

# **St. Lucie Lands**

## Planned Unit Development Amendment No. 4 (P21-281)

Laura H. Dodd, AICP

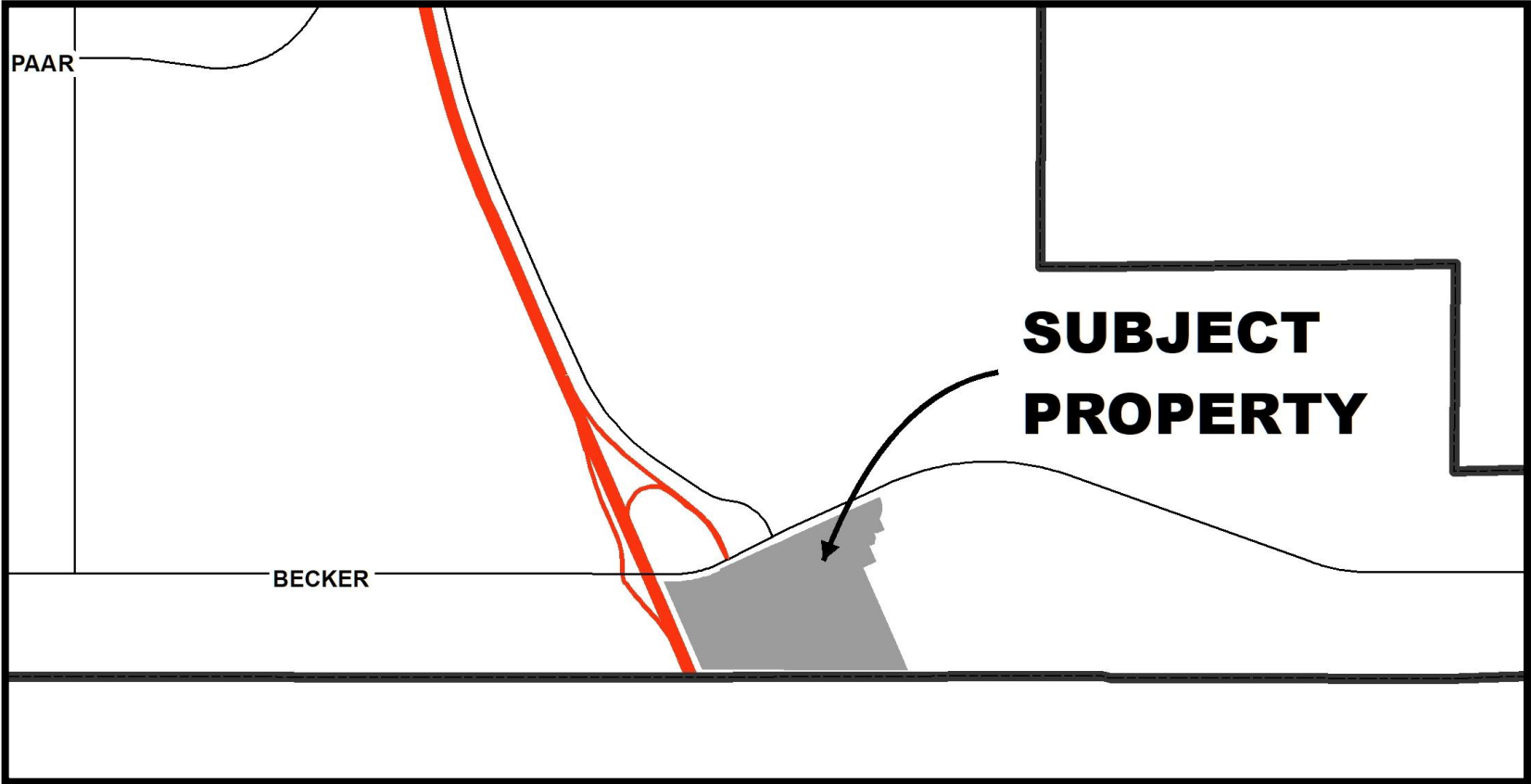
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- Applicant – Dennis Murphy, Culpepper & Terpening
- Owner – Veranda St. Lucie Land Holdings, LLC
- Request –in summary, this is a request for approval of the fourth amendment to the St Lucie Lands PUD including changes such as:
  - 1) Clarifying anticipated uses
  - 2) Expand the list of acceptable zoning uses to include Institutional uses
  - 3) Update the summary status of the PUD.



Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	PUD	Veranda Volaris Multifamily
West	HWY	HWY	Florida Turnpike



# LOCATION





Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	PUD	Veranda Volaris Multifamily
West	HWY	HWY	Florida Turnpike

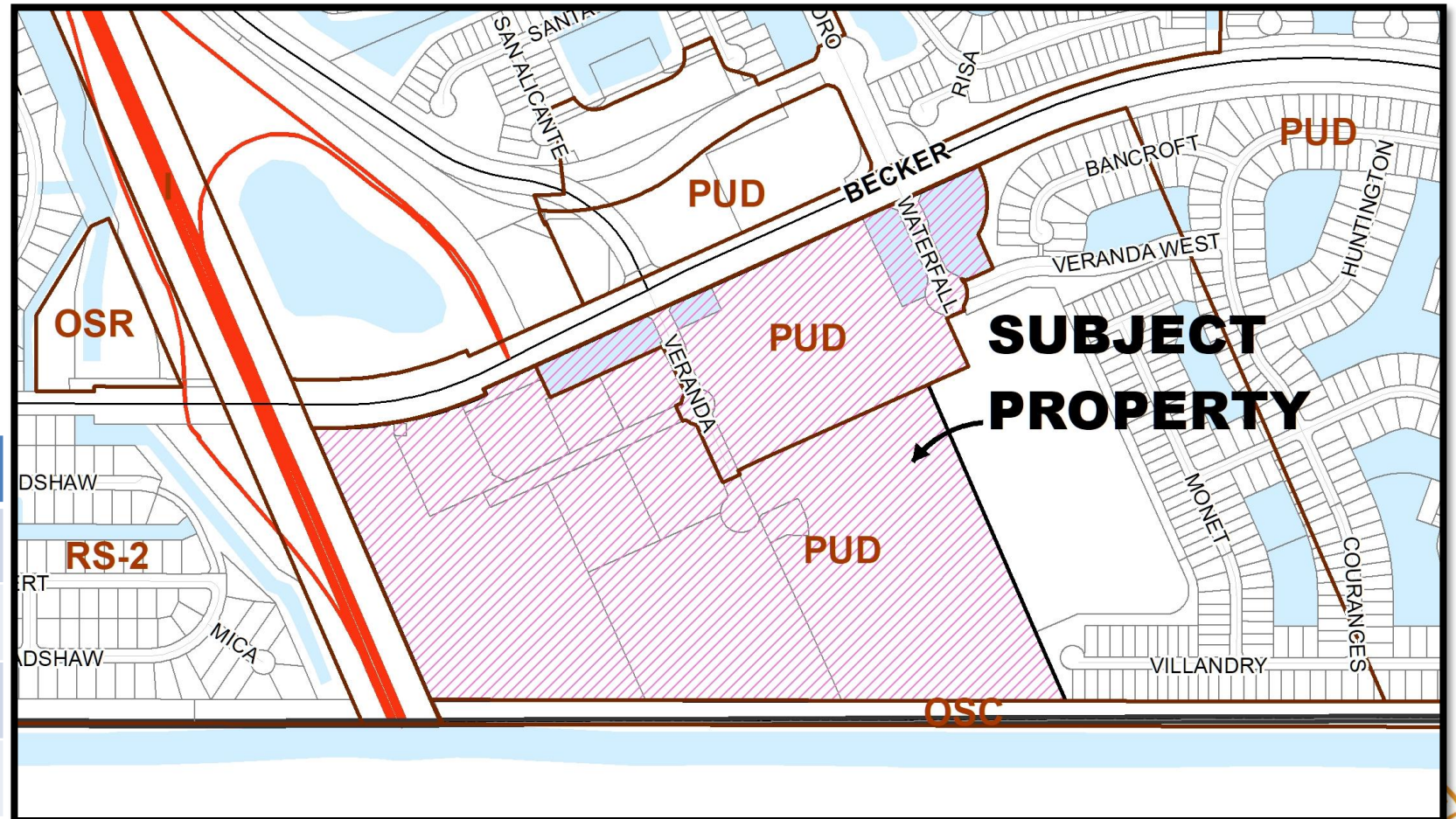


AERIAL





Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	PUD	Veranda Volaris Multifamily
West	HWY	HWY	Florida Turnpike

