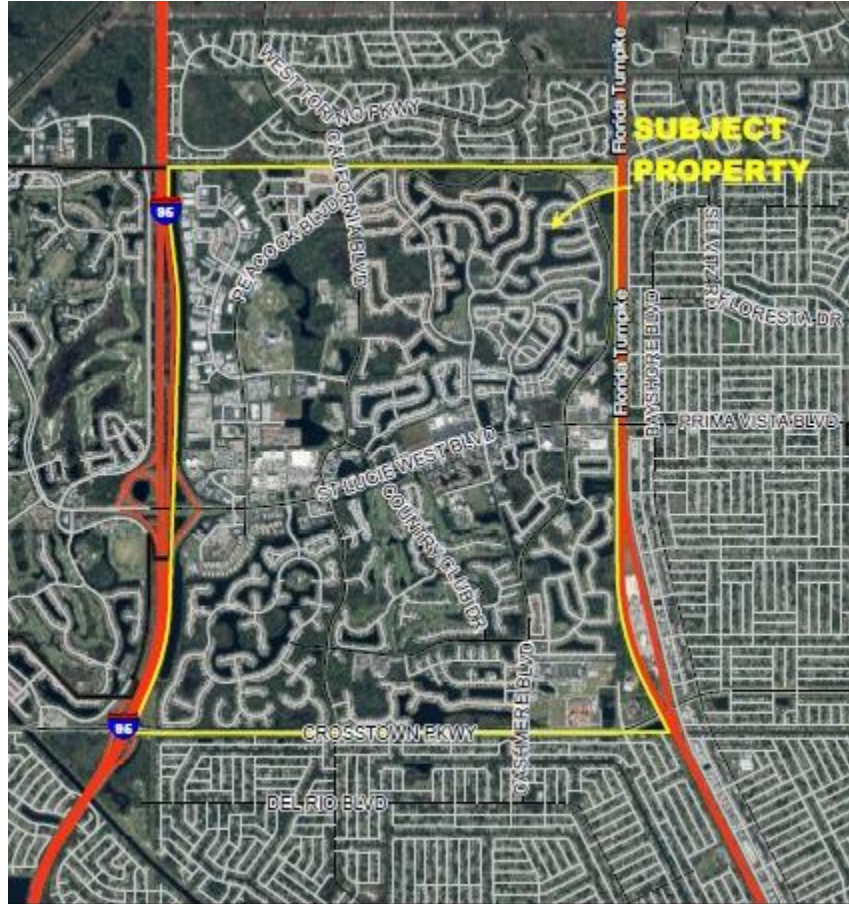




**St. Lucie West Development of Regional Impact (DRI) Amendment Application
 18th Amendment to the DRI Development Order
 Project No. P20-182**



SUMMARY

Applicant's Request:	An application to amend the development order for the St. Lucie West Development of Regional Impact.
Applicant:	Brad Curry of Engineering, Design and Construction
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, Planner II

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 seventeen 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

Purpose of Request

Because the SLW DRI is nearing final buildout, the Applicant is requesting to amend 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.

For example, entitlements for five (5) single family residential units may be converted to industrial square footage by using the assigned multiplier within the matrix of 1.20. The product (6) may then be used to calculate the industrial square footage per every 1,000 sf. (5 SF Units x 1.20 = 6 and 6 x 1,000 = 6,000 industrial s.f.) Therefore, five (5) single family residential units would be equivocal to 6,000 sf of industrial space without compromising intensity. The transportation impacts will be tracked as future development comes online to ensure compliance.

To provide additional context on the status of the DRI, the industrial use entitlements total a maximum of 2,499,528 s.f. The total square footage of industrial use approved or proposed for development is approximately 2,462,750 s.f. The remaining square footage of industrial space which remains is only 36,778 s.f. and would hinder the ability for future development to be accommodated without the conversion matrix.

In summary, the amendment is needed at this time so the Applicant may proceed with their request for commercial and industrial uses within their project without limiting the same uses on other properties within the DRI in the future. Finally, it is important to note that all transportation-based improvements required within the DRI have been satisfied. Therefore, the transportation impacts have been accommodated for within the overall SLW DRI and the adoption of the conversion matrix will not necessitate additional improvement.

