

Cotleur & Hearing

**St. Andrews Park, Phase II
Planned Unit Development
(PUD)**

PUD Amendment No.2

April 22nd, 2024 City Council
Port St. Lucie, Florida

Application P23-219:

The Applicant and property owner is requesting a PUD amendment for the Existing and approved St. Andrews Park, Phase II PUD. Approved in 2014, the PUD included 42.33 acres of commercial, residential, office.

Request:

Remove approximately 14.751 acres of land from the existing PUD.

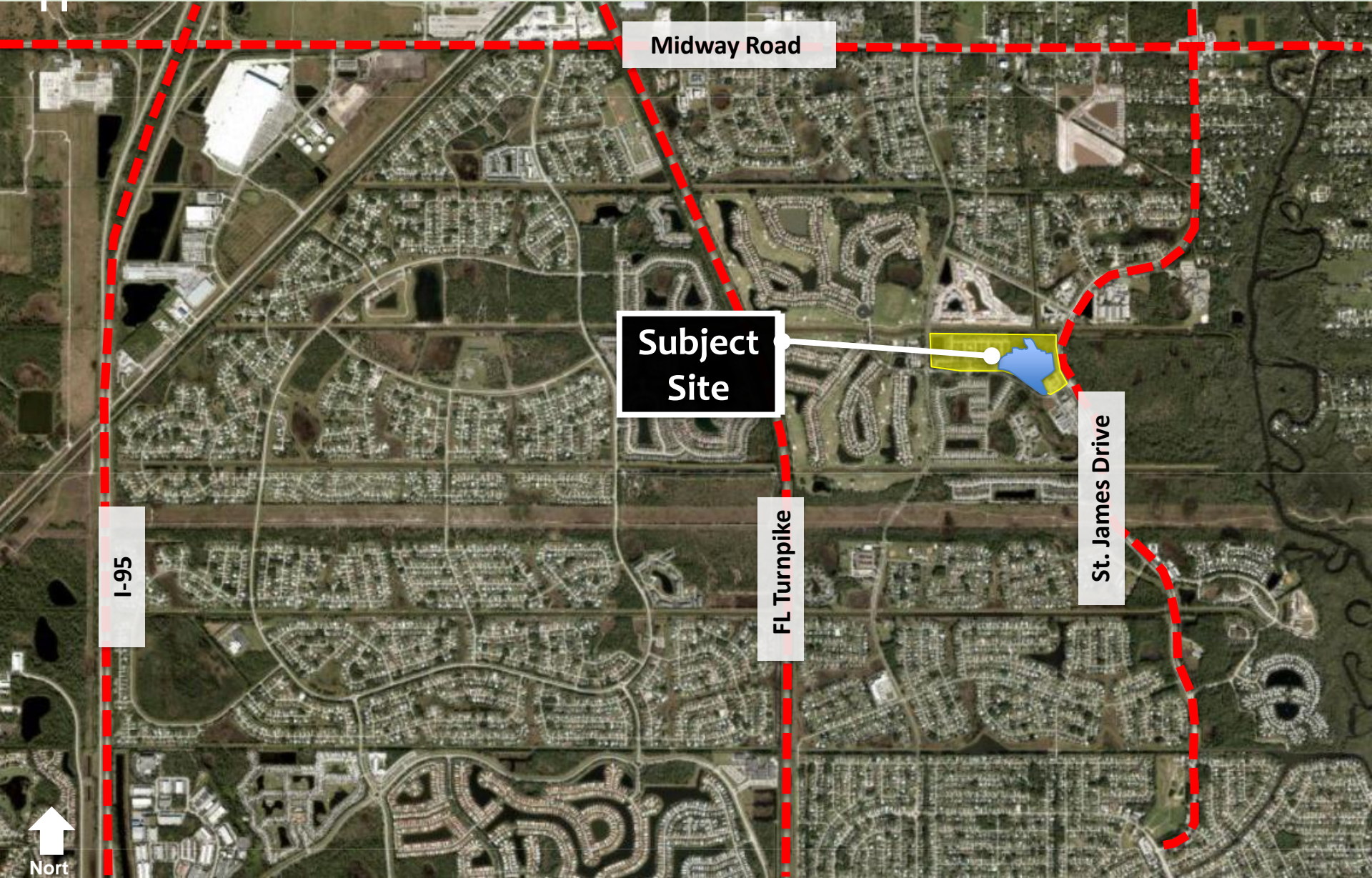
Concurrent Applications to Rezone the property and amend the Future Land Use.

