

City of Port St. Lucie
St. Lucie West – FAR 2, LLC (Cashmere Residential)
Development of Regional Impact Amendment
(P21-022)

Laura H. Dodd, AICP



Overview:

- Applicant – Michael Sanchez, Managed Land Entitlements
- Owner – FAR 2, LLC
- Proposal - The requests are for the entitlements relating to a proposed 72-unit townhome project upon a nine (9) acres of property. The request includes provisions for a **concurrent PUD rezoning**, small-scale future land use **comprehensive plan map amendment (CPA)**, and a St. Lucie West **Development of Regional Impact (DRI) map amendment**.



Summary of Requests:

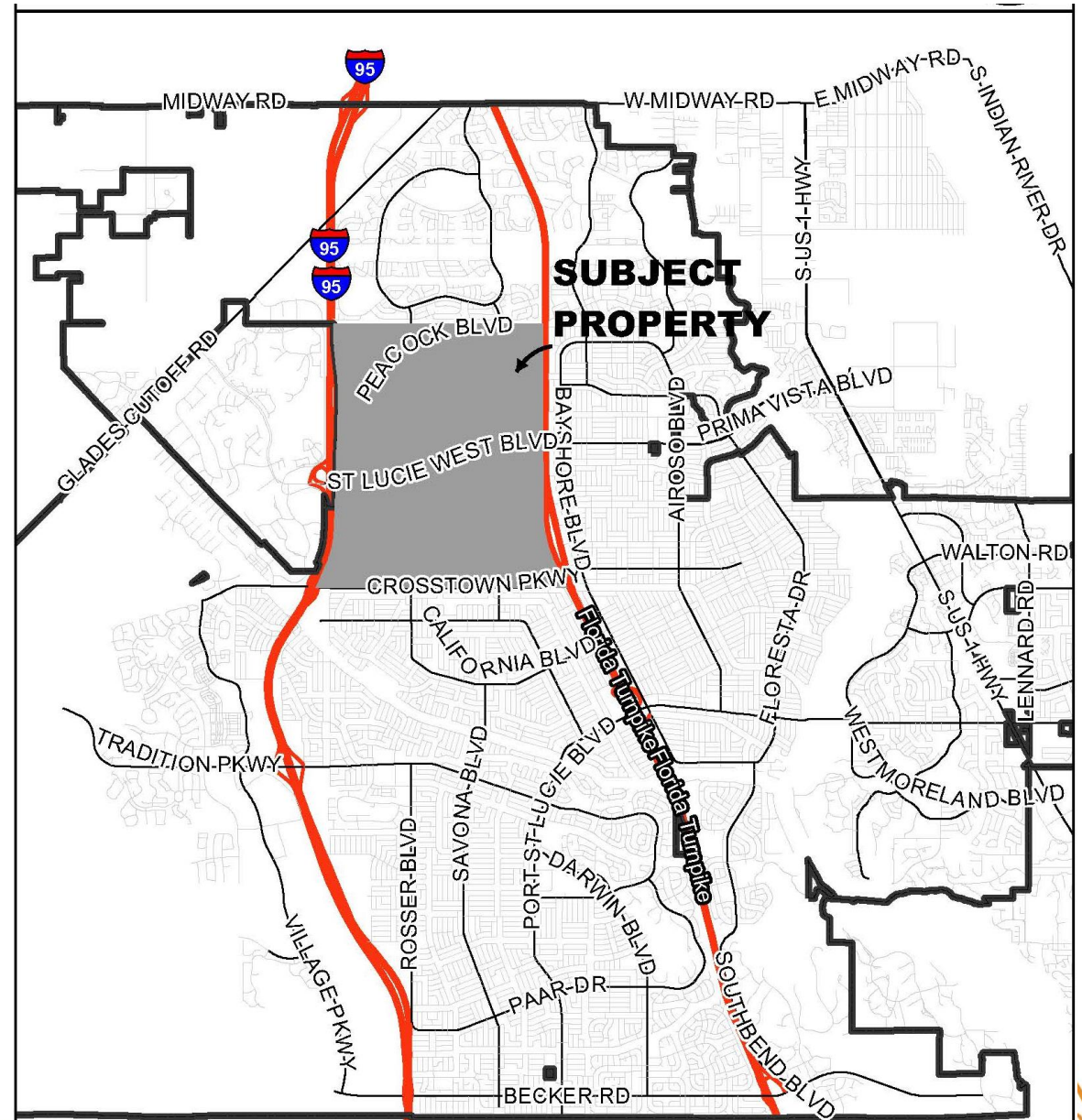
- (P21-022) Applicant is proposing to amend the St. Lucie West (SLW) Development of Regional Impact (DRI)
 - Map Amendment:
 - Accommodate the proposed future land use changes to Map H

