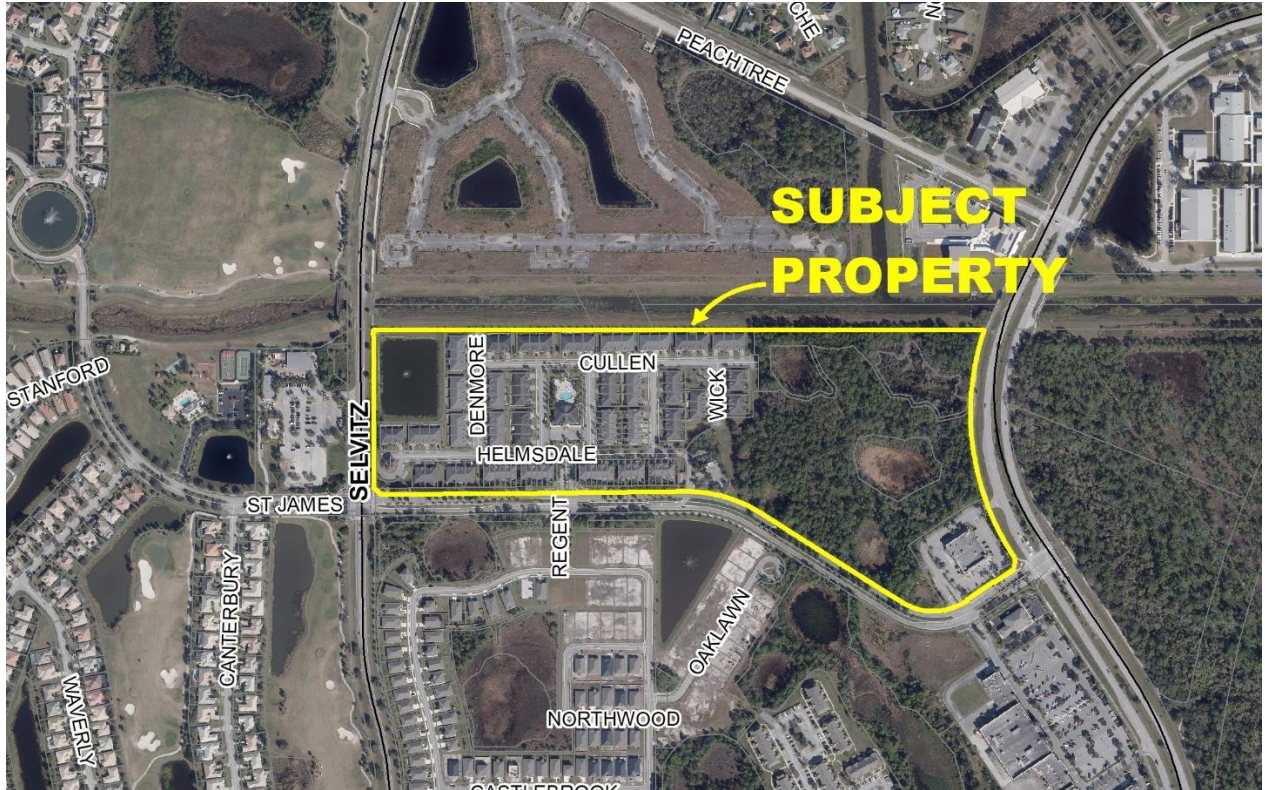




**St. Andrews Park, Phase 2
 Planned Unit Development (PUD) Amendment No. 1
 P21-175**



Aerial

SUMMARY

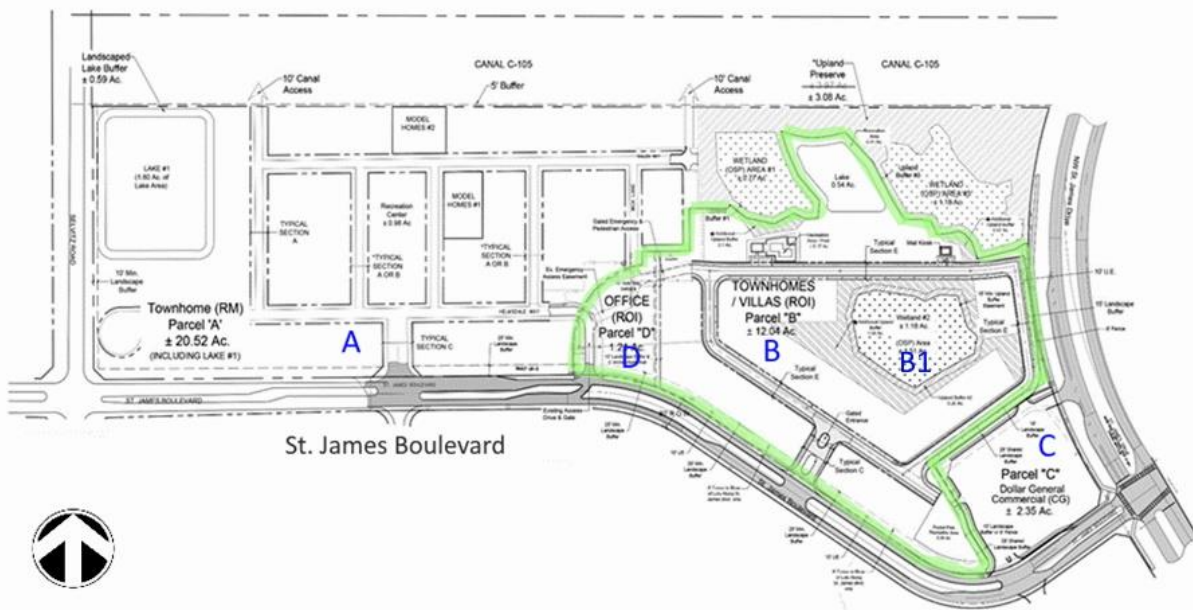
Applicant's Request:	This PUD amendment proposed to remove most of the commercial and office uses in Parcels B, C, and D and replace with multifamily residential (townhouse) uses. PUD proposes to amend the 42.33-acre PUD (Planned Unit Development) to increase the area for townhouse development from 20.52-acres to 32.52-acres (+8.52-acres), decrease the area for office development from 5.66-acres to 1.25-acres (-4.41-acres), and decrease the area for commercial development from 8.4-acres to 2.35-acres (-6.05-acres).
Applicant:	HJA Design Studio / Michael Houston, PLA
Property Owner:	St. Andrews Park Commercial, LLC
Location:	This property is located west of NW St. James Drive, north of NW St. James Boulevard, and east of NW Selvitz Road.
Project Planner:	Holly F. Price, AICP, Senior Planner

Project Description

The previous PUD zoning required Parcels B, C, and D to be developed as a mixed-use business park consisting of commercial and office uses mostly. This PUD amendment proposes to remove most of the commercial and office uses in these parcels and replace with multifamily residential (townhouse) uses. Parcel A, located on the west side of the PUD, has been developed and consists of townhouses. Parcel C is currently a Dollar Tree store. The green outline on the illustration below shows the proposed development area within the PUD.

