

Item 7a. P#22-336
Astoria
Comprehensive Plan
Amendment

Planning & Zoning Board Meeting

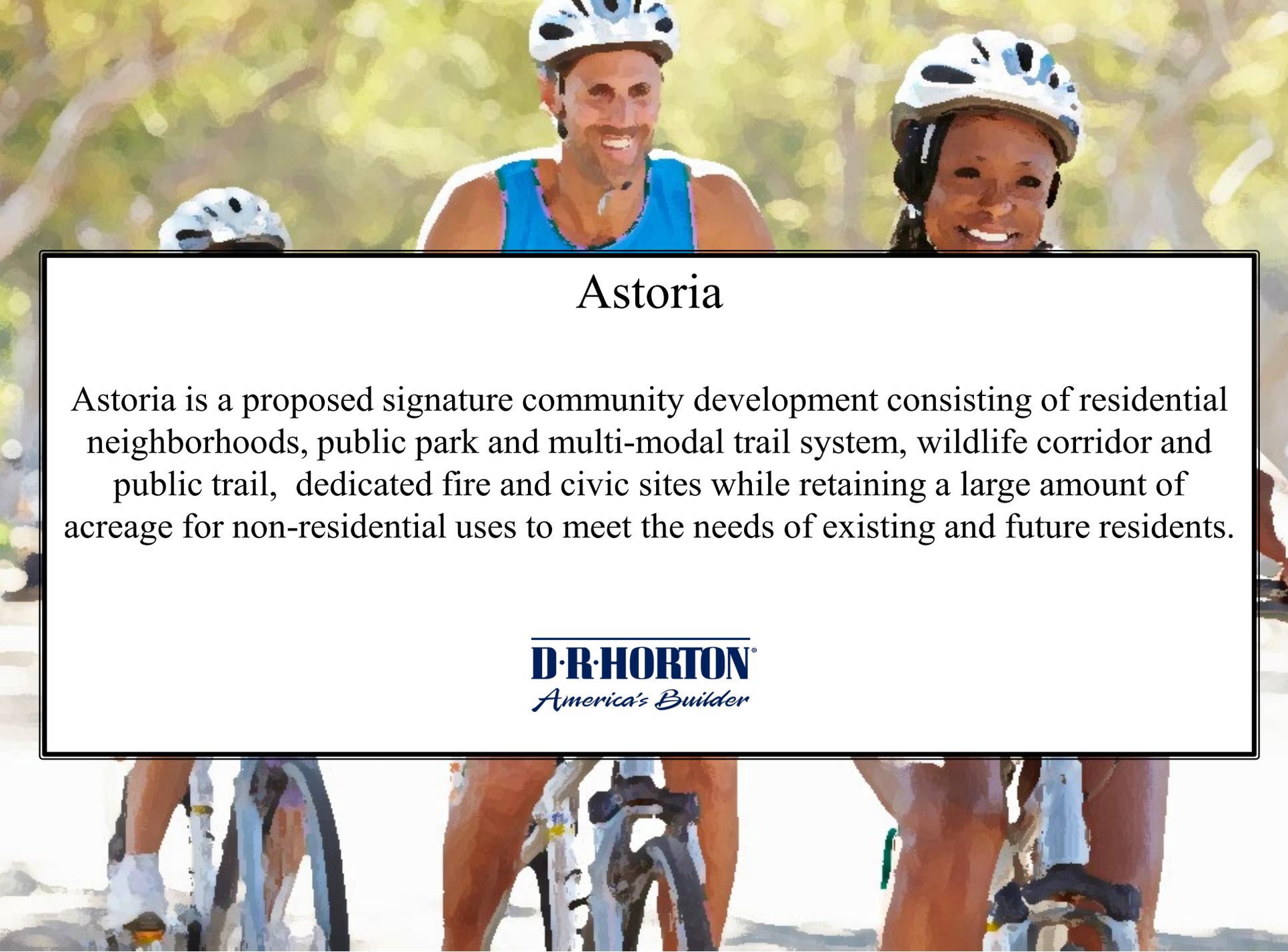
January 2, 2024

A group of cyclists wearing helmets and riding outdoors. The background is a blurred green and yellow, suggesting a park or wooded area. The cyclists are in the foreground, and their legs and bikes are visible at the bottom of the frame.

Our Request:

To make the appropriate land use changes for the property known as Lulfs Grove Business Park that:

