

Town Place Planned Unit Development (PUD) Rezoning (P21-285)

Planning and Zoning Board Meeting

August 2, 2022

Stephen Mayer, Planner III



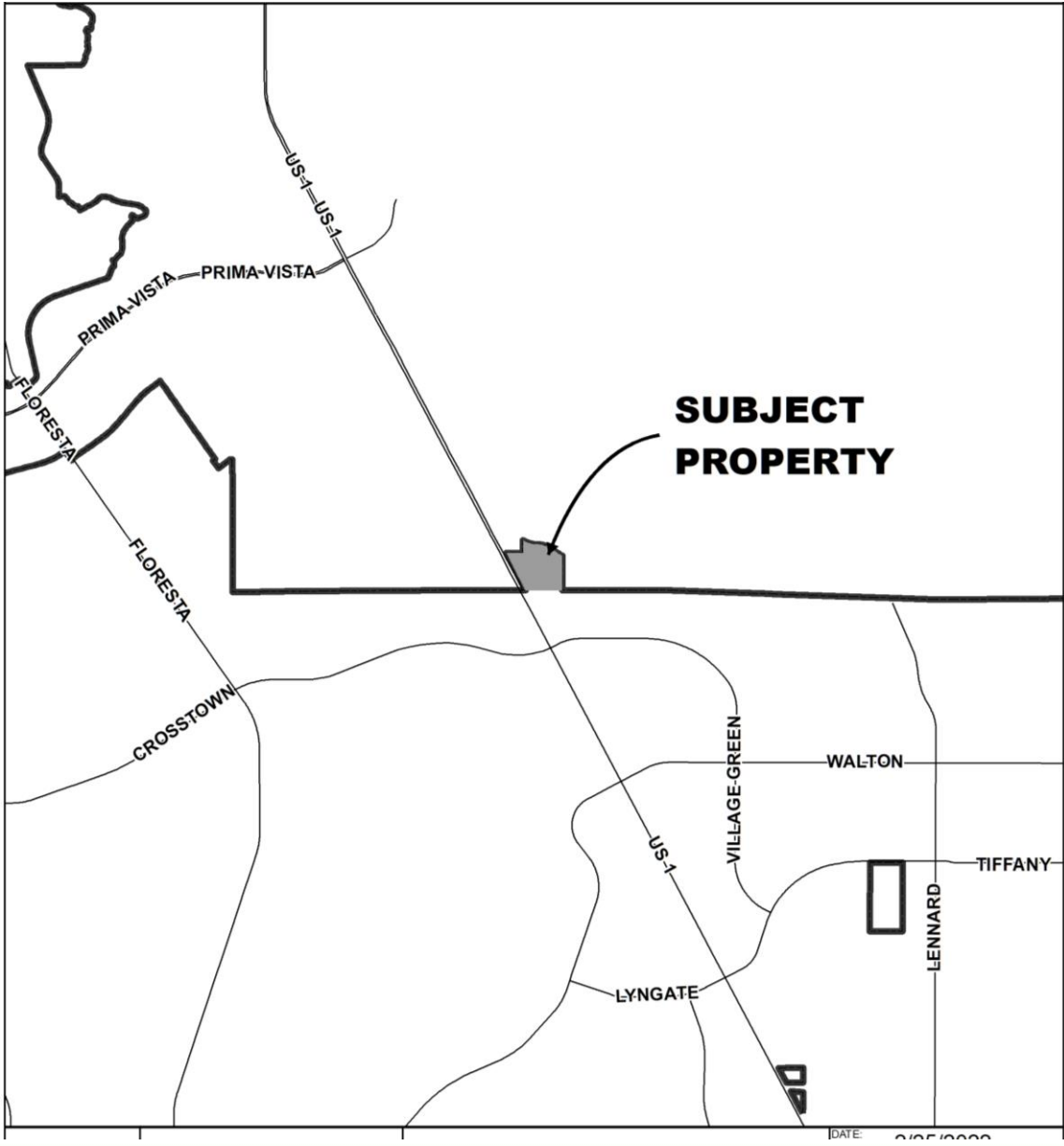
Rezone property to PUD (Planned Unit Development) for a 264-unit multifamily development with 4.51-acre commercial site.