- (P21-023) Applicant is proposing to amend the Future Land Use Designation
 - Approximately 9-acres from CG (General Commercial) to RM (Medium Density Residential).

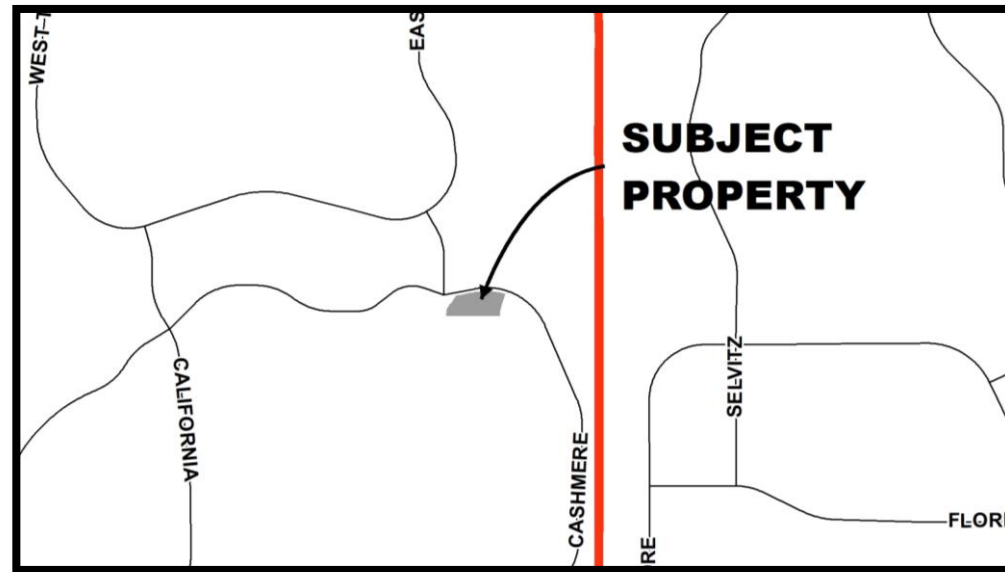
- (P21-024) Applicant is proposing to change the zoning classification.
 - Rezone the zoning classification of the subject 9-acre property from CG (General Commercial) to PUD (Planned Unit Development) designation.

Location Map SLW DRI

Approximately 4,614 acres, and is located north of Crosstown Parkway, east of I-95, and west of Florida's Turnpike. See Staff Report Maps for reference.



