



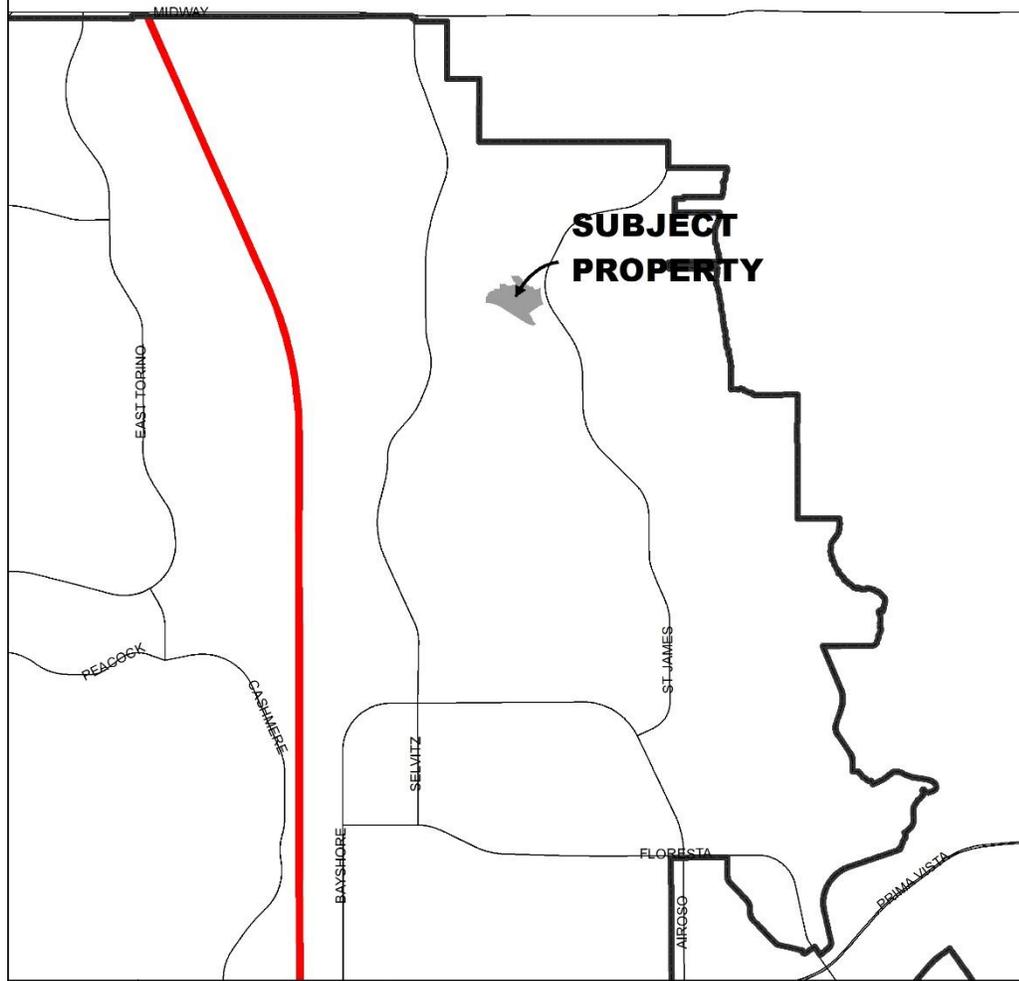
St. Andrew Park Phase II Planned Unit Development
PUD Amendment No. 2

Planning & Zoning Board Meeting
April 2, 2024

Request Summary

Applicant's Request:	The applicant requests to amend the St. Andrew Park Phase II Planned Unit Development comprised of 42.33 acres to reduce the size to 27.579 acres (removing 14.751 acres).
Agent:	George Missimer, Cotleur & Hearing
Applicant/Property Owner(s):	Calvary Port St. Lucie Ministries, Inc. St Andrews Park Commercial LLC
Location:	The property is generally located north of NW St. James Blvd. and west of St. James Drive.