The PUD proposes to amend the 42.33-acre PUD to increase the area for townhouse development (Parcel B) from 20.52-acres to 32.52-acres (+8.52-acres), decrease the area for office development (Parcel D) from 5.66-acres to 1.25-acres (-4.41-acres), and decrease the area for commercial development (Parcel C) from 8.4-acres to 2.35-acres (-6.05-acres).

The applicant is proposing to build a 67-unit townhouse development on Parcel B along with a clubhouse, dog park, and nature trails for residents. The PUD also proposes a 1.25-acre site for office development on Parcel D. A median cut has been added to St. James Boulevard to allow residents easy access in and out of the development.



Proposed PUD Master Concept Plan

Proposed Changes to the PUD: Below is a listing of some of the major changes to the PUD. Changes to this PUD focus on Parcels B and D. Refer to the Summary of 'Proposed Amendments' at beginning of the PUD document for a complete list of changes.

- Removed some of the previous commercial and office uses from Parcel B, C, and D.
- Removed City code requirement to have vehicular and pedestrian cross-access between the commercial property (Dollar Tree) on the corner and the townhouses,
- C.1.b. – Reduced the minimum rear yard size, lots with no alley (primary building) from 20' to 15',
- C.3. – Changed minimum lot size from 100' to 80' to accommodate lot next to wetland,

- Section IV – Office Development Areas - Removal of Institutional & Medical uses – Uses no longer applicable,
- C.2. – Removed roof tile requirements,
- D.3. – Removed allowance for compact spaces,
- Revised most of the illustrations.

