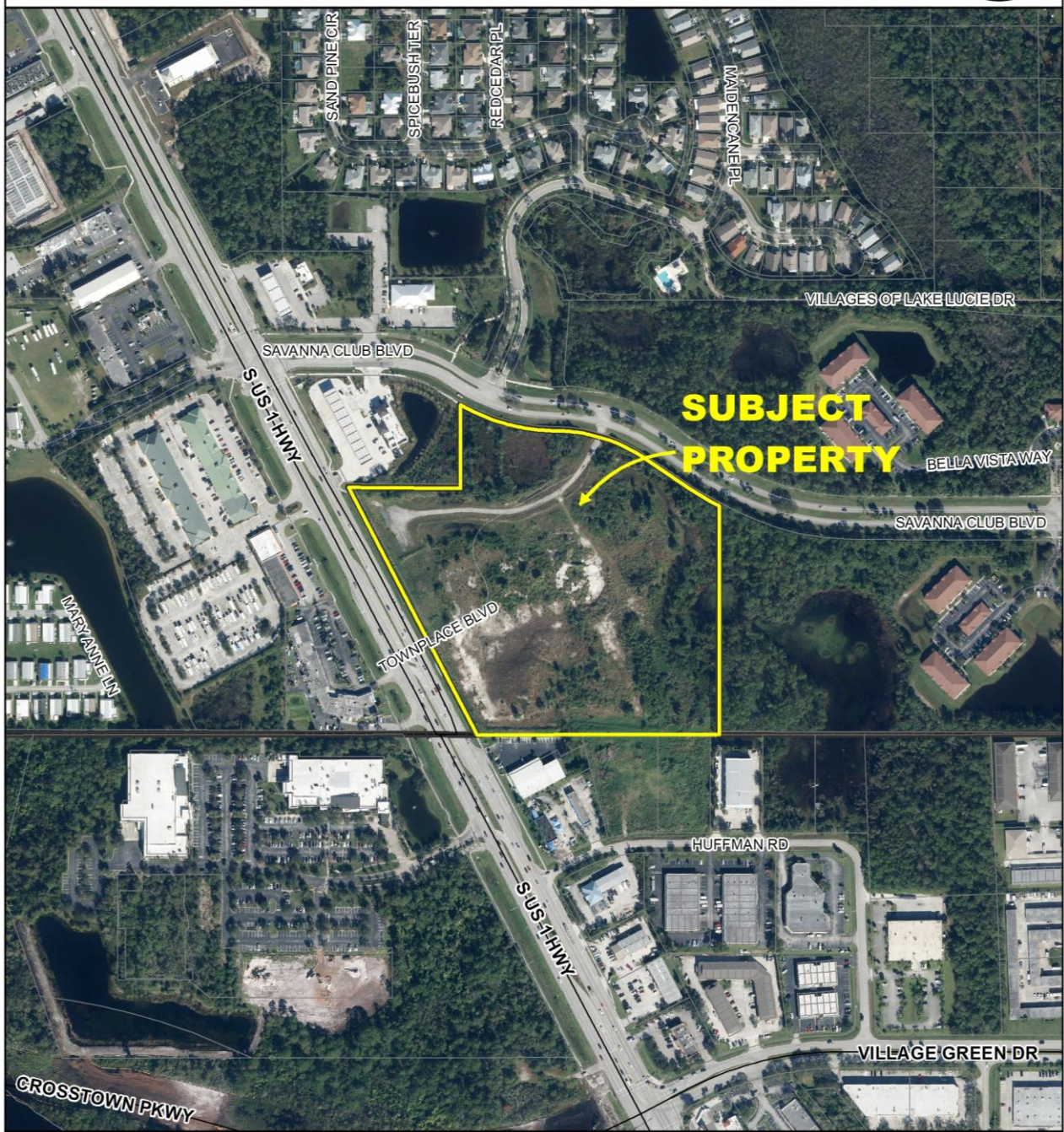




**Town Place Planned Unit Development (PUD)
PUD Rezoning
P21-285**



Project Location Map

SUMMARY

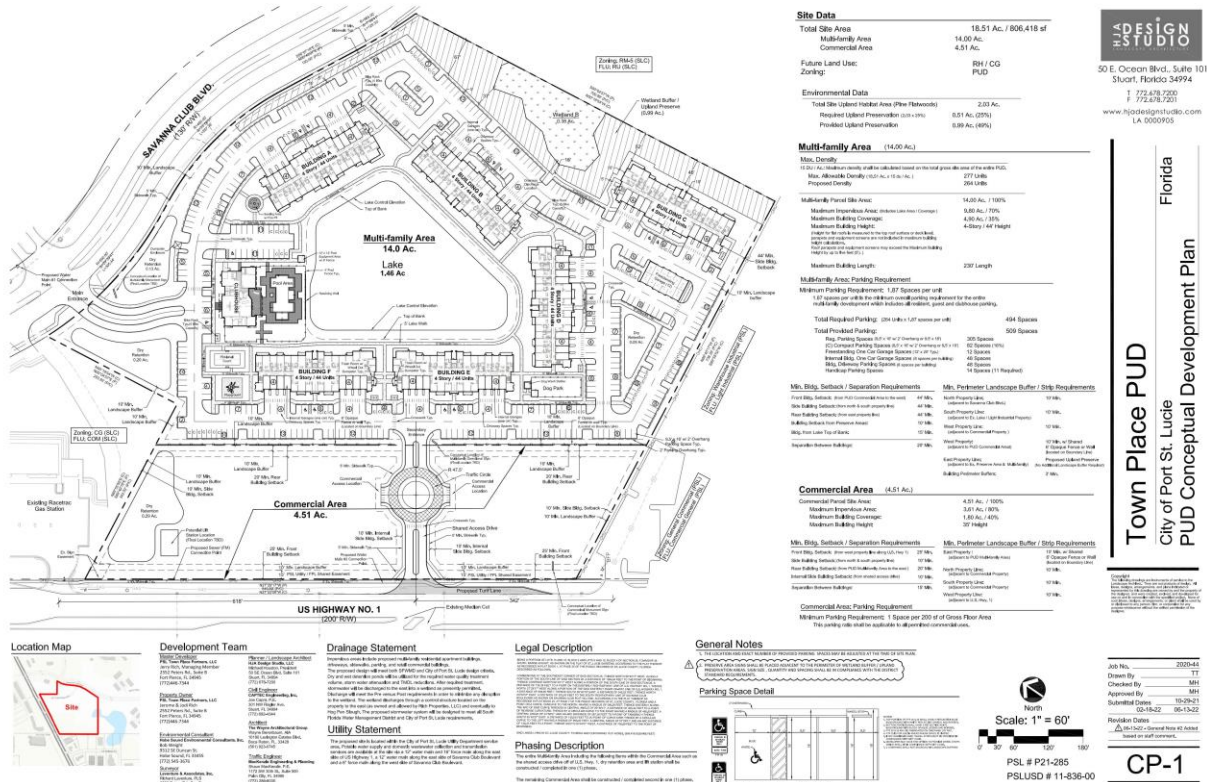
Applicant's Request:	PUD (Planned Unit Development) Rezoning for Town Place PUD to build 264 four-story apartment units.
Agent:	HJA Design Studio, LLC/ Tod Troxell
Applicant/Property Owner:	PSL Townplace Partners, LLC/ Jerome Rich
Location:	This property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard
Project Planner:	Stephen Mayer, Planner III

Project Description

This PUD rezoning application proposes to rezone 18.51 acres of property to allow for the development of a horizontal mixed-use development, with 264 apartment units in six four-story buildings and a 4.51-acre commercial component. The total proposed density is 14.26 dwelling units per acre. This property has a future land use designation of Commercial General and Residential High Density (CG/RH) which allows up to 15 dwelling units per acre. The apartment units may be owner-occupied or rentals. Recreation use areas includes a 3,500 sq. ft. clubhouse, community swimming pool, dog park, seating area, a pickleball court and a playground. The Conceptual Master Plan is included in the PUD document (and below).

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the PUD conceptual plan at their May 25, 2022 meeting.



Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board’s agenda. See attached comments from neighbors.