Proposed Amendment

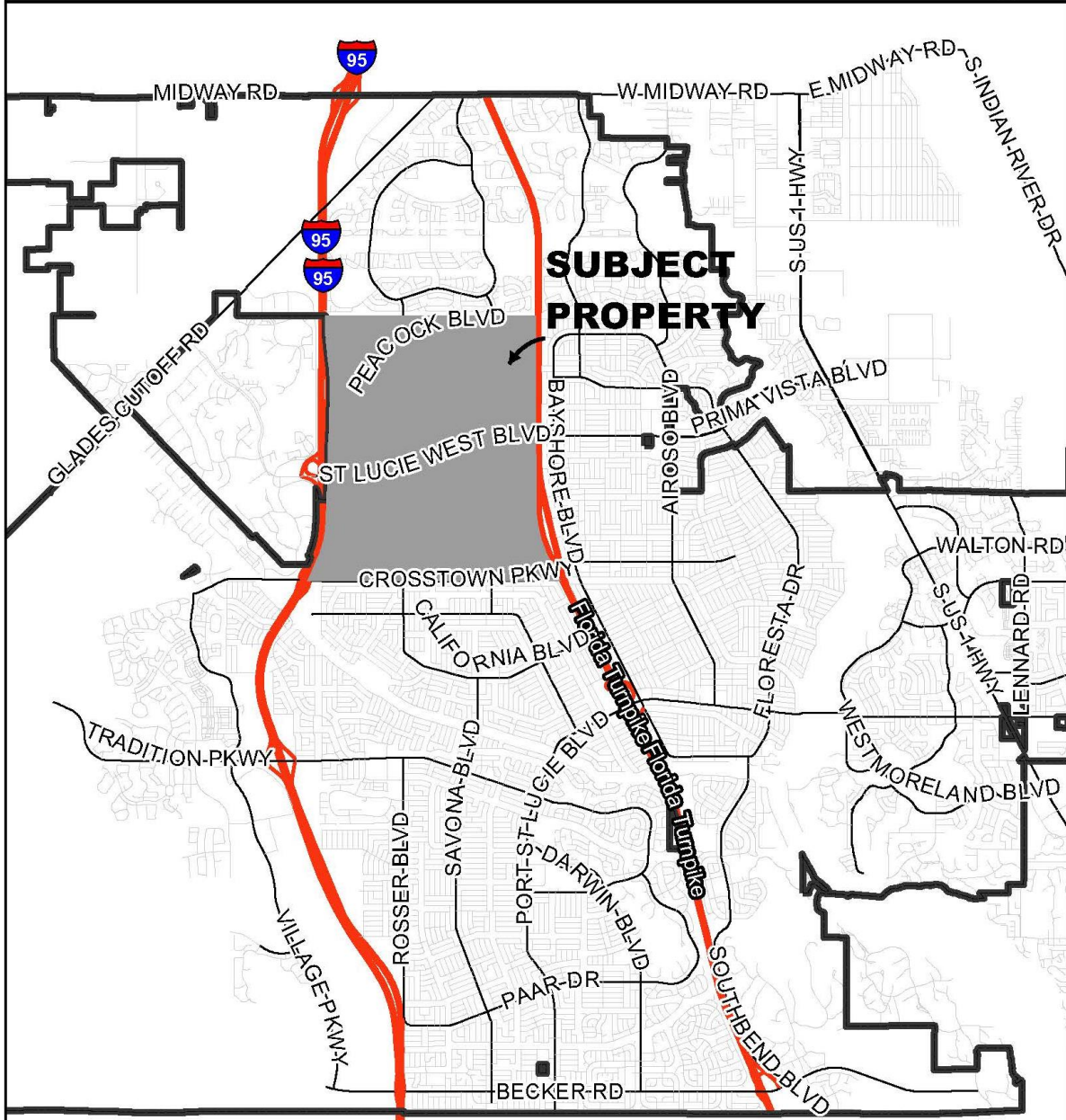
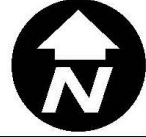
EDC, on behalf of CRJH, LLC have applied to amend the development order for the St. Lucie West DRI by updating DRI Map H, incorporating a Conversion Matrix, and updating reporting and buildout expiration requirements. These changes are detailed as follows:

1. **Map H Amendment:** Applicant is proposing to revise and replace Map H to incorporate the proposed future land use map change for approximately 3.75 acres, located at the southwest corner of NW University Blvd. and NW California Blvd., from CG/I (General Commercial/Institutional) to CS (Commercial Service). See Exhibit E within development order.
2. **Buildout Date:** Proposal to amend the buildout date to ten (10) years from the date of this amendment. The purpose of this amendment is due to the DRI nearing completion and the necessity to conclude the development without additional amendment.
3. **Adoption of a Conversion Matrix:** The proposed Condition No. 84 is to adopt a Conversion Matrix as Exhibit F to the development order. The purpose of the conversion matrix is to permit the remaining properties to develop within the DRI without the necessity for amendment. The proposed Matrix will not create an increase in overall DRI intensities, exceed allowed entitlement, or logically create additional regional impacts.
4. **Reporting Language:** The biennial reporting requirements are proposed to be removed as the development is nearing completion and the original master developer is no longer actively involved with the project. Significant changes are not anticipated which would dramatically alter the overall conditions and necessitate additional reporting.

