

Item P#22-336

Astoria

Comprehensive Plan
Amendment

Regular City Council Meeting

January 22, 2024

A photograph of three cyclists riding outdoors. The cyclist in the center is a man with a beard, wearing a blue tank top and a white helmet. To his right is a woman wearing a white helmet and a dark top. To his left, the head and shoulders of another cyclist wearing a white helmet are visible. They are all smiling and appear to be in a park or recreational area with trees in the background.

Our Request:

To make the appropriate land use changes for the property known as Lulfs Grove Business Park that:

- ✓ Nearly ELIMINATE incompatible offensive industrial and commercial uses adjacent to ex. residents
- ✓ RETAIN commercial uses to support existing and future residents
 - ✓ INCREASE complimentary residential and
 - ✓ PROVIDE voluntary significant public benefits.



Astoria

Astoria is a proposed signature community development consisting of residential neighborhoods, public park and multi-modal trail system, wildlife corridor and public trail, dedicated fire and civic sites while retaining a large amount of acreage for non-residential uses to meet the needs of existing and future residents.

D·R·HORTON[®]
America's Builder



City of Port St Lucie
Wastewater Treatment

Wylder/ LTC Ranch West

Mc Carty Road

FPL

ASTORIA

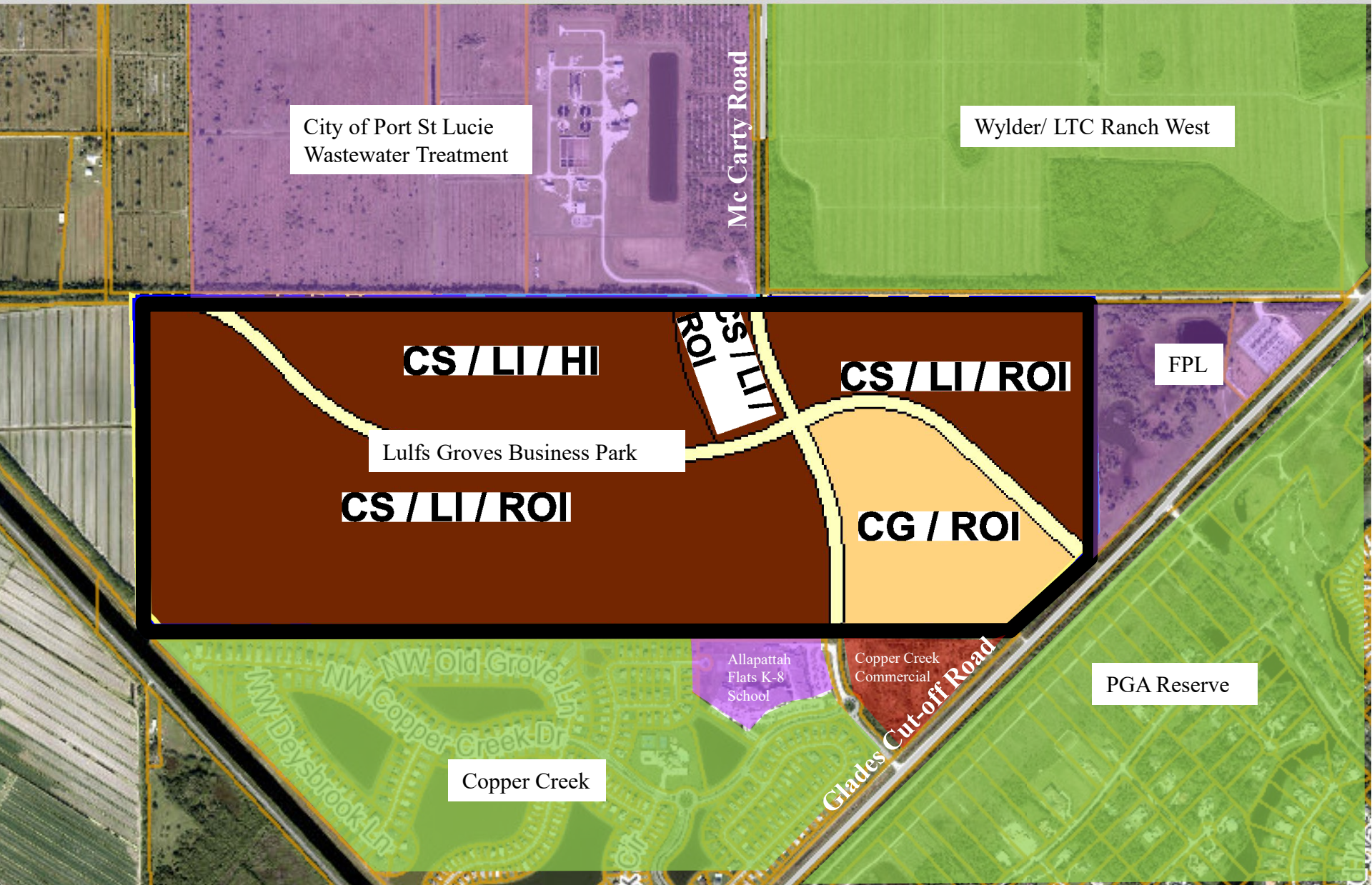
PGA Reserve

Allapattah
Flats K-8
School

Copper Creek
Commercial

Copper Creek

Glades Cut-off Road





Retain Commercial Uses:

- ✓ Retain 400,000 sf of General Commercial, Service Commercial and Institutional Uses to support existing and future residents

Proposed Revisions to Policy 1.1.4.19 (B)

Use	Square Footage
Industrial	1,000,000 sq ft. – 2,400,000 sq. ft.
Retail	100,000 sq. ft. - 200,000 sq. ft.
