



**St. Lucie West Development of Regional Impact (DRI) Amendment Application
 19th Amendment to the DRI Development Order
 Project No. P21-022**



SUMMARY

Applicant's Request:	An application to amend the development order for the St. Lucie West Development of Regional Impact.
Applicant:	Michael Sanchez, Managed Land Entitlements
Location:	The DRI is located north of Crosstown Parkway, east of I-95, and west of Florida's Turnpike, encompassing approximately 4,614 acres.
Legal Description:	Legal Description is in attached Resolution.
Application Type:	DRI Amendment
Project Planner:	Laura H. Dodd, AICP

Project 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 eighteen 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 seat movie theater
- 525 space RV park

Conversion Matrix (18th Amendment)

Because the SLW DRI is nearing final buildout, the eighteenth amendment to the DRI to incorporate a Conversion Matrix. The Conversion Matrix is a common tool used to compare a fixed number of allowable dwelling units or square footage within the DRI to a transportation intensity. By doing so the DRI may continue to develop to buildout without exceeding the original DRI entitlement intensity. By utilization of the conversion matrix, the proposed DRI amendment shall exceed the allotted entitlements.

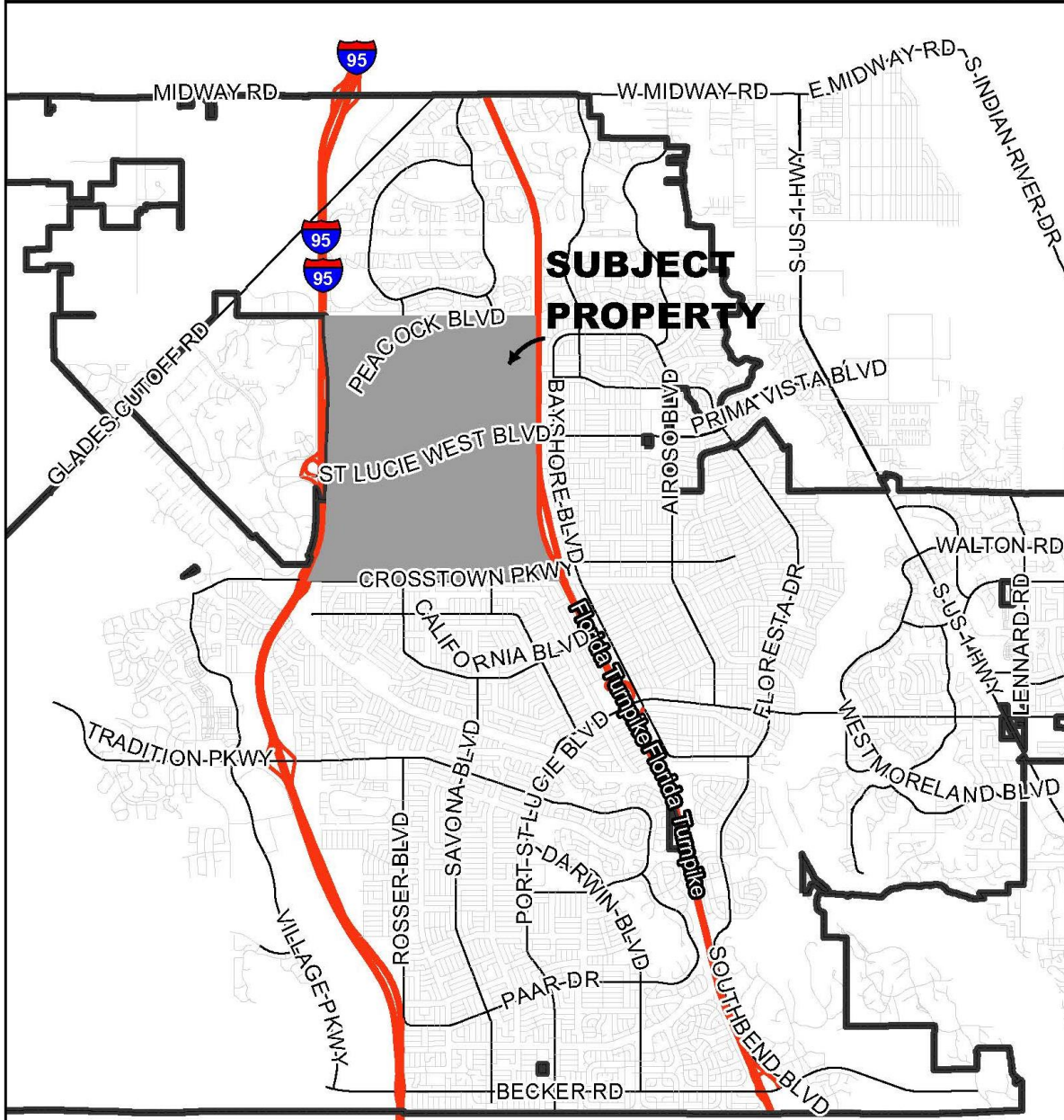
Proposed Amendment

Michael Sanchez, on behalf of FAR 2, LLC have applied to amend the development order for the St. Lucie West DRI by updating DRI Map H to accommodate a future land use map amendment changing the land use of approximately 9-acres of land from CG (General Commercial) to RM (Medium Density Residential).

