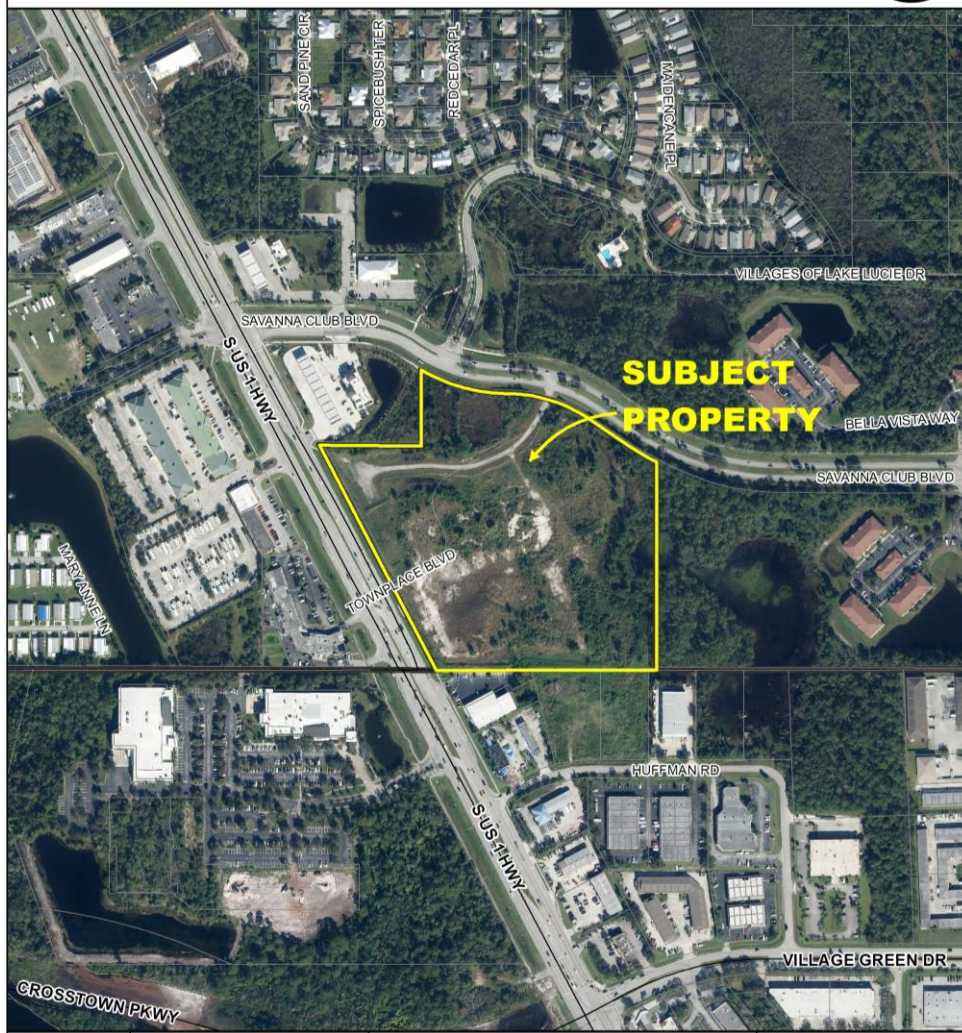




**Town Place Planned Unit Development (PUD)
Major Site Plan
P22-293**



Project Location Map

SUMMARY

Applicant's Request:	This is an application for approval of a Major Site Plan for a horizontal mixed-use development comprised of 264 apartment units in six, four-story buildings and three commercial buildings totaling 21,888 square feet.
Applicant:	Richard Lundy, Rich Properties, LLC
Property Owner:	Jerome Rich, PSL Townplace Partners, LLC
Location:	This property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard
Project Planner:	Bethany Grubbs, Planner III

Project Description

This Major Site Plan application proposes to develop the 18.51-acre vacant property. The subject property is located on the southeast corner of US Highway 1 and Savanna Club Boulevard. The project proposes the development of a horizontal mixed-use development, with 14 acres designated for 264 apartment units in six, four-story buildings and a 4.51-acre commercial component with three buildings totaling 21,888 square feet. This property has a future land use designation of Commercial General and Residential High Density (CG/RH) which allows up to 15 dwelling units per acre. The total proposed density is 14.26 dwelling units per acre. Recreation use areas include a 3,500 sq. ft. clubhouse, community swimming pool, dog park, a pickleball court, a playground, and a fire pit with a seating area. Accessory use areas include a freestanding detached garage, a maintenance building, a mail kiosk, and a bus stop.