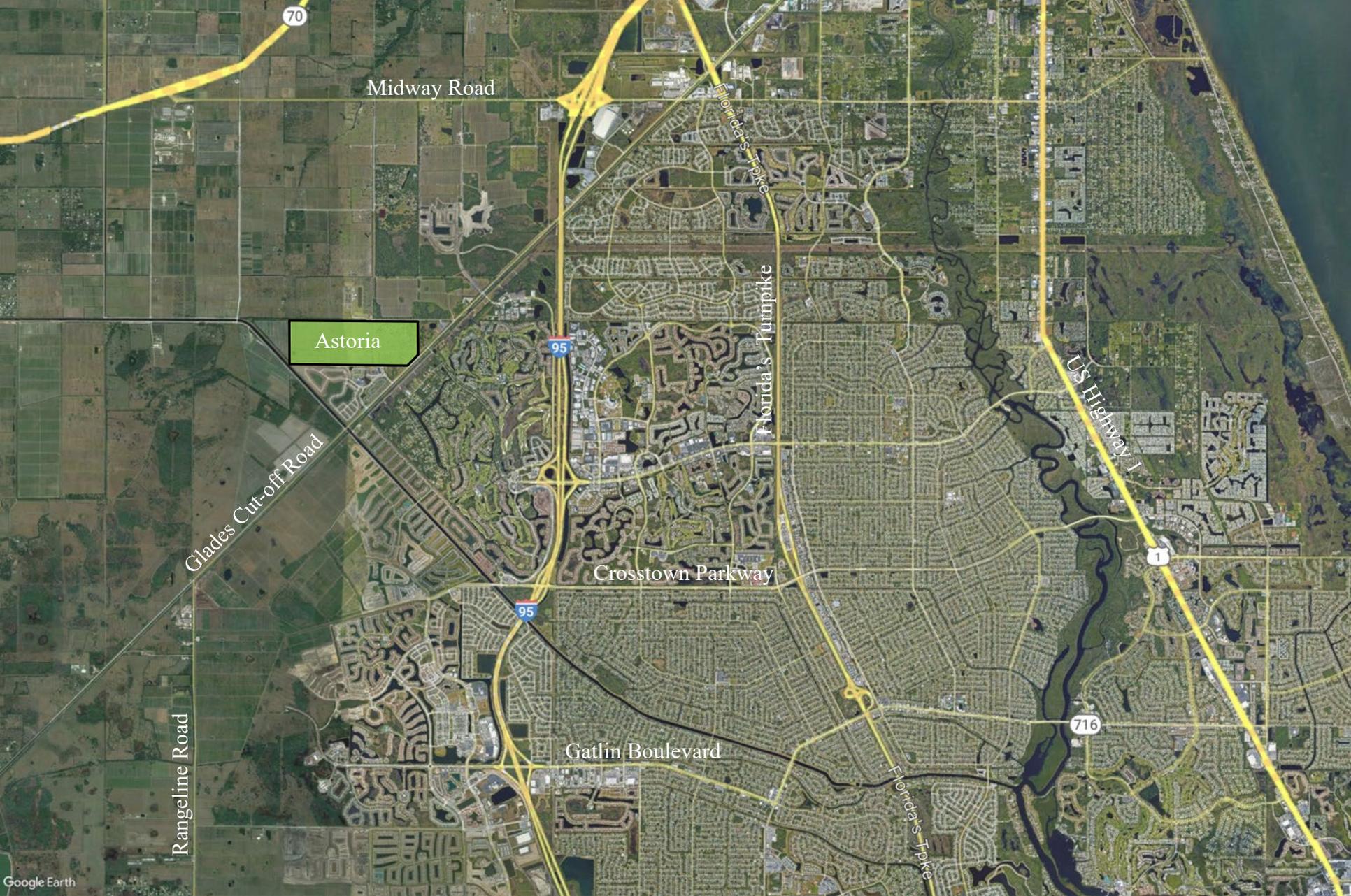
- ✓ REMOVE offensive industrial and commercial uses
- ✓ RETAIN commercial uses to support existing and future residents
 - ✓ INCREASE residential and
- ✓ PROVIDE significant public benefits that otherwise would not be required.

A photograph of three cyclists riding outdoors. The cyclist in the center is a man with a beard, wearing a blue tank top and a white helmet. To his right is a woman wearing a white helmet and a dark top. To his left, the back of another cyclist's head and helmet is visible. They are all smiling and appear to be on a paved path with trees in the background.

Astoria

Astoria is a proposed signature community development consisting of residential neighborhoods, public park and multi-modal trail system, wildlife corridor and public trail, dedicated fire and civic sites while retaining a large amount of acreage for non-residential uses to meet the needs of existing and future residents.