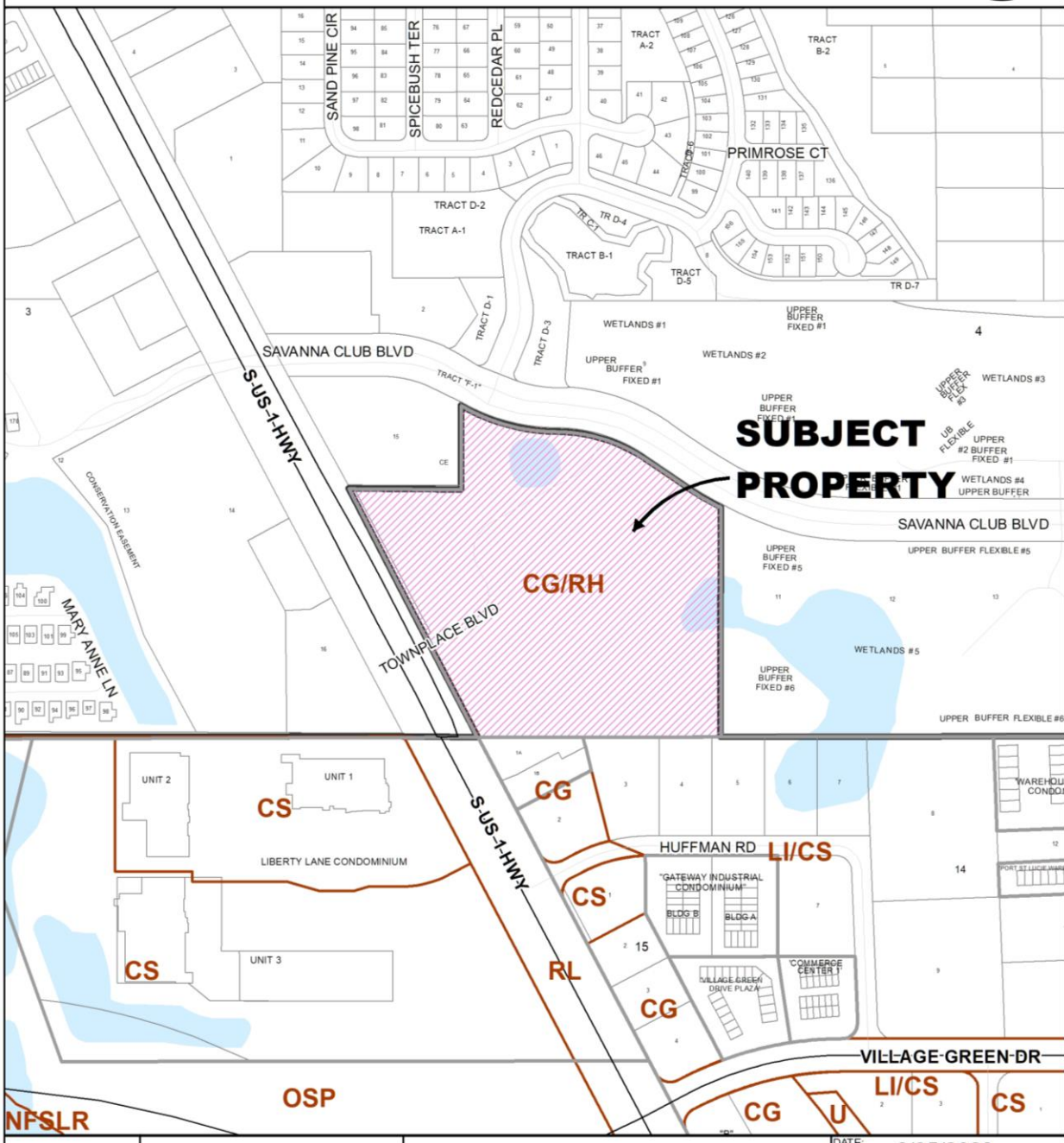
Location and Site Information

Parcel Number:	3426-341-0001-000-2
Property Size:	18.58 acres
Legal Description:	Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens.
Future Land Use:	Commercial General and Residential High Density (CG/RH)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land
Proposed Use:	Mixed-Use residential and commercial development