The entire multi-family area and certain infrastructure in the commercial area, the shared access drive off US Highway 1, the dry retention area, and the lift station, shall be constructed in Phase 1. The remaining commercial development shall be constructed in Phase II.

The applicant is providing pedestrian circulation via a 6’ wide internal sidewalk connecting each residential building to amenities and connecting with existing 5-foot sidewalks, along Savannah Club Boulevard and US Highway 1, through the commercial component. The applicant is proposing a bike rack for every residential building and for each commercial building.

The property was platted in 2006. According to the records of the St. Lucie County Property Appraiser, following the recordation of the plat, there was various activity on the parcel(s). In 2016, an action occurred; however, it is undetermined as to what due to the lack of records. In 2017, the property had a metes and bounds legal description. In 2018, FPL filed an Order of Taking (OR Book 4106 Pages 2262-2324). This was the last action taken and the property maintains a metes and bounds legal description. The applicant will be required to plat the property prior to the development of the commercial component in Phase II.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the proposed site plan at their meeting on February 2, 2023, and recommended approval.

Location and Site Information

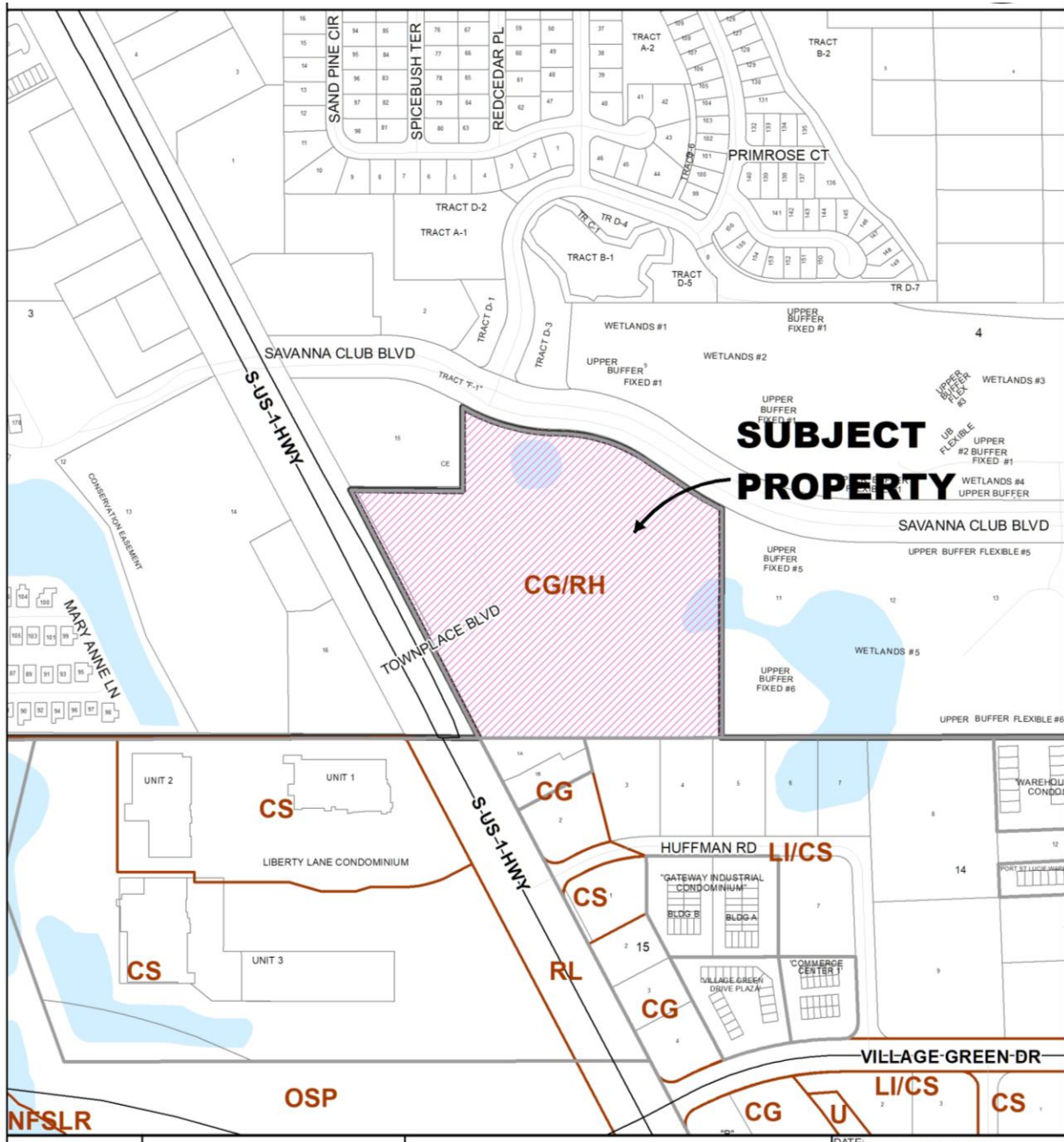
Parcel Number:	3426-341-0001-000-2
Property Size:	18.58 acres
Legal Description:	Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and Parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens.
Future Land Use:	Commercial General and Residential High Density (CG/RH)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land
Proposed Use:	Mixed-use residential and commercial development