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America's Builder



Astoria



City of Port St Lucie
Wastewater Treatment

Wylder/ LTC Ranch West

Mc Carty Road

FPL

ASTORIA

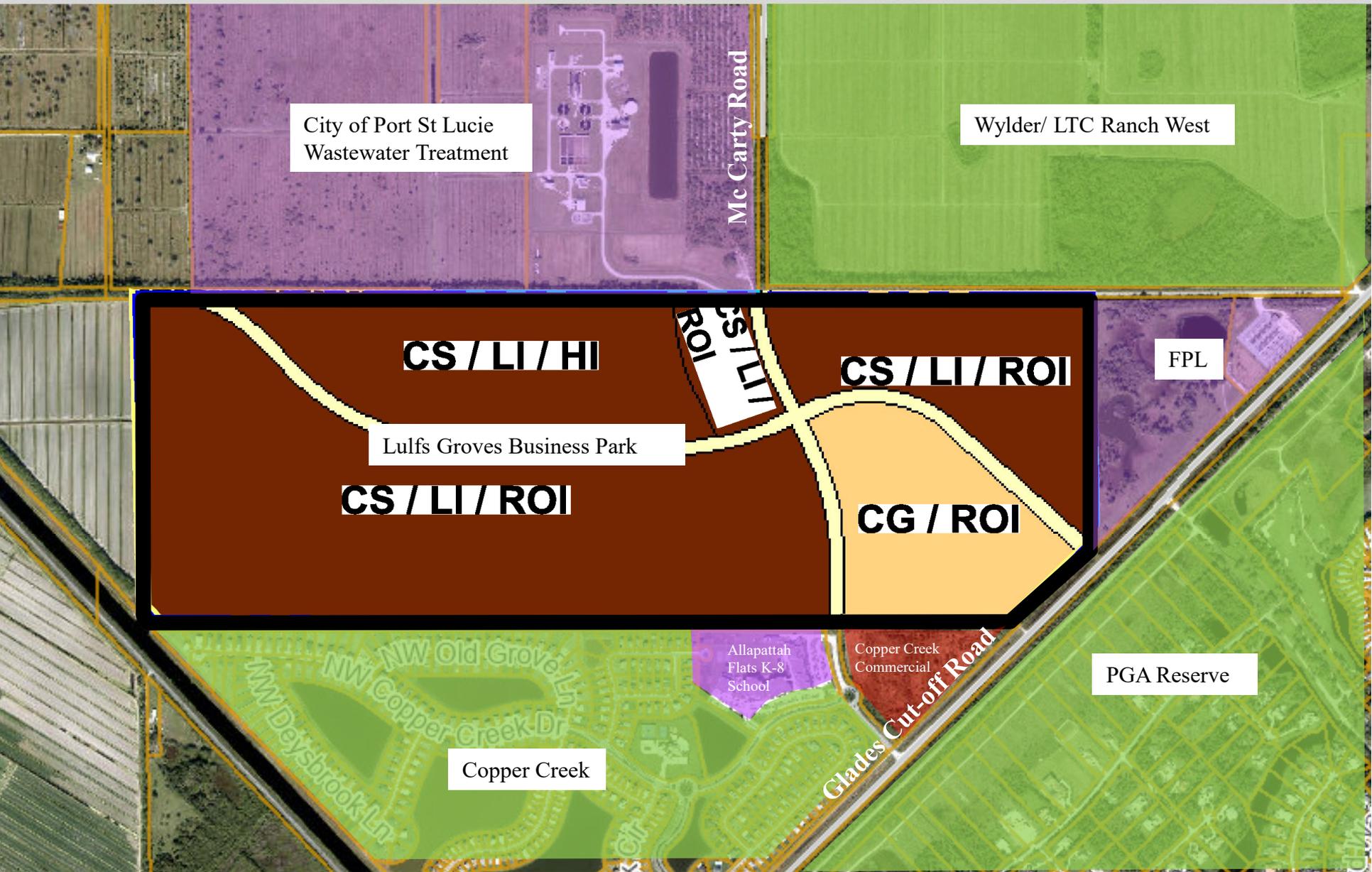
PGA Reserve

Allapattah
Flats K-8
School

Copper Creek
Commercial

Copper Creek

Glades Cut-off Road



City of Port St Lucie
Wastewater Treatment

Wylder/ LTC Ranch West

Mc Carty Road

CS / LI / HI

CS / LI / ROI

FPL

Lulfs Groves Business Park

CS / LI / ROI

CG / ROI

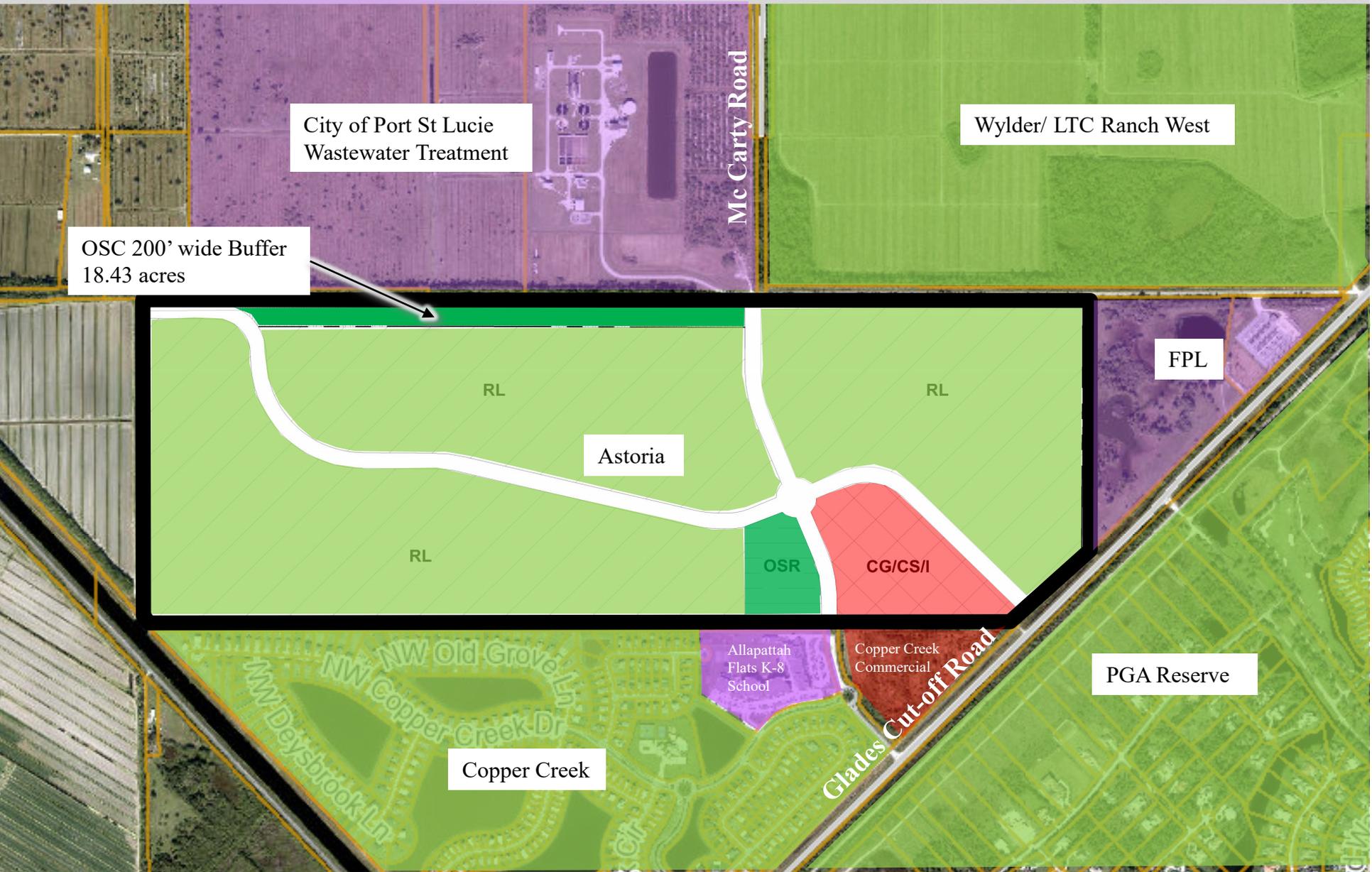
NW Old Grovelly
NW Copper Creek Dr
NW Deysbrook Ln
Copper Creek