Proposed Condition of Approval: Sidewalk along St. James Boulevard

One of the objectives of the St. Andrews Park PUD is to create a pedestrian-friendly, mixed-use development with inter-connected sidewalks. The St. Andrews Park PUD Conceptual Master Plan (P13-114) shows a sidewalk located either on the property or in the street right-of-way along both sides of St. James Boulevard. On the south side, there is no sidewalk along the street right-of-way where there is a property with a wetland and an OSP (Open Space Preservation) future land use, Parcel ID 3408-700-0004-000-8. Because there will likely be no development of any kind on this preserve property to trigger the construction of the sidewalk, staff is proposing that the sidewalk be built in tandem when future townhouse development occurs on the north side of street. This OSP property is owned by St. Andrews Park Property Owner’s Association (POA). Stanley Markofsky is the President of the POA and the owner of the St. Andrews Park property that is the subject of this rezoning on the north side of street. Mr. Markofsky indicated that he would be willing to install a sidewalk along the south side of St. James Boulevard or at front of the OSP property so that in the future there will be a fully connected sidewalk located along the south side of St. James Boulevard.



Exhibit 1.

Condition: St. Andrews Park Commercial, LLC shall install or cause the installation an 8-foot-wide sidewalk along the south side of St. James Boulevard that abuts or is within parcel 3408-700-0004-000-8 as approved by the Public Works Department. The sidewalk shall extend the entire length of the property, approximately 211.75 feet. The sidewalk shall be completed at the time of the final inspection approval for a Certificate of Occupancy for the first townhouse building in St. Andrews Park Parcel B on the north side of St James Boulevard.

Legal Description: St Andrews Park (PB 40-11) Conservation Tract F (9.82 Ac) (As Per Plat Dedication Dated 09-19-01).



Exhibit 2.

Previous Actions and Prior Reviews

P21-070 St. Andrew Park – Phase II PUD ,Amendment 1 - The Site Plan Review Committee (SPRC) recommended approval with comments of the St. Andrews, Phase 2, Amendment 1 PUD on April 14, 2021.

P21-142 – St. Andrews Small Scale Comprehensive Plan Amendment, Phase 2A – Approved by City Council on November 8, 2021 by Ordinance 21-84.

P07-353 St. Andrews Park Commercial, A Replat – Approved by City Council on April 2, 2008 by Resolution 08-R36. Includes to eastern area of the PUD.

P05-304 St. Andrews Townhomes, Parcel 10 Plat - Approved by City Council on February 27, 2006 by Resolution 06-R22. Includes western area of the PUD.

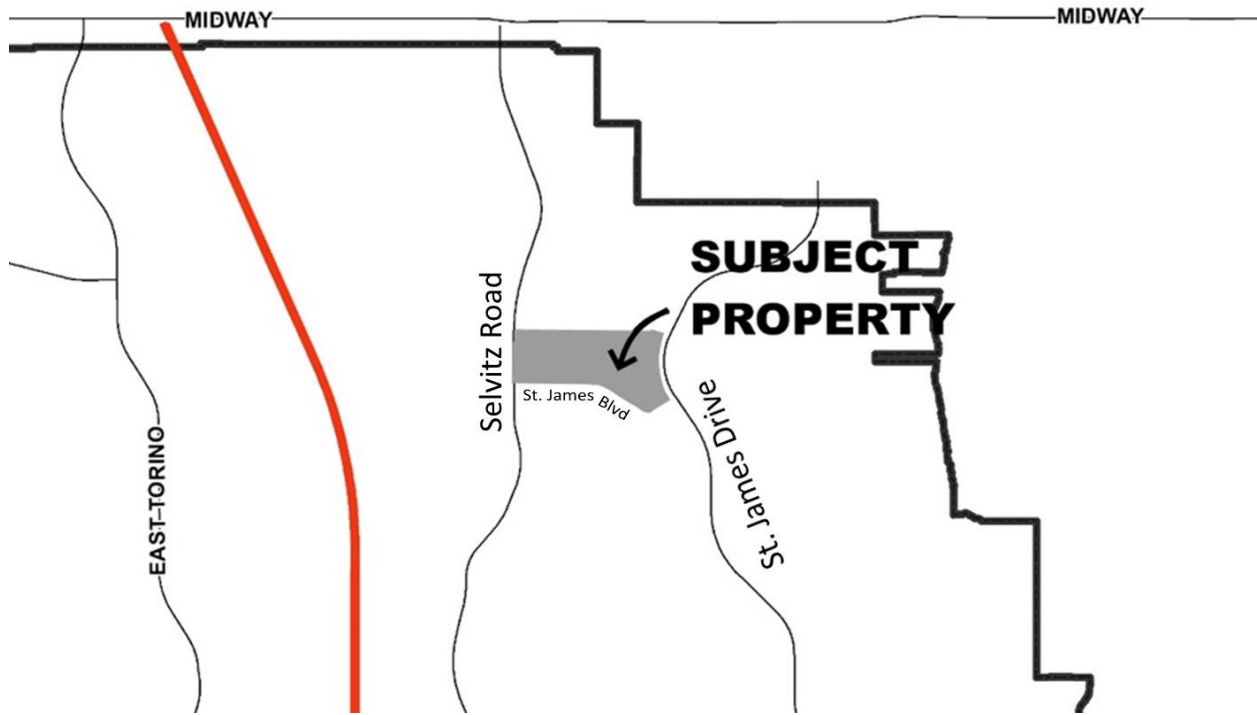
P03-176 St. Andrews Park Phase II PUD – Approved by City Council on June 25, 2004 by Ordinance 04-98.