Surrounding Uses

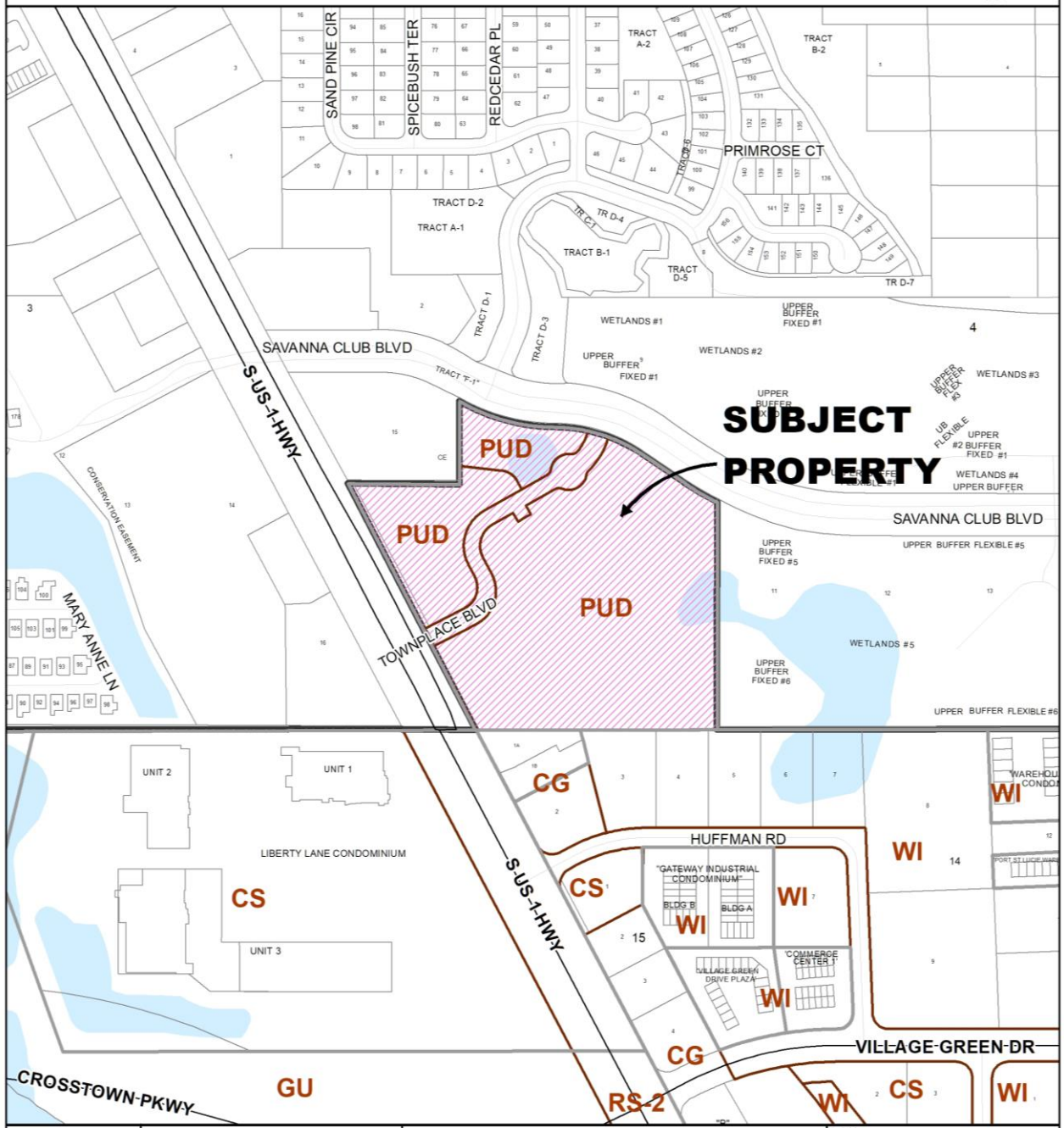
Direction	Future Land Use	Zoning	Existing Use
North	CG and RU (SLC)	RM-5 and CG (SLC)	Gas station and multi-family residential

