



December 1, 2023

via electronic submittal

Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Lulfs Groves (Astoria) – Comprehensive Plan Amendment Application (P22-336)

On behalf of Dr Horton, Inc/Lulfs Groves LLLP (“Owner”), we are pleased to submit an application for Comprehensive Plan Amendment.

Enclosed with this letter please find the following materials:

Comprehensive Plan Amendment

1. Owner Authorization
2. Statement of Unified Control and Binding Agreement
3. Astoria Existing Future Land Use Map
4. Astoria Proposed Future Land Use Map
5. Traffic Analysis (Signed and Sealed)
6. Special Warranty Deed
7. Astoria Comp Plan Amend Text Revisions
8. Proposed Buffer Exhibit
9. Astoria Public Benefits Package

JUSTIFICATION:

History of Property and Current Land Use

The property obtained its current land uses of CG/ROI (General Commercial and Residential-Office-Institutional), CS/LI/ROI (Service Commercial/ Light Industrial/ Residential-Office-Institutional), and CS/LI/HI (Service Commercial/ Light Industrial/Heavy Industrial) in 2006-2007. The basis for these land uses was due to the existing Glades Cut-off Road corridor and the increasing need for light and heavy industrial development.

Since 2007 and these implemented land use changes, significant industrial, warehouse and distribution and manufacturing projects have come ‘online’ and have and continue to address the regional needs for these types of uses. Most notably are Midway Business Park (just to the east of this project) and the City’s 1,200 acre Jobs Corridor within Southern Grove.

Equally important is the actual surrounding development and uses that have been and are being developed which are residential in nature. Copper Creek, a residential neighborhood with Copper Creek Elementary is complete along with a future 17 acre neighborhood commercial parcel. To the north is Wylder (LTC Ranch Residential) which is actively developing a series of single family neighborhoods.

Given the passage of time since 2007 to now, the expansive and successful development projects (warehouse, distribution and manufacturing) along with the actual residential development occurring immediately adjacent to the project site, the change of land use to uses supporting the continuation of residential neighborhoods, the increased connectivity of the

proposed roadway network, the adjacent existing services already in place via an elementary school and a City utility plant – all contribute to providing justification for our request.

SUPPLEMENTAL PROJECT INFORMATION:

The acreages shown on the adopted future land use map have been Autocadd verified and are as follows for the existing and proposed:

FLU	Existing Acreage	Proposed Acreage
CG/ROI	29.13	
CS/LI/ROI	267.00	
CS/LI/HI	134.37	
OSR		12.30
OSC		15.95
RL		373.12
CG/CS/I		29.13
<u>Rights-of-Way</u>	<u>34.00</u>	<u>34.00</u>
Total	464.50	464.50

Applicant: Lucido & Associates

Owner: Lulfs Groves LLLP; Dr Horton Inc

Location: Bordered by Glades Cut Off Rd to the South, Interstate 95 to the East, and Midway Rd to the North

Legal Description: 21 36 39 Part of NW ¼ LYG N and W of Glades Cut-off Rd R/W- (161.86 ac) (OR 2927-41); 20 36 39 Part of N ½ of SEC 20 LYG N and E of Diversion Canal-Less Land Desc in DBK 108-315 and Less RD R/W- (304.11 AC) (OR 2927-41)

Existing Zoning: St Lucie County Agriculture AG-5

Existing Future Land Use: Refer to FLU Table above; acreages will be added to Proposed FLU Table and Astoria PUD document once Comprehensive Plan Amendment approval has commenced.

Existing Use: Vacant and Agricultural Land

Surrounding Uses:

South: RL, RGC, CG, OSR/I Land Uses – PUD Zoning – Vacant and Residential Uses/Golf Course
 West: U, RM, RL Land Uses – AG-5, Utility, PUD Zoning – Residential and Vacant Agricultural Uses
 North: RL, LI, MXD Land Uses – PUD and St Lucie Co. – Vacant and Utility
 East: HI/LI/ROI/U, SLC Residential Land Uses – PUD, Utility, and SLC Residential Zoning – Industrial Park, Vacant, and Residential Uses

Sewer/Water Service:

The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the subject property. Under the current ROI future land use designation, the most intense use would be multi- family residential at 15 units per acre. The level of service for potable water is 115 gallons per capita per day for residential and 120 gallons per day per 1,000 sf for institutional. Sanitary sewer is 85% of the potable water level of service.

