



Planning & Zoning Board Meeting

St. Lucie Trail PUD Amendment

December 5, 2023

PUD Amendment

Application to Amend the St. Lucie Trail PUD to allow for the addition of:

- 1) 11,436 sf Fitness Center
- 2) 12-Unit, 2-Story Condominium Building

Request & Overview





Aerial Map



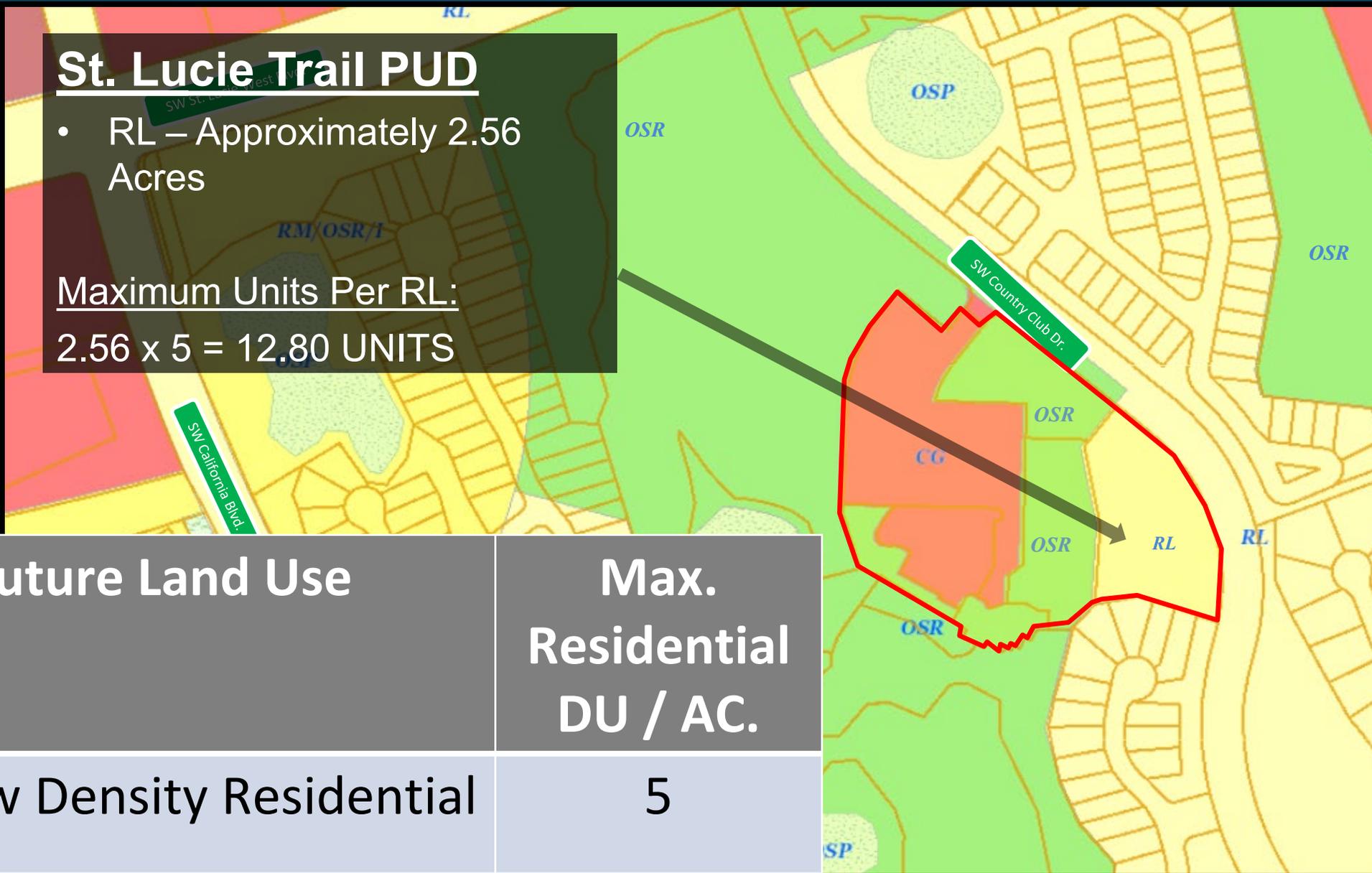
NORTH



St. Lucie Trail PUD

- RL – Approximately 2.56 Acres

Maximum Units Per RL:
 $2.56 \times 5 = 12.80$ UNITS



Future Land Use

**Max.
Residential