Applicant

Calvary Port St. Lucie Ministries Inc.
St. Andrews Park Commercial LLC

Planner

Cotleur & Hearing



Midway Road

Subject Site

St. James Drive

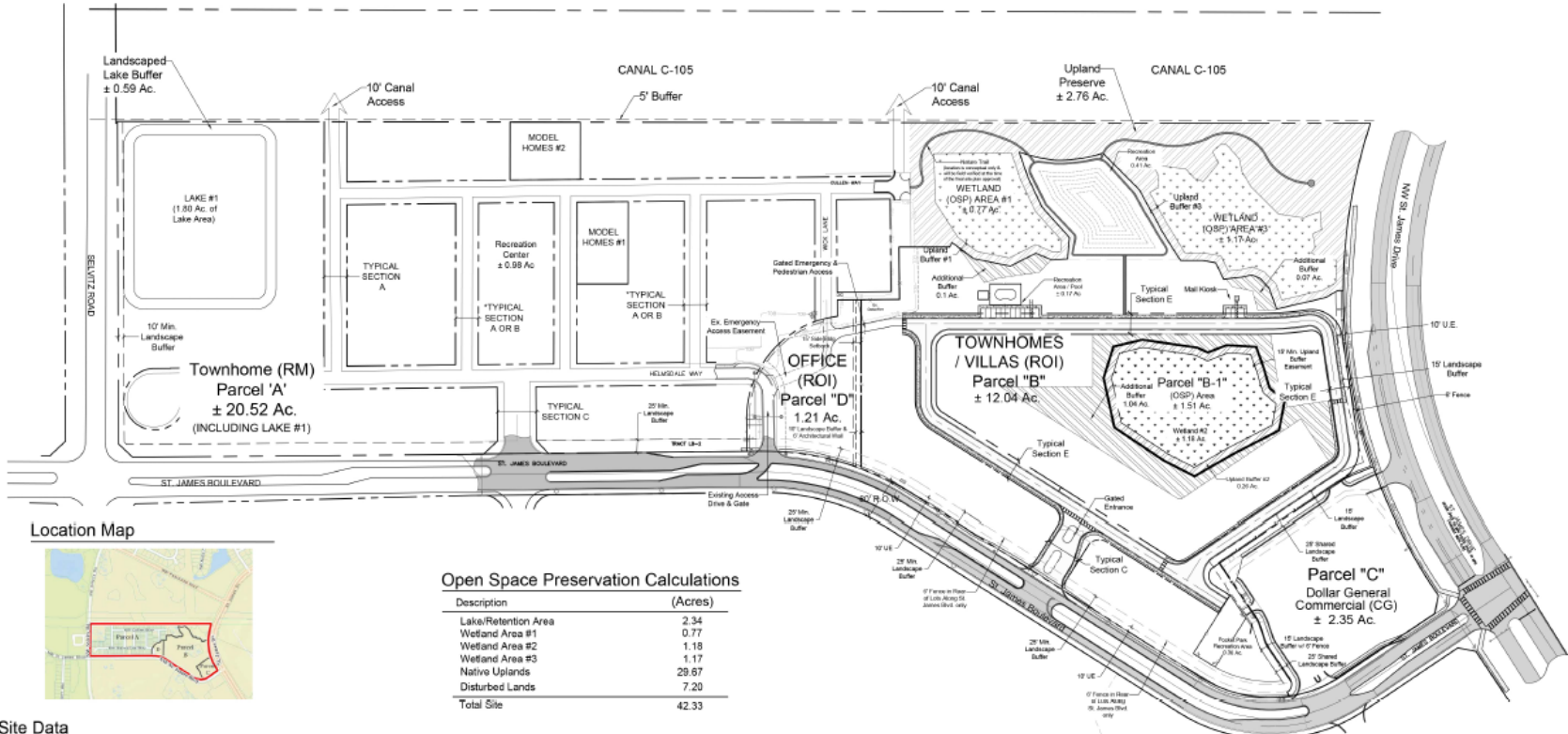
FL Turnpike

I-95



North

Existing Approved PUD Concept



Location Map



Open Space Preservation Calculations

Description	(Acres)
Lake/Retention Area	2.34
Wetland Area #1	0.77
Wetland Area #2	1.18
Wetland Area #3	1.17
Native Uplands	29.67
Disturbed Lands	7.20
Total Site	42.33
Total Existing Upland	29.67
Less Exotics	0.00
Existing Uplands Remaining	29.67
Existing Wetland Habitat	3.12
Total Existing Native Habitat	32.79

Site Data

Total Site Area	42.33 Ac.
Existing Zoning	PUD
Future Land Use	RM, ROI, CG, OSP

Site Area (by land use)	Acres
Residential (RM)	20.52
Residential/Office/Institutional (ROI)	13.25
Commercial General (CG)	2.35
Open Space Preservation (OSP)	3.45
Wetland Transitional Buffer (Upland Preserve)	2.76
Total Site Area	42.33

Required Parking

2 parking spaces per unit

Upland Preserve Buffer Calc. (Coverage to Upland Preserve Buffer)	
Upland Buffer #1 & 3	3.08
Upland Buffer #2	0.26
Additional Buffer	1.21

Office (ROI)

Building Location and Setbacks:
Front yards: 20 ft
Side yards: 15 ft
Corner Side: 20 ft
Rear yards: 15 ft
St. James Boulevard: 25 ft