Applicant – HJA Design Studio, LLC

Agent – Tod Troxell

Owner – Jerome Rich, PSL Townplace Partners, LLC

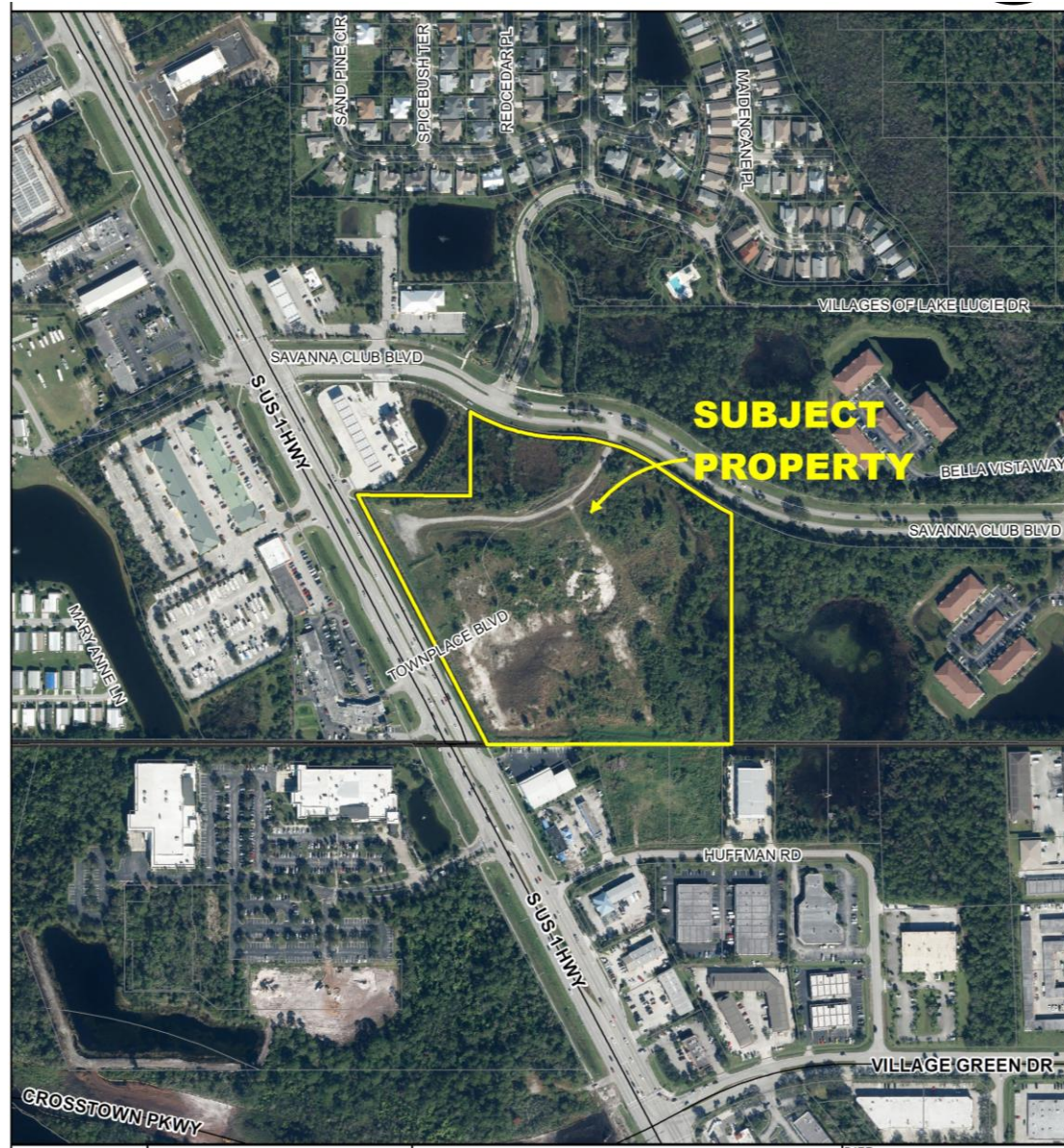




LOCATION MAP



Upland
Mitigation
Required



AERIAL

CityofPSL.com



Existing and Proposed Zoning: PUD

This project currently has a Planned Unit Development (PUD) zoning designation. This application is a PUD rezoning, rather than a PUD amendment, because the applicants are rewriting the content of the existing PUD document. All prior site plans associated with this PUD have expired.