DU / AC.**

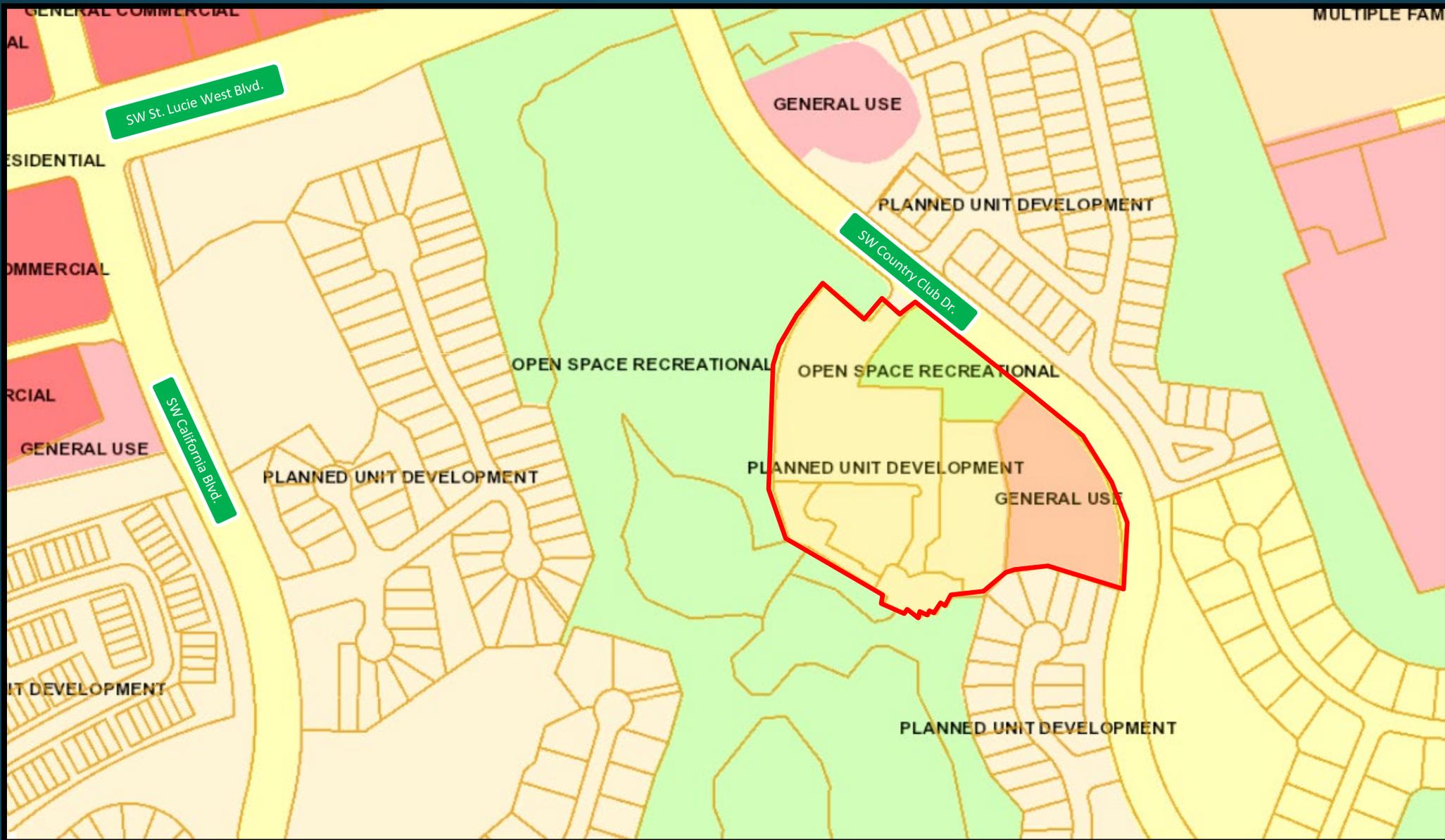
RL Low Density Residential

5

Existing Future Land Use



NORTH



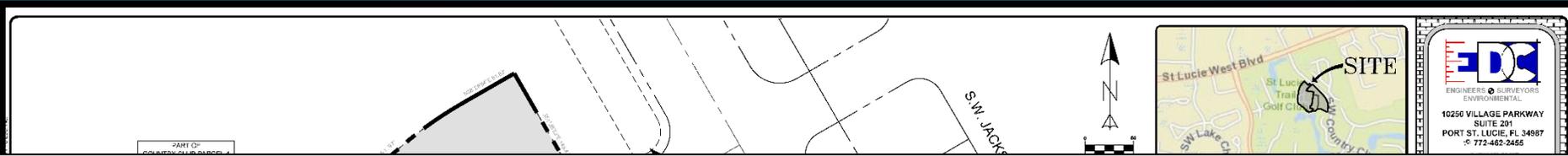
Existing Zoning





Proposed Zoning





BUILDING SETBACKS (MINIMUM):

CLUBHOUSE AREA:

FRONT: 20'
 SIDE: 5'
 REAR: 5'

TRACT B:

FRONT: 20'
 SIDE: 5'
 REAR: 5'

FITNESS CENTER:

FRONT: 50'
 SIDE: 20'
 REAR: 10'

TENNIS AREA:

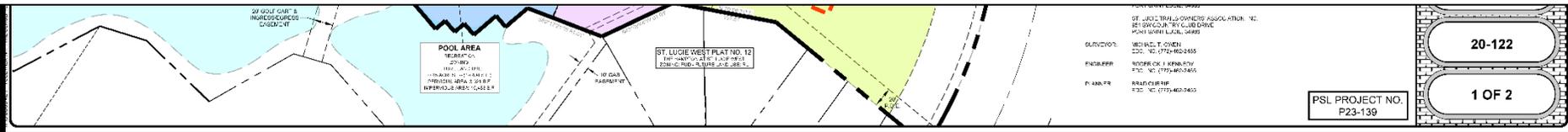
FRONT: 20'
 SIDE: 5'
 REAR: 5'

POOL AREA:

FRONT: 5'
 SIDE: 0'
 REAR: 0'

CONDOMINIUM:

FRONT: 50'
 SIDE: 20'
 REAR: 10'



Proposed PUD Amendment





St. Lucie Trail PUD

- Existing
 - Parking Area A
 - Golf Course Tract
 - Pool Area
 - Clubhouse
 - Tennis Area
- Proposed Additions
 - Parking Area B
 - Fitness / Pickleball Area
 - 12 Condominiums
 - Open Space & Landscape Buffers

Proposed PUD Amendment



NORTH



ENGINEERS SURVEYORS ENVIRONMENTAL



Model "A"

Area Tabulation

Living	1704
Garage	465
Porch	133
Entry	121
Total	2423

Model "B"