Between buildings: 20 feet between buildings located on the same lot. Buildings are to be setback at least 50 feet from adjacent residential parcels for 2 story buildings and at least 30 feet for single story buildings.

Building coverage: Per requirement in the city comprehensive plan. Maximum impervious surface 80%

Building Height: Buildings shall be a maximum of 50 feet. Architectural embellishments may extend up to 25% above 50 feet.

All major utilities such as cable TV, electricity, sewer and water, shall be located underground.

Town Homes (RM, ROI)

Maximum Numbers of Dwellings	180 Units
Setbacks:	
Minimum front yard	17 ft. Min. Porch Setback 25 ft. Min. Primary Building
Minimum rear yard	15 ft. Min. Primary Building 10 ft. Min. Accessory Setback
Minimum Garage Setback	25 ft. Min. Garage Setback 3 ft. Min. Garage Setback
Minimum Sideyard Setback	0 ft. Min. Interior Setback
Recreational Facilities	15 ft. Min. Setbacks on all yards

Minimum Perimeter Landscape Strip Depth for areas abutting the following:

St. James Boulevard	25 feet
Selvitz Road	10 feet

Notes:

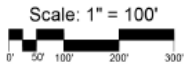
The "B" section may only be used if there are rear loading garages.

Trails may be built with pervious and impervious materials. Decorative pavers shall be provided at the entrance. Stamped concrete is prohibited.

The locations of the recreation areas will be determined at Site Plan Review based on 500 sq. ft. per unit.