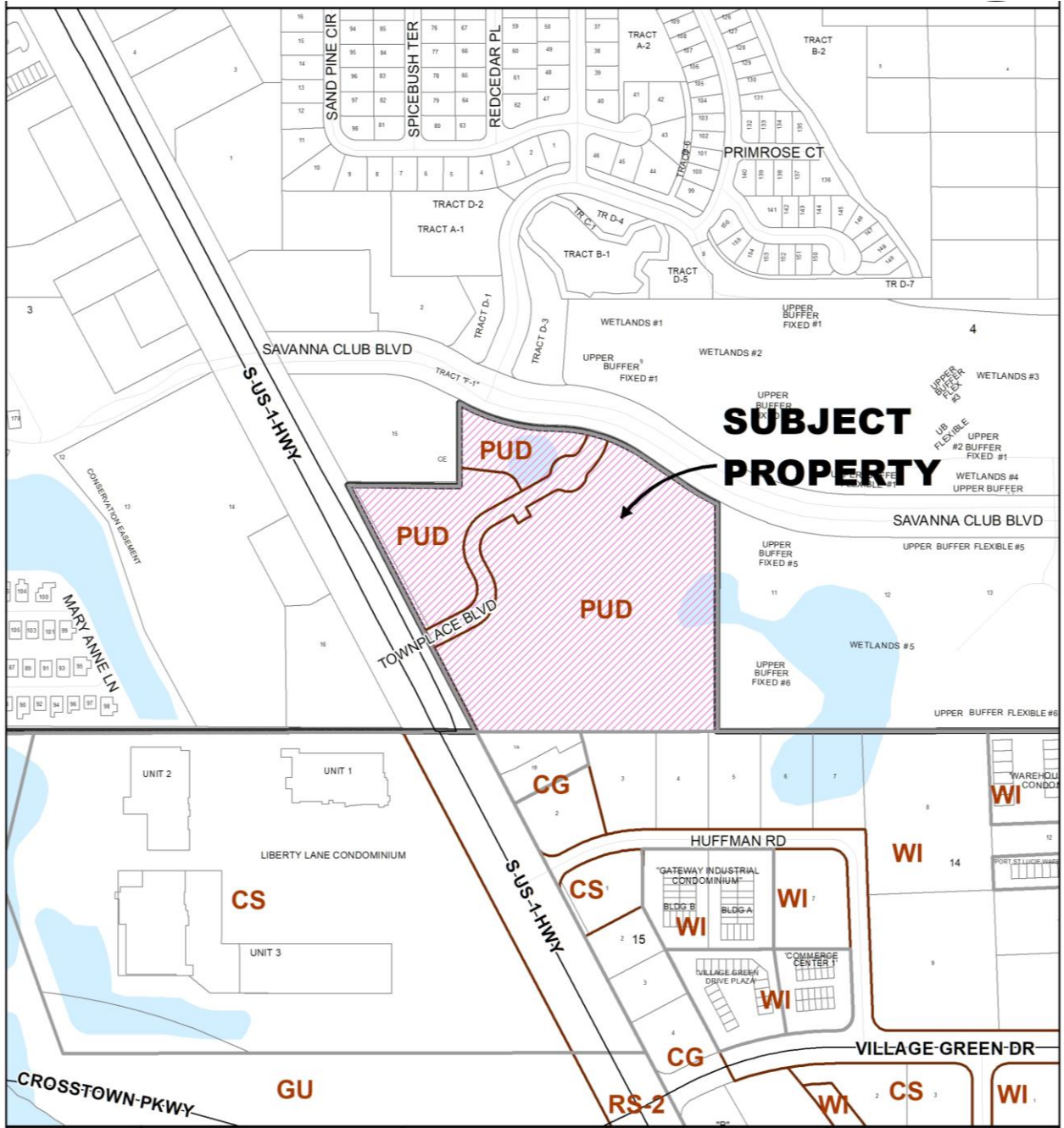
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC Commercial and Residential Urban	SLC RM-5 and CG	Gas station and multi-family residential
South	CG and LI/CS	CG and WI	Retail, Office and Car Wash
East	SLC Residential Urban	SLC RM-5	Multifamily residential (Bella Vista Apartments)
West	SLC and PSL CS	SLC CG and PSL CS	Retail Strip Plaza and Medical office

RM-5 Residential Medium, – CG Commercial General, WI – Warehouse Industrial, PUD, Planned Unit Development
– CS – Commercial Service



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10)

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RH (High Density Residential) allows a maximum density of 15 dwelling units per acre. The application proposes a maximum of 264 units which is a density of 14.26 dwelling units per acre.

ZONING REVIEW (ARTICLE X)

Project Description: The site is proposed to be rezoned by modifying an existing Planned Unit Development (PUD) to a new proposed PUD District. The new PUD proposes a maximum of 264 apartment units and a 4.51-acre commercial site.

Standards for District Establishment

Area Requirement	The PUD area is 18.58 acres, which is over the minimum 2 acres required by code.
Relation to Major Transportation Facilities	The PUD has access to Savannah Club and US Highway One.
Consistency with City's Comprehensive Plan	The PUD is consistent with respect to internal design and relationship to adjacent properties per Section 158.172 (E).
Relation to Utilities, Public Facilities, and Services	The site can be served by Public Facilities and Utilities. The applicant must provide utility agreements prior to approval of construction plans.
Evidence of Unified Control of Area	The applicant has provided evidence of unified control.

