



PLANNING AND ZONING BOARD STAFF REPORT
September 5, 2023 PLANNING AND ZONING BOARD MEETING

St. Lucie Lands
Planned Unit Development Amendment No. 5
P22-326



Project Location Map

SUMMARY

Applicant's Request:	This is a request for the approval of the fifth amendment to the St. Lucie Lands PUD (Planned Unit Development) document and conceptual plan.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicant:	St. Lucie Lands Property Owner's Association, Inc.
Property Owner(s):	VF I, LLC; VF II, LLC; Prime Storage Port St. Lucie, LLC; Florida Coast Medical and Surgical Center, Inc; AG EHC II (LEN) Multi State 1, LLC; St. Lucie Lands Property Owner's Association, Inc.
Location:	The property is generally located on the south side of Becker Road and east of the Florida's Turnpike.
Project Planner:	Bethany Grubbs, Planner III

Project Description

St. Lucie Lands is a 96.82-acre Planned Unit Development (PUD) located in southeastern Port St. Lucie, lying between Becker Road and the South Florida Water Management Districts, C-23 Canal, immediately east of the Florida Turnpike. The PUD is comprised of various land uses. Per the Development Agreement, the project site is entitled for non-residential uses up to 457,057 square feet and 120 hotel rooms and for residential use up to 581 dwelling units.

This is a request for the fifth amendment to the St. Lucie Lands PUD document and conceptual plan.

The changes included with this amendment are as follows:

- 1) Includes drive-thrus as a permitted use.
- 2) Revises the parking requirements for multi-family dwelling units.
- 3) Revises the maximum permitted length of multi-family buildings from 200 feet to 300 feet.
- 4) Depicts a land use change from Residential, Office, Institutional (ROI) to Residential Golf Course (RGC).
- 5) Establishes refuse collection and recycling areas for multi-family and institutional uses,
- 6) Establishes the height for multi-family and institutional uses and provides a typical cross-section.

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

The St. Lucie Lands PUD has satisfied all obligations for parks and native habitat preservation. It is further vested for transportation concurrency, providing for adherence to the PUD and Becker Road Agreement trip generation impacts. At this time no additional transportation improvements are proposed, further evaluation of site access, off-site improvements, or mobility solutions shall be accomplished at the time of any site plan approvals.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the PUD amendment on November 23, 2022.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on August 24, 2023, and the file was included in the published notification for the Planning & Zoning Board's agenda.