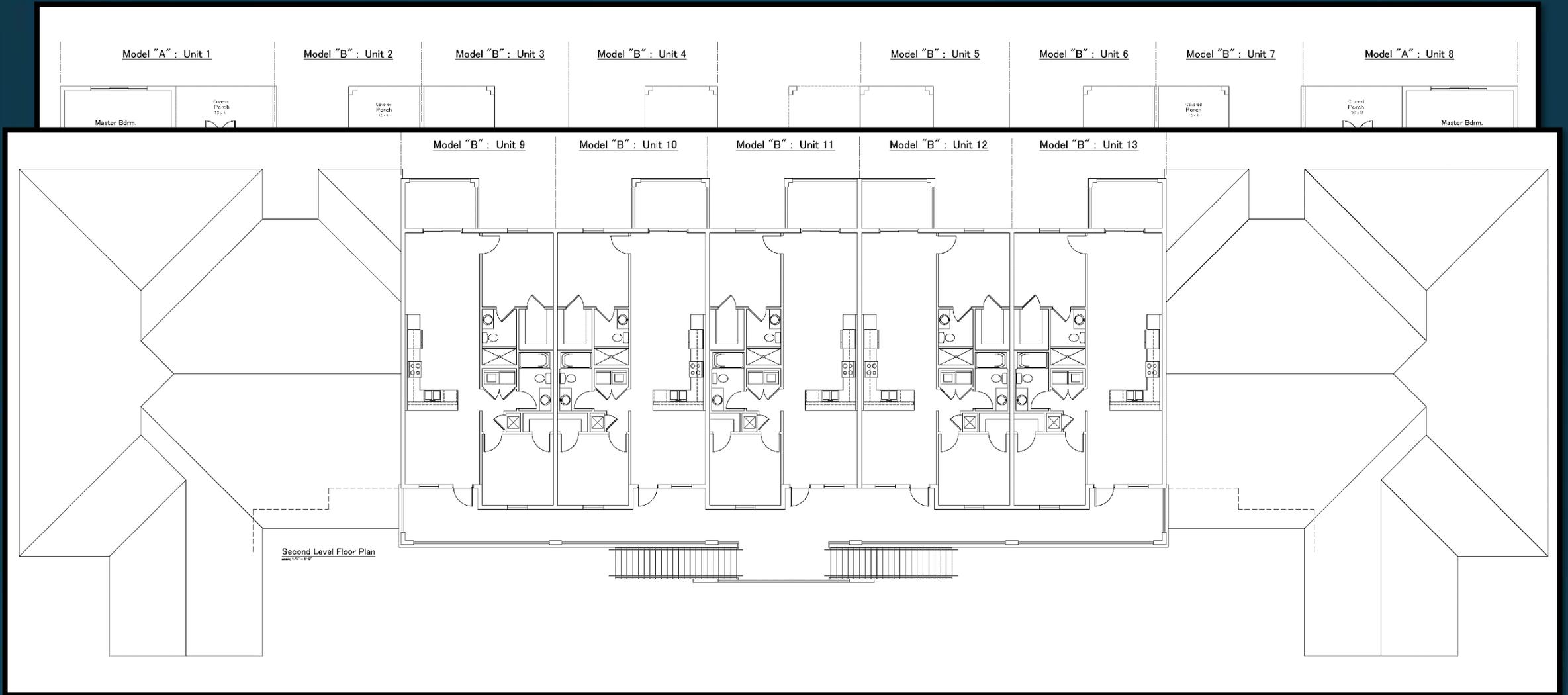
Area Tabulation

Living	1044
Porch	96
Entry	182
Total	1322

Front Elevation

Elevations Residential





Floor Plans – Residential





Front Elevation

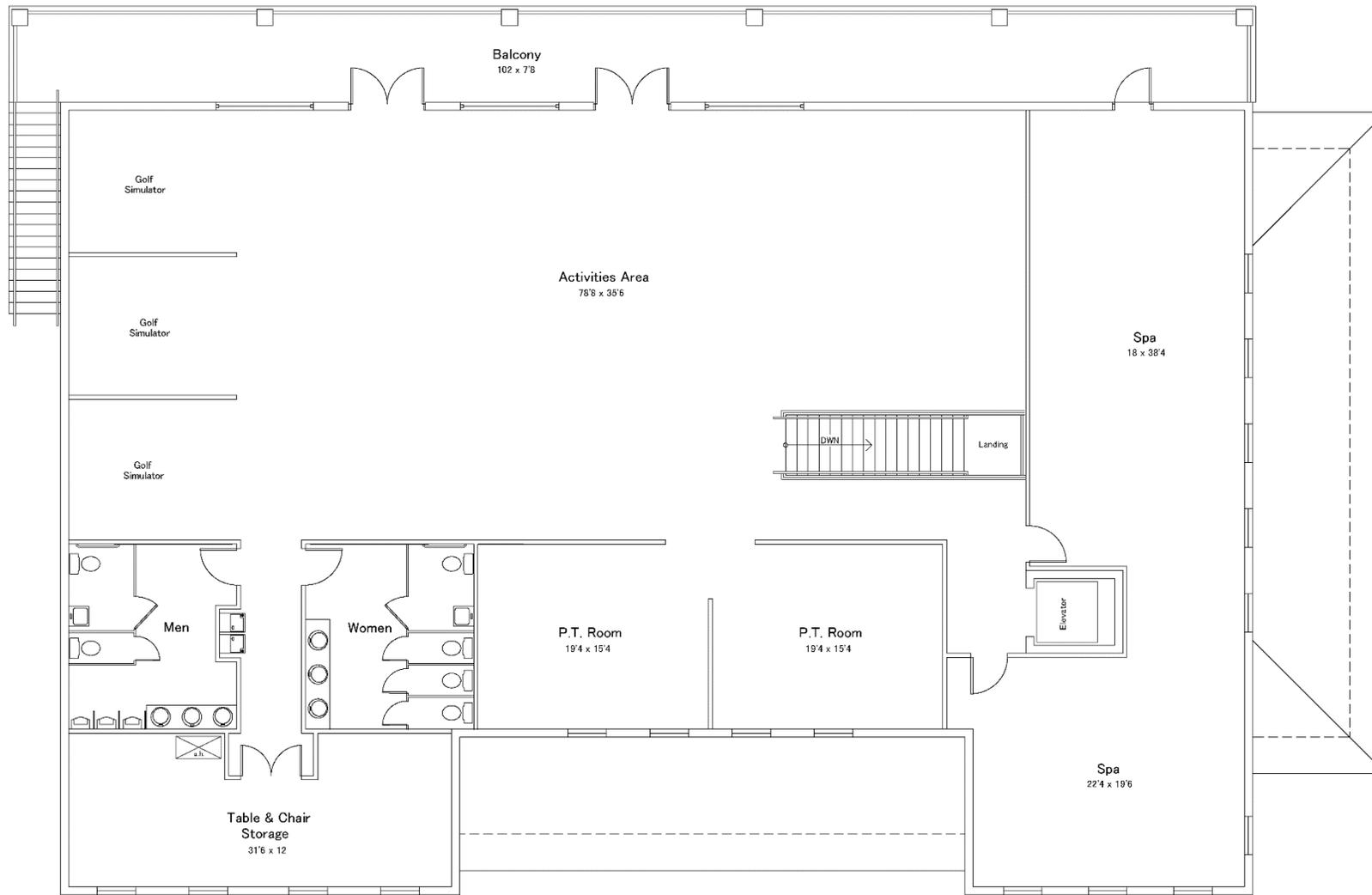