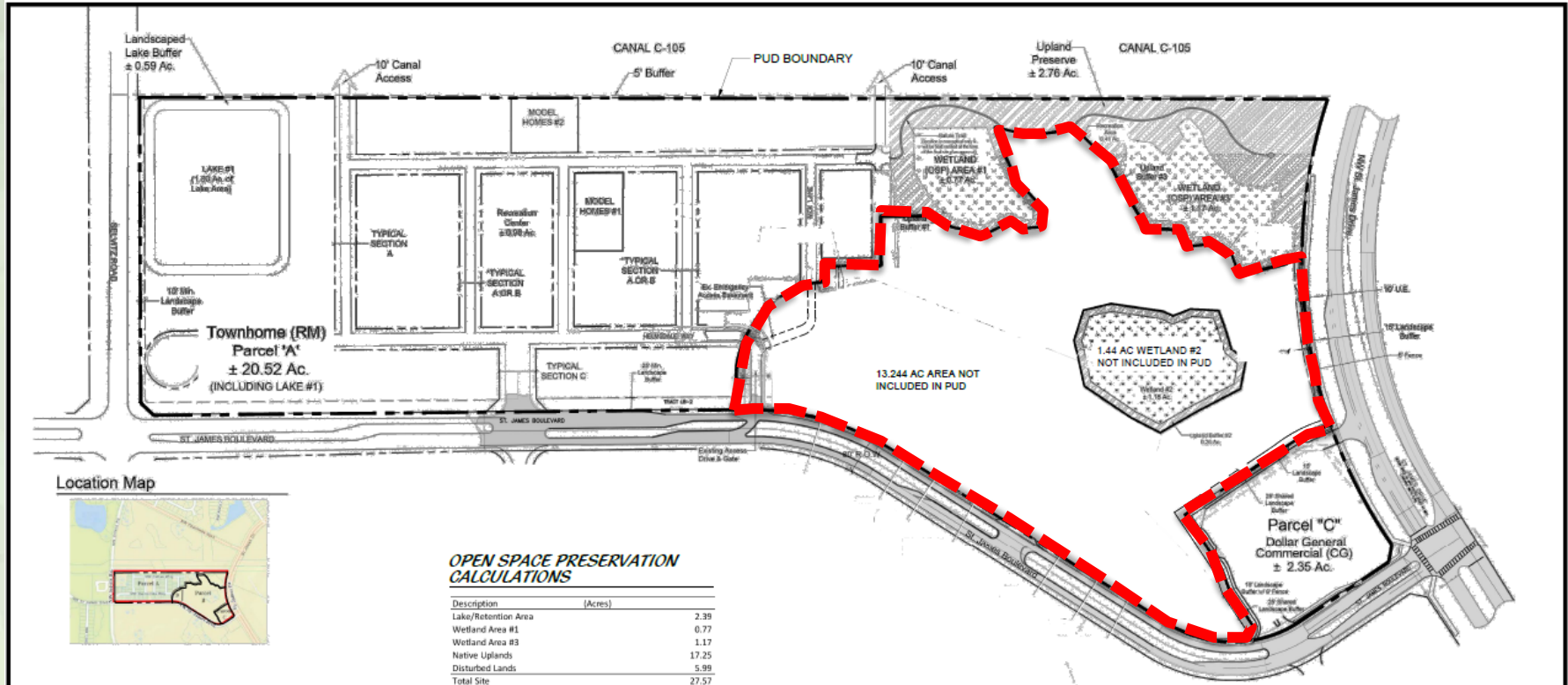
Legend

- Parcel "B-1" Wetland
- Parcel "B-1" Wetland Buffer
- Parcel "B" Additional Buffer
- Parcel "A" Wetland
- Parcel "A" Upland Buffer



* Note: The site plan is conceptual and subject to change at time of review by the Site Plan Review Committee (SPRC)

Proposed PUD Concept Plan



Location Map



OPEN SPACE PRESERVATION CALCULATIONS

Description	(Acres)
Lake/Retention Area	2.39
Wetland Area #1	0.77
Wetland Area #3	1.17
Native Uplands	17.25
Disturbed Lands	5.99
Total Site	27.57

Total Existing Upland	17.25
Less Exotics	0

Existing Uplands Remaining	17.25
Existing Wetland Habitat	3.12
Total Existing Native Habitat	20.37

Upland Preserve Buffer Calcs	(Average 50 ft. Upland Preserve Buffer)
Upland Buffer #1 & 3	3.08
Additional Buffer	1.21

Between buildings: 20 feet between buildings located on the same lot. Buildings are to be setback at least 50 feet from adjacent residential parcels for 2 story buildings and at least 30 feet for single story buildings.

Building coverage: Per requirement in the city comprehensive plan. Maximum impervious surface 80%.

Building Height: Buildings shall be a maximum of 50 feet. Architectural embellishments may extend up to 25% above 50 feet.

All major utilities such as cable TV, electricity, sewer and water, shall be located underground.