Allapattah
Flats K-8
School

Copper Creek
Commercial

PGA Reserve

Glades Cut-off Road



Retain Commercial Uses:

- ✓ Retain 400,000 sf of General Commercial, Service Commercial and Institutional Uses to support existing and future residents

Proposed Revisions to Policy 1.1.4.19 (B)

Use	Square Footage
Industrial	1,000,000 sq ft. – 2,400,000 sq. ft.
Retail	100,000 sq. ft. - 200,000 sq. ft.
Office	50,000 sq. ft. – 200,000 sq. ft. 50,000 sq ft – 150,000 sq ft
Institutional	50,000 sq. ft. – 200,000 sq. ft. 15,000 – 50,000 sq. ft.
Residential	up to 500 <u>1,350</u> units

Removal of Industrial:

- ✓ Lulfs Grove Business Park was approved over a decade BEFORE the City acquired the 1,200 ac Southern Grove Jobs Corridor
- ✓ There is over 15.5 million square feet existing or being built in PSL and SLC with large built projects currently vacant adjacent to I-95
- ✓ Light and Heavy Industrial and More Offensive Commercial Uses are NOT WANTED by EXISTING adjacent residents

Increase Residential:

- ✓ Lulfs Grove is already entitled to 500 residential units without the requested change
- ✓ Only replacing incompatible Industrial Uses with an additional 850 units allowing significant public benefits



City of Port St Lucie
Wastewater Treatment

OSC 200' wide Buffer
18.43 acres

Mc Carthy Road

LTC Ranch /
Wylder PUD
Wylder/ LTC Ranch West

FPL

CG/CS/I -
Commercial 29.25
acres
Institutional
5 acres conveyed to
City of PSL
(2.5 ac. Future
SLCFD Site)

Commercial

PGA Reserve

OSR - Proposed Park
13.93 acres
Built by the 700th DU

Astoria

Allapattah
Flats K-8
School

Copper Creek
Commercial

Copper Creek

NW Old Grove Ln
NW Copper Creek Dr
NW Deysbrook Ln

Glades Cut-off Road



City of Port St Lucie
Wastewater Treatment

McCarty Road

Wylder/ LTC Ranch West

LTC Ranch /
Wylder PUD

Clubhouse

FPL

Astoria

McCarty Road &
E/W#6 built by
700th DU
(first 2 lanes)

Allapattah
Flats K-8
School

Copper Creek
Commercial

PGA Reserve

NW Deysbrook Ln
NW Copper Creek Dr
NW Old Grove Ln

Copper Creek

Glades Cut-off Road

Glades Cut-off Road
Widening
Construction or
Contribution



Lulfs agrees to pay its fair share of the cost to construct two (2) lanes of the extension of McCarty Road from the northern boundary of the Property, north to E/W

Astoria

Exhibit "A"
The Glades Improvement



Lulfs shall contribute to the widening of Glades Cut-Off Road from two lanes to four lanes, from the easternmost frontage of that road on parcel ID 3321-555-0002-000-4 to the main entrance of Copper Creek (NW Marjorie Lane) as shown in Exhibit "A" (the "Glades Improvement"), by providing one of the following options (A or B) set forth below. Lulfs shall either:

A. Design and build the Glades Improvement to County standards, contributing \$3,400,000 to the cost thereof, provided that (i) the County agrees to credit the foregoing contribution against County road impact fees, and (ii) the County agrees to pay the balance of the cost to design and build the Glades Improvement.

B. In the event that the County does not agree to the foregoing, then Lulfs shall make a payment in the amount of \$1,700,000 to the City to be used for the Glades Improvement.

Lulfs shall be required to satisfy the foregoing obligation on or before the issuance of a building permit for the 700th residential unit within the Property.

Astoria PUD

“Doing MORE”

DR Horton wants to make a commitment to City of Port St. Lucie to ‘do more’ by not only meeting the needs of the planned community but to address current needs of existing residents and this area within the City.

- ✓ Approximately 18.43 acre Wildlife Corridor/Linear Park – OSC Land Use
- ✓ First two lanes constructed throughout project limits of both McCarty Road and E/W 6 (by 700th Unit)
- ✓ Agrees to pay its fair share cost to construct McCarty Road from northern property limits north to E/W 5
 - ✓ 13.93 acre Public Park – up to \$ 3mil constructed within Phase 1
 - ✓ 29.24 acres retained for commercial uses to meet local needs
 - ✓ 5 acre Civic site dedicated with 2.5 acres towards Fire Station
- ✓ Contribute to the widening of Glades Cut-Off Road from two lanes to four lanes, from the easternmost frontage of that road on parcel ID 3321-555-0002-000-4 to the South Florida Water Management District Canal C-24 (by 700th Unit)

D·R·HORTON[®]
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City of Port St Lucie
Wastewater Treatment