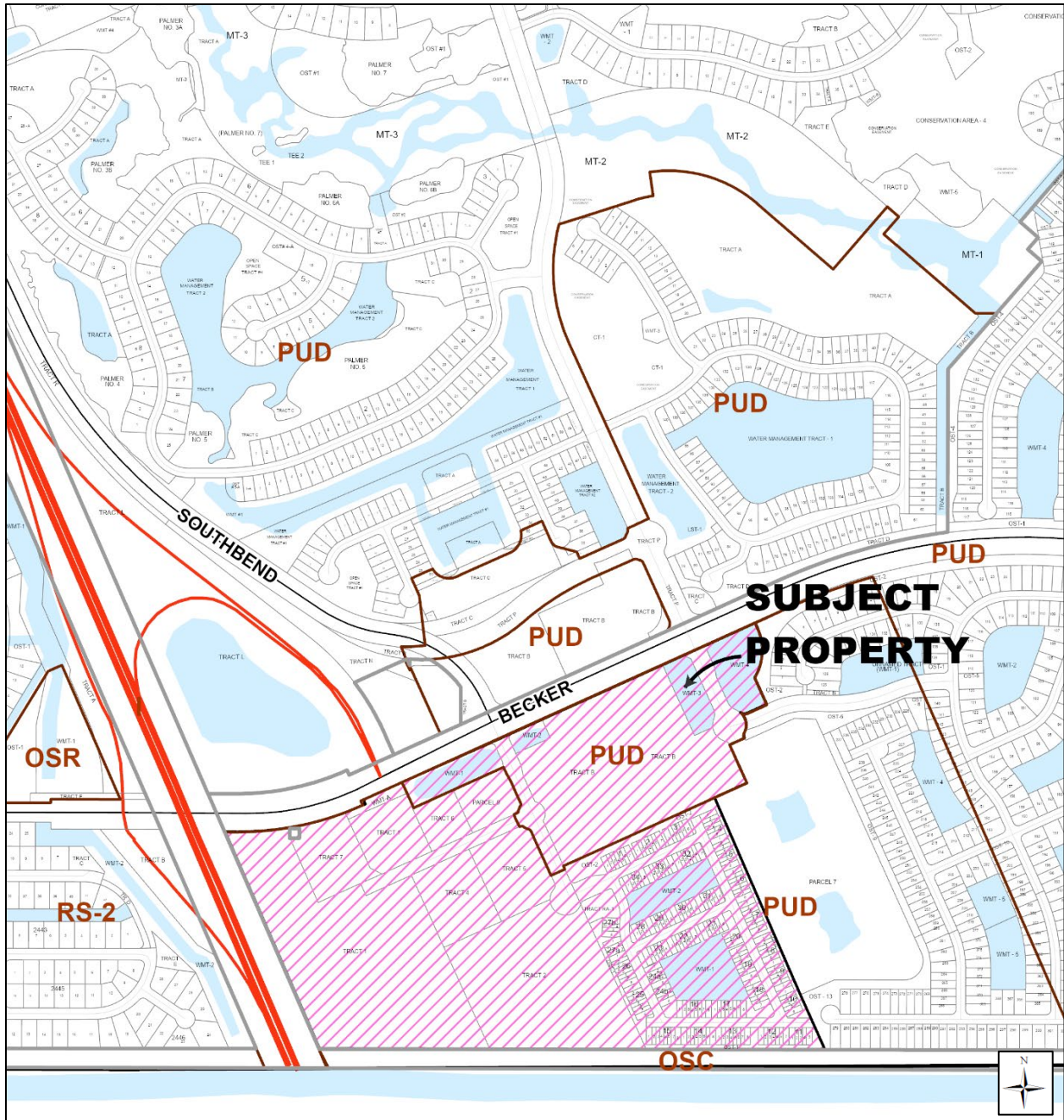
Location and Site Information

Property Size:	96.82-acres
Legal Description:	See PUD Development Agreement.
Future Land Use:	CH/CG/ROI; CS/ROI; CS; CG; CG/CS/ROI; CG/ROI; ROI
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Storage facility, gas station, and vacant land
Proposed Use:	A mix of shopping retail, residential, assisted living residential, hospital and diagnostic services, medical and general office, and hotel uses.