Previous Actions and Prior Reviews

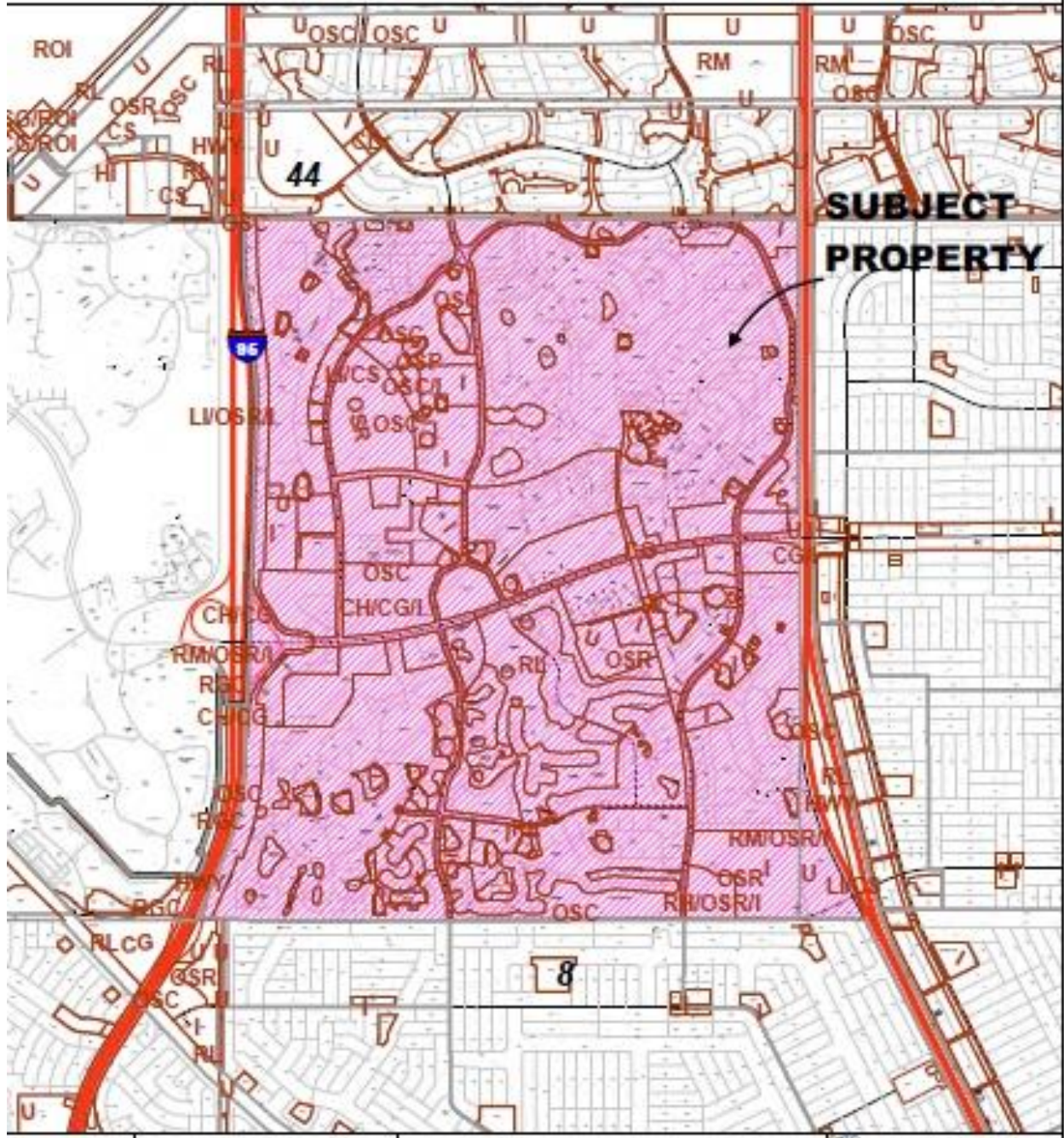
The St. Lucie West Development of Regional Impact (DRI) was approved by the City Council on April 9, 1987 through resolution 87-R15. The DRI has since been amended seventeen times. The last amendment to the development order was approved by City Council on April 22, 2019 by Resolution 19-R25.