Wylder/ LTC Ranch West

OSC 200' wide Buffer
18.43 acres

1,152' Distance

FPL

Astoria

Commercial

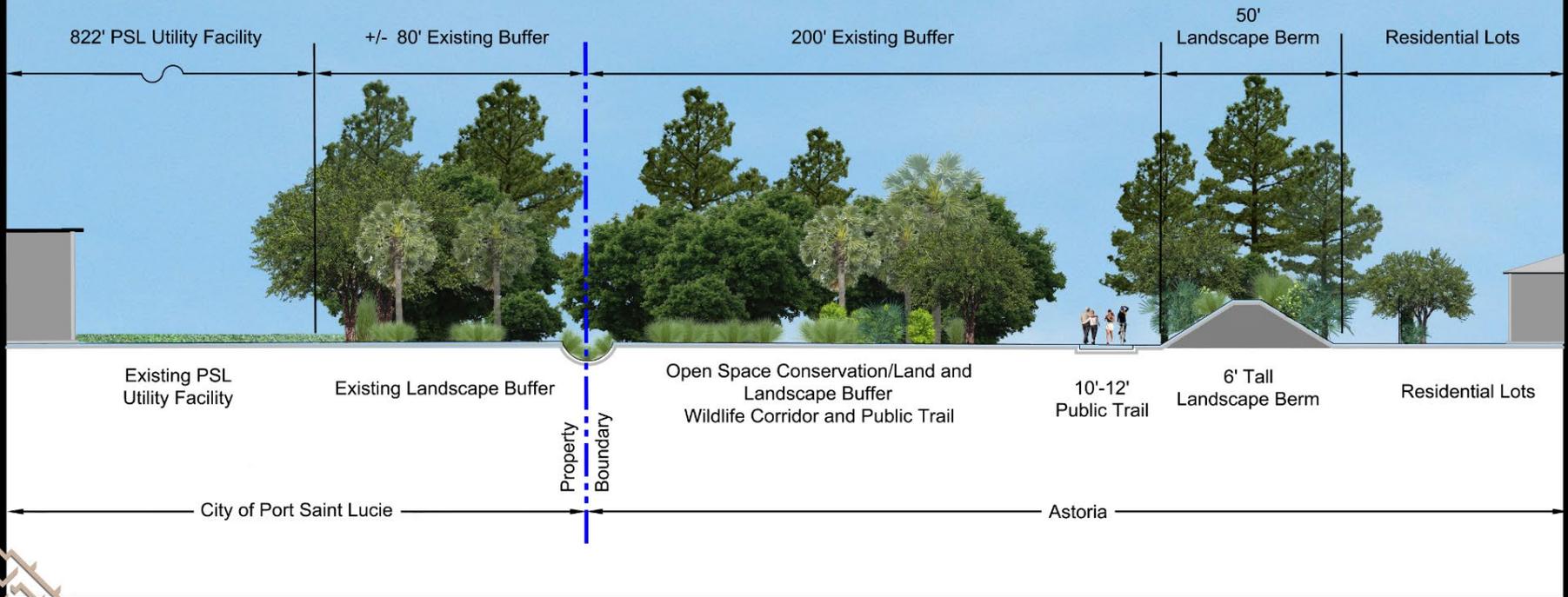
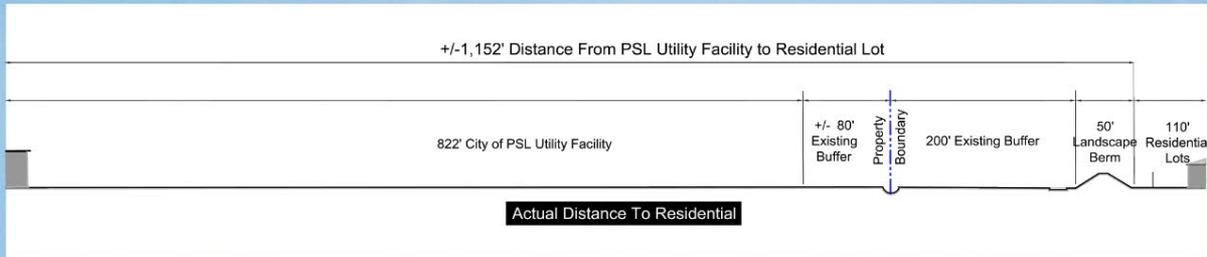
PGA Reserve

Allapattah
Flats K-8
School

Copper Creek
Commercial

Copper Creek Buffer

Copper Creek



1,152'

+/-1,152' Distance From PSL Utility Facility to Residential Lot

822' City of PSL Utility Facility

+/- 80'
Existing Buffer
Property
Boundary

200' Existing Buffer

50'
Landscape
Berm

110'
Residential
Lots

Actual Distance To Residential

822' PSL Utility Facility

+/- 80' Existing Buffer

330'

200' Existing Buffer

250'

50'
Landscape Berm

Residential Lots



Existing PSL
Utility Facility

Existing Landscape Buffer

Open Space Conservation/Land and
Landscape Buffer
Wildlife Corridor and Public Trail