LOCATION & AERIAL SUBJECT PROPERTY



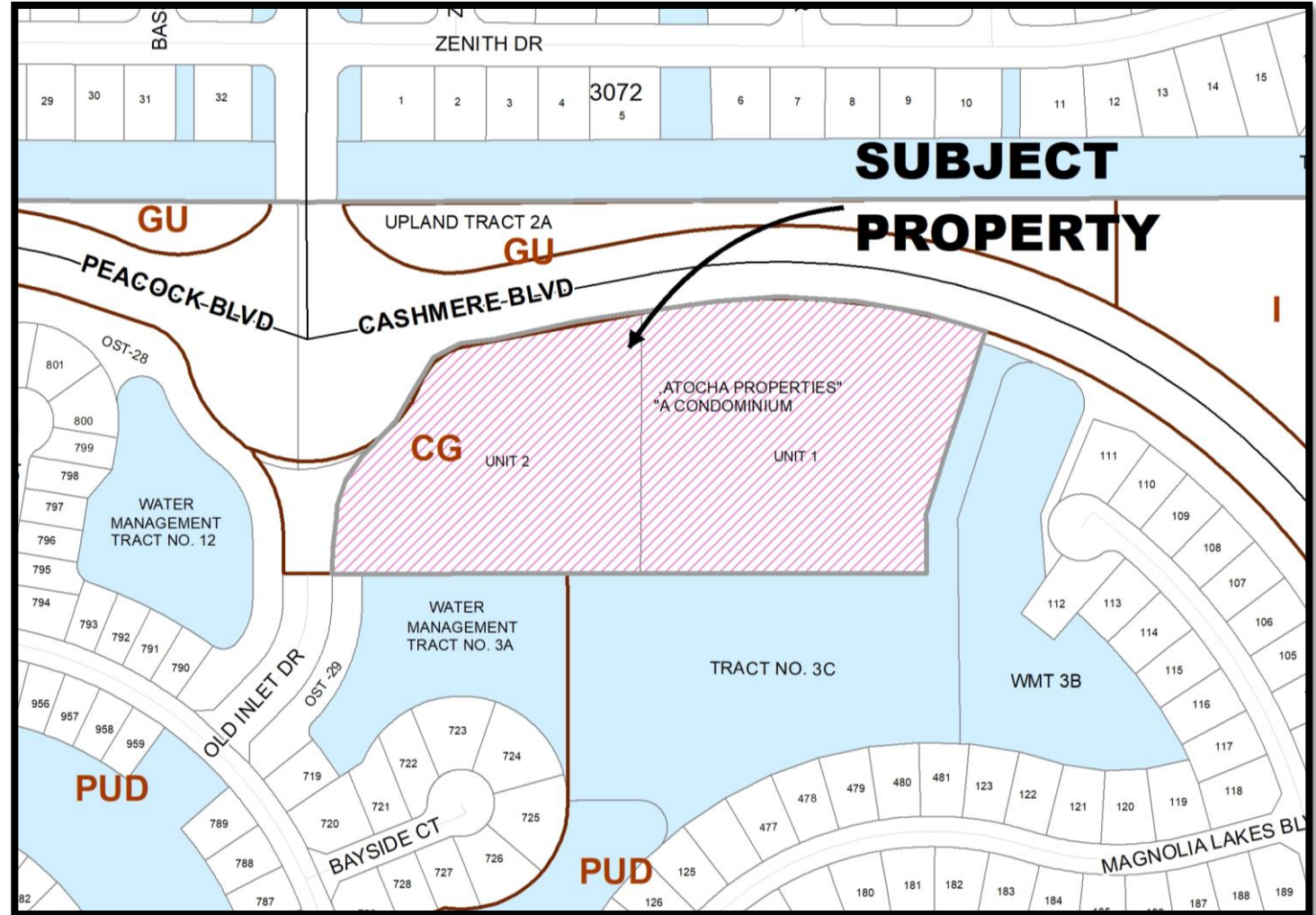
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR

ZONING MAP

Existing: CG

Proposed: PUD

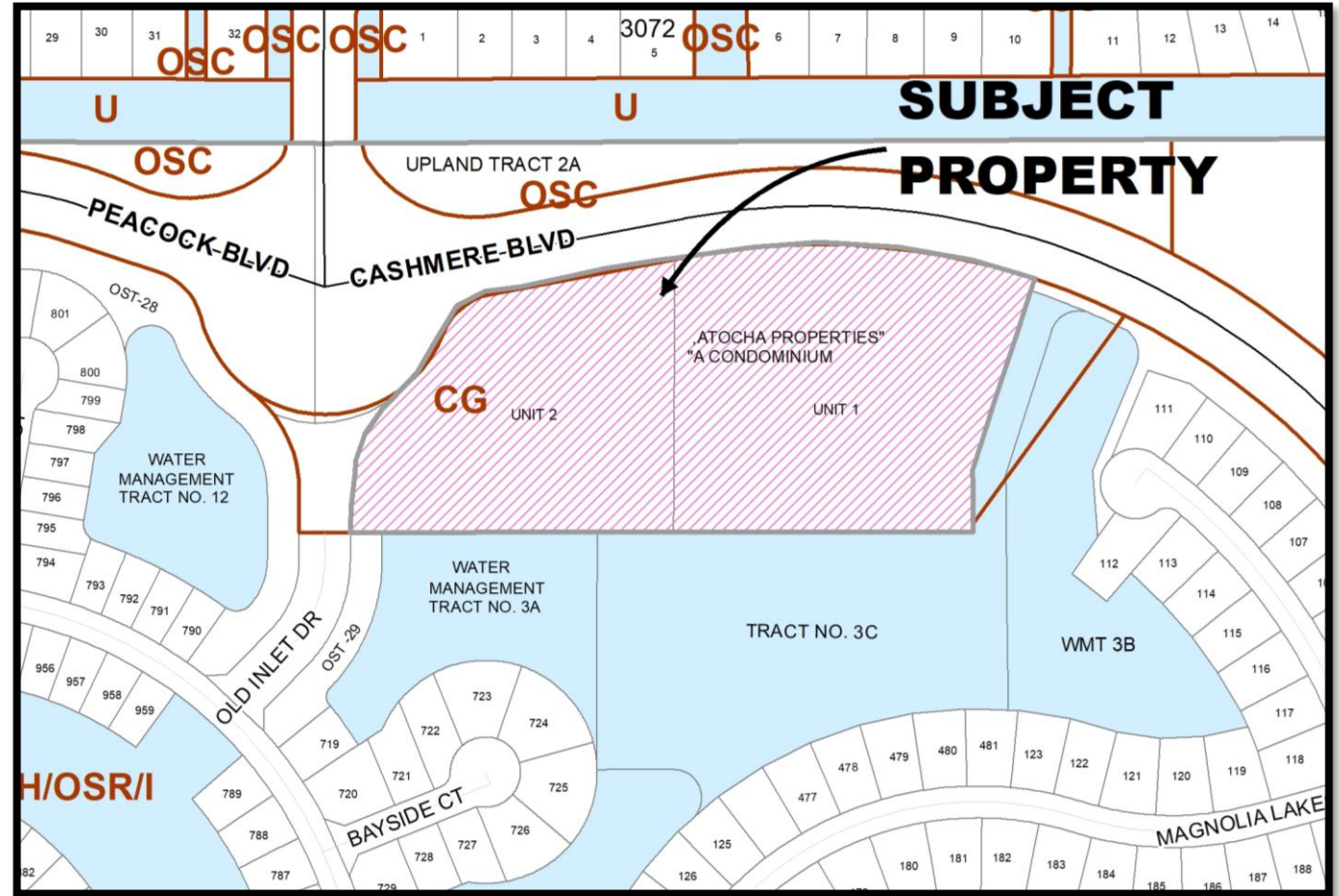
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR



FUTURE LAND USE MAP

Existing: CG – General Commercial

Proposed: RM – Medium Density Residential



Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR

SLW DRI 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 eighteen 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 seats movie theater
 - 525 spaces RV park



DRI Changes (Conversion Matrix):

- Instrument to provide for trip equivalency of uses within the approved DRI.
- Allows flexibility in the near-complete DRI build out to maintain concurrency.
- Incorporation of the conversion matrix does not create a reasonable likelihood of additional regional impacts.