South	CG and LI/CS	CG and WI	Retail, Office and car wash
East	RU (SLC)	RM-5 (SLC)	Multifamily residential (Bella Vista Apartments)
West	CG (SLC) and CS	CG (SLC) and CS	Retail Strip Plaza and medical office

RM-5 - Residential Medium, RU – Residential Urban, CG - Commercial General (SLC) / General Commercial (PSL), WI – Warehouse Industrial, PUD - Planned Unit Development, CS – Commercial Service, LI/CS – Light Industrial/Service Commercial



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with Chapter 158, Zoning Code and the Town Place PUD zoning requirements and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>	
USE	The subject property is located in a PUD zoning district. As per the Town Place, the proposed mixed-use development is permitted.	
DUMPSTER ENCLOSURE	The site plan depicts two (2) 12 X 24 dumpster enclosures to accommodate both refuse and recycling, located in the commercial area. The multifamily component provides for twelve (12) roll-out dumpsters. Each building accommodates two (2) dumpsters, that are located on the first floor.	
ARCHITECTURAL DESIGN STANDARDS	This project has been reviewed for compliance with the Citywide Design Standards. The residential development complies with the requirements. The commercial development is proposed in Phase II. A condition of approval requires that prior to the issuance of a building permit, for the first commercial building, the applicant shall submit architectural elevations for the commercial buildings that comply with the Citywide Design Standards.	
STACKING REQUIREMENTS	Not applicable.	
BUILDING HEIGHT	Maximum Allowed	Provided
	44'	43'9"
SETBACKS	Required	Provided
	Front = 25' Sides = 10' Rear = 20'	The setbacks are consistent with the Planned Unit Development (PUD) zoning district.
PARKING	The PUD allows a minimum parking requirement ratio of 1.87 parking spaces per unit. The required parking based on the modified ratio is 494 spaces. The applicant is providing a total of 508 parking spaces, of which 293 are regular marked surface parking spaces, 83 are compact spaces, 10 are electric vehicle charging spaces, 12 are within freestanding one-car garages, 48 are within internal one-car parking garages, 48 are in the individual driveways, and 14 are handicap parking spaces. The parking requirement for commercial uses is 1 space per 200 square feet of gross floor area. 21,888 square feet of commercial use requires 110 spaces. The applicant is providing 116 spaces, of which 5 are ADA-accessible.	
BUFFER	The concept plan shows that the PUD will provide the 10' minimum buffer and landscape requirements along the north, south, and west property lines, including a 6' opaque fence or wall along the west boundary, which is a shared boundary between residential and commercial components of the mixed-use PUD. The applicant is proposing to utilize the upland preserve area along the eastern property line, which abuts a multi-family development, which has a similar buffer treatment. Therefore, no perimeter landscape buffer is provided where the native upland habitat exists. This particularly affects the eastern property line, which contains the wetland and the upland preserve area.	

