

St. Lucie Trail Planned Unit Development (PUD) Amendment P23-139

Planning and Zoning Board
December 5, 2023
Francis Forman, Planner II



Request

This is the first amendment to the St. Lucie Trail PUD document and conceptual plan.

The proposed application includes the following:

- 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.



General Information

Applicant / Property Owner(s):

- Quick Family Catering, LLC
- CGI St. Lucie, LLC
- St. Lucie Trail Owner's Association, Inc.

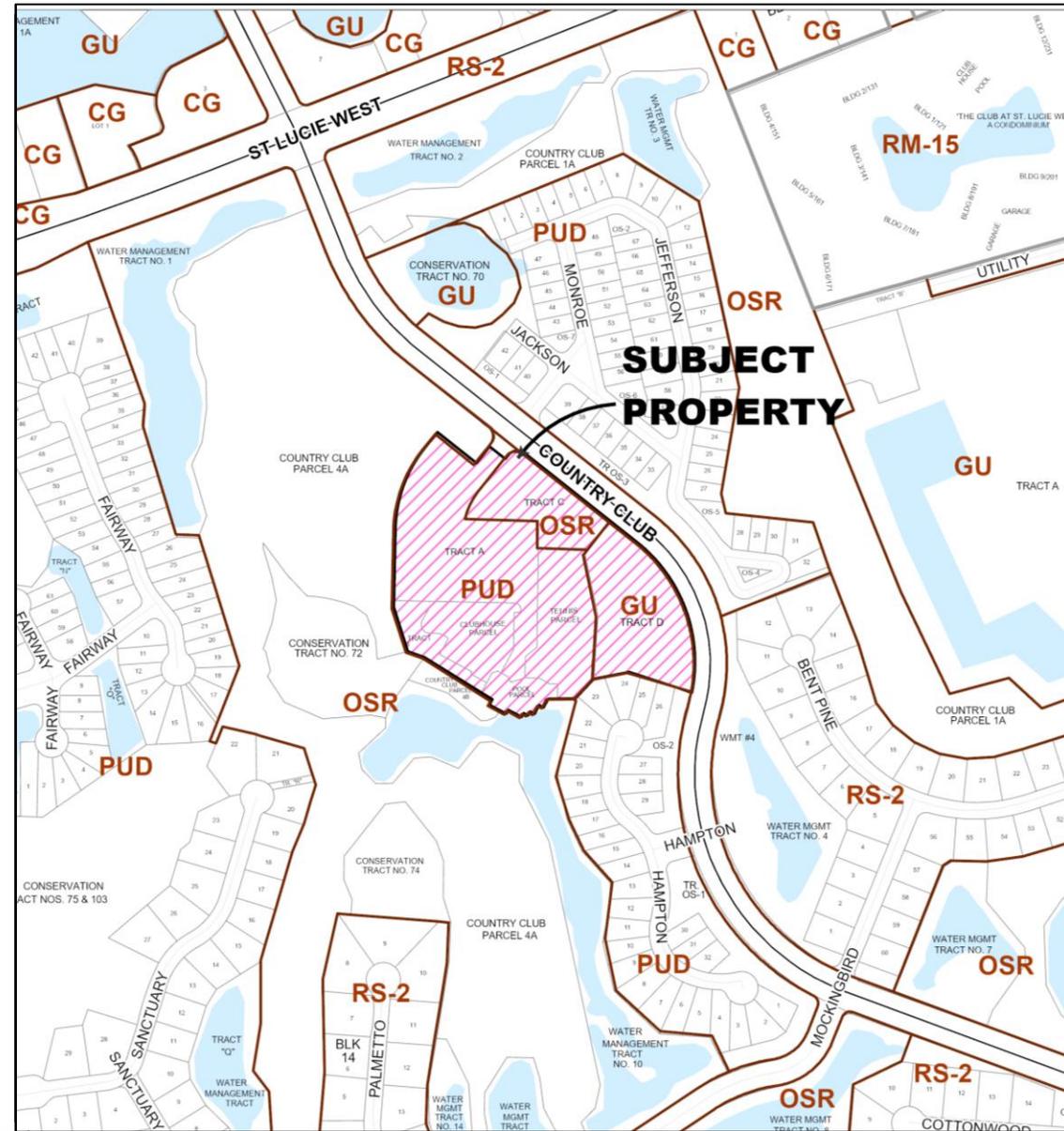
Agent: Brad Currie, Engineering Design and Construction, Inc.

Location: The property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.



Surrounding Uses

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



Compatibility Analysis

This PUD is consistent with the direction and policies of the Comprehensive Plan.

Policy 1.1.4.10: The PUD amendment complies with the maximum required densities and intensities of the respective future land use designations for the project site.

Policy 1.1.4.13: The project complies with Policy 1.1.4.13 which states that PUD is a compatible zoning district with the various future land use designations of CG, OSR, and RL.

Recommendation

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