St. Lucie West DRI - Trip Conversion Matrix

Total Buildout PM Peak Hour
ITE Trip Generation, 10th Ed

To			Single Family Residential Unit	Multi-family Residential Unit	Hotel	1000 sqft Office	1000 sqft Commercial Retail	1000 sqft Industrial	Movie Theater Seats	RV Park Units
	ITE Code	PM New Trip Rate								
From			1	0.67	0.61	1.42	4.21	0.83	0.36	0.49
Single Family Residential Unit	210	1	1	1.49	1.64	0.70	0.24	1.20	2.78	2.04
Multi-family Residential Unit	220	0.67	0.67	1	1.10	0.47	0.16	0.81	1.86	1.37
Hotel	310	0.61	0.61	0.91	1	0.43	0.14	0.73	1.69	1.24
1000 sqft Office	710	1.42	1.42	2.12	2.33	1	0.34	1.71	3.94	2.90
1000 sqft Commercial Retail	820	4.21	4.21	6.28	6.90	2.96	1	5.07	11.69	8.59
1000 sqft Industrial	110	0.83	0.83	1.24	1.36	0.58	0.20	1	2.31	1.69
Movie Theater Seats	444	0.36	0.36	0.54	0.59	0.25	0.09	0.43	1	0.73
RV Park Units	240	0.49	0.49	0.73	0.80	0.35	0.12	0.59	1.36	1

Example: 5 Single Family Units -> Industrial Sqft

Conversion Unit **1.20**
5 SF Unit x 1.20 = 6

6 x 1000 SQFT Industrial = 6,000 SQFT Industrial Space

Trips

Land Use	DO*	Minimum	Maximum
Single Family Residential Unit	7,523	5642	9404
Hotel	800	600	1000
1000 sqft Office	1293	970	1616
1000 sqft Commercial Retail	2125	1594	2657
1000 sqft Industrial	2500	1875	3124
Movie Theater Seats	3218	2414	4023
RV Park Units	525	394	656

* Amounts are referenced to Exhibit E(Approved Development) from the St. Lucie West DRI



DRI Amendment Request Justification:

Request: a DRI map amendment to Map 'H' to accommodate the proposed small-scale future land use comprehensive plan map amendment.

To change 9-acres from CG (General Commercial) to RM (Medium Density Residential).

DRI Consistency: The DRI map amendment application is supported by the adopted conversion matrix.

The proposed DRI amendment is permitted as it reallocates transportation impacts from the proposed development through utilization of the previously adopted conversionary matrix.

The proposed amendment does not create a reasonable likelihood of additional regional impacts.

Traffic Impact Analysis

- This development is contained within the St. Lucie West DRI and found to be consistent with the DRI.
- All traffic responsibilities have been satisfied within this DRI.
- No significant impact to existing traffic based on PUD, Comprehensive Plan Amendment and DRI Amendment.
- Proposed development will be required to provide some traffic mitigation upon Site/Construction Plan submittal due to existing roadways with LOS F.



Future Land Use Request Justification:

Request: a small-scale future land use map amendment to change approximately 9-acres from CG (General Commercial) to RM (Medium Density Residential).

Land Use Consistency: The future land use map amendment application is supported by and furthers the following objective and policies of the comprehensive plan:

- The PUD is consistent with Comprehensive Plan Policy 1.1.4.7 wherein Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre, whereas the applicant is proposing a density of 8 du/acre.

- 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.