NATURAL RESOURCE PROTECTION

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection of the City Code, and documented as follows:

Native Habitat Protection: 1.52 acres of freshwater marshes, in two jurisdictional wetlands were identified on the site. The wetland lines were previously approved when the site was previously permitted. The applicant has SFWMD permit numbers for the two wetlands which were preserved and placed in a conservation easement recorded with St. Lucie County. Since then, one of the wetlands along with the surrounding upland buffers were taken out of the conservation easement. The site currently consists of one 0.38-acre wetland.

At least 25% of the upland habitat is required to be preserved or mitigated through payment of a fee or offsite mitigation. The applicant is required to obtain a Clearing Permit prior to construction of the building. The site consists of 2.03 acres of native upland habitat (pine flatwoods). The applicant is providing .99 acres (or 49%) or more than the required upland preservation of .51 acres.

Wildlife Protection: A site survey for gopher tortoises shall be conducted on all upland properties. If gopher tortoises are identified on the property, then the property must be surveyed for listed species associated with gopher tortoise burrows prior to obtaining a Clearing Permit.

CONCURRENCY REVIEW

The project has been reviewed for compliance with Chapter 160, Concurrency Management System of the City Code. Lucie regarding the provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to the issuance of building permits.
TRANSPORTATION	<p>This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated June 13, 2022, has been reviewed by the Public Works Department, and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.</p> <p>This site plan is for 264 multi-family dwelling units with 21,888 SF of Commercial land use. Per ITE Trip Generation Manual, 11th edition, this would result in 370 PM Peak hour driveway trips. The traffic analysis accounts for internal capture from residents going to the retail area and back only. The developer is proposing to add a right-turn lane along U.S. Highway 1 for that entrance. The entrance along Savannah Club Boulevard is not proposing any turn lanes.</p>
PARKS AND RECREATION	City of Port St. Lucie has adequate capacity.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required. A 1.46-acre lake is depicted on the site plan, as well as several dry retention areas that total 0.71 acres.

SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Adequate capacity exists. The St. Lucie County School Board reviewed the Concept Plan for the Town Place PUD which is almost identical to the Site Plan.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of four methods for providing public art within ninety (90) days of the issuance of the first building permit. The four options are installation of artwork on-site, fee in lieu of providing public art onsite, a combination of on-site artwork and contribution to the fund, or an alternative equivalent proposal. If paying a fee in lieu of, the public art assessment must be paid in full prior to the issuance of a certificate of occupancy.

RELATED PROJECTS

P05-367 Town Place Plat – Approved by City Council on November 28, 2005 (PB 53 Page 30).

P16-060 Town Place CPA/Small Scale – Modified the boundaries of the existing Commercial General and the change from Residential Medium Density to Residential High-Density portions for the project site.

P21-285 Town Place PUD – This zoning application was approved by City Council on August 2, 2022, for 264 four-story apartment units, at a density of 14.26 dwelling units per acre, along with 4.51 acres designated for commercial.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the application at their meeting on February 22, 2023, and recommended approval. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan and recommends approval with the following condition of approval.

Condition of approval:

1. Prior to the issuance of a building permit for the first commercial building, the applicant shall submit architectural elevations for the commercial buildings that comply with the Citywide Design Standards.
2. Prior to the issuance of a building permit for the first commercial building, a subdivision plat shall be recorded in the official records of St. Lucie County.