Transportation: There is an anticipated increase in traffic due to the requested changes. A traffic analysis is underway and will be provided to address traffic impacts and the required associated improvements for a maximum threshold of development in order to ensure acceptable levels of service on the adjacent roadways.

Park/Open Space: The property currently does not provide, nor does it have a requirement to provide for public park space. We are proposing a 12-acre open space recreation (City Park) site that will provide adequate land to maintain the City's level of service of 5.0 acres per 1,000 population.

Schools: We are in the process of determining the existing school capacity as well as the proposed new school implementation plan for the western portions of the City of Port St. Lucie

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

Environmental: An environmental analysis has been provided to the City of Port St. Lucie.

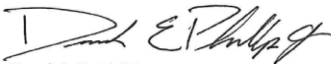
Flood Zone: The flood map for the property is panel number 12111C0254J. The property is located in Zone X, an area of minimal flood hazard. Zone X is determined to be outside the 0.2% annual chance of flooding.

Police: The applicant and agents will coordinate with the City of Port St. Lucie Police Department through the development review process to ensure the ability for the Department to provide for public safety.

Fire/EMS: The applicant and agents will coordinate with the St. Lucie County Fire District through the development review process to ensure the ability of the district to provide for public safety.

Upon your review, if you have any question, feel free to contact me directly at (772) 220-2100.