GENERAL LOCATION



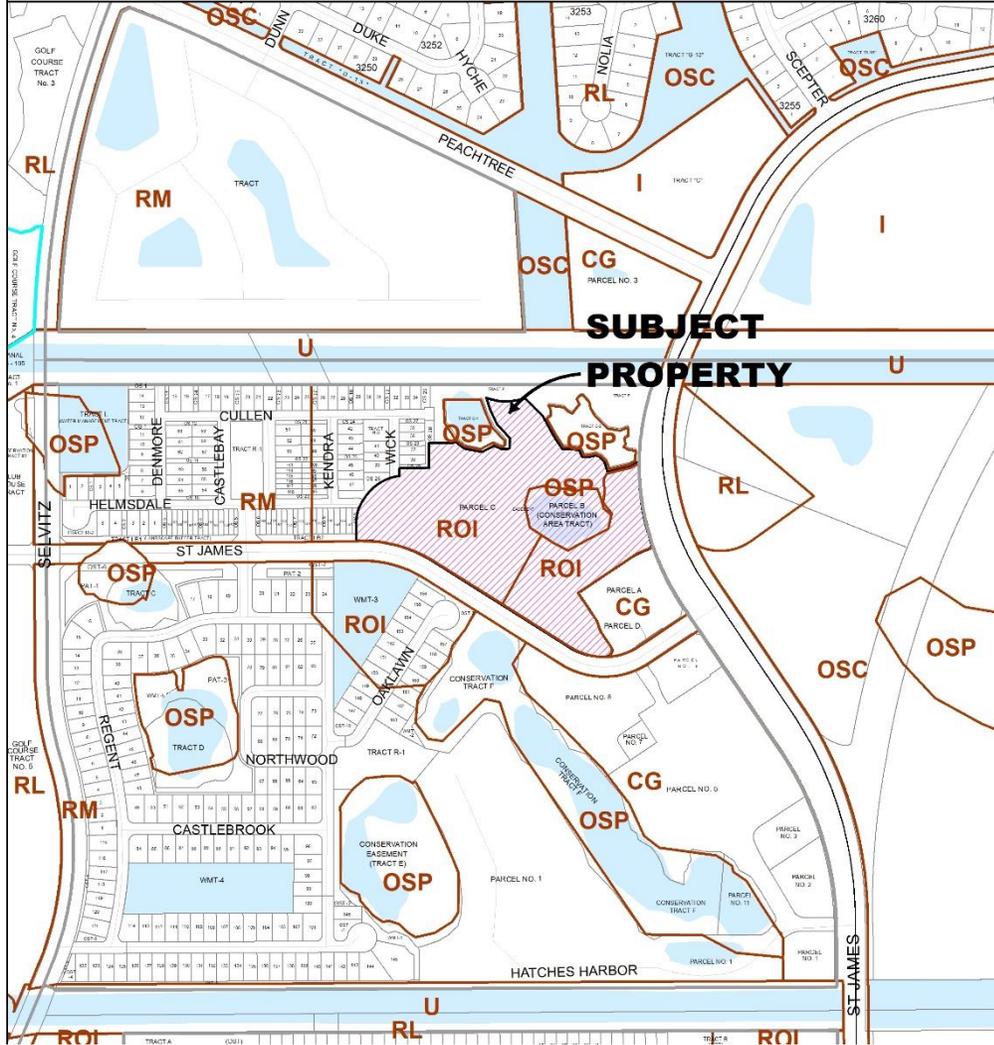
AERIAL



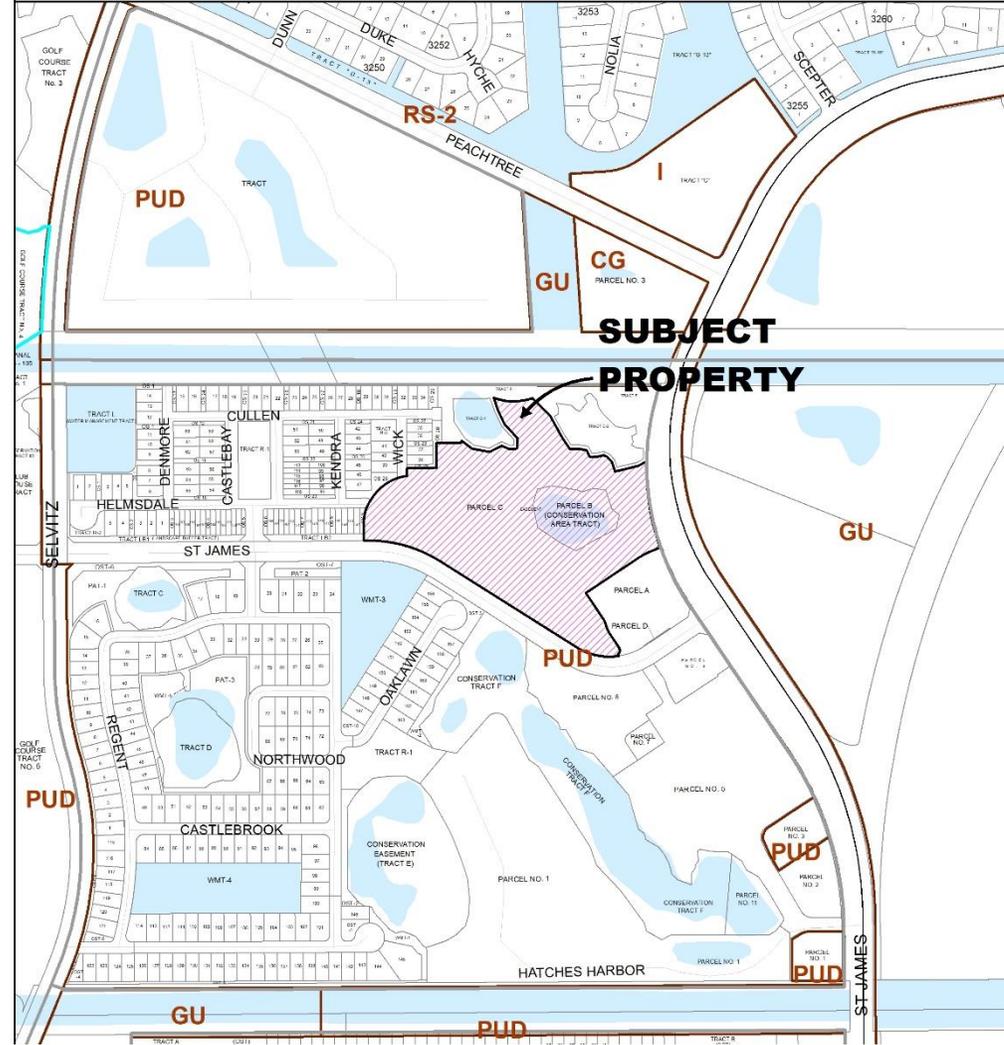


Source: Google Earth

FUTURE LAND USE



EXISTING ZONING



Background & Justification

- The St. Andrews Park Phase II PUD was established prior to 2014 to include residential, commercial and open space uses.
- Total acreage is 42.33 including townhomes and more than 60,000 square feet of retail space. The applicant requests to reduce the size to 27.579 acres (removing 14.751 acres).
- The 14.751 acres being removed from the PUD will be developed separately in the future for an institutional use.

Findings

This PUD amendment is consistent with the Comprehensive Plan.

- **Future Land Use Goal 1.1:** Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.
- **Future Land Use Policy 1.1.4.13** – The PUD zoning designation is compatible with the future land use designations of RM, ROI, OSP and CG.
- Based on approval of the FLU and zoning amendment, the applicant's intent is to develop a school is consistent with **Public School Facilities Element Policy 1.2.1**, which states that the City will consider providing incentives to the private sector to identify and implement creative solutions to development adequate school facilities in residential developments.

Recommendation

The Planning and Zoning Department recommends approval of the PUD amendment.

Planning and Zoning Board Options

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council
- Motion to table