

City of Port St. Lucie  
St. Lucie West – University Boulevard Business Center  
Planned Unit Development Rezoning  
(P20-160)

City Council Meeting  
May 10, 2021  
Laura H. Dodd, Planner II



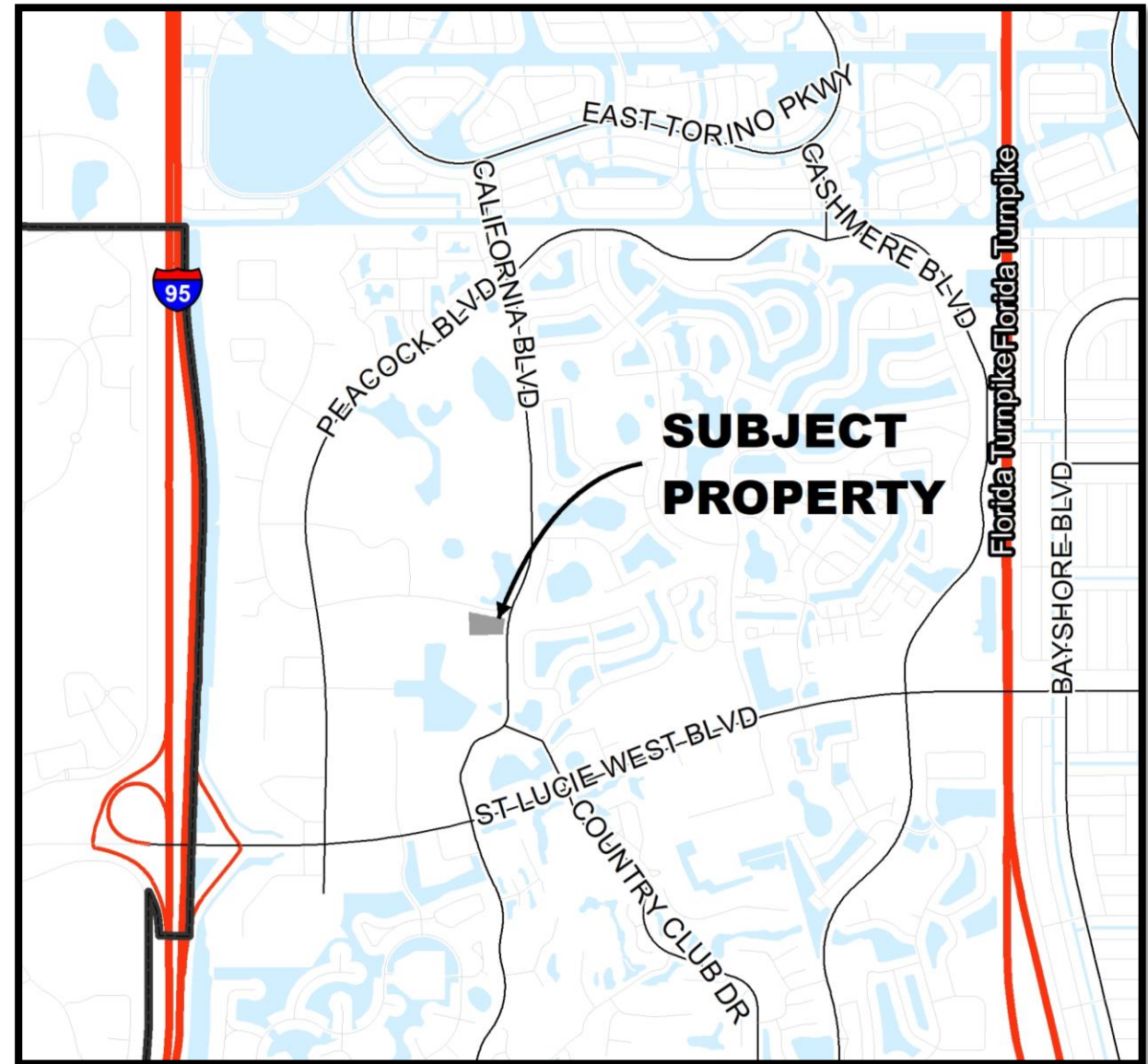
# Overview of Requests:

- ❑ (P20-182) Applicant is proposing to amend the St. Lucie West (SLW) Development of Regional Impact (DRI) text and map; and
- ❑ (P20-159) Applicant is proposing to amend the Future Land Use designation for 3.75-acres from CG/I (General Commercial/Institutional) to CS (Service Commercial); and
- ❑ **(P20-160) Applicant is proposing to change the zoning classification of the subject 3.75 acre property from CG (General Commercial) to PUD (Planned Unit Development) designation.**



# Location Map

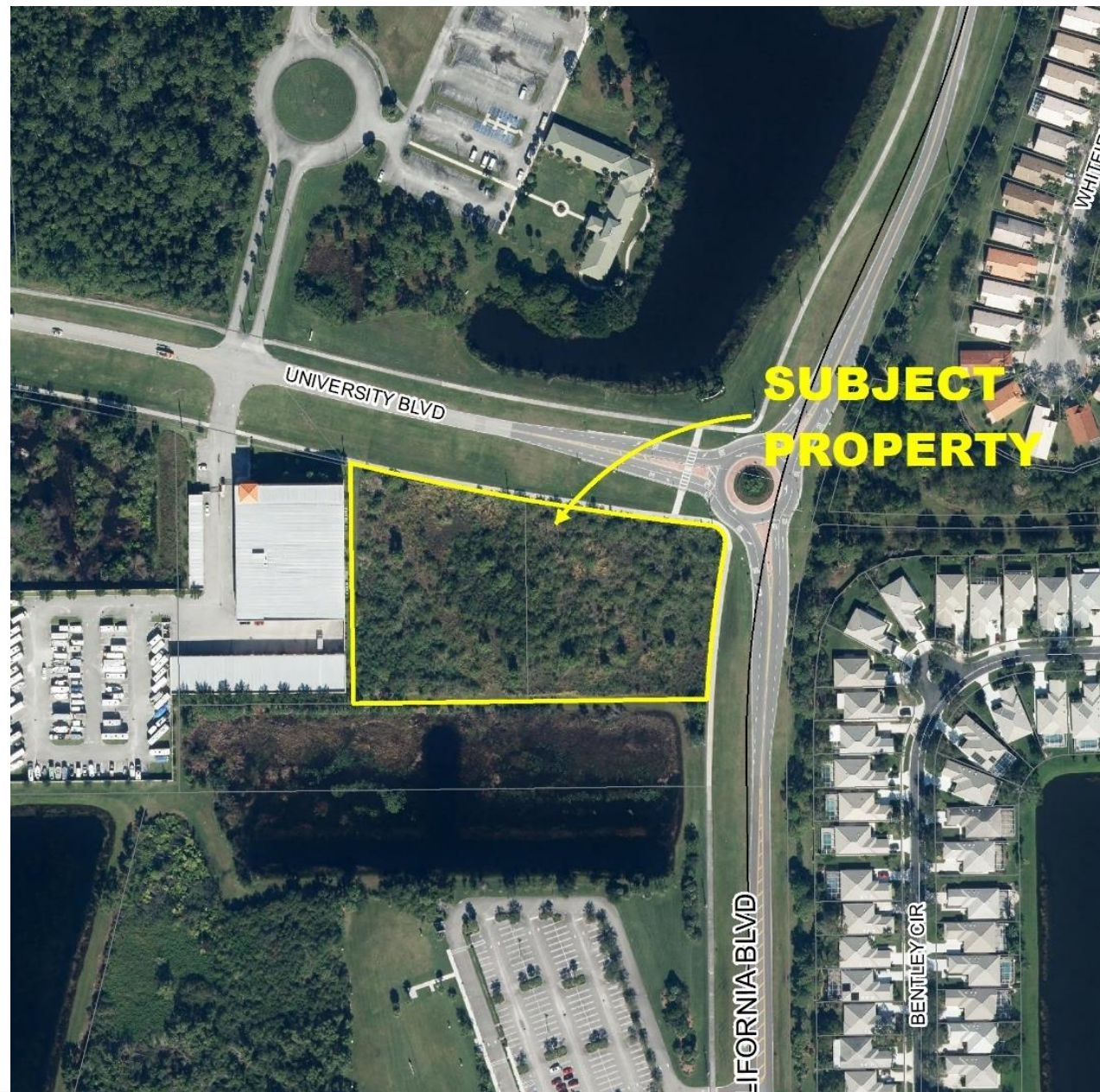
- SLW Development District
- SW Corner of NW University Boulevard and NW California Boulevard
- Council District 2