Previous Actions and Prior Reviews

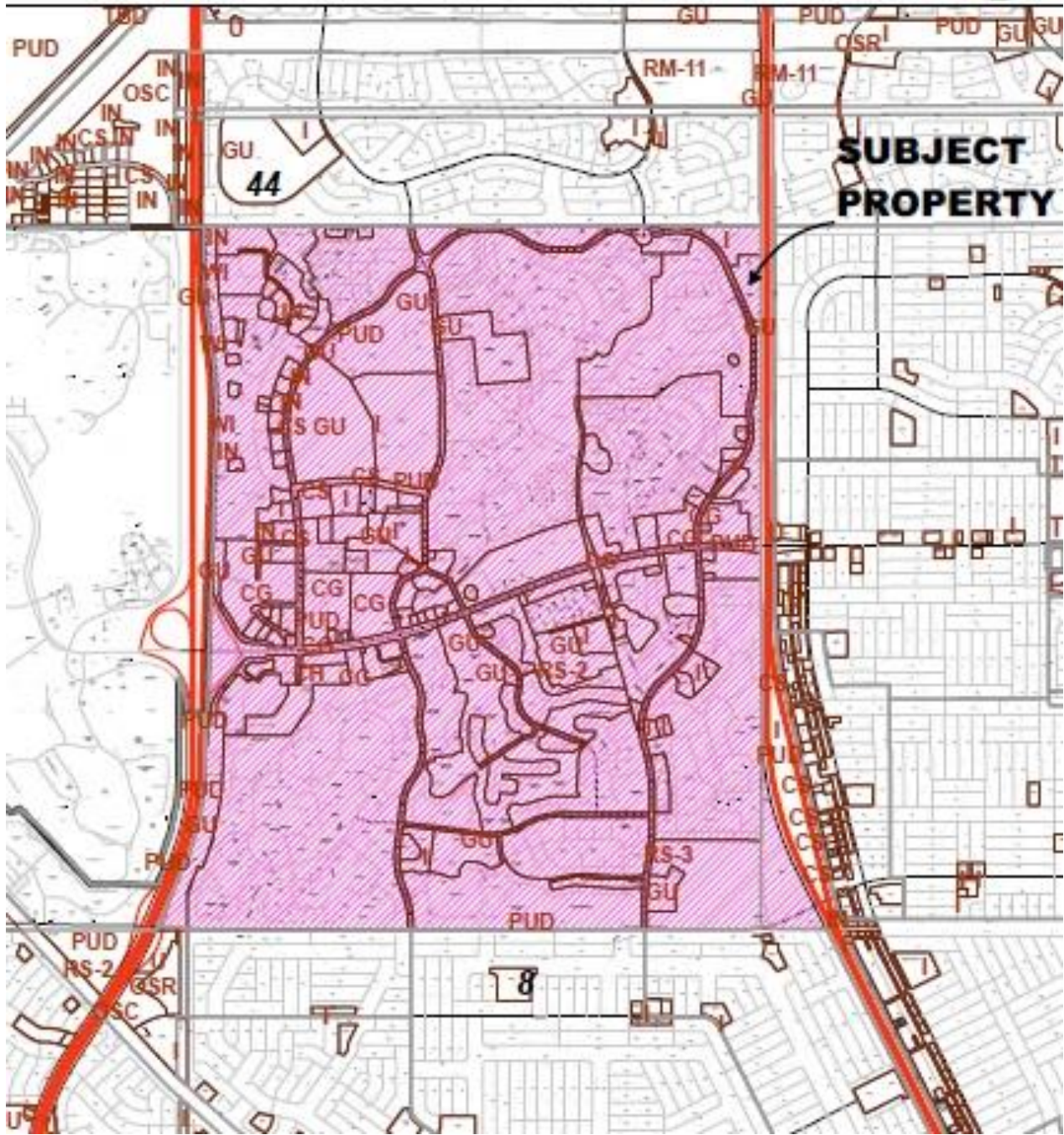
The St. Lucie West Development of Regional Impact (DRI) was approved by the City Council on April 9, 1987 through resolution 87-R15. The DRI has since been amended eighteen times. The last amendment to the development order was approved by City Council on May 10, 2021 by Resolution 21-R39.

GENERAL LOCATION



Location Map

EXISTING ZONING



Zoning Map

ANALYSIS: This request is to amend the Saint Lucie West DRI development order to update Map H.

Per Florida Statute 380.06 Developments of Regional Impacts, the DRI may be amended providing it adheres to the adopted local comprehensive plan. This application is consistent with the Comprehensive Plan Objective 1.1.4, which states that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency; natural limitations; the goals, objectives and policies contained within this Comprehensive Plan; the desired community character; and to ensure availability of land for future demand and utility facilities.

In analysis of adequate facilities, these changes do not affect any thresholds that are identified in the development order. Rather, the incorporation of the Conversion Matrix will permit flexibility in the entitled land use square footages, while maintaining its intensities. The intention being that the land use square footage shall be replaced by the transportation impact equivalency. The approved development of regional impact will not be subject to downzoning, unit density reduction, or intensity increase or reduction.

RELATED PROJECTS

- P21-023 - St. Lucie West – FAR 2, LLC, Small-Scale Future Land Use Map Amendment
- P20-024 – St. Lucie West – FAR 2, LLC, Planned Unit Development (PUD) Rezoning

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City’s comprehensive plan and recommends approval.