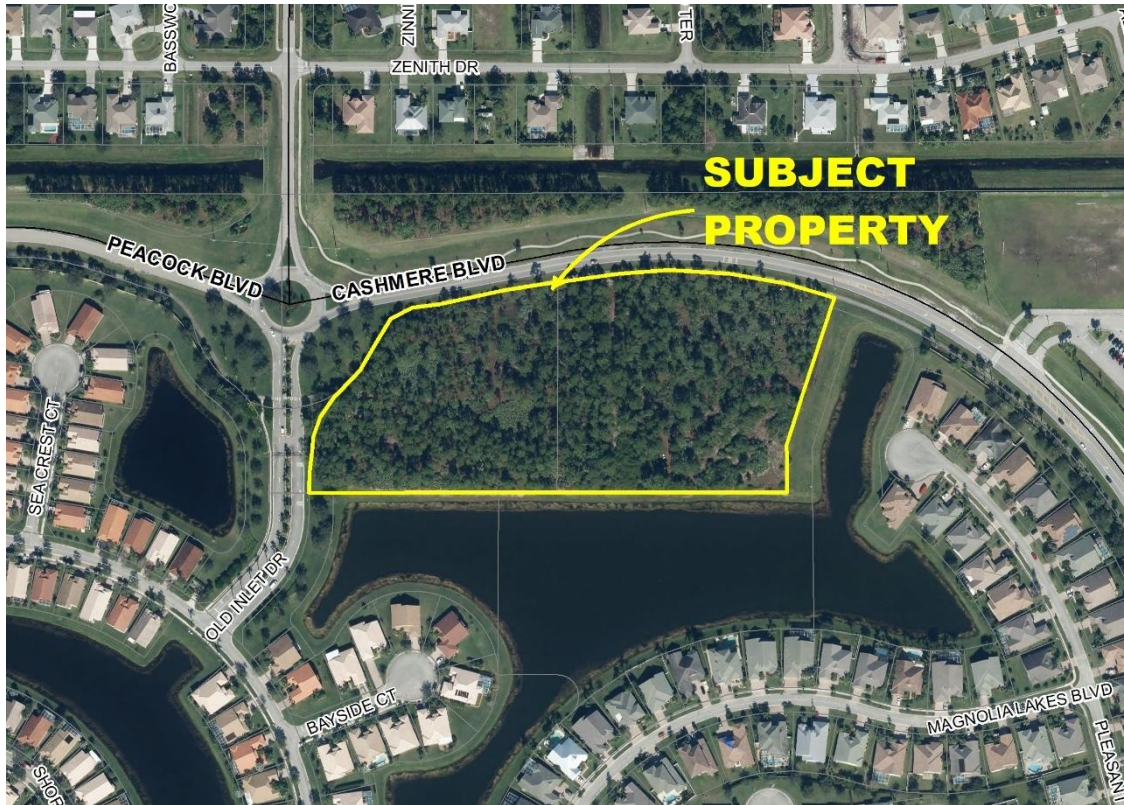




**FAR 2, LLC, (Cashmere Townhomes) Planned Unit Development
Planned Unit Development Rezoning
P21-024**



Project Aerial Map

SUMMARY

Applicant's Request:	This is a request to rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The proposed includes a PUD development agreement and concept plan proposing a 72-unit townhome development.
Agent:	Michael Sanchez, Managed Land Entitlements
Applicant/Property Owner:	FAR 2, LLC
Location:	The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.
Project Planner:	Laura H. Dodd, AICP, Senior-Transportation Planner

Project Description

This is a request for approval of the Cashmere Residential Townhomes Planned Unit Development rezoning. The request is to rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The proposed includes a PUD development agreement and concept plan proposing a 72-unit townhome project with passive recreation, amenities, water management, and other supportive infrastructure improvements.

The Property is vacant and has never been developed. As background, in February of 2007, the City approved a site plan consisting of a mixed-use commercial project comprising approximately 70,806 square feet of office space and 37,116 square feet of retail space (107,922 total square feet of commercial space) in five (5) buildings ranging from two (2) to three (3) buildings. Said approval was amended in August of 2007 to address phasing, buffering and conditions. The approved commercial project was never constructed.

Concurrently with this application, the Applicant has submitted applications to the City of a Future Land Use Map Amendment and an amendment to the St. Lucie West Development of Regional Impact (the "DRI") to change the land use designation of the Property from Commercial General (CG) to Medium Density Residential (RM) in support of the PUD application.

Previous Actions and Prior Reviews

The Site Plan Review Committee (SPRC) recommended approval of this rezoning and PUD conceptual plan on March 9, 2022.