CONCEPTUAL DESIGN STUDY



Right Elevation

Elevations - Fitness





Second Level Plan

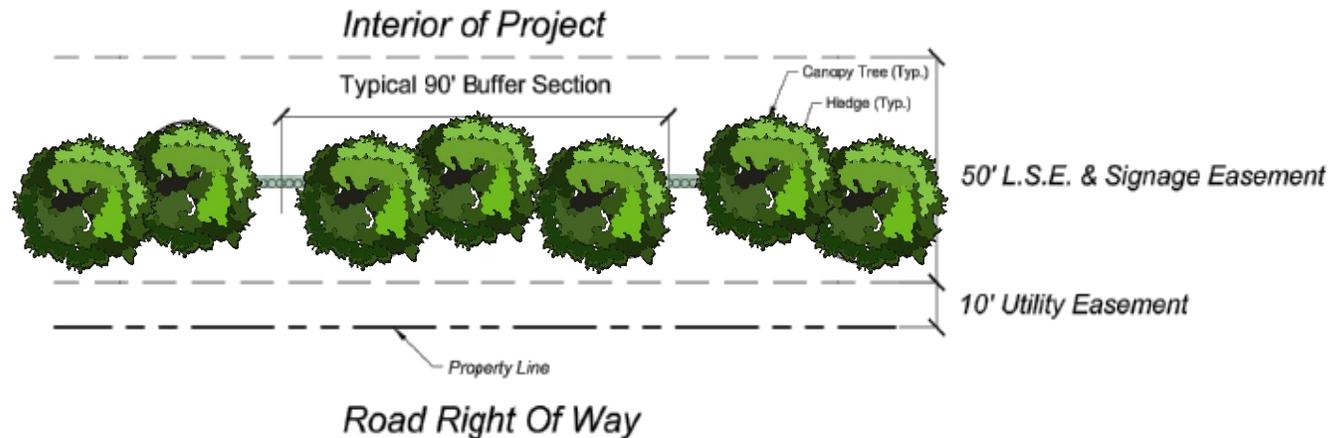
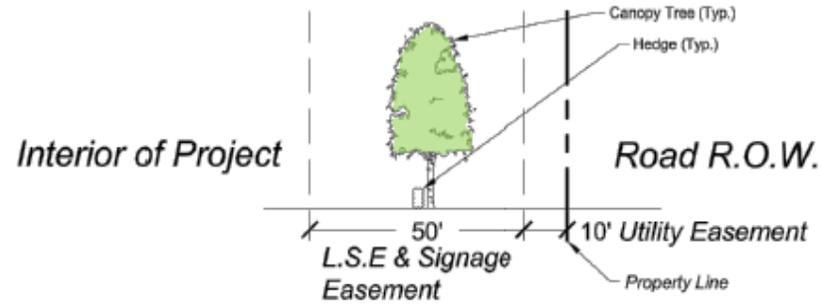
CONCEPTUAL DESIGN STUDY