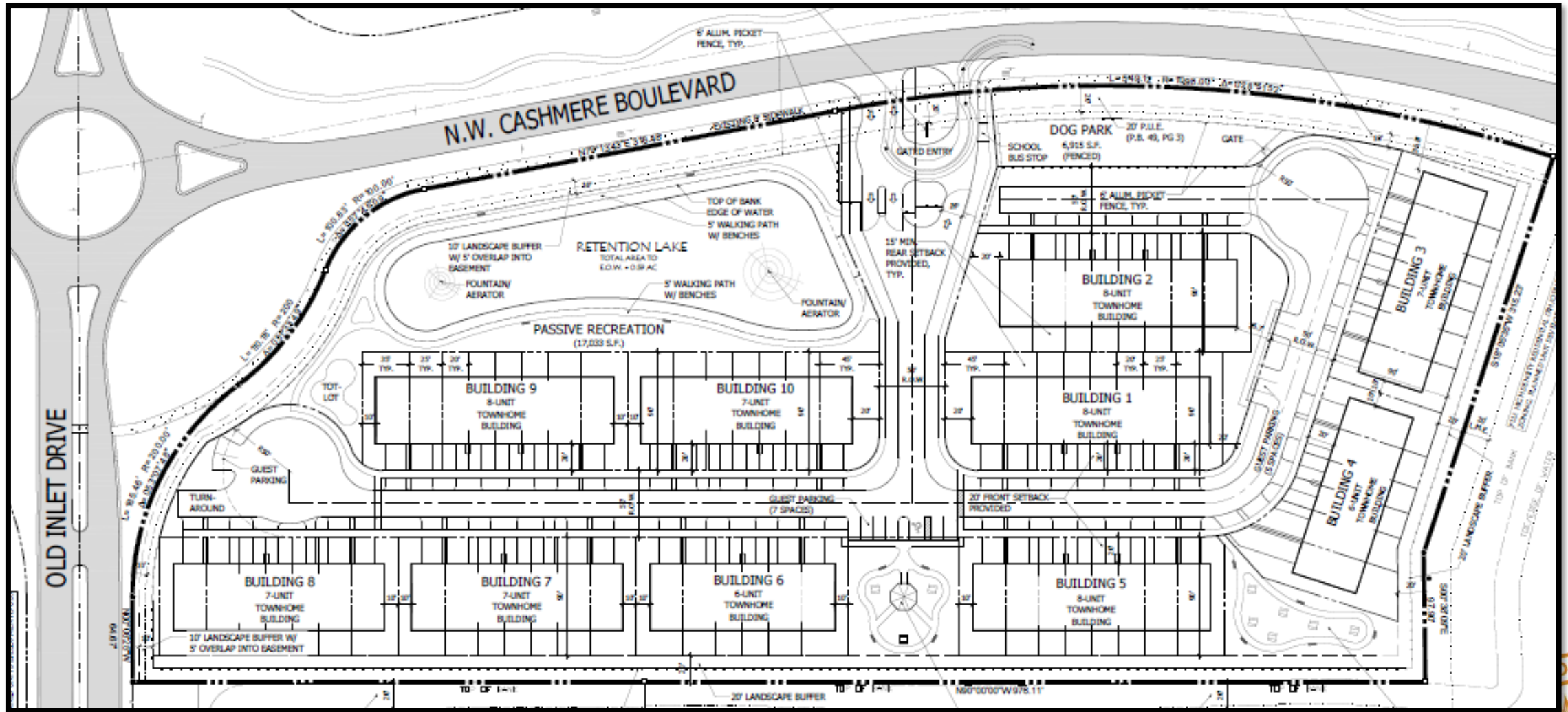
PUD Rezoning Summary:

The Applicant's request is to rezone approximately **rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD)**. The PUD agreement includes:

1. Provides for permitted land uses including **townhomes, community recreational facilities, and accessory uses** per city code provisions;
2. Establish **district regulations** including minimum lot area, height, setbacks, building length and separation (per the city's townhome code provisions);
3. Clarify internal **landscaping and buffering design** standards;
4. Establish internal **architectural design** standards.



Conceptual Plan



Conceptual Elevations



Conceptual Elevations



Conceptual Cross Section



CROSS SECTION (A-A1)
SCALE: 1" = 10'

Planning and Zoning Staff Recommendation:

The Planning and Zoning Staff recommends approval of the SLW DRI Amendment.

The Planning and Zoning Staff recommends approval of the proposed small-scale future land use map amendment.

The Planning and Zoning Staff recommends approval of the proposed rezoning.