Town Homes (RM)	
Maximum Numbers of Dwellings	133 Units
Setbacks:	Rear Loaded
Minimum front yard	17 ft. Min. Porch Setback 25 ft. Min. Primary Building
Minimum rear yard	10 ft. Min. Primary Building 10 ft. Min. Primary Building
Minimum Garage Setback	10 ft. Min. Accessory Setback 25 ft. Min. Garage Setback
Minimum Sideyard Setback	0 ft. Min. Interior Setback 10 ft. Min. Corner/Perimeter Property Line and Canal Cantilevered bay window may extend 3 ft. into front or rear setbacks of primary building.

Recreational Facilities	
Minimum Perimeter Landscape Strip	15 ft. Min. Setbacks on all yards
Depth for areas abutting the following:	St. James Boulevard: 25 feet Selwitz Road: 10 feet

SITE DATA

Total Site Area	27.57
Existing Zoning	PUD
Future Land Use	RM and CG

Site Area (by land use)	Acres
Residential (RM)	20.52
Commercial General (CG)	2.35
Wetland Transitional Buffer (Upland Preserve)	2.76
Wetland Area (#1 & #3)	3.94
Total Site Area	27.57

Required Parking	
2 parking spaces per unit	

NOTE:
THE ST. ANDREWS PARK PUD-PHASE II CONCEPT PLAN WAS OBTAINED FROM THE CITY OF PORT ST. LUCIE PUBLIC RECORDS AND MODIFIED PER THE PROPOSED CHANGES.

Notes:

The "B" section may only be used if there are rear loading garages.

Trails may be built with pervious and impervious materials.

Decorative pavers shall be provided at the entrance. Stamped concrete is prohibited.

The locations of the recreation areas will be determined at Site Plan Review based on 500 sq. ft. per unit.