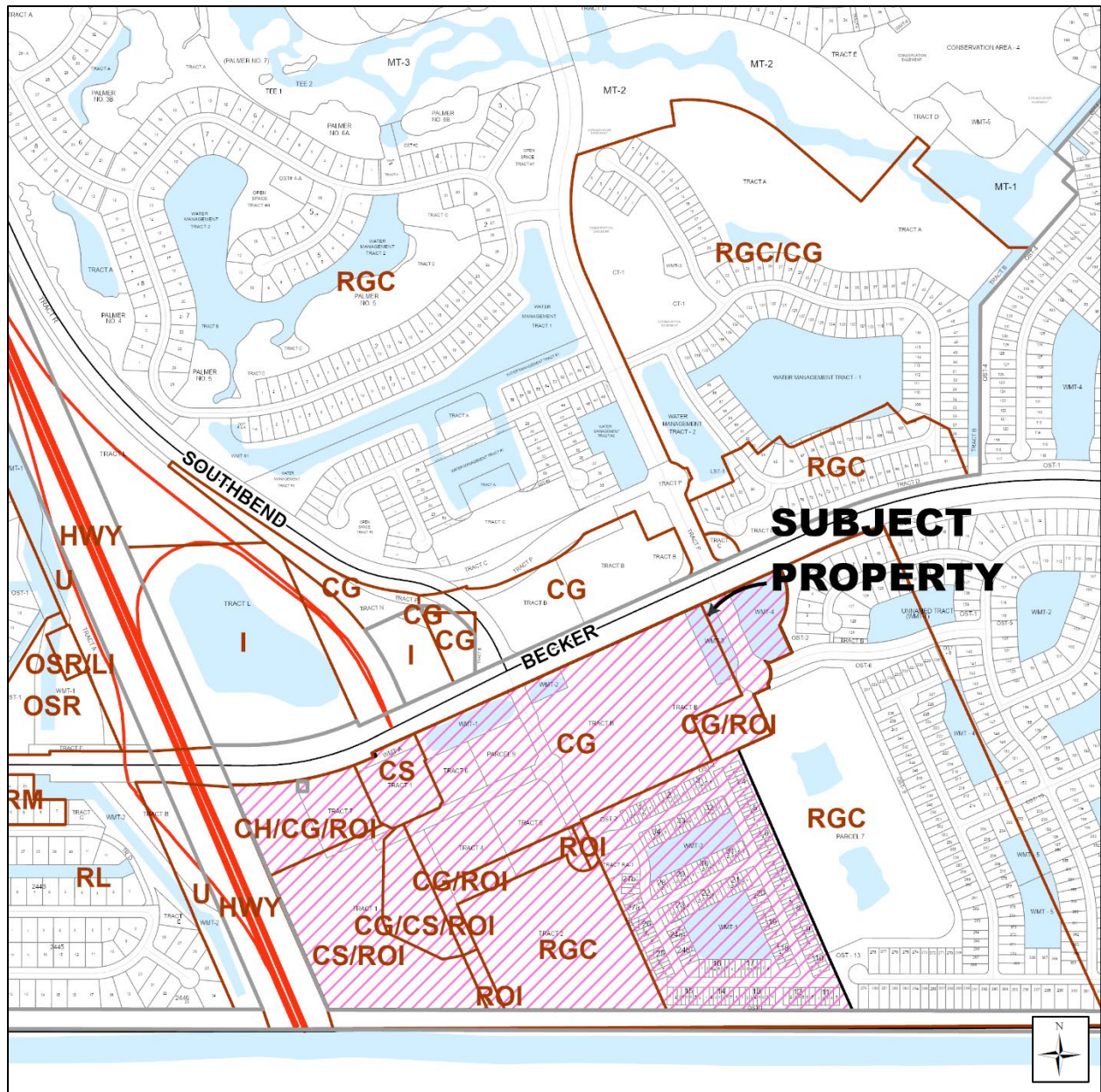
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC, I, CG	PUD	Tesoro Community and Accessory Uses, Fire Station
South	OSC, PUD	RGC	Water Mgmt. Dist. Canal
East	RCG	PUD	Vacant - Veranda Volaris Multifamily (pending)
West	I	U	Florida's Turnpike

RGC-Residential Golf Course; PUD-Planned Unit Development; OSC-Open Space Conservation; I-Institutional; U-Utility



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 CH/CG/ROI; CS/ROI; CS; CG; CG/CS/ROI; CG/ROI; ROI.
- **Policy 1.1.4.1** - A minimum of twenty percent and a maximum of thirty-five percent of the residential dwellings within the land area of each development designated RGC shall be multifamily dwelling units.

Related Projects

- P22-356 St. Lucie Lands/Veranda-Large Scale – On June 26, 2023, City Council approved a Large-Scale Amendment to the Future Land Use Map for St. Lucie Lands/Veranda to change the Future Land Use designation of approximately 84 acres from ROI and CG/ROI to RGC per Ordinance 23-25.
- P22-357 St. Lucie Lands (VF II, LLC) – On June 26, 2023, City Council approved a Small-Scale Amendment to the Future Land Use Map for 12.4 acres from CG/ROI and ROI to RGC.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD amendment on November 23, 2022.

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.