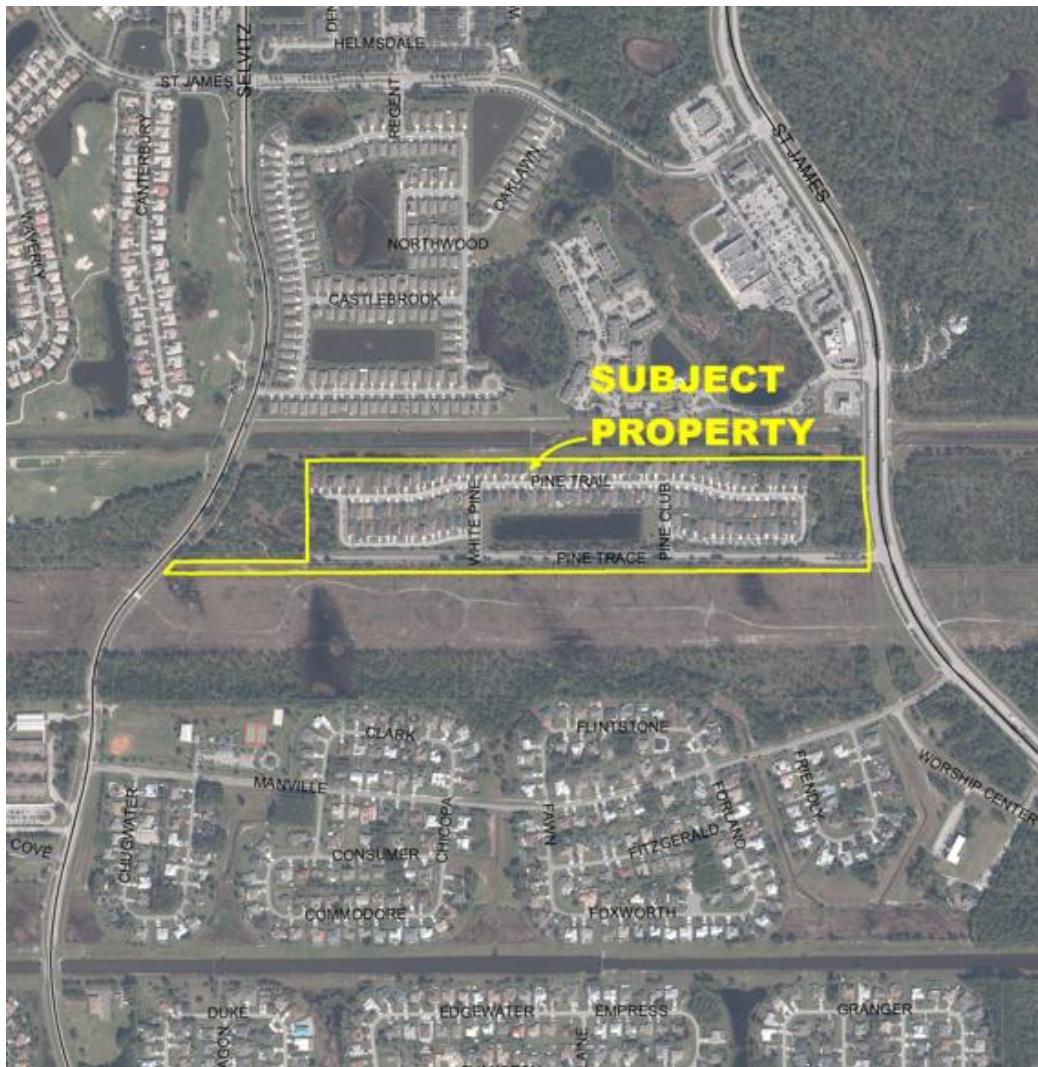


Pine Trace PUD - Amendment No. 4
Planned Unit Development Amendment
P24-216



Project Location Map

SUMMARY

Applicant's Request:	An application for the 4th Amendment to the Pine Trace Planned Unit Development (PUD) to revise the allowed uses for Parcel A (commercial lot).
Agent(s):	Sidlyd Investments, LLC
Applicant/ Property Owner:	Coast to Coast Investment Properties, LLC
Location:	NW Corner of St. James Drive and NW Pine Trace Avenue
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The City has received an application from Sidlyd Investments, LLC, on behalf of property owner, Coast to Coast Investment Properties, LLC, for the 4th Amendment to the Pine Trace PUD. The Pine Trace PUD is comprised of 39.92 acres of mostly developed land. Coast to Coast Investment properties, LLC, is the owner of Parcel A. Parcel A is a 2.21-acre vacant commercial parcel. The proposed PUD amendment revises the development plan for Parcel A. The Pine Trace PUD is generally located between NW St. James Drive and NW Selvitz Road and south of Canal 106.

