



**St. Lucie Trail
 Planned Unit Development Amendment
 P23-139**



Project Location Map

SUMMARY

Applicant's Request:	This is a request for the approval of an amendment to the St. Lucie Trails PUD (Planned Unit Development) document and conceptual plan.
Agent:	Brad Currie, Engineering Design and Construction, Inc.
Applicant:	St. Lucie Trail Owner's Association, Inc.
Property Owner(s):	Quick Family Catering, LLC; CGI St. Lucie, LLC; St. Lucie Trail Owner's Association, Inc.
Location:	The property is generally located on the west side of SW Country Club Drive and south of St. Lucie West Boulevard.
Project Planner:	Francis Forman, Planner II

Project Description

St. Lucie Trail is a 7.71-acre Planned Unit Development (PUD) located in St. Lucie West, lying south of St. Lucie West Boulevard and west of SW Country Club Drive that contains an existing golf course clubhouse with a restaurant and banquet hall, a tennis facility, and a swimming pool. The purpose of the PUD amendment is to incorporate two (2) additional parcels, which will increase the size of the PUD to 11.76 acres, and to allow a 12-unit condominium building and a fitness center.

The changes included with this amendment are as follows:

- 1) Incorporate two (2) additional parcels, a Fitness Tract and a Residential Tract.
- 2) Add a 2-story, 12-unit condominium building, and a 2-story fitness building as permitted uses.
- 3) Add development standards for the Fitness Tract and Residential Tract
- 4) Update ownership and legal description of the property.

A complete list of the proposed changes is included in the attached PUD document and the changes are shown as ~~strike-through~~ and underlined.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the PUD amendment on September 13, 2023.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on November 21, 2023, and the file was included in the published notification for the Planning & Zoning Board’s agenda. In addition the applicant held a neighborhood meeting on November 15, 2023 and the notification is attached.

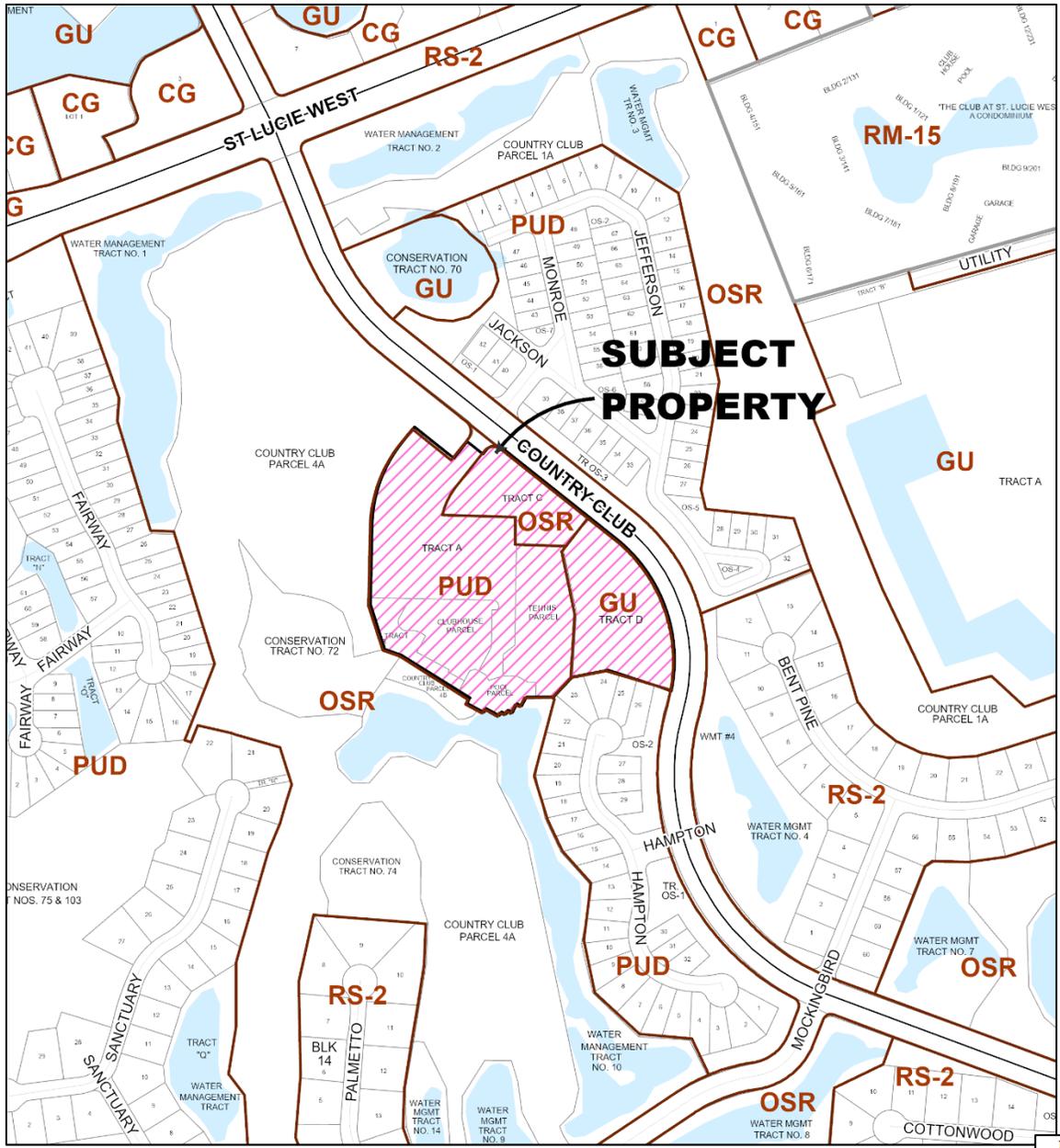
Location and Site Information

Property Size:	11.76-acres
Legal Description:	See PUD Development Agreement.
Future Land Use:	CG, OSR, RL
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Clubhouse area, recreational area, and vacant land
Proposed Use:	The addition of a 2-story story fitness center and a 2-story, 12-unit condominium uses.