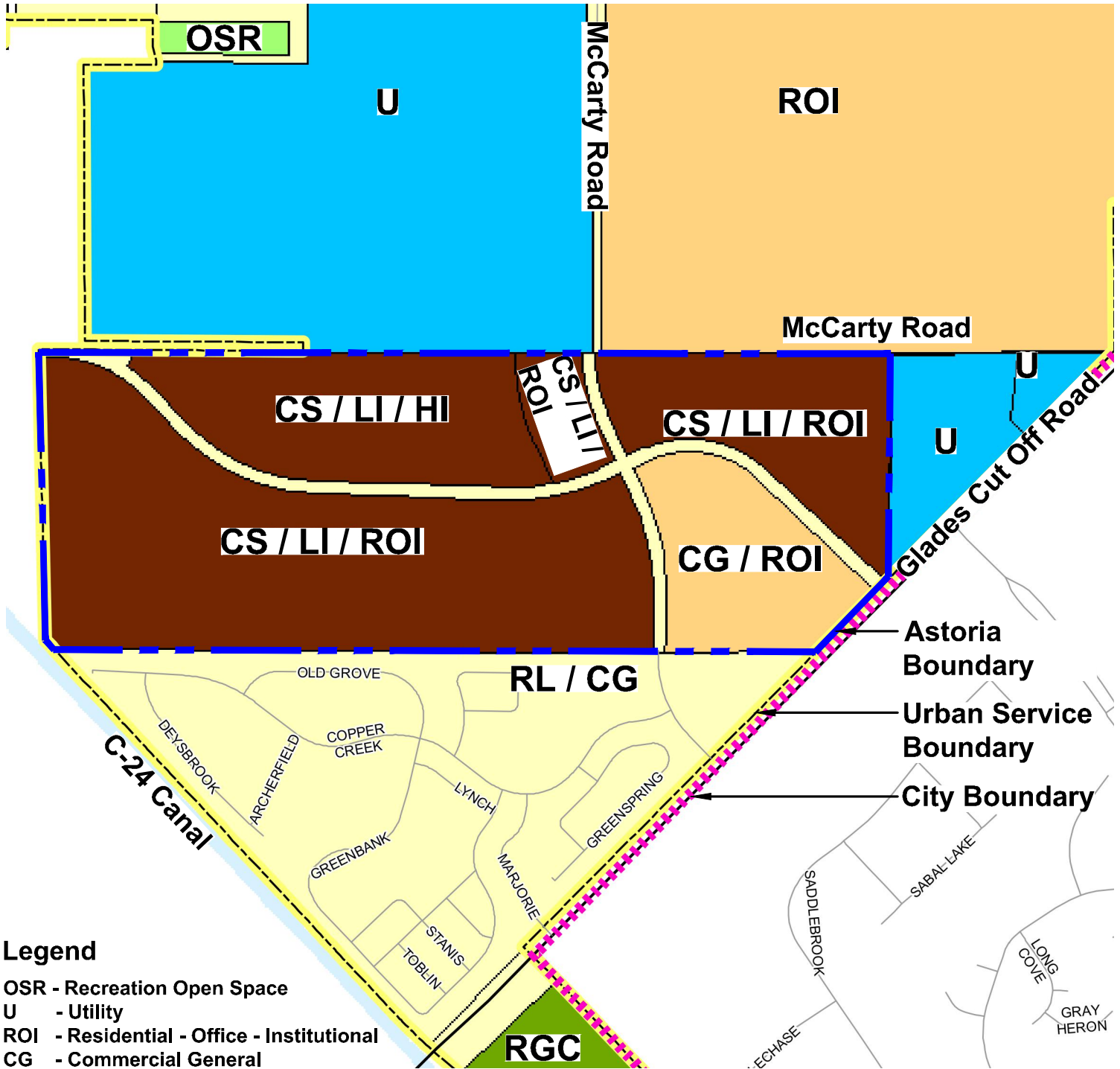
Respectfully,



Derrick E Phillips Jr
Project Manger



Existing - Future Land Use Map



Legend

- OSR - Recreation Open Space
- U - Utility
- ROI - Residential - Office - Institutional
- CG - Commercial General
- CS - Commercial Service
- LI - Light Industrial
- HI - Heavy Industrial
- RL - Low Density Residential
- RGL - Residential Golf Course