The Pine Trace PUD was last amended in November 2009. The PUD consists of 36.71 acres of residential development with 132 single-family residential units and recreational amenities. The PUD also includes a one (1) acre utility site and the 2.21-acre Parcel A. The PUD is built out except for Parcel A which is vacant. Parcel A is located at the northwest corner of NW St. James Drive and NW Pine Trace Avenue. This application seeks to amend the PUD document to include retail and personal service uses as permitted uses and to require special exception uses for retail or personal service uses that exceed fifty percent (50%) of the building's gross floor area, for Parcel A. These changes are consistent with the property's ROI (Residential/Office/Institutional) land use which allows limited retail development.

The proposed PUD is moving forward without providing evidence of unified control of the entire area within the PUD and without a renewed agreement to all provisions per Sec. 158.177, City Code of Ordinances. The entire area within the PUD includes the 132 single-family residential units that were constructed by KB Homes and a city utility site that was developed as lift station. The residential component is built out with a homeowner's association. Although requested by staff, the applicant has stated that they are not able to secure the required signatures from the homeowner's association. The proposed changes to the PUD apply only to Parcel A, which is under the ownership of Coast to Coast Investment Properties, LLC. The previous PUD binding agreement is included as Exhibit A of the PUD document.

The applicant has stated that they presented the proposed project for Parcel A to the Homeowner's Association and residents at a virtual meeting held on May 14, 2024.

Project Background

The Pine Trace PUD was approved in June 2004 via ordinance 04-86 (P04-134) and has been amended three times since then. Amendment numbers, approval dates and ordinance numbers are provided below:

Document	Approval Date	Project Number	Ordinance #
1 st Amendment	7/23/07	P07-144	07-110
2 nd Amendment	11/24/08	P08-206	08-128
3 rd Amendment	11/23/09	P09-091	09-88

The commercial lot, Parcel A, has remained undeveloped.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on January 8, 2025.

Public Notice Requirements

Notice of the PUD amendment was mailed to property owners within the PUD and those a maximum of 750 feet of the subject property.

Location and Site Information

Property Size:	39.92 acres
Legal Description:	Pine Trace PUD PB 49 Pg 5-9
Future Land Use:	Residential, Office, Institutional (ROI)
Existing Zoning:	Planned Unit Development (PUD)
Proposed Zoning	Planned Unit Development (PUD)
Existing Use:	Residential, utility and vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	U and RS-2	GU and RS-2	Drainage Canal, Single and Multifamily residential and Commercial
South	U	GU and I	Florida Power and Light Power Lines
East	OSC	GU	St, James Boulevard, Vacant property
West	ROI	GU	Vacant, NW Selvitz Road

GU-General Use; U-Utility; OSC-Open Space Conservation; ROI-Residential, Office, Institutional; I-Institutional; RS-2-Single Family Residential