Surrounding Uses

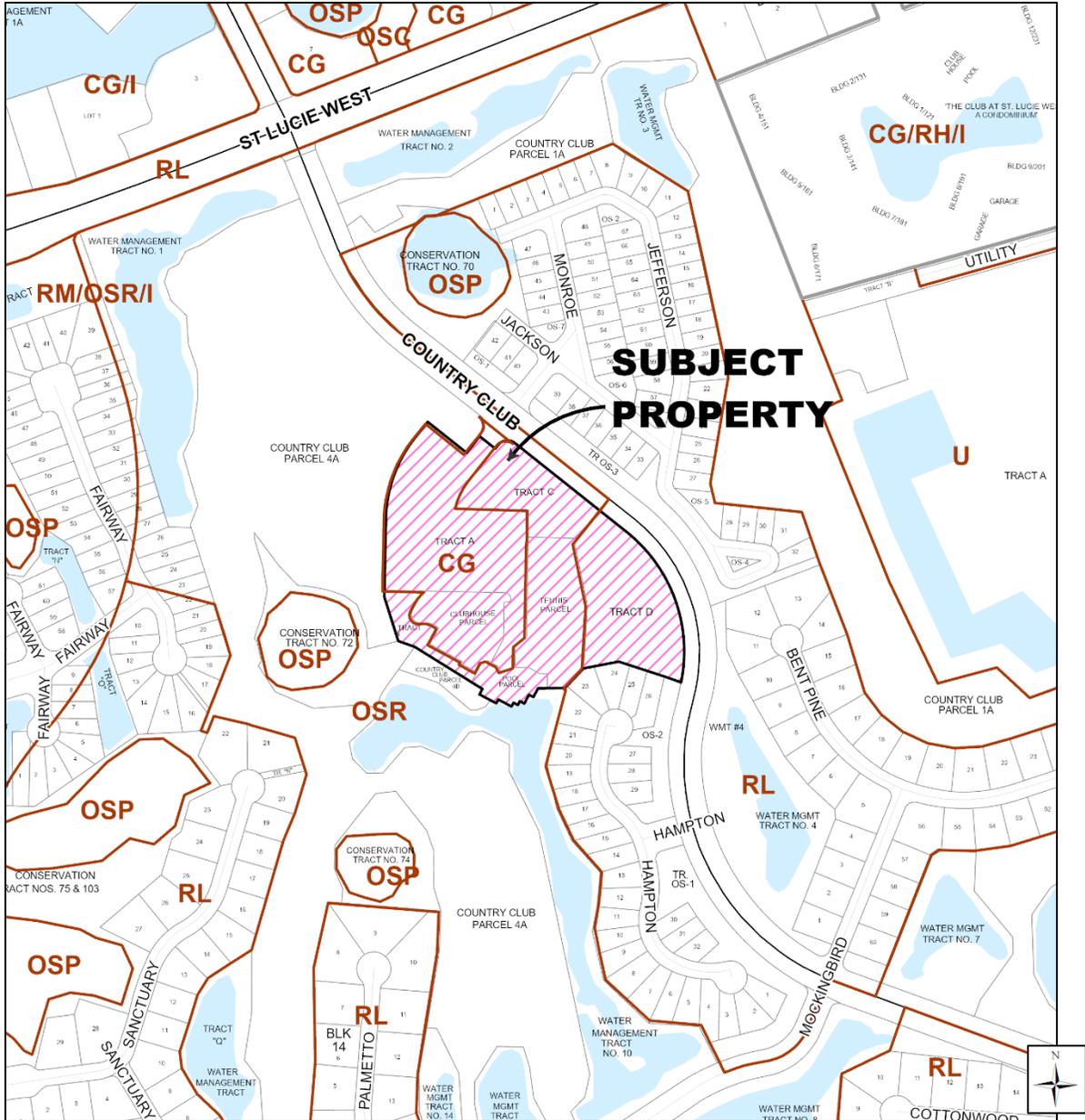
Direction	Future Land Use	Zoning	Existing Use
North	RL	PUD	St. Lucie West Country Club Estates
South	OSC, OSP	OSR	St. Lucie Trail Golf Club, SLW Country Club Estates
East	RL	PUD, RS-2	St. Lucie West Country Club Estates
West	OSC	OSR	St. Lucie Trail Golf Club

RL-Residential Low; RS-2-Single-Family Residential; PUD-Planned Unit Development; OSC-Open Space Conservation; OSR-Open Space Recreation; OSP-Open Space Preservation



Zoning Map





Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This PUD amendment and the conceptual plan are consistent with the direction and policies of the Comprehensive Plan.

- **Policy 1.1.4.10** – The project complies with the maximum density requirements for development.
- **Policy 1.1.4.13** - PUD is a compatible zoning district with the various future land use designations of CG, OSR, and RL.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD amendment on September 13, 2023.

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.