# Aerial



Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	Indian River State College Pruitt Campus
South	Institutional (I)	Institutional (I)	Stormwater Retention; St. Bernadette Catholic Church
East	Multifamily Residential/ Open Space Recreational/Institutional (RM/OSR/I)	Planned Unit Development (PUD)	Single family Residential
West	Commercial-Service/High-Density Residential/Institutional (CS/RH/I)	Commercial-Service (CS)	Public Storage

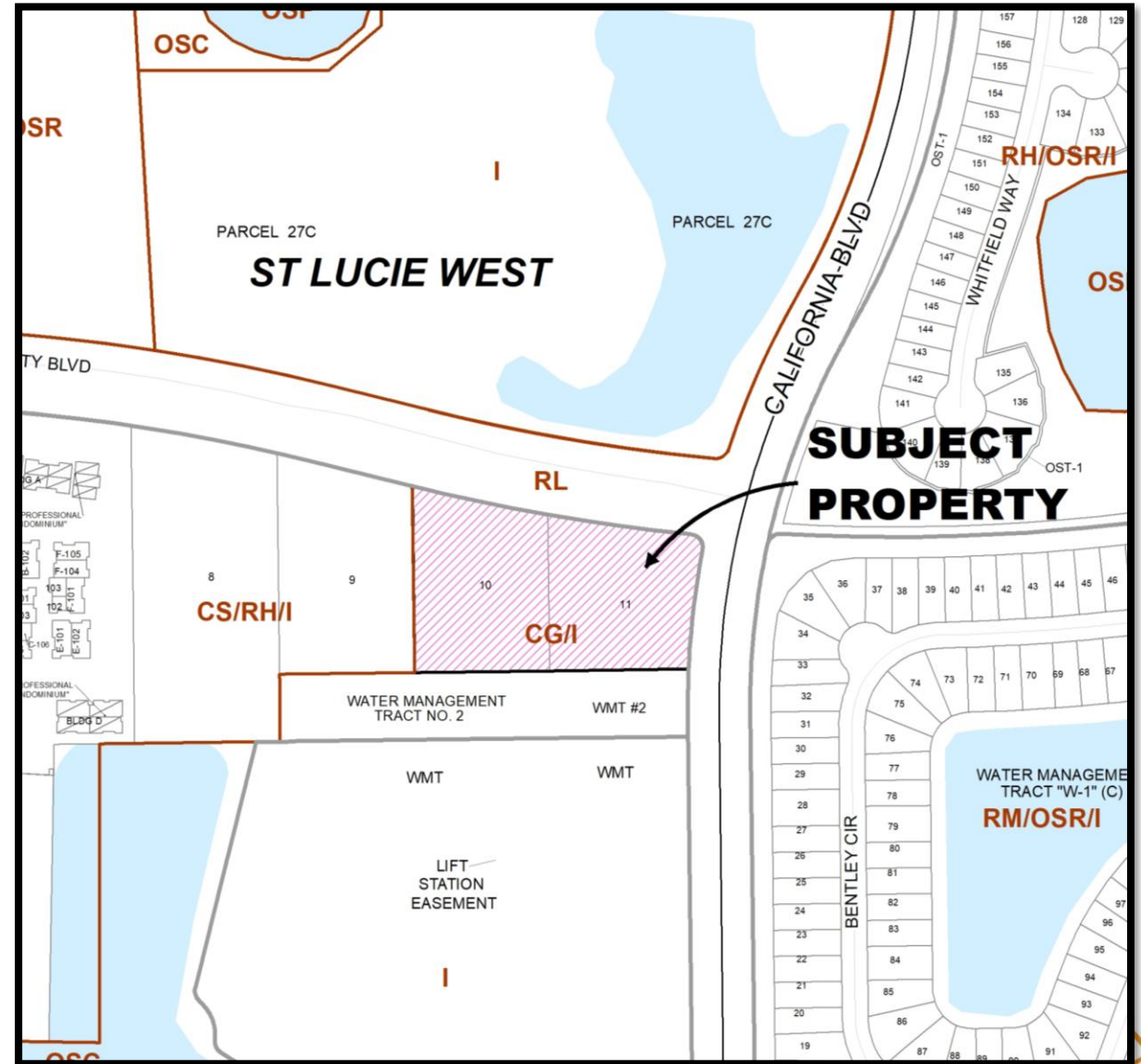


# Existing Future Land Use

## General Commercial/Institutional



Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	Indian River State College Pruitt Campus
South	Institutional (I)	Institutional (I)	Stormwater Retention; St. Bernadette Catholic Church
East	Multifamily Residential/ Open Space Recreational/Institutional (RM/OSR/I)	Planned Unit Development (PUD)	Single family Residential
West	Commercial-Service/High-Density Residential/Institutional (CS/RH/I)	Commercial-Service (CS)	Public Storage