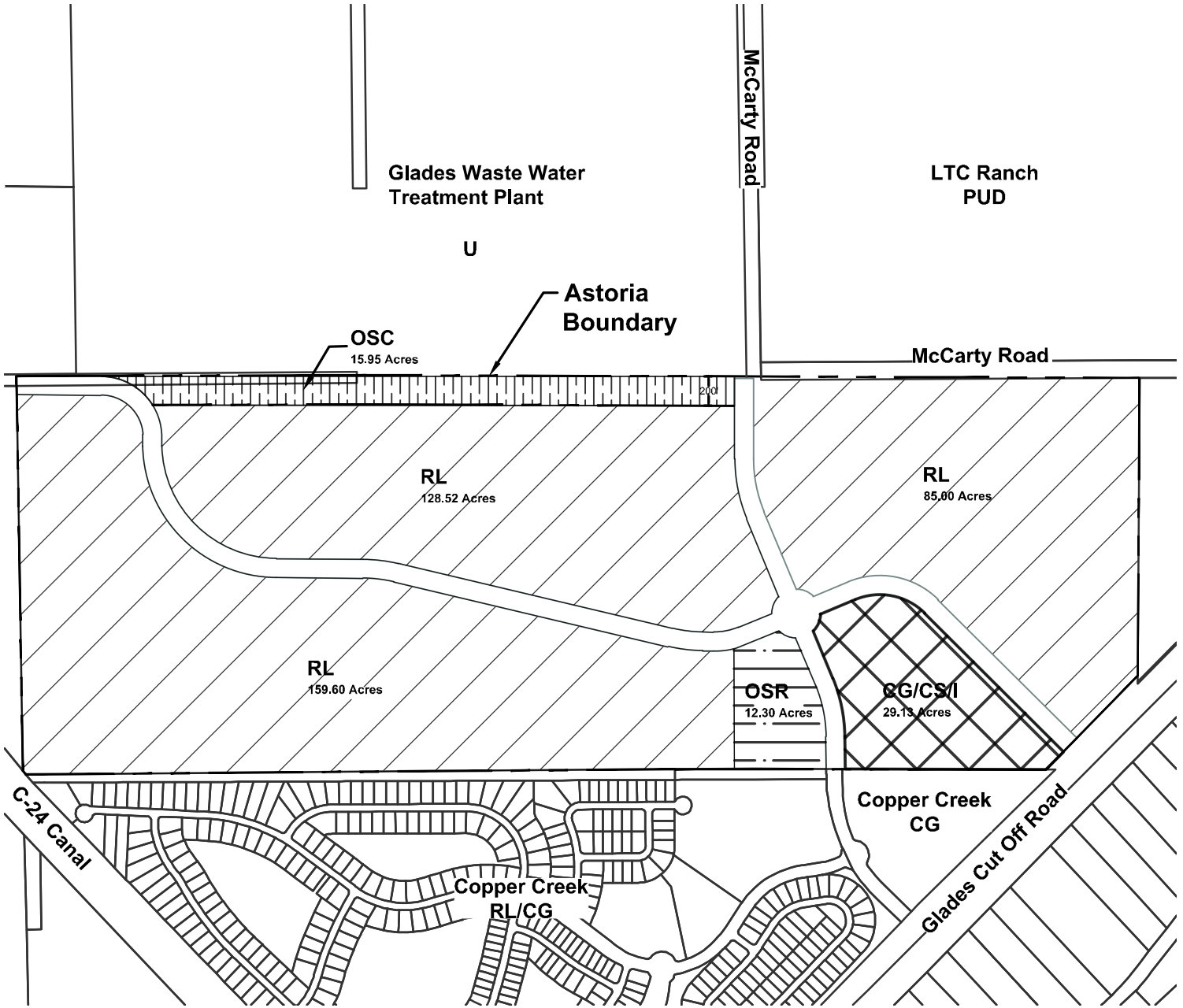






Scale: nts

Date: November 9, 2022



Proposed - Future Land Use Map



-  OSC - Conservation Open Space
-  OSR - Recreation Open Space
-  RL - Low Density Residential
-  CG/CS/I - General Commercial, Service Commercial, Institutional

Site Data

Total Site Area = 464.50 acres

Proposed Land Use

OSC	=	15.95 acres
OSR	=	12.30 acres
RL	=	373.12 acres
CG/CS/I	=	29.13 acres
ROW	=	34.00 acres



Scale: nts

Date: December 06, 2023

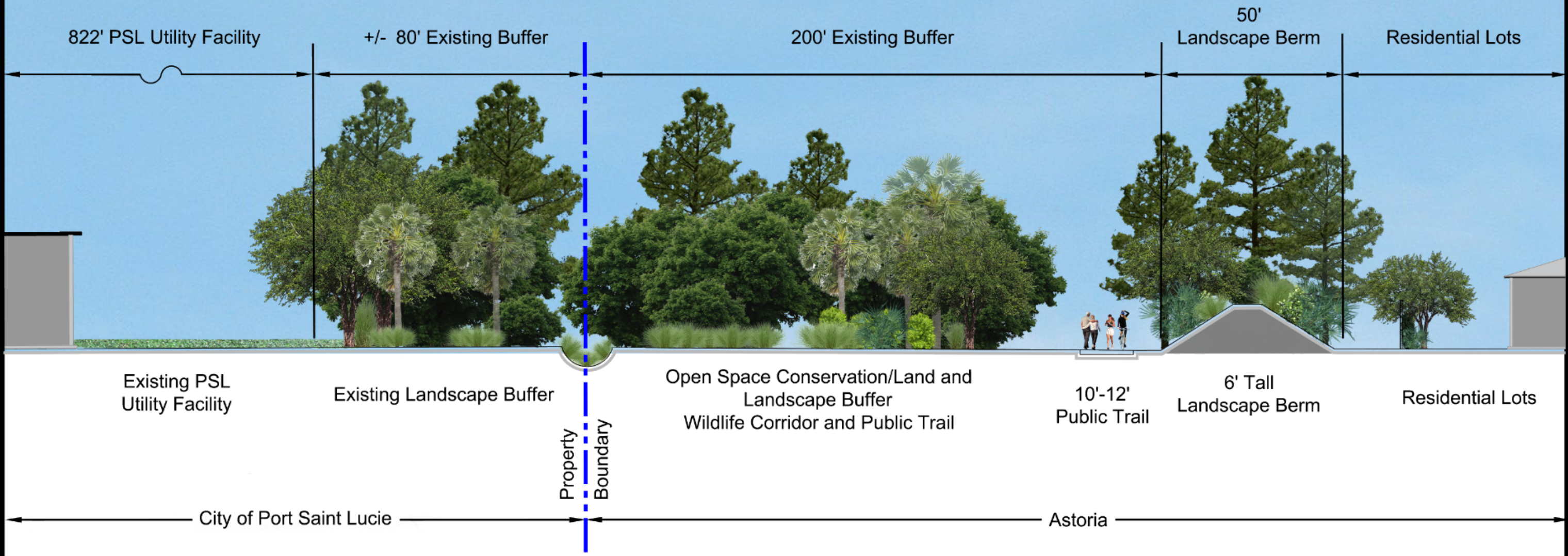
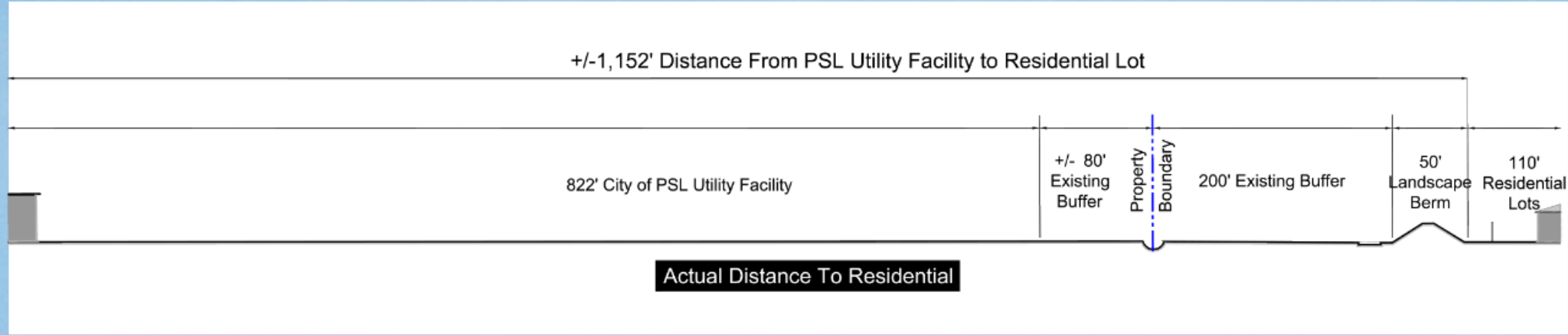
Policy 1.1.4.18: Astoria Development Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, to utilize PUD zoning, and design and architectural controls to better integrate mixed uses into neighborhoods and Policy 1.1.11, in order to promote mobility through viable transportation and land uses that incorporate walking, bicycling, and transit. This area generally includes the property west of Glades Cut-Off Road, north of the Copper Creek PUD, and south of the City’s Glades Road Wastewater Treatment Facility and LTC Ranch. The total acreage of the Astoria Development Area is approximately 464.5 acres.