10'-12'
Public Trail

6' Tall
Landscape Berm

Residential Lots

Property
Boundary

City of Port Saint Lucie

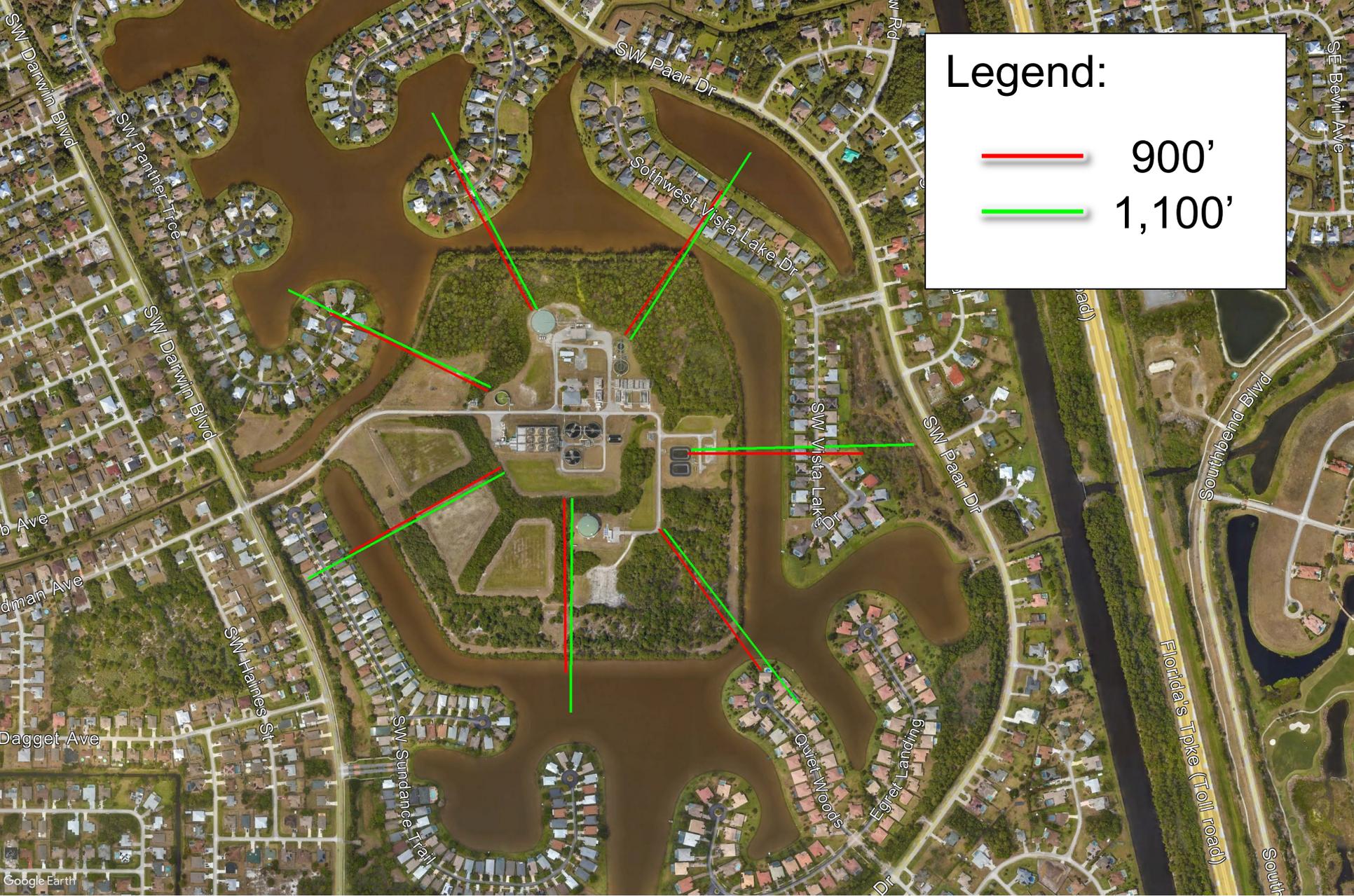
Astoria