Office	50,000 sq. ft. – 200,000 sq. ft. 50,000 sq ft – 150,000 sq ft
Institutional	50,000 sq. ft. – 200,000 sq. ft. 15,000 – 50,000 sq. ft.
Residential	up to 500 <u>1,350</u> units

Removal of Industrial:

- ✓ Lulfs Grove Business Park was approved almost a decade ago on the basis of 'Bio-tech' and BEFORE the City acquired the 1,200 ac Southern Grove Jobs Corridor
- ✓ There is over 18.7 million square feet existing or being built in PSL and SLC with large built projects currently vacant adjacent to I-95 (Treasure Coast Commercial Real Estate Outlook, Jan 26, 2023)
- ✓ Light and Heavy Industrial and More Offensive Commercial Uses are NOT WANTED by EXISTING adjacent residents

Increase Residential:

- ✓ Lulfs Grove is already entitled to 500 residential units without the requested change
- ✓ Only replacing incompatible Industrial Uses with an additional 850 units allowing significant public benefits




Exhibit "A"
The Glades Improvement




Lulfs shall contribute to the widening of Glades Cut-Off Road from two lanes to four lanes, from the easternmost frontage of that road on parcel ID 3321-555-0002-000-4 to the main entrance of Copper Creek (NW Marjorie Lane) as shown in Exhibit "A" (the "Glades Improvement"), by providing one of the following options (A or B) set forth below. Lulfs shall either:

- A. **Design and build the Glades Improvement to County standards, contributing \$3,400,000**

Lulfs shall be required to satisfy the foregoing obligation **on or before the issuance of a building permit for the 700th residential unit within the Property.**

 Actual Astoria Frontage
 (+/- 880')

 Glades Improvement
 (+/- 7,400')



Lulfs agrees to pay its fair share of the cost to construct two (2) lanes of the extension of McCarthy Road from the northern boundary of the Property, north to E/W