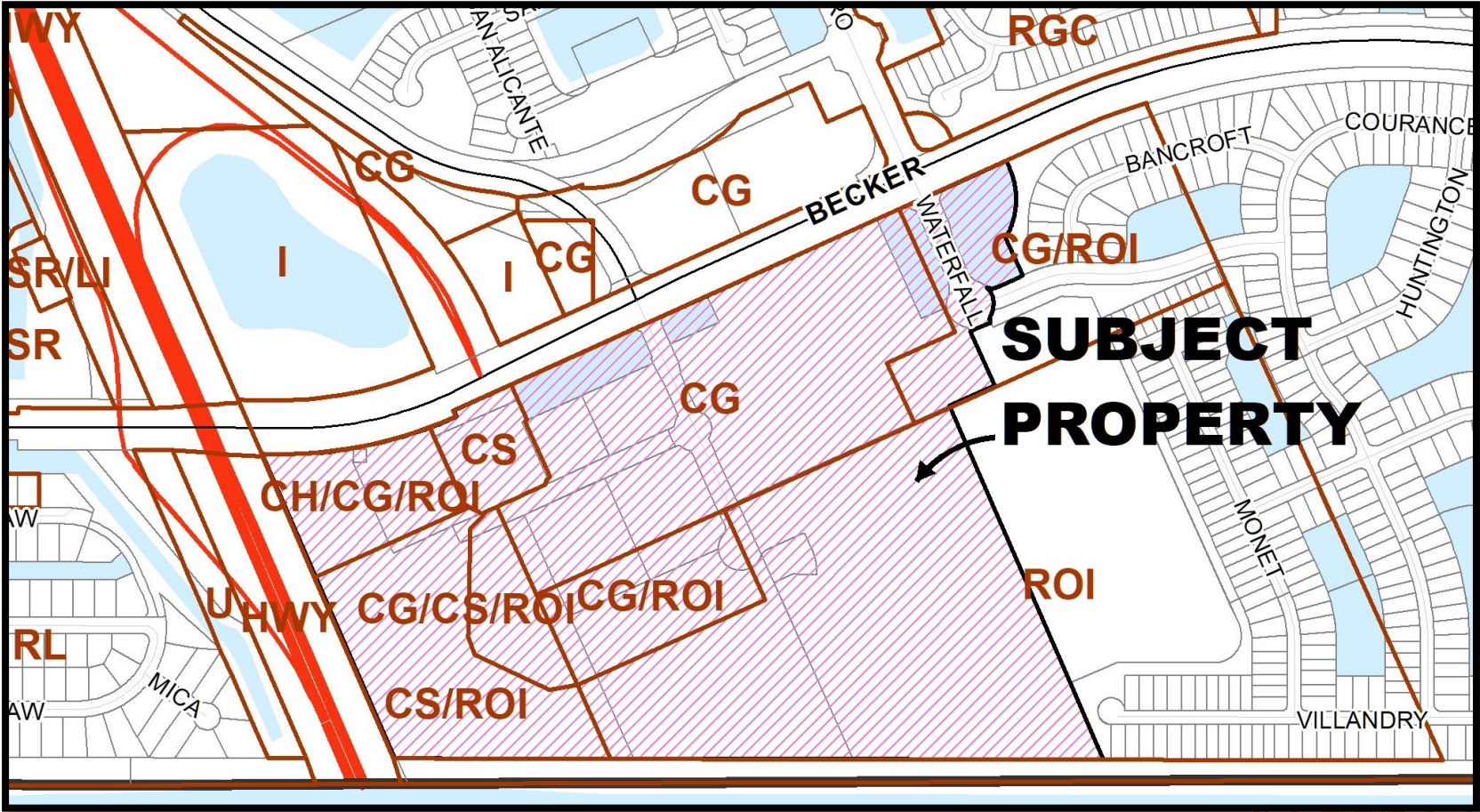


# ZONING MAP





Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	PUD	Veranda Volaris Multifamily
West	HWY	HWY	Florida Turnpike



# FUTURE LAND USE MAP



# **This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.**

- 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.



# Traffic Impact Analysis

- Traffic Statement received April 2022, completed by Culpepper & Terpening, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest PUD Development Agreement and the proposed PUD changes.
- No proposed PUD changes warrant any changes to trip counts at this time.
- All Becker Road obligations within the latest Developer Agreement are currently under construction.





**The Site Plan Review Committee recommended approval of this PUD amendment on April 27, 2022.**