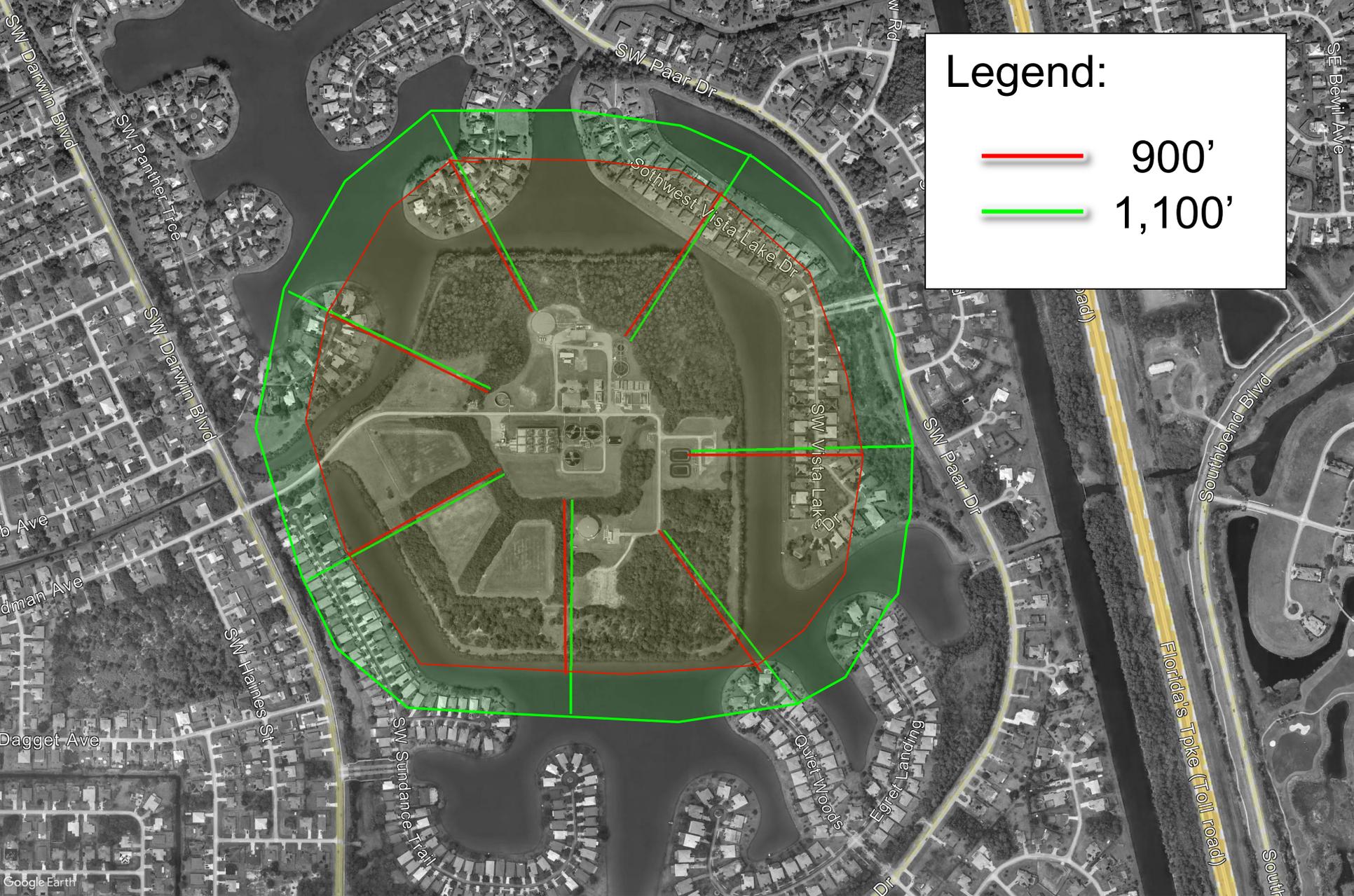


Astoria Wildlife Corridor and Public Trail



Northern Buffer

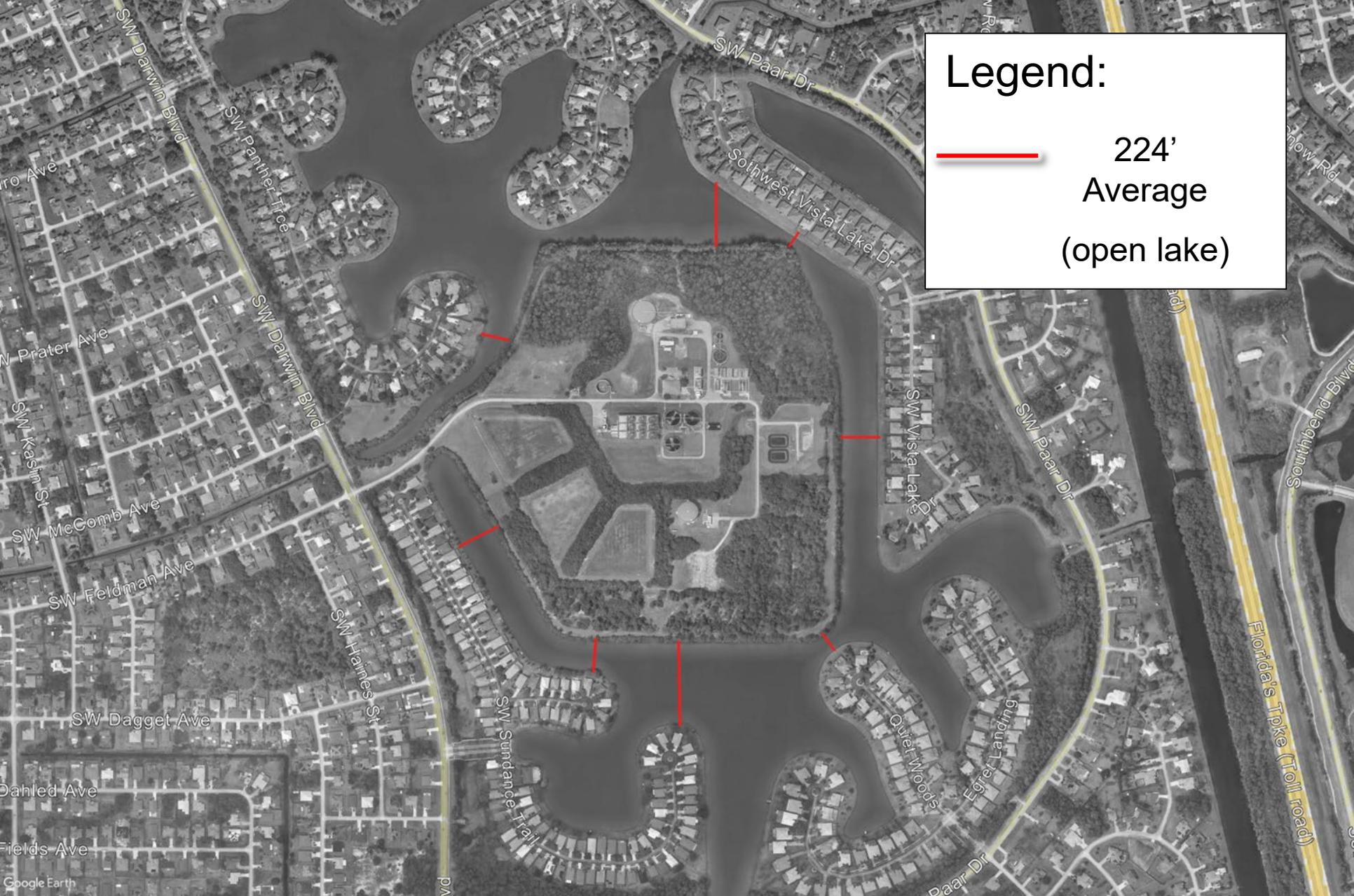




Legend:

— 900'

— 1,100'



Legend:

— 224'
Average
(open lake)

1,152'

+/-1,152' Distance From PSL Utility Facility to Residential Lot

822' City of PSL Utility Facility

+/- 80'
Existing Buffer
Property Boundary

200' Existing Buffer

50'
Landscape Berm

110'
Residential Lots

Actual Distance To Residential

822' PSL Utility Facility

+/- 80' Existing Buffer

330'

200' Existing Buffer

250'

50'
Landscape Berm

Residential Lots



Existing PSL Utility Facility

Existing Landscape Buffer

Property Boundary

Open Space Conservation/Land and Landscape Buffer
Wildlife Corridor and Public Trail

10'-12'
Public Trail

6' Tall
Landscape Berm

Residential Lots

City of Port Saint Lucie

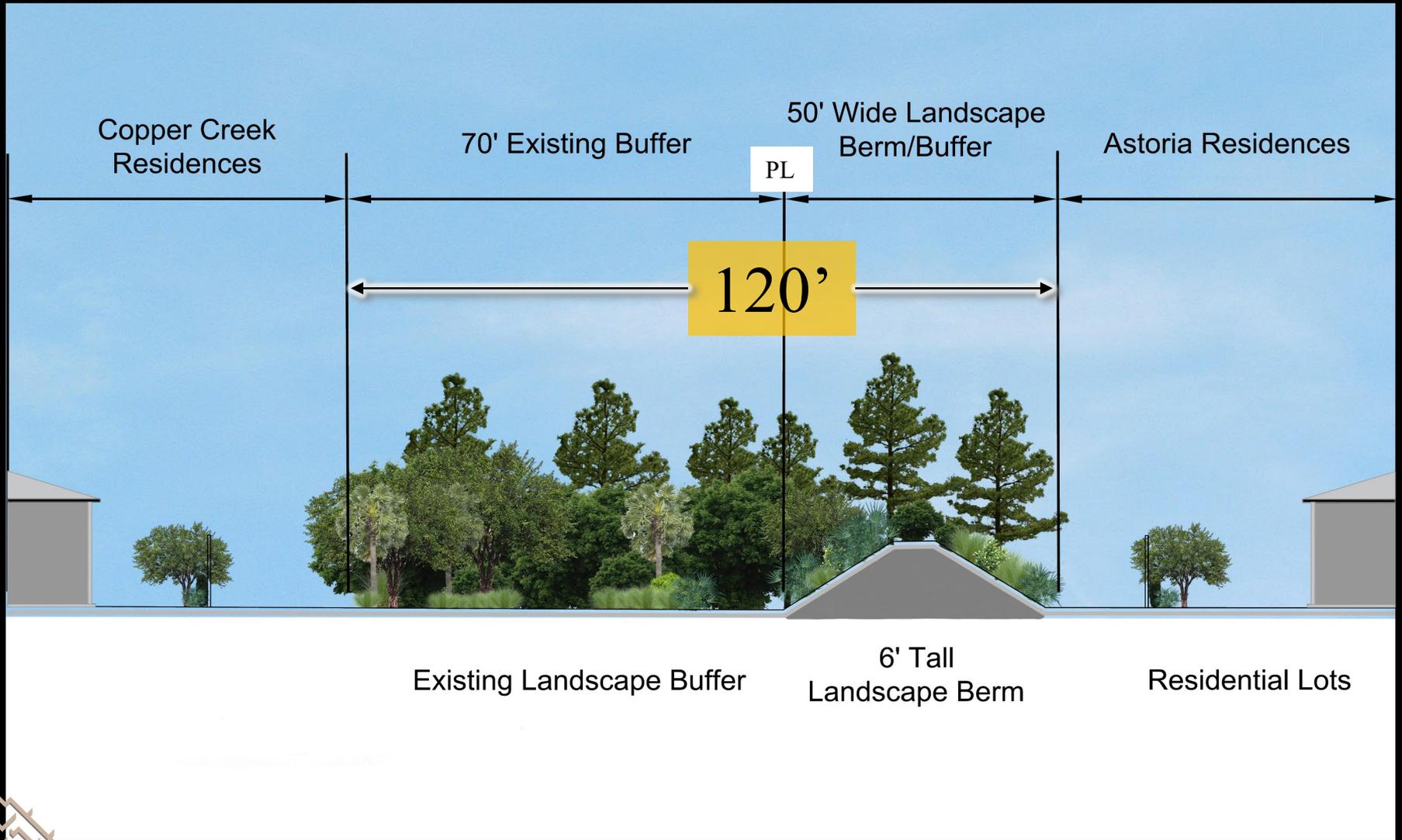
Astoria



Astoria Wildlife Corridor and Public Trail



Northern Buffer



Copper Creek and Astoria Cross Section



An opportunity:

- ✓ REMOVE incompatible industrial and commercial uses
- ✓ RETAIN commercial uses to support existing and future residents
- ✓ Modest INCREASE in residential (850 units) which then
- ✓ PROVIDE significant public benefits that otherwise would not be required.
 - ✓ LESS Traffic
 - ✓ LESS Demand on Water/Wastewater Services
- ✓ An example of what should be expected from development – not only meeting projects needs but improving the surrounding area within the City