Astoria

Astoria PUD

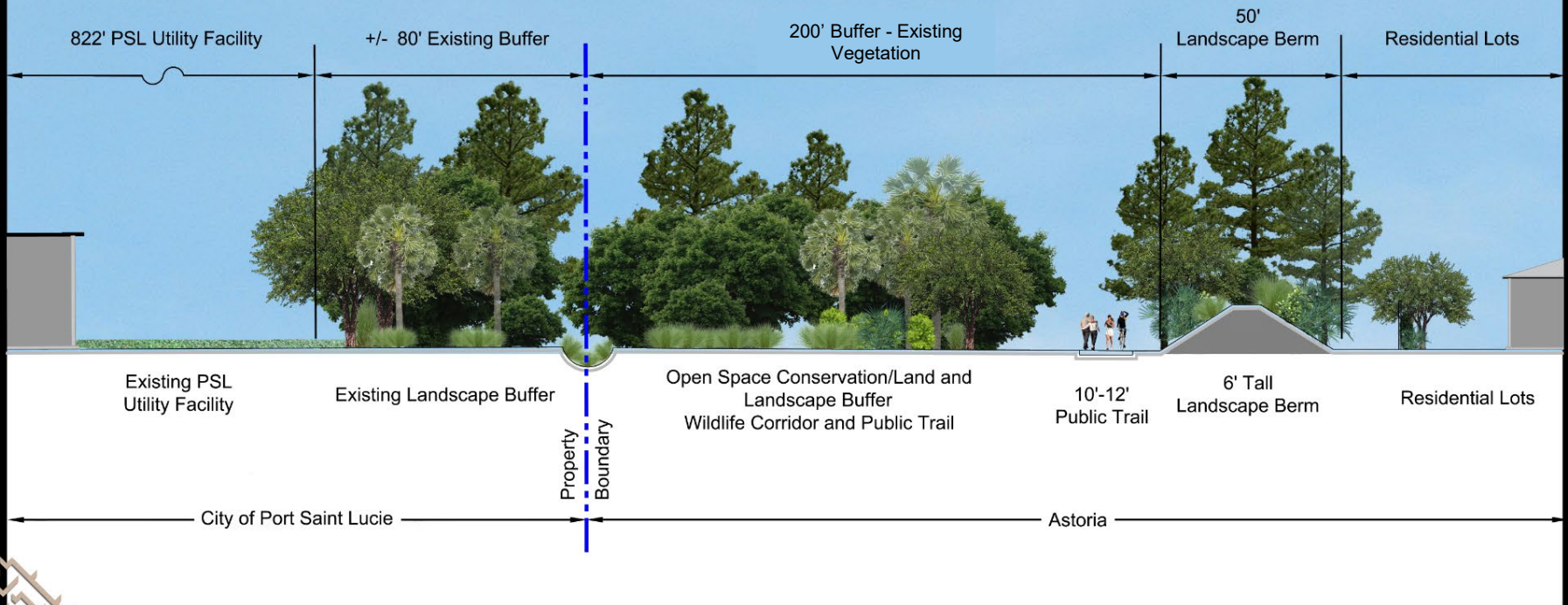
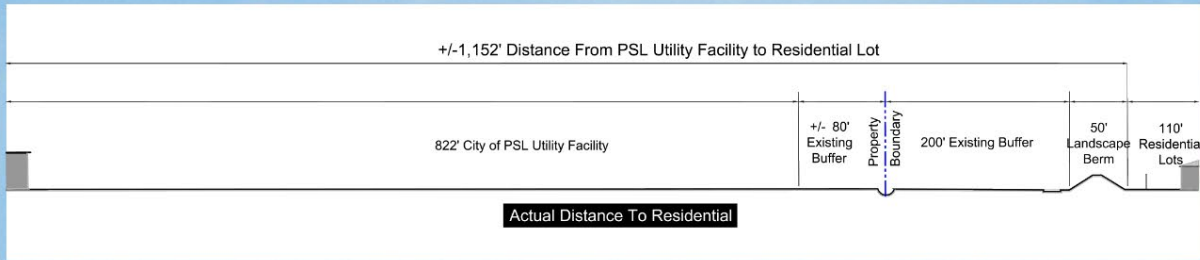
“Doing MORE”

DR Horton wants to make a commitment to City of Port St. Lucie to ‘do more’ by not only meeting the needs of the planned community but to address current needs of existing residents and this area within the City.