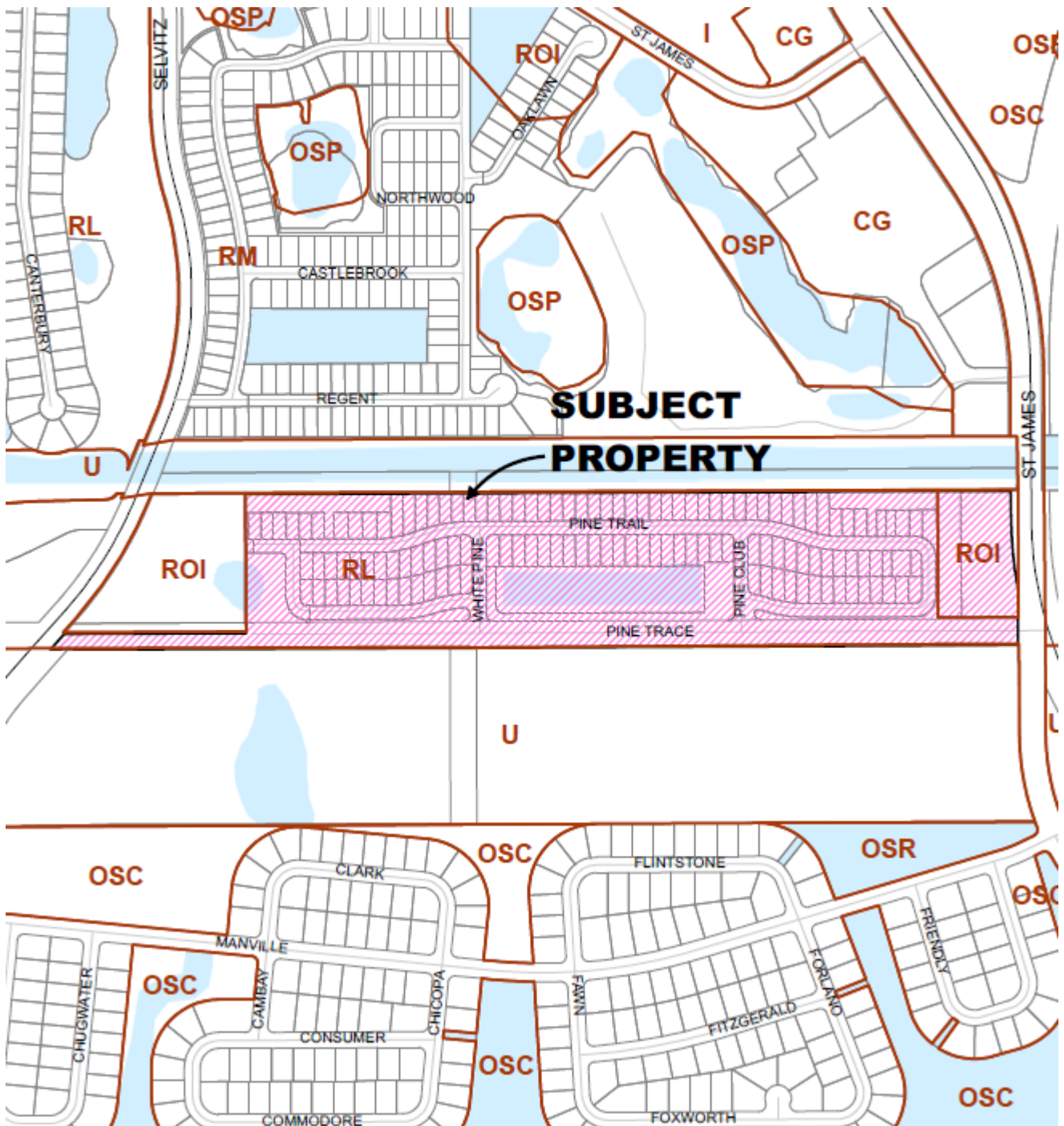


Figure 1 Future Land Use Map

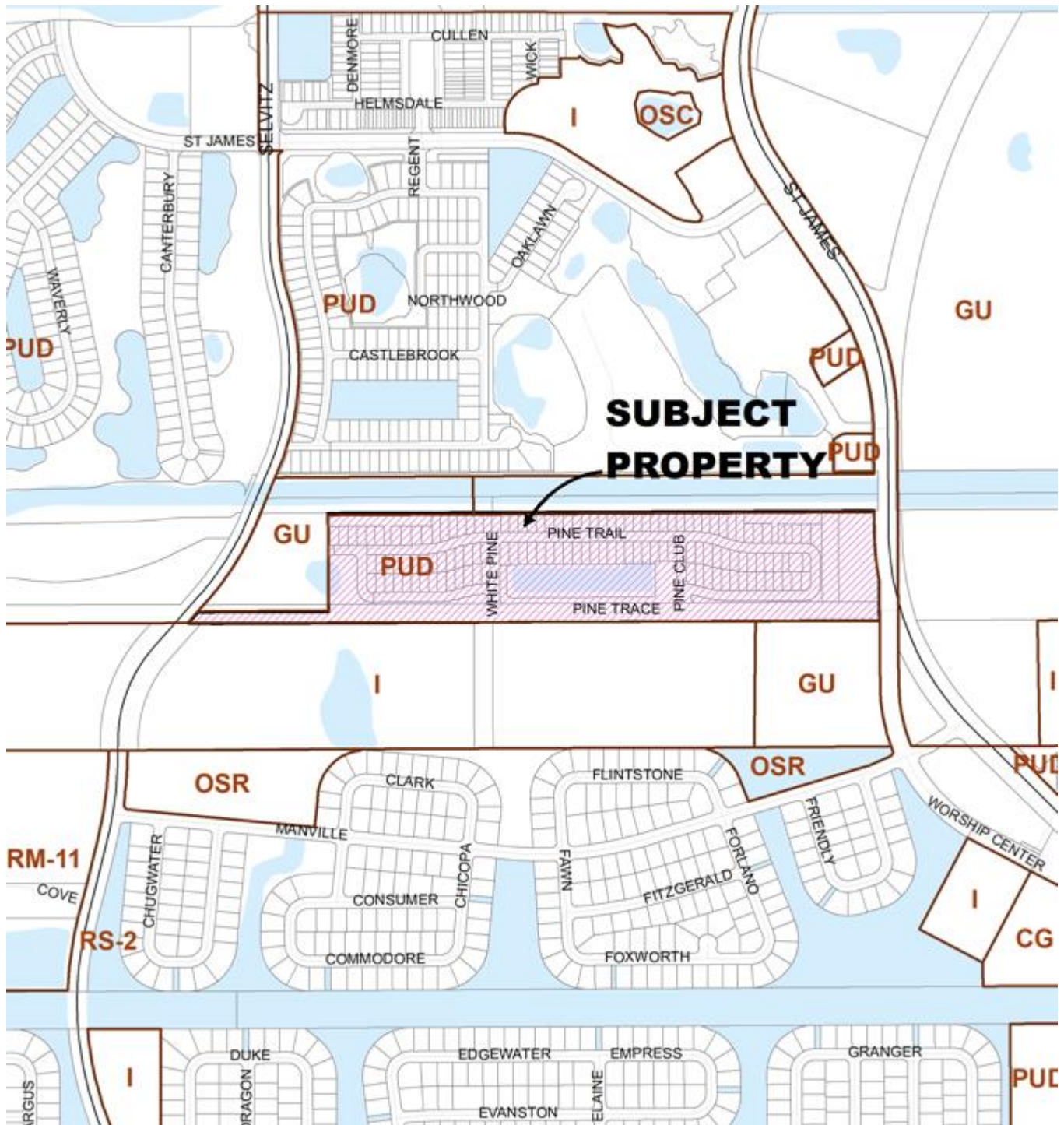


Figure 2 Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

The proposed PUD amendment updates the development plan for Parcel A to allow for retail and personal service uses and to require special exception uses for retail or personal service uses that exceed fifty percent (50%) of the building's gross floor area. These changes are consistent with the property's ROI (Residential/Office/Institutional) land use which allows limited retail development. This PUD amendment is consistent with the direction and policies of the Comprehensive Plan and furthers Policy 1.1.4.10 and Policy 1.1.4.13.

Policy 1.1.4.10- The following densities and intensities shall apply to the future land use designations:

Land Use Designation	Coverage	Height	Impervious
ROI (Residential, Office Institutional)- Office/Commercial	40%	35 feet	80%

Policy 1.1.4.13- The following zoning districts are compatible with the ROI Future Land Use:

Future Land Use Classification	Compatible Zoning Districts
ROI (Residential, Office Institutional)	P, LMD , RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre.

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10): According to the City of Port St. Lucie Comprehensive Plan Policy 1.1.4.10 the ROI land use category allows commercial uses per LMD zoning up to 50% retail and personal service related, or a maximum of 5,000 sf, in conjunction with other office uses. The intended single-use retail establishment will require a Special Exception Use approval from City Council.

ZONING REVIEW (ARTICLE X)

Standards for District Establishment

Area Requirement	The overall subject property PUD for the PUD totals 39.92 acres. The minimum acres required for district establishment is 2 acres per Section 158.172 (PUD) Standards for District Establishment.
Relation to Major Transportation Facilities	The Pine Trace PUD property is located at the northeast corner of NW of St. James Boulevard and NW Pine Trace Avenue. The residential portion of the PUD and the utility parcel are accessible from NW Pine Trace Avenue. The proposed commercial use on Parcel A will be accessible from both NW Pine Trace Avenue and NW St. James Boulevard.