GENERAL LOCATION



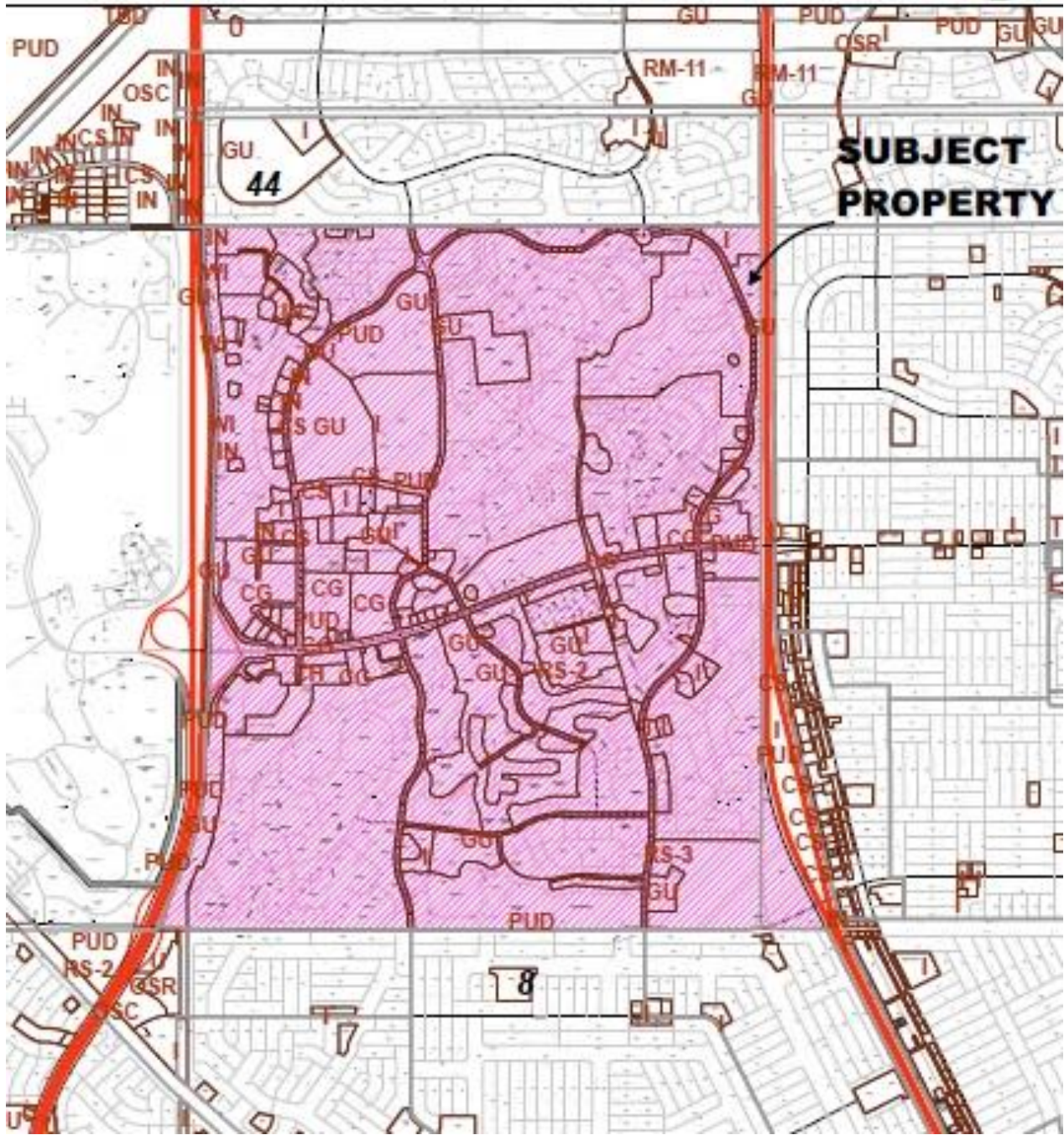
Location Map

FUTURE LAND USE



Future Land Use Map

EXISTING ZONING



Zoning Map

ANALYSIS: This request is to amend the Saint Lucie West DRI development order to update Map H, Exhibit “E,” to incorporate a Conversion Matrix, Exhibit “F,” and to permit the updating or removal of buildout date and reporting verbiage.

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

- P20-159 - St. Lucie West - University Boulevard Business Center, Small-Scale Future Land Use Map Amendment
- P20-160 – St. Lucie West – University Boulevard Business Center, 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.