

**St. Lucie Lands
Planned Unit Development (PUD)
Amendment No. 5
P22-326**

**City Council Meetings of
September 25, 2023 and October 9, 2023
Bethany Grubbs, Planner III**



Request

This is the fifth amendment to the St. Lucie Lands PUD document and conceptual plan.

The proposed application amends the following:

- 1) Includes drive-thrus as a permitted use.
- 2) Revises the parking requirements for multi-family dwelling units.
- 3) Revises the maximum permitted length of multi-family buildings from 200 feet to 300 feet.
- 4) Depicts the land use change from ROI to RGC.
- 5) Establishes refuse collection and recycling areas for multi-family and institutional uses.
- 6) Establishes the height for multi-family and institutional uses and provides a typical cross-section.

General Information

Applicant: St. Lucie Lands Property Owner's Association, INC

Property Owner(s):

- VF I, LLC
- VF II, LLC
- Prime Storage Port St. Lucie, LLC
- Florida Coast Medical and Surgical Center, INC
- AG EHC II (LEN) Multi State 1, LLC
- St. Lucie Lands Property Owner's Association, INC

Agent: Dennis Murphy, Culpepper and Terpening, Inc.

Location: The property is generally located on the south side of Becker Road and east of the Florida's Turnpike.



Aerial

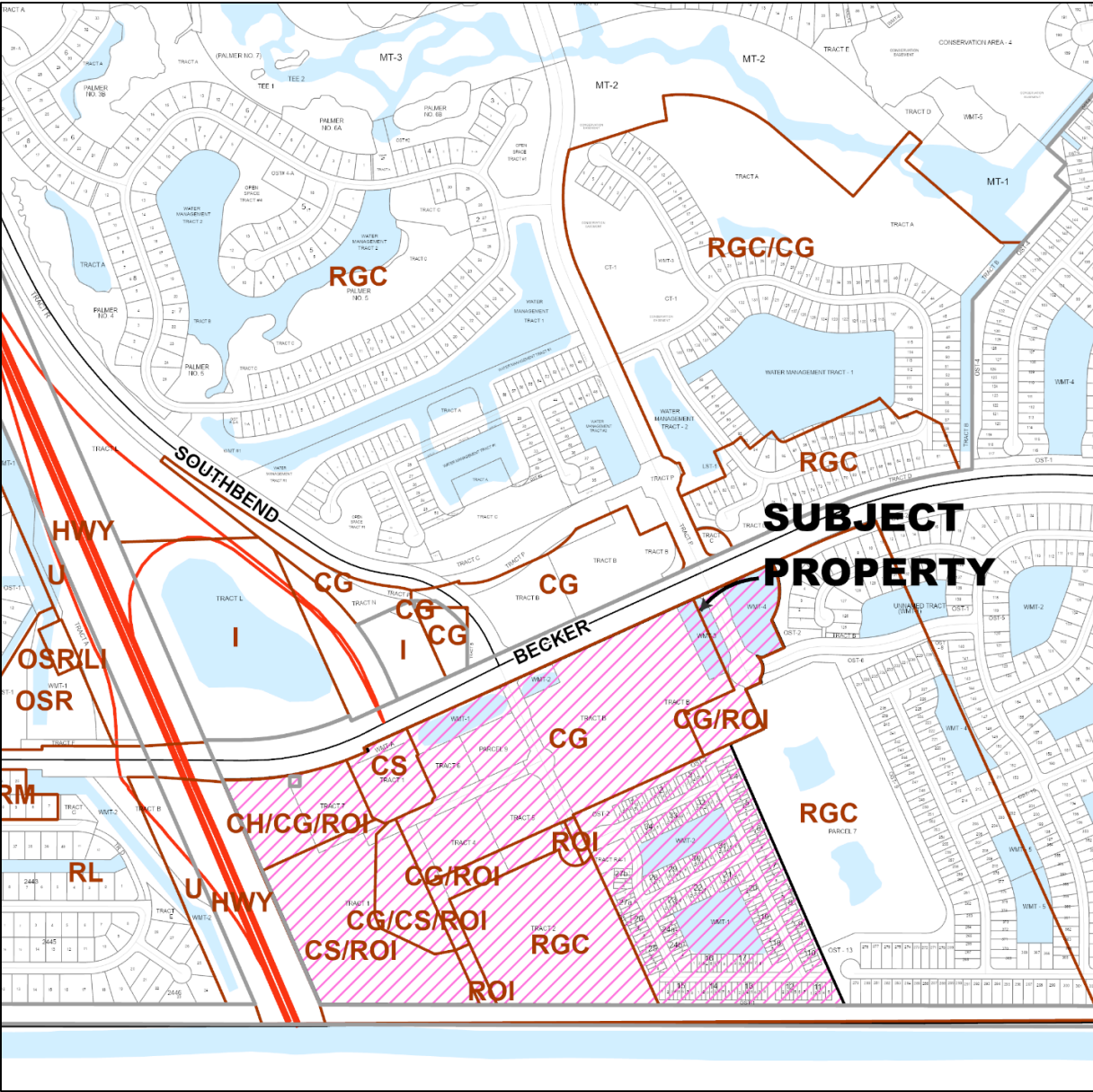
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC, I, CG	PUD	Tesoro Community and Accessory Uses, Fire Station
South	OSC, PUD	RGC	Water Mgmt. Dist. Canal
East	RCG	PUD	Vacant - Veranda Volaris Multifamily (pending)
West	I	U	Florida's Turnpike