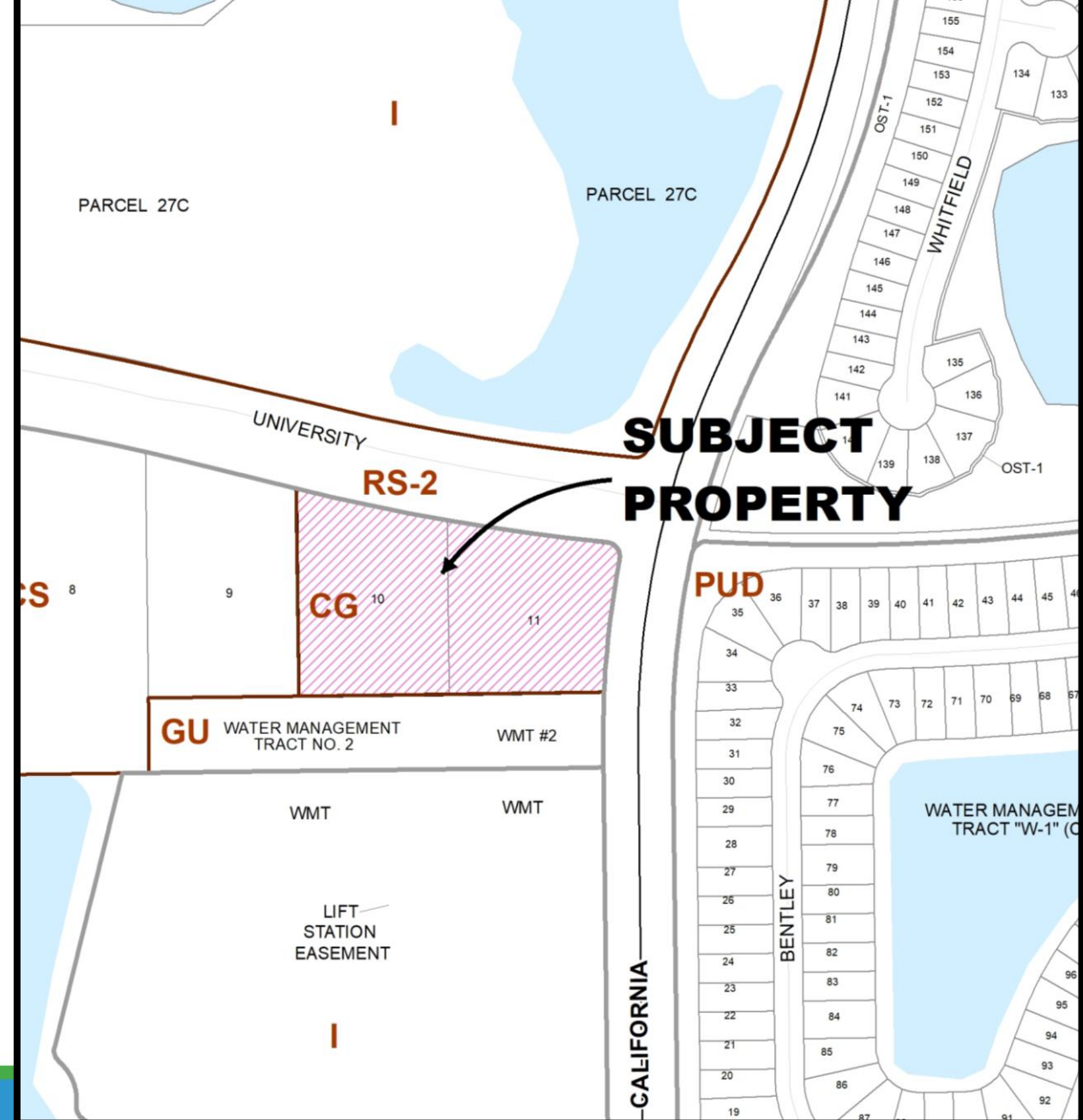


# Existing Zoning Classification

## General Commercial



Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	Indian River State College Pruitt Campus
South	Institutional (I)	Institutional (I)	Stormwater Retention; St. Bernadette Catholic Church
East	Multifamily Residential/ Open Space Recreational/ Institutional (RM/OSR/I)	Planned Unit Development (PUD)	Single family Residential
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# Background

- St. Lucie West is an approved Development of Regional Impact (DRI) that consists of approximately 4,614 acres. The St. Lucie West Development of Regional Impact (DRI) was approved by the City Council on April 9, 1987 through resolution 87-R15. There have been seventeen amendments to the St. Lucie West DRI. The current development order provides for:
  - 7,523 residential units
  - 800 hotel rooms
  - 1,293,088 S.F. office use
  - 2,125,287 S.F. commercial use
  - 2,499,528 S.F. industrial use
  - 5,000 FTE students for post-secondary schools
  - 5,000 seat stadium
  - 3,218 seats movie theater
  - 525 spaces RV park



# Summary of Requests:

- (P20-182) Applicant is proposing to amend the St. Lucie West (SLW) Development of Regional Impact (DRI)
  - Text Amendment:
    - Conversion Matrix – Accommodate buildout of the SLW DRI through equivalency
    - Biennial Reporting
    - Buildout Date
  - Map Amendment:
    - Accommodate the proposed future land use changes to Map H
- (P20-159) Applicant is proposing to amend the Future Land Use Designation
  - 3.75-acres from CG/I (General Commercial/Institutional) to CS (Service Commercial);  
and
- (P20-160) Applicant is proposing to change the zoning classification.**
  - 3.75 acre property from CG (General Commercial) to PUD (Planned Unit Development) designation.**





# Detailed DRI Changes (Conversion Matrix):

- Instrument to provide for trip equivalency of uses within the approved DRI.
- Allows flexibility in the near-complete DRI build out to maintain concurrency.
- Incorporation of the conversion matrix does not create a reasonable likelihood of additional regional impacts.