PUD Conceptual Master Plan and Regulation Book Requirements

PUD Concept Plan and Regulation Book	The applicant has provided a PUD concept plan and PUD document, regulating uses and other development standards.
Residential Density and non-residential intensity	The Residential Density is 14.26 dwelling units per acre
Provision for Pedestrian Circulation	The applicant is providing pedestrian circulation via a 6' wide internal sidewalk connecting each residential building to amenities and connecting with existing 5' sidewalks along Savannah Club Boulevard and US Highway One through the commercial component. The applicant is proposing a bike rack for every residential building and for the commercial buildings.
Off Street Parking and Loading Requirements	The applicant is proposing a minimum parking requirement ratio of 1.87 parking spaces per unit. The applicant has provided a written justification, attached herein. The total required parking based on Section 158.221 of the City's Land Development code is 1.5 spaces for every 1-bedroom unit, 2 parking spaces for every 2 or more-bedroom unit, and 1 guest parking space

	<p>for every 5 units. This would equate to 527 parking space per code.</p> <p>The required parking based on the modified ratio is 494 spaces. The applicant is providing a total of 509 parking spaces, of which 305 are regular marked surface parking spaces, 82 are compact spaces, 12 within freestanding one-car garages, 48 are within internal one car parking garages, 48 are in the individual driveways, and 14 are handicap parking spaces.</p> <p>The commercial area will be parked at 1 space per 200 square feet of gross floor area.</p>
Underground Utilities	The applicant will be providing underground stormwater systems and utilities.
Protection of Natural Features	<p>At least 25% of the upland habitat is required to be preserved or mitigated through payment of a fee or offsite mitigation. Of the 2.03 acres of pine flatwoods, the applicant is preserving .99 acres (or 49%). The applicant is required to obtain a Clearing Permit prior to construction.</p> <p>The site contains 1.52 acres of freshwater marshes in two jurisdictional wetlands. One wetland will be preserved on site and mitigation will be provided for the other. Exotic vegetation removal is required concurrent with development.</p> <p>A site survey for gopher tortoises shall be conducted on all upland properties. If gopher tortoises are identified on the property, then the property must be surveyed for listed species associated with gopher tortoise burrows prior to obtaining a Clearing Permit.</p>
Stormwater	A 1.46-acre lake is depicted on the concept plan, as well as several dry retention areas that total 0.71 acres.
Landscaping and Buffering Requirements	The concept plan shows that the PUD will provide the 10' minimum buffer and landscape requirements along the north, south, and west property lines, including a 6' opaque fence or wall along the shared boundary between residential and commercial components of the mixed-use PUD. The applicant is proposing to utilize the upland preserve area as a buffer along the eastern property line, which abuts a multi-family development. That development has a large wetland and upland preserve area on the east side.

PUBLIC WORKS TRAFFIC ANALYSIS REVIEW: This application and Traffic Report prepared by Mackenzie Engineering and planning, Inc. dated August 24, 2021, has been reviewed by the Public Works Department and the transportation elements of the project were found to follow the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed PUD allows a maximum 264 apartment units with 78,408 square feet of commercial anticipated for the commercial component. Per ITE Trip General Manual, this would generate a total of 552 PM Peak trips. The submitted traffic report indicates that the segments of US1 and Savanna Club

Boulevard are anticipated to operate at an acceptable Level of Service with the addition of this project trips counts. The Level of Service requirement for improvement within the city is a Level of Service E and this project is not triggering these types of improvements. However, the City has requested some mitigation improvements. The Conceptual Plan is showing the intention of constructing a right turn lane along US Highway One for the entrance into the project site. Please note that the main entrance for the residential portion is accessed along Savannah Club Boulevard.

No direct impact to city roadways is anticipated from this development. Please note that the two most impacted roadways; are not City roads. Savannah Club Boulevard is a St. Lucie County Roadway, and US Highway One is a Florida Department of Transportation roadway.

RELATED PROJECTS

P16-060 Town Place CPA/Small Scale – Modified the boundaries of the existing General Commercial land use area changed a portion of the site from Residential Medium Density to High Density Residential.

P04-109 Town Place PUD - Via Ordinance 04-132, adopted by the City Council on November 22, 2004, the Town Place PUD was approved to allow for a mixed-use project, including 72 multi-family dwelling units on a total of 6.51 acres, and an office/commercial component of 12.01 acres. All buildings units were no more than two-stories in height.

P04-110 Town Place Phase I Site Plan – Site plan approval for 72 two- story townhouse units and 30,020 square feet of office.

P05-074 Town Place Phase I Site Plan – Site plan amendment and construction plans for 72 two story townhouse units and eight one -story commercial/office buildings. Approved by City Council on January 9, 2006.

P06-146 Town Place Tract 3 outparcels Site Plan – On August 14, 2006, City Council approved the construction of three, one-story retail buildings with a total of 26,112 square feet.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this PUD rezoning on May 25, 2022.

Planning and Zoning Board Action 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

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.