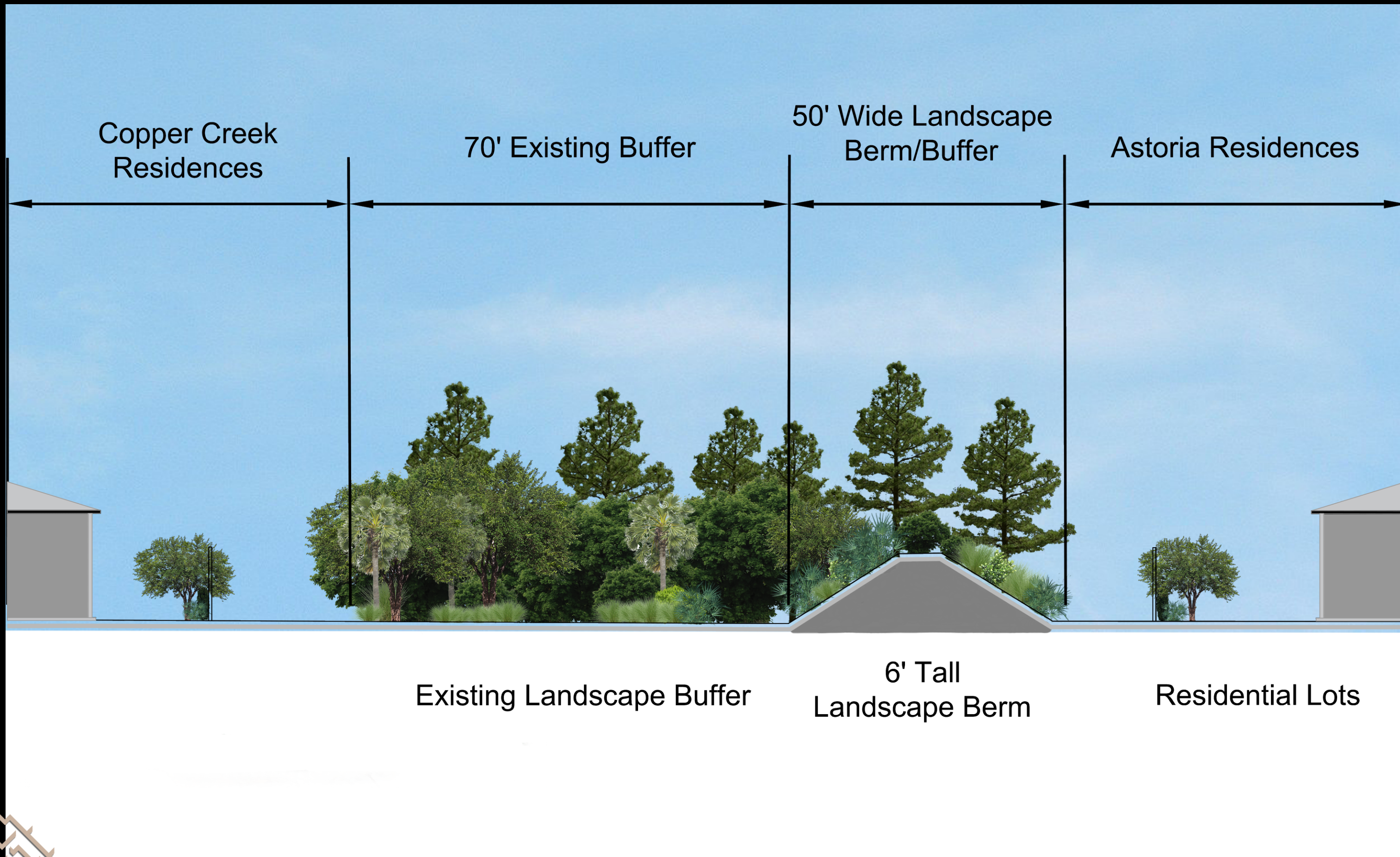
Policy 1.1.4.19: Development within the Astoria Development Area shall be consistent with the land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