- ✓ Approximately 18.43 acre Wildlife Corridor/Linear Park – OSC Land Use
- ✓ First two lanes constructed throughout project limits of both McCarty Road and E/W 6 (by 700th Unit)
- ✓ Agrees to pay its fair share cost to construct McCarty Road from northern property limits north to E/W 5
 - ✓ 13.93 acre Public Park – up to \$ 3mil constructed within Phase 1
 - ✓ 29.24 acres retained for commercial uses to meet local needs
 - ✓ 5 acre Civic site dedicated with 2.5 acres towards Fire Station
- ✓ Contribute to the widening of Glades Cut-Off Road from two lanes to four lanes, from the easternmost frontage of that road on parcel ID 3321-555-0002-000-4 to the main entrance of Copper Creek (NW Marjorie Lane) (by 700th Unit)

D·R·HORTON[®]
America's Builder





1,152'

+/-1,152' Distance From PSL Utility Facility to Residential Lot

822' City of PSL Utility Facility

+/- 80'
Existing Buffer
Property Boundary

200' Existing Buffer

50'
Landscape Berm

110'
Residential Lots

Actual Distance To Residential

822' PSL Utility Facility

+/- 80' Existing Buffer

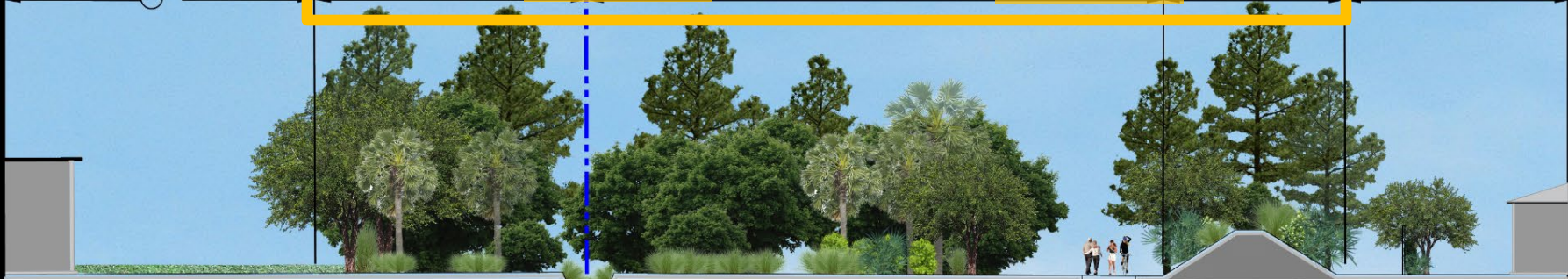
330'

200' Buffer - Existing Vegetation

250'

50'
Landscape Berm

Residential Lots



Existing PSL Utility Facility

Existing Landscape Buffer

Open Space Conservation/Land and Landscape Buffer
Wildlife Corridor and Public Trail

10'-12'
Public Trail

6' Tall
Landscape Berm

Residential Lots

Property Boundary

City of Port Saint Lucie

Astoria



Astoria Wildlife Corridor and Public Trail



Northern Buffer



Legend:
— 1,150'