Public Notice Requirements

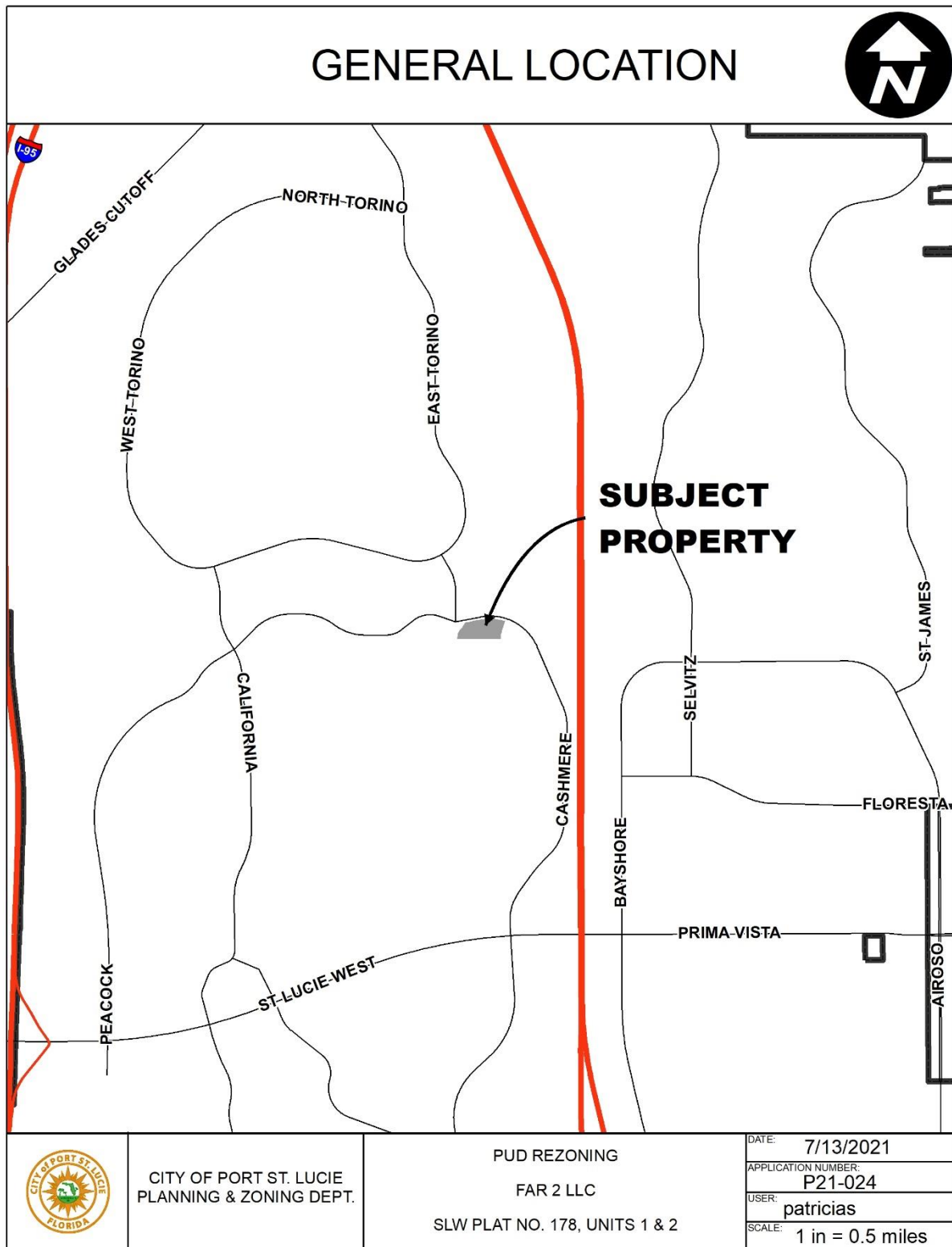
Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda.

Parcel Numbers:	3419-576-0001-000-2; 3419-576-0002-000-9
Property Size:	+/- 9 acres
Legal Description:	See PUD Development Agreement
Future Land Use:	General Commercial (CG)
Proposed Future Land Use:	Medium Density Residential (RM)
Existing Zoning:	General Commercial (CG)
Proposed Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land
Proposed Use:	Townhomes

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR

RL- Residential Low Density; RH – Residential High Density; OSR – Open Space Recreation; I – Institutional; RS-2 – Single Family Residential; PUD- Planned Unit Development



Location Map



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This PUD conceptual plan is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 by providing for future land use classifications which are comparable to the proposed densities and intensities.

The PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with all the listed future land use classifications upon the property.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD rezoning on March 9, 2022, with the following condition:

- Driveway widths shall be updated to accommodate parking requirements per city code section 158.221 – Off Street Parking.

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.