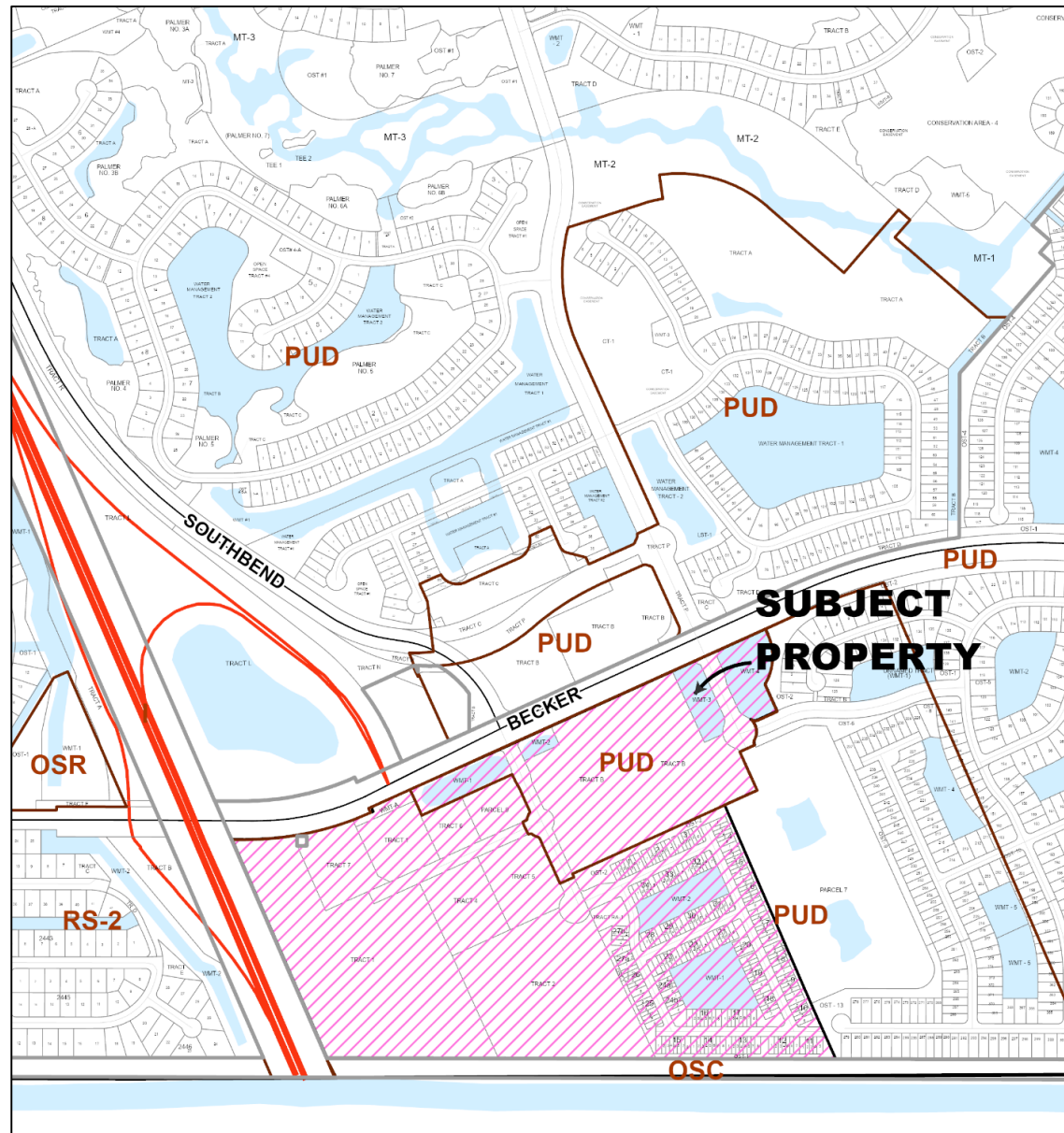
Future Land Use

- CH/CG/ROI
- CS/ROI
- CS
- CG
- CG/CS/ROI
- CG/ROI
- ROI

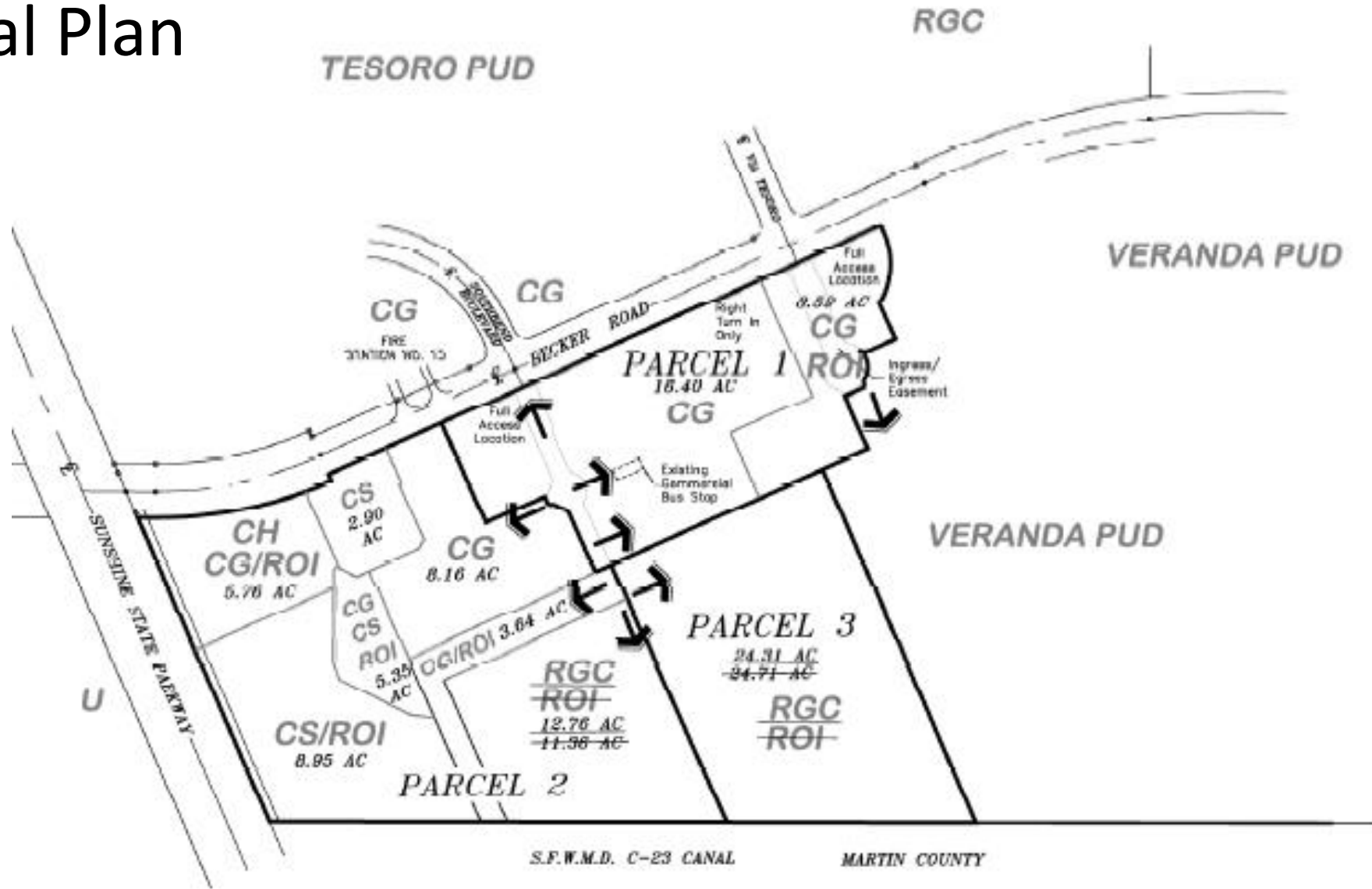


Zoning

PUD (Planned Unit Development)



Conceptual Plan



Compatibility Analysis

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

Policy 1.1.4.10: The PUD amendment complies with the maximum required densities and intensities of the respective future land use designations for the project site.

Policy 1.1.4.13: The project complies with Policy 1.1.4.13 which states that PUD is a compatible zoning district with the various future land use designations of CH/CG/ROI; CS/ROI; CS; CG; CG/CS/ROI; CG/ROI; ROI.

Policy 1.1.4.1: The project furthers this policy which states that a minimum of twenty percent and a maximum of thirty-five percent of the residential dwellings within the land area of each development designated RGC shall be multifamily dwelling units.



SPRC Recommendation

The Site Plan Review Committee recommended approval of this PUD amendment on November 22, 2022.



Recommendation

The Planning and Zoning Board recommended approval at their September 5, 2023 meeting.