Legend

- Parcel "A" Wetland
- Parcel "A" Upland Buffer

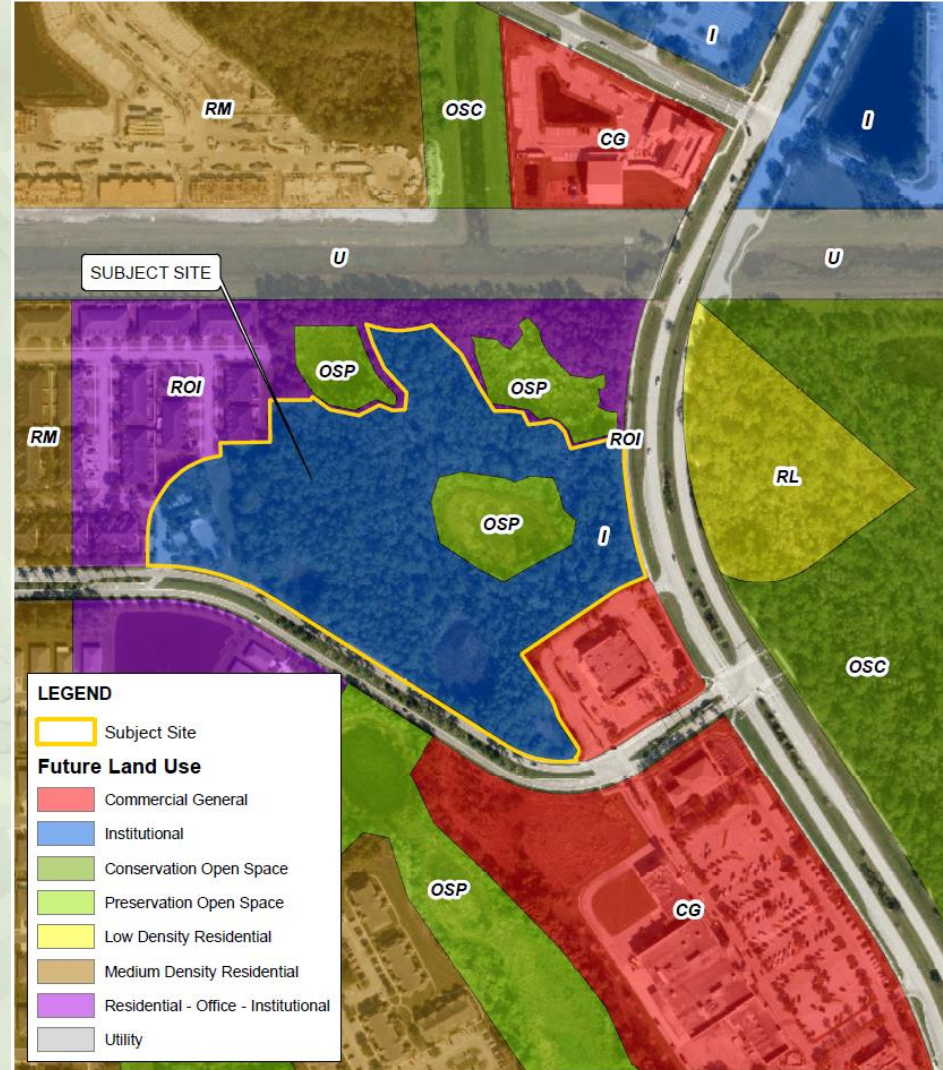
PSL# 23-219
PSLUD# 11-699-00



Future Land Use

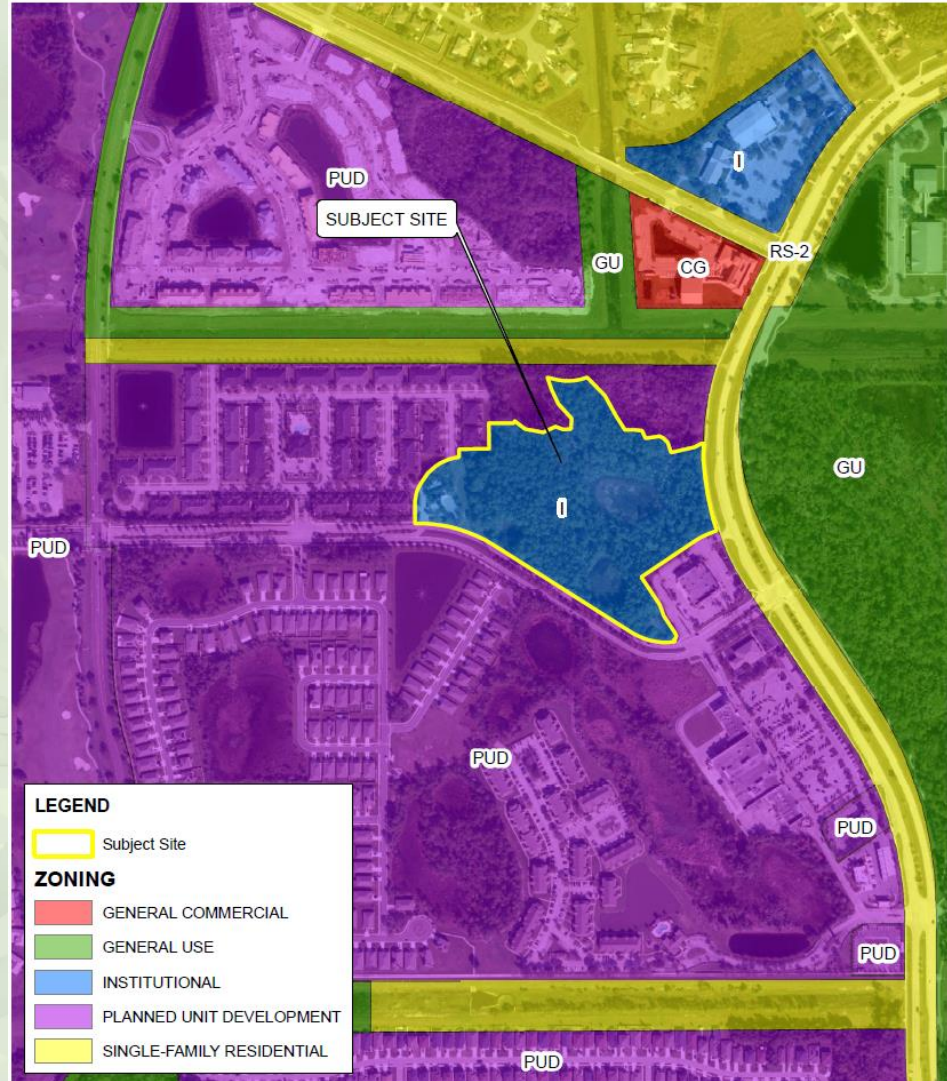
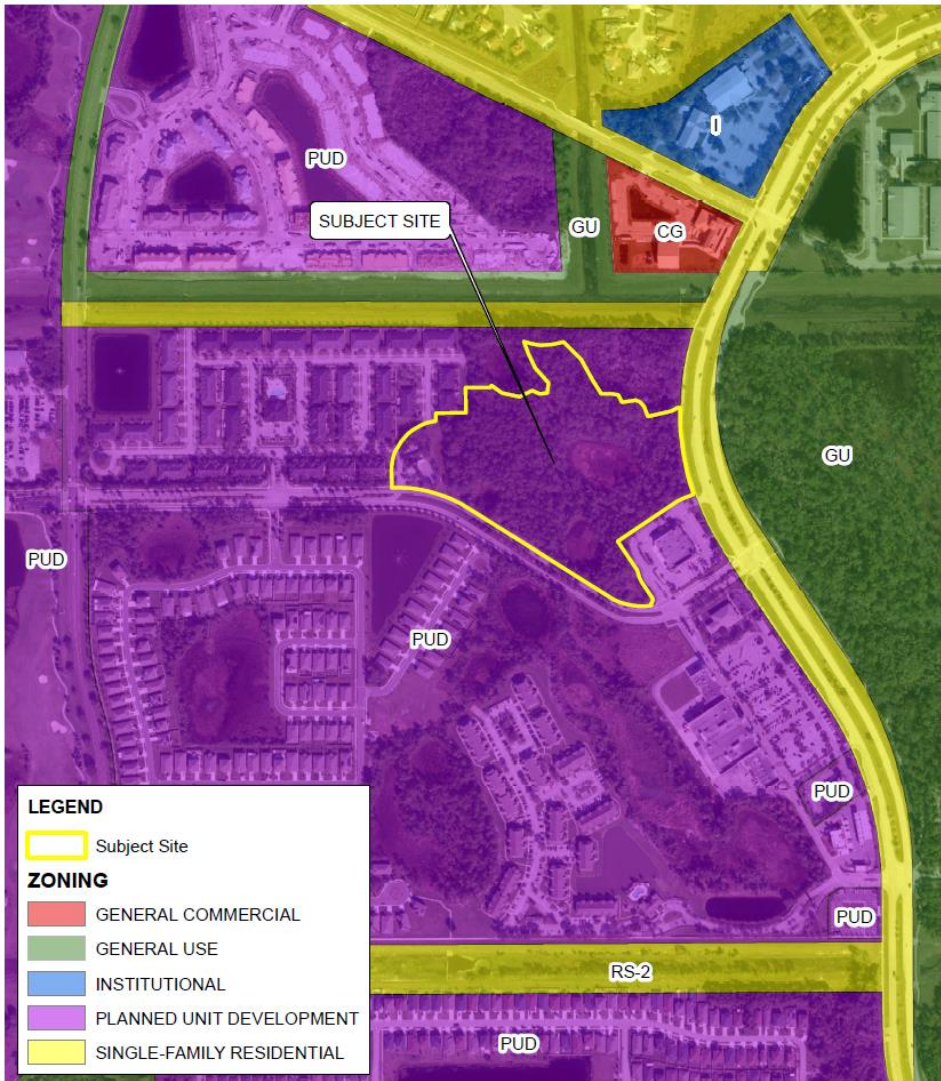
Existing Future Land Use: **Residential, Office, Institutional (ROI)**

Proposed Future Land Use: **Institutional**



Existing Zoning: Planned Unit Development

Proposed Zoning: Institutional



Thank You

**Thank you for your time
and consideration**