Consistency with City's Comprehensive Plan	This PUD amendment is consistent with the subject property's ROI future land use.
Relation to Utilities, Public Facilities, and Services	Adequate utilities are in place to service the proposed commercial use. Additional review will be provided at the time of site plan and detail plan submittal.
Evidence of Unified Control of Area	Evidence of unified control was not provided.

PUD Conceptual Master Plan and Regulation Book Requirements

PUD Concept Plan and Regulation Book	A PUD concept plan and the regulation book have been provided.
Residential Density and non-residential intensity	The intensity of development and the project density are provided in the PUD regulation book.
Provision for Pedestrian Circulation	Pedestrian circulation and connectivity exists in the area of the subject property. An existing sidewalk connects the residents of the adjacent residential development to the sidewalk along NW St. James Drive. A bus stop/shelter is located at the corner of NW Pine Trace Avenue and NW St. James Drive, adjacent to the subject property.
Off Street Parking and Loading Requirements	Off-street parking associated with the commercial use shall be in accordance with Sec. 158.221 of the City's Zoning Code.
Underground Utilities	Underground utility lines were previously installed to service the residential development. Modifications required to service the commercial parcel will be installed underground.
Protection of Natural Features	There are no wetlands within the PUD boundaries or upland vegetation that have not already been mitigated for as approved during the original permitting by SFWMD, DRI, and Army Corps of Engineers.
Stormwater	A dry detention/stormwater management area for Parcel A shall be provided and reviewed during the site and construction plan approval process.
Landscaping and Buffering Requirements	Landscaping shall conform to Section VII in the PUD document and also the City of Port St. Lucie Land Development Regulations Chapter 154.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD amendment at the January 8, 2025, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.