- a. Within the Astoria Development Area, the following land uses shall be allowed either individually or in combination:
 - i. General Commercial (CG);
 - ii. Service Commercial (CS);
 - iii. Institutional (I);
 - iv. Low Density Residential (RL);
 - v. Open Space Recreation (OSR);
 - vi. Open Space Conservation (OSC);
- b. Overall distribution of mix of uses/density and intensity proposed:

Table A.1 - Distribution Mix of Uses/Density and Intensity Proposed (Overall)

Use	Square Feet/Units
Retail	100,000 s.f. - 200,000 s.f.
Office	50,000 s.f. - 150,000 s.f.
Institutional	15,000 s.f. - 50,000 s.f.
Residential	up to 1,350 units







Astoria PUD Public Benefits

Astoria is a proposed signature community development consisting of residential neighborhoods, public park and multi-modal trail system, 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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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 15.9 acre Wildlife Corridor/Linear Park – OSC Land Use
- ✓ First two lanes constructed throughout project limits of both McCarty Road and E/W 6 (Astoria Blvd.)
- ✓ Agrees to pay its fair share cost to construct first two lanes of McCarty Road from northern property limits north to E/W 5
 - ✓ 12 acre Public Park – up to \$ 3mil constructed within by the 700th residential unit
 - ✓ 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

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Ms. Mary Savage-Dunham,
Director of Planning & Zoning
City of Port St. Lucie
121 SW Port St. Lucie Blvd., Bldg B
Port St. Lucie, FL 34984

RE: P#22-336 Lulfs/ Astoria Comprehensive Plan Amendment
Letter of Support

Ms. Savage-Dunham:

On behalf of Midway Glades Developers, LLC, we strongly support the requested comprehensive plan amendment and changes from the current light/heavy industrial uses to more compatible residential use.

As you are aware, we are actively developing Wylder as a master planned community consisting of both multi-generational and active adult neighborhoods along with complimentary future commercial development and a future St Lucie County School District high school.

The proposed changes which primarily focus on the replacement of light and heavy industrial uses with planned residential development while maintaining General and Service Commercial opportunities, Institutional uses and a healthy list of public benefits including roadway improvements is better not only for our adjacent community but that of the surrounding existing communities of Copper Creek and PGA Reserve. The sooner that this area reaches an adequate number of rooftops, the sooner those commercial services will start to be developed to meet the residents need in this area of our City.

The more compatible uses the applicant is proposing will yield a reduction in unwanted industrial traffic within residential neighborhoods and the public benefits being proposed make this application a much better neighbor for our community and the surrounding area.

Again, we strongly support the requested change and look forward to its approval.

Thank you,



R. Austin Burr, Vice President
Midway Glades Developers, LLC