Google Earth

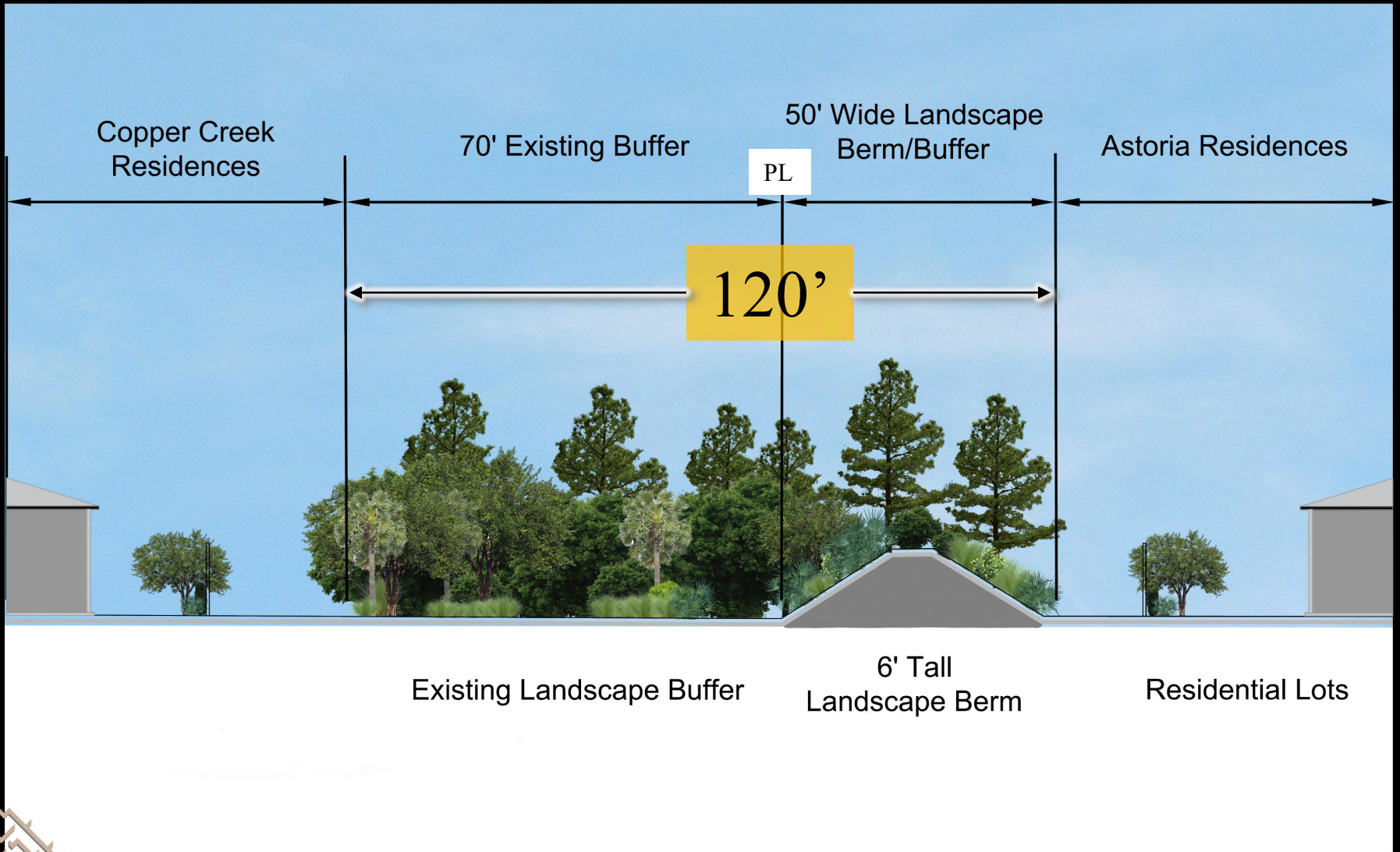
D·R·HORTON
America's Builder

Kimley»Horn
OROURKE
CONSULTANTS & ENGINEERS

DM
DEAN MEAD


lucido&associates

Westport Facility



Copper Creek and Astoria Cross Section

No Change/ Recommendation for Denial:

Industrial – up to 2.4 mil SF



Commercial/Office/ Institutional
up to 600,000 SF



Residential – up to 500 units



Roads
McCarty Road Improvement (fair share of north to
EW5)
McCarty Road and E/W6 (fair share of first 2 lanes)



Recommendation for Approval:

REMOVAL of Unwanted/ Incompatible Uses
Not wanted by existing residents adjacent to property
Not supported by market needs/demands

RETAIN up to 400,000 SF of Commercial/
Institutional
Located adjacent to Copper Creek 17 ac Commercial

INCREASE of 850 units (total 1,350)

Roads – McCarty Road/EW 5
McCarty Road/EW 6
(by 700th unit & entire cost)

PLUS Public Benefits:

- ✓ Approximately 18.43 acre Wildlife Corridor/Linear Park
- ✓ First two lanes constructed throughout project limits of both McCarty Road and E/W 6 (by 700th Unit)
- ✓ 13.93 acre Public Park – up to \$ 3mil constructed within Phase 1 (by 700th Unit)
- ✓ 5 acre Civic site dedicated with 2.5 acres towards Fire Station
- ✓ Contribute to the widening of Glades Cut-Off Road
 - Approximately 1.23 miles of additional road improvements



An opportunity:

- ✓ Nearly ELIMINATE incompatible industrial and commercial uses
- ✓ RETAIN commercial uses to support existing and future residents.
 - ✓ INCREASE in residential (850 units) which then PROVIDE voluntarily significant public benefits.
 - ✓ LESS Traffic.
 - ✓ LESS Demand on Water/Wastewater Services.
- ✓ An example of what should be expected from development – not only meeting projects needs but improving the surrounding area within the City.