Floor Plans - Fitness



Perimeter Landscape Adjacent to Public ROW

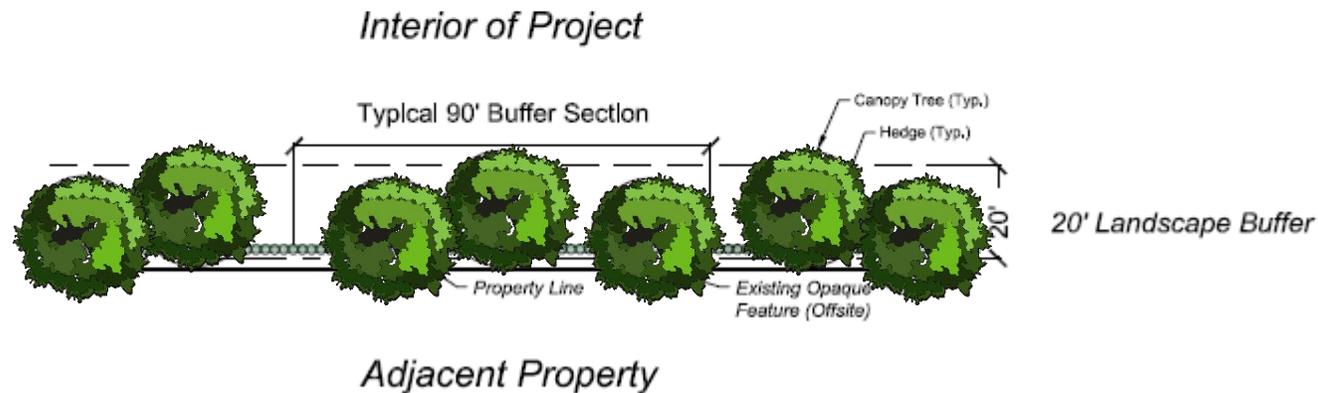
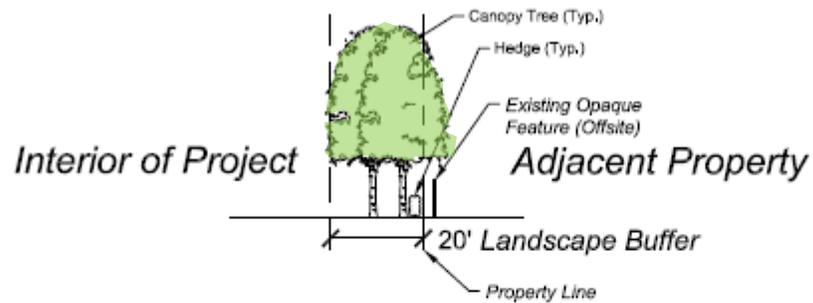
- 1 Tree / 30 lf
- Continuous Hedge



Proposed Landscape Buffer

Perimeter Landscape Adjacent Residential

- 1 Tree / 30 lf
- Continuous Hedge



Proposed Landscape Buffer



Adjacent Residential



Adjacent Residential

Type of Tree	Total # of Trees	Total Size (DBH)	Mitigation Summary
Oaks Preserved	15	358.5 inches	+358.5 inches
Oaks Removed	0	0	0
Pines Preserved	51	761 inches	+761 inches
Pines Removed	13	223.8 inches	-223.8 inches
Palms Preserved	107	0	0
Palms Removed	13	0	13

Total Tree Mitigation (Oaks & Pines)

(Mitigation Ratio = 1.1. (DBH))

+1,120" (Oaks Preserved)

- 0" (Oaks Removed)

- 224" (Pines Removed)

+ 896" (No mitigation credits)

Total Tree Mitigation (Palms)

(Mitigation Ratio = 1.1. (DBH))

+107 (Palms Preserved)

- 13 (Palms Removed)

+ 94 (No mitigation credits)

BUILDING SETBACKS(MINIMUM):

CLUBHOUSE PARCEL:
FRONT YARD: 20'
SIDE YARDS: 5'
REAR YARD: 5'

TRACT "B":
FRONT YARD: 20'
SIDE YARDS: 5'
REAR YARD: 5'

POOL PARCEL:
FRONT YARD: 5'
SIDE YARDS: 0'
REAR YARD: 0'

TENNIS PARCEL:
FRONT YARD: 30'
SIDE YARDS: 5'
REAR YARD: 5'

PSL PROJECT NO.
PXX-XXX

20-122

1 OF 2

Tree Preservation



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