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.

Location and Site Information

Parcel Number:	3408-703-0003-000-0, 3408-703-0001-000-6, 3408-702-0007-000-5, 3408-702-0003-000-7, 3408-702-0002-000-0, 3408-703-0002-000-3, plus other single-family lots
Property Size:	42.33 acres
Legal Description:	All of the property within St. Andrews Townhomes, according to the plat thereof, recorded in plat book 53, page 4, of the public records of St. Lucie County, Florida and all of the property within St. Andrews Park Commercial, A Replat, according to the plat book thereof, recorded in plat book 59, page 9, of the public records of St. Lucie County, Florida.
Future Land Use:	CG (General Commercial), ROI (Residential, Office, Institutional), RM (Medium Density Residential), OSP (Open Space Preserve)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Townhouses, Clubhouse, Commercial (Dollar Tree), Office, and Vacant land
Proposed Use:	Various: Townhouses, Clubhouse, Office, Commercial.

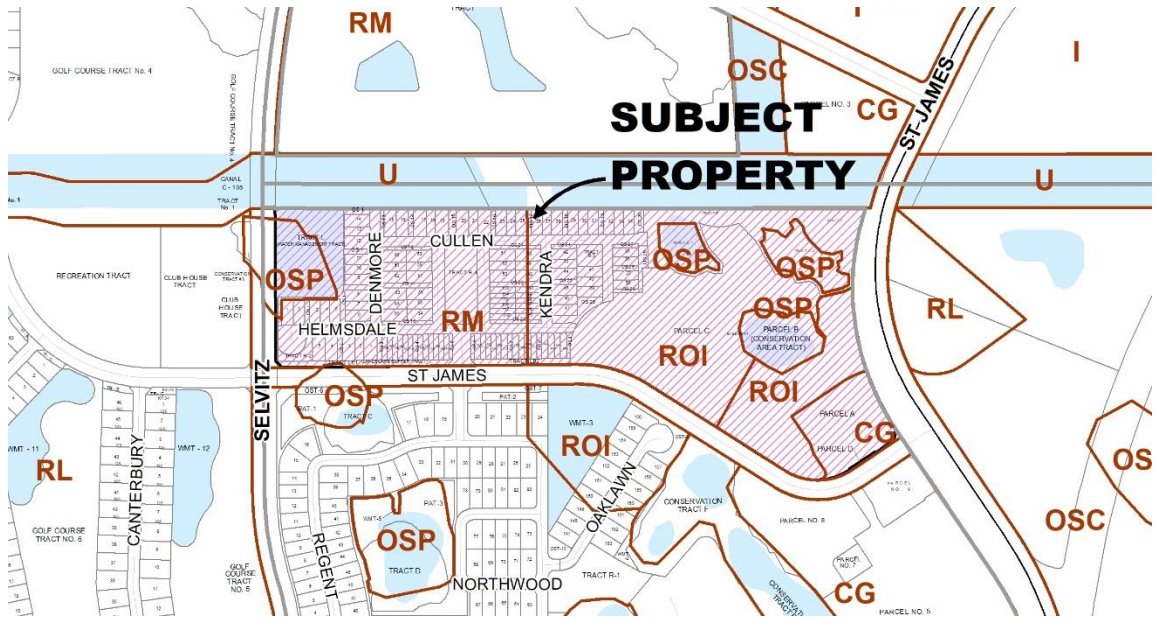


Location Map

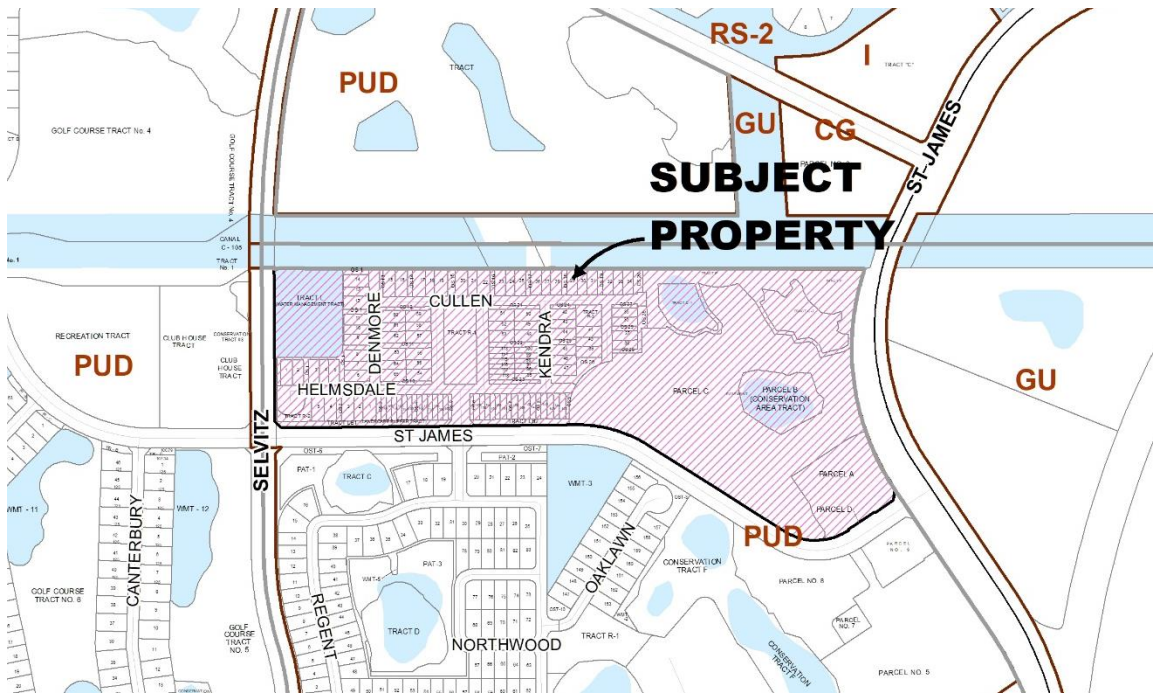
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
N	RM	PUD	Residential, School
S	RM, ROI, CG, OSP	PUD	Single-Family, Commercial, Preservation
E	RL, OSC	GU	Single Family, Conservation
W	RL	PUD	Single-Family Residential

PUD, (Planned Unit Development) - RM, (Medium Density Residential) - RL (Low Density Residential) - CG (General Commercial) - ROI (Residential, Office, Institutional) - OSP (Open Space Preservation) - OSC (Open Space Conservation) – GU (General Use)



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

TRAFFIC IMPACT ANALYSIS by PUBLIC WORKS

This application and Traffic Report prepared by O'Rourke Engineering & Planning dated July 9, 2021 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

This proposed amendment was found to have only very minor traffic impacts from the previously approved PUD. The proposed 67 multi-family units would result in 41 PM Peak hour trips.

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 indicates that an ROI (Residential, Office, Institutional) future land use allows a maximum density of 11 dwelling units per acre. The projected density for St. Andrews Phase 2, Amendment 1 is 5.6 dwelling units per acre on 32.56 acres with 179 total dwelling units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this rezoning and PUD amendment on April 14, 2021.

The Planning and zoning Department recommends approval with the following condition:

Condition 1. The St. Andrews Park POA shall install an 8-foot-wide sidewalk along the south side of St. James Boulevard that abuts or is within parcel 3408-700-0004-000-8 as approved by the Public Works Department. The sidewalk shall extend the entire length of the property, approximately 211.75 feet. The sidewalk shall be completed at the time of the final inspection approval for a Certificate of Occupancy for the first townhouse building in St. Andrews Park Parcel B on the north side of St James Boulevard.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- 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.