Existing Future Land Use: Commercial General/Residential High Density

Site Area: **18.51 acres**

Residential Component: 14 Acres

Commercial Component: 4.51 Acres

Units: **264 Multifamily Units**

Density Proposed: 14.26 dwelling units per acre.

Density Allowed: 15 dwelling units per acre.

PROJECT DESCRIPTION

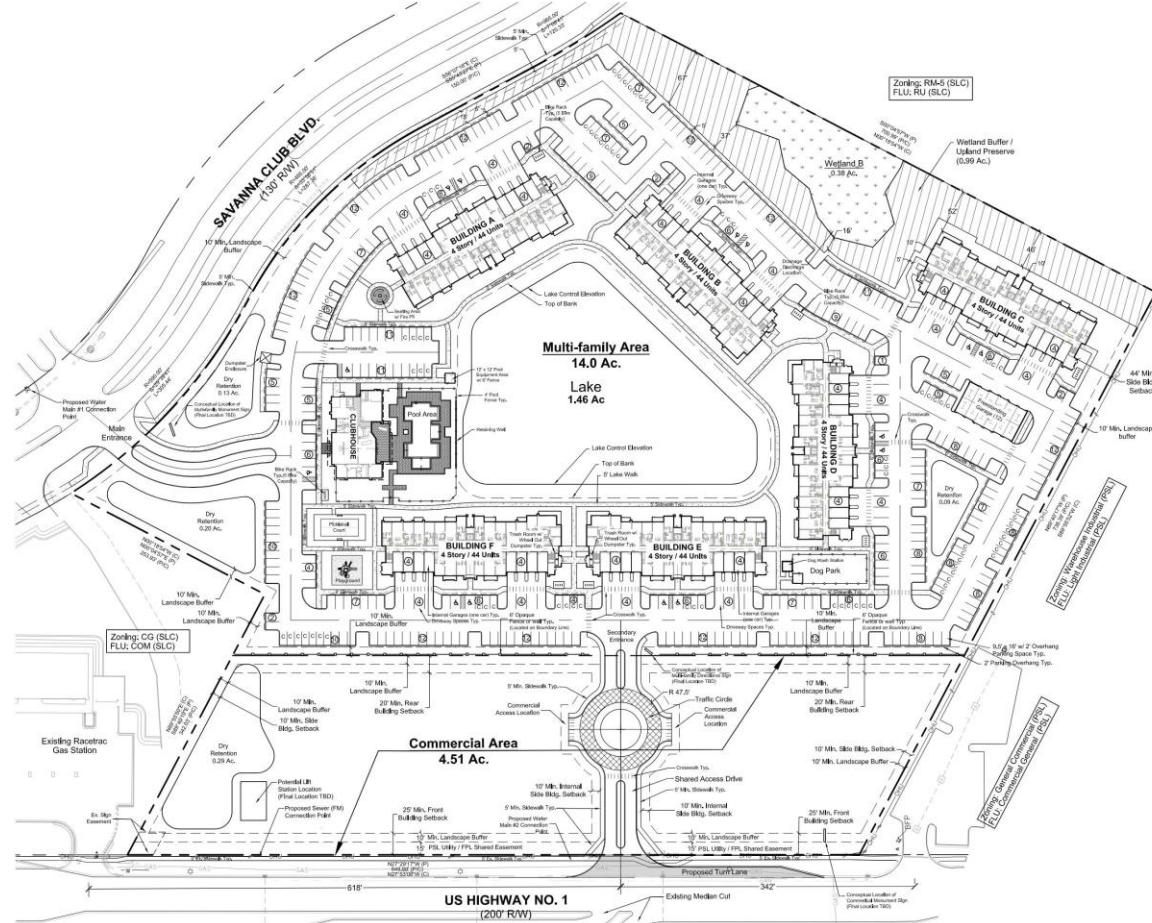
CityofPSL.com



Proposed Master Concept Plan

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 Stuart, Florida 34994
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 www.hjdesignstudio.com
 LA 0000905

Florida
Town Place PUD
 City of Port St. Lucie
 PUD Conceptual Development Plan



Site Data

Total Site Area	18.51 Ac. / 806,418 sf
Multi-family Area	14.00 Ac.
Commercial Area	4.51 Ac.
Future Land Use:	RH / CG PUD
Zoning:	

Environmental Data

Total Site Upland Habitat Area (Pine Flatwoods)	2.03 Ac.
Required Upland Preservation (2.03 x 25%)	0.51 Ac. (25%)
Provided Upland Preservation	0.99 Ac. (49%)

Multi-family Area (14.00 Ac.)

Max. Density
 15 DU / AC: Maximum density shall be calculated based on the total gross site area of the entire PUD.
 Max. Allowable Density (14.00 Ac. x 15 DU / AC) = 210 Units
 Proposed Density = 264 Units

Multi-family Parcel Site Areas:
 14.00 Ac. / 100%
 Maximum Impervious Area: 9,80 AC. / 70%
 Maximum Building Coverage: 4.50 AC. / 32%
 Maximum Building Height: 4-Story / 44' Height
 (Height for fire code is measured to the top roof surface or deck level, parapets and equipment screens are not included in maximum building height calculation. Maximum building height may exceed the Maximum Building Height by up to five feet (5').)

Maximum Building Length: 230' Length

Multi-family Area; Parking Requirement

Minimum Parking Requirement: 1.87 Spaces per unit
 1.87 spaces per unit is the minimum overall parking requirement for the entire multi-family development which includes all resident, guest and clubhouse parking.

Total Required Parking: (264 Units x 1.87 spaces per unit) = 494 Spaces
 Total Provided Parking:
 Reg. Parking Spaces (8.0' x 18' w/ 2' Overhang or 8.0' x 18') = 305 Spaces
 (C) Compact Parking Spaces (8.0' x 10' w/ 2' Overhang or 8.0' x 18') = 82 Spaces (16%)
 Freestanding One Car Garage Spaces (12' x 20' Typ.) = 12 Spaces
 Internal Bldg. One Car Garage Spaces (8 spaces per building) = 48 Spaces
 Bldg. Driveway Parking Spaces (8 spaces per building) = 48 Spaces (11 Required)
 Handicap Parking Spaces = 14 Spaces

Min. Bldg. Setback / Separation Requirements

Front Bldg. Setback (from PUD Commercial Area to the west) = 44' Min.
 Side Bldg. Setback (from north & south property line) = 44' Min.
 Rear Bldg. Setback (from rear property line) = 44' Min.
 Building Setback from Pressure Area = 10' Min.
 Bldg. from Lake Top of Bank = 10' Min.
 Separator Between Buildings = 20' Min.

Min. Perimeter Landscape Buffer / Strip Requirements

North Property Line (adjacent to Savanna Club Blvd) = 10' Min.
 South Property Line (adjacent to E. Lake / Light Industrial Property) = 10' Min.
 West Property Line (adjacent to Commercial Property) = 10' Min.
 East Property Line (adjacent to PUD Commercial Area) = 10' Min. w/ Shared (6' Oppose Fence or Wall Section on Boundary Line)
 Proposed Upland Preserve (No Hardwood Landscape Buffer Allowed) = 2' Min.

Commercial Area (4.51 Ac.)

Commercial Parcel Site Area: 4.51 Ac. / 100%
 Maximum Impervious Area: 3.61 AC. / 80%
 Maximum Building Coverage: 1.80 AC. / 40%
 Maximum Building Height: 35' Height

Min. Bldg. Setback / Separation Requirements

Front Bldg. Setback (from west property line along U.S. Hwy 1) = 20' Min.
 Side Bldg. Setback (from north & south property line) = 10' Min.
 Rear Bldg. Setback (from PUD Multi-family Area to the west) = 20' Min.
 Internal Side Bldg. Setback (from shared access drive) = 10' Min.
 Separator Between Buildings = 10' Min.

Min. Perimeter Landscape Buffer / Strip Requirements

East Property Line (adjacent to PUD Multi-family Area) = 10' Min. w/ Shared (6' Oppose Fence or Wall Section on Boundary Line)
 North Property Line (adjacent to Commercial Property) = 10' Min.
 South Property Line (adjacent to Commercial Property) = 10' Min.
 West Property Line (adjacent to U.S. Hwy 1) = 10' Min.

Commercial Area; Parking Requirement

Minimum Parking Requirement: 1 Space per 200 sf of Gross Floor Area
 This parking ratio shall be applicable to all permitted commercial uses.

- 264 units
- 4-story townhouses
- 78,408 SF of commercial



Development Team

Master Developer:
 PSL Development, LLC
 Jerry Rios, Managing Member
 2512 Palm St., Suite 101
 Fort Pierce, FL 34945
 (772)446-7344

Project Owner:
 PSL Town Place Partners, LLC
 Jennifer & Josh Rich
 2352 Palm St., Suite B
 Fort Pierce, FL 34945
 (772)446-7344

Architect:
 The Weyer Architectural Group
 Wayne Weyer, AIA
 1161 Landscape Blvd., Suite 101
 Kissimmee, FL 34758
 (817) 527-7474

Engineer:
 CAPTEC Engineering, Inc.
 Jay Rios, P.E.
 311 1st Highway
 Stuart, FL 34984
 (772) 654-3442

Environmental Consultant:
 H&J Sound Environmental Consultants, Inc.
 Bob Wray
 9512 SE Durcan St
 Indus Sound, FL 34955
 (772) 545-3676

Survey:
 Lamont & Associates, Inc.
 Richard Lamont, P.E.
 2522 Palm Rd., Ste. D
 Fort Pierce, Florida 34945
 (772) 396-6030

Drainage Statement

Proposed areas include proposed multifamily residential apartment buildings, driveways, sidewalks, parking, and retail commercial buildings. The proposed design will meet both SWM and City of Port St. Lucie criteria. Dry and wet detention ponds will be utilized for the required water quality treatment volume, storm water attenuation and TSS reduction. Also required treatment stormwater will be discharged to the sea into a wetland as presently permitted. Discharge will meet the various Post requirements in order to minimize any disturbance to the wetland. The wetland discharge through a control structure located on the property to the east (as owned and abutted by H&J Properties, LLC) and eventually to Hog Pen Slough. The proposed stormwater system will be designed to meet all South Florida Water Management District and City of Port St. Lucie requirements.

Utility Statement

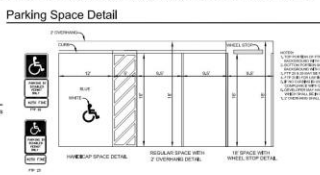
The proposed site is located within the City of Port St. Lucie Utility Department service area. Public water supply and domestic wastewater collection and treatment services are available at the site via a 12" water main and 16" force main along the east side of US Highway 1, a 24" water main along the east side of Savannah Club Blvd and a 6" force main along the west side of Savannah Club Blvd.

Legal Description

SECTION 10, TOWNSHIP 27S, RANGE 29E, PALM BEACH COUNTY, FLORIDA
 PART OF THE 100 AC. TRACT DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

General Notes

1. THE LOCATION AND EXACT NUMBER OF PROVIDED PARKING SPACES MAY BE ADJUSTED AT THE TIME OF SITE PLAN.
 2. PRESERVE AREA SIGNS SHALL BE PLACED ADJACENT TO THE PERMITTER OF WETLANDS BUFFER (UPLAND PRESERVATION) SIGNS. SIGN SIZE, QUANTITY AND PLACING SHALL BE IN COMPLIANCE WITH THE DISTRICT SIGNAGE REQUIREMENTS.



Phasing Description

The entire Multi-family Area including the following items within the Commercial Area such as the shared access drive off of U.S. Hwy 1, dry detention area and its station shall be constructed / completed in one (1) phase.
 The remaining Commercial Area shall be constructed / completed second in one (1) phase.

Job No. 2020-44
 Drawn By TT
 Checked By MH
 Approved By MH
 Submittal Dates 02-18-22
 Revision Dates 10-29-21
 02-18-22 - General Note #2 Added
 based on staff comments.

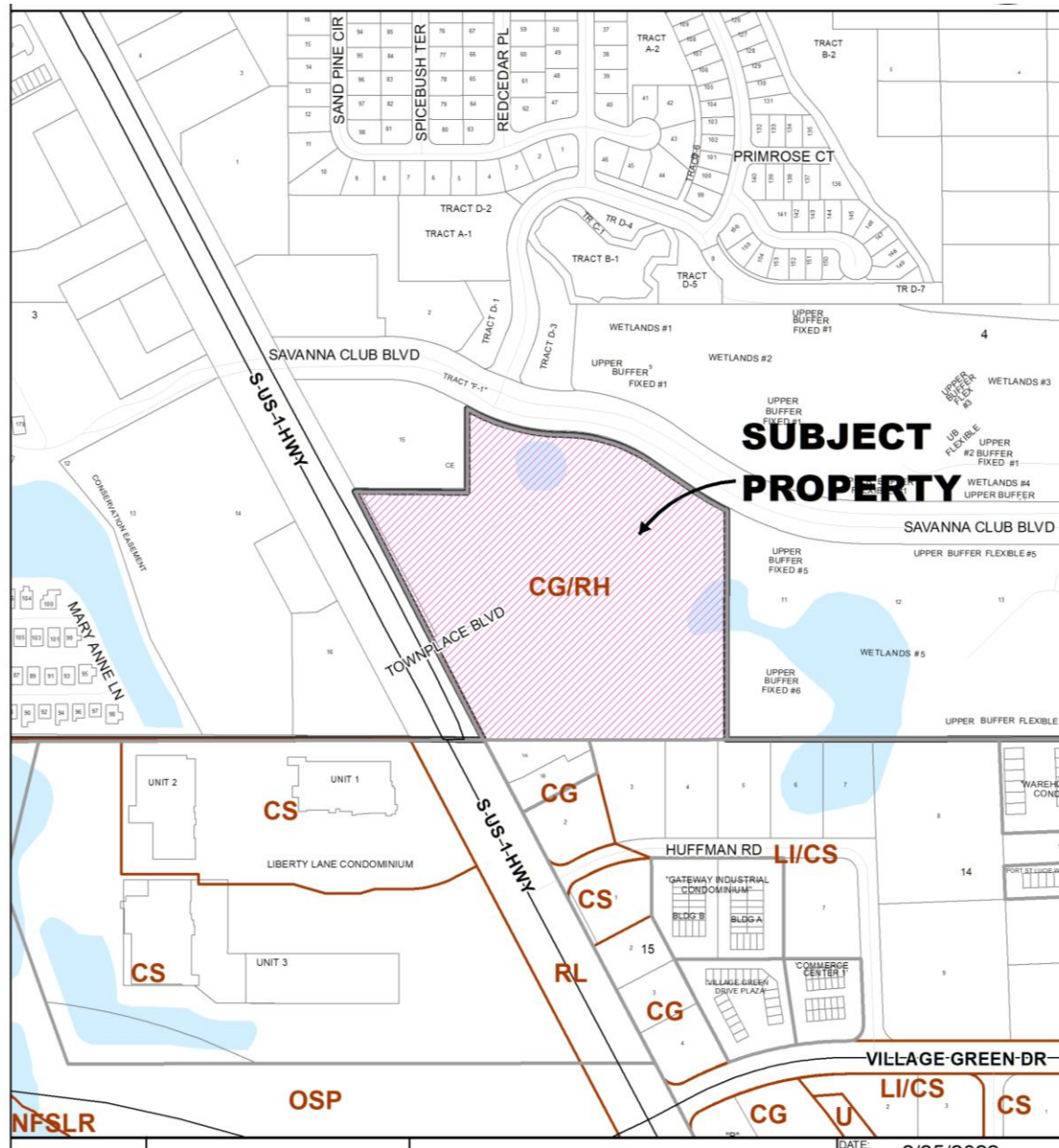
Scale: 1" = 60'
 PSL # P21-285
 PSLUSD # 11-836-00

CP-1

MASTER CONCEPT PLAN

CityofPSL.com