St. Lucie West DRI - Trip Conversion Matrix

Total Buildout PM Peak Hour  
ITE Trip Generation, 10th Ed

To			Single Family Residential Unit	Multi-family Residential Unit	Hotel	1000 sqft Office	1000 sqft Commercial Retail	1000 sqft Industrial	Movie Theater Seats	RV Park Units
	ITE Code	PM New Trip Rate								
From			1	0.67	0.61	1.42	4.21	0.83	0.36	0.49
Single Family Residential Unit	210	1	1	1.49	1.64	0.70	0.24	1.20	2.78	2.04
Multi-family Residential Unit	220	0.67	0.67	1	1.10	0.47	0.16	0.81	1.86	1.37
Hotel	310	0.61	0.61	0.91	1	0.43	0.14	0.73	1.69	1.24
1000 sqft Office	710	1.42	1.42	2.12	2.33	1	0.34	1.71	3.94	2.90
1000 sqft Commercial Retail	820	4.21	4.21	6.28	6.90	2.96	1	5.07	11.69	8.59
1000 sqft Industrial	110	0.83	0.83	1.24	1.36	0.58	0.20	1	2.31	1.69
Movie Theater Seats	444	0.36	0.36	0.54	0.59	0.25	0.09	0.43	1	0.73
RV Park Units	240	0.49	0.49	0.73	0.80	0.35	0.12	0.59	1.36	1

Example: 5 Single Family Units -> Industrial Sqft

Conversion Unit **1.20**  
5 SF Unit x 1.20 = 6

6 x 1000 SQFT Industrial = 6,000 SQFT Industrial Space

Trips

Land Use	DO*	Minimum	Maximum
Single Family Residential Unit	7,523	5642	9404
Hotel	800	600	1000
1000 sqft Office	1293	970	1616
1000 sqft Commercial Retail	2125	1594	2657
1000 sqft Industrial	2500	1875	3124
Movie Theater Seats	3218	2414	4023
RV Park Units	525	394	656

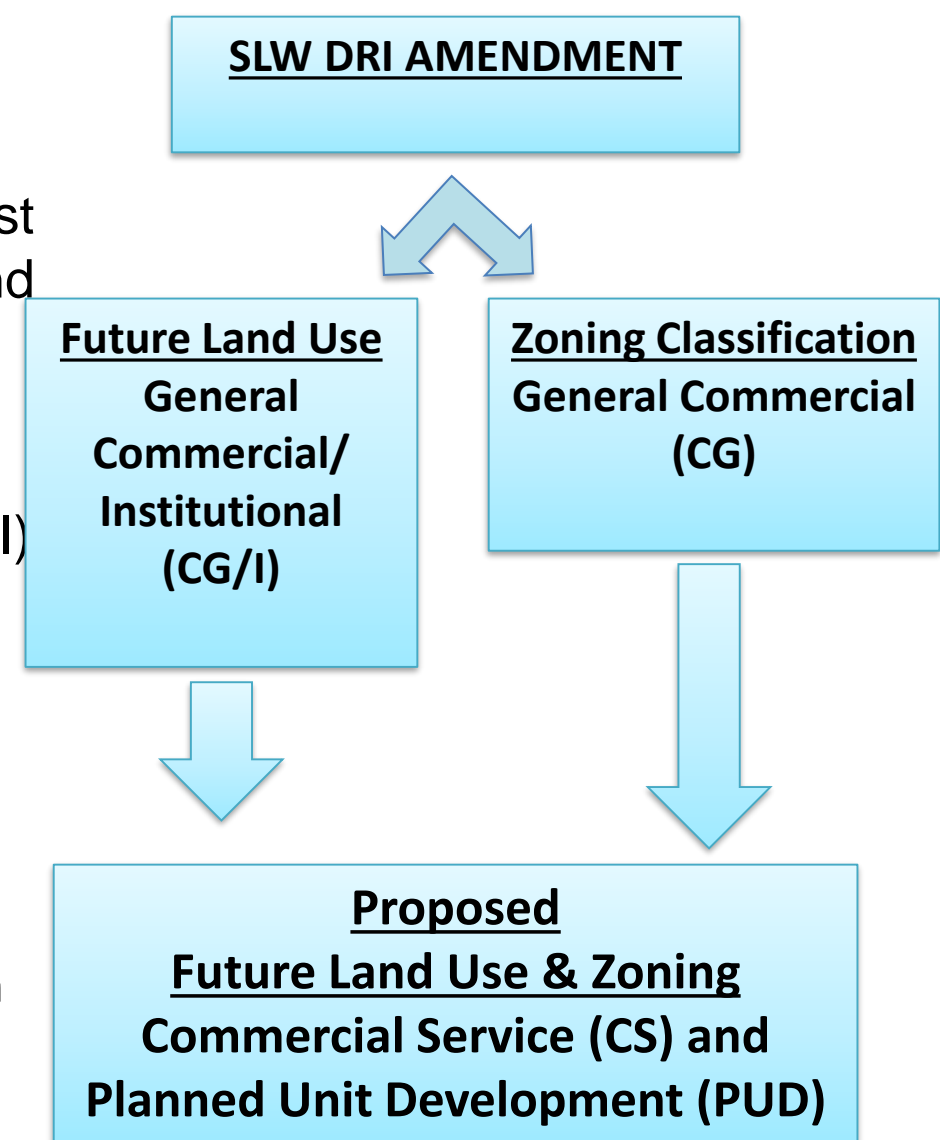
\* Amounts are referenced to Exhibit E(Approved Development) from the St. Lucie West DRI

**Status: 2,499,528 s.f. industrial**  
**The remaining square footage of industrial space which may be allocated is 36,778 s.f.**



# Finding of Fact:

- ❑ A request for a text and map amendment to the St. Lucie West Development of Regional Impacts to accommodate text and map changes.
- ❑ A request for a small-scale future land use map amendment to change 3.75-acres from General Commercial/Institutional (CG/I) to Commercial Service (C/S).
- ❑ **A request for a rezoning for the subject 3.75-acres parcel from General Commercial (CG) to Planned Unit Development (PUD)**
- ❑ **The requests are needed at this time to be compatible with the DRI Map H, permit buildout in SLW entitlements through a conversion matrix, update the reporting, and accommodate the future office/flex-space/warehousing uses proposed within the Applicant's PUD rezoning.**



# Future Land Use Request Justification:

**Request:** a small-scale future land use map amendment to change 3.75-acres from General Commercial/Institutional (CG/I) to Commercial Service (C/S).

**Land Use Consistency:** The future land use map amendment application is supported by and furthers the following objective and policies of the comprehensive plan:

- Objective 1.1.4 delineates the necessity of the future land use map to convey sound planning principals including the prevention of sprawl, energy efficiency, and natural limitations.
- Policy 1.1.4.2 (d) as it defines the intention of the CS future land use designation is principally to provide for the most intensive commercial development including wholesale, warehouses, vehicle sales, lumber yards, etc. Adequate buffering is required based on site plan reviews.



# PUD Rezoning Summary:

The Applicant's request is to rezone approximately 3.75-acres from General Commercial (CG) zoning classification to Planned Unit Development (PUD) zoning classification. Amendments to the PUD include:

- All uses allowed in the City of Port St. Lucie General Commercial (CG) zoning district as well as most uses permitted by right within the Service Commercial (CS) zoning district
- Flexible parking provisions: One (1) parking space per 375 gross square feet of building. (No more than thirty (30) percent of total building area may be office/retail.
- Delineation of non-permitted uses (incompatible/too intensive)
- PUD Development Regulations



# Traffic Impact Summary:

This development is contained within the SLW University Blvd Business Center DRI.

All traffic responsibilities have been satisfied within this DRI.

No significant impact to proposed traffic based on zoning change request.

Found to be consistent with the DRI

# Recommendation:

The Planning and Zoning Board recommended approval of the SLW DRI Amendment.

The Planning and Zoning Board recommended approval of the proposed small-scale future land use map amendment.

**The Planning and Zoning Board recommended approval of the proposed rezoning. The Site Plan Review Committee reviewed and recommended approval of the rezoning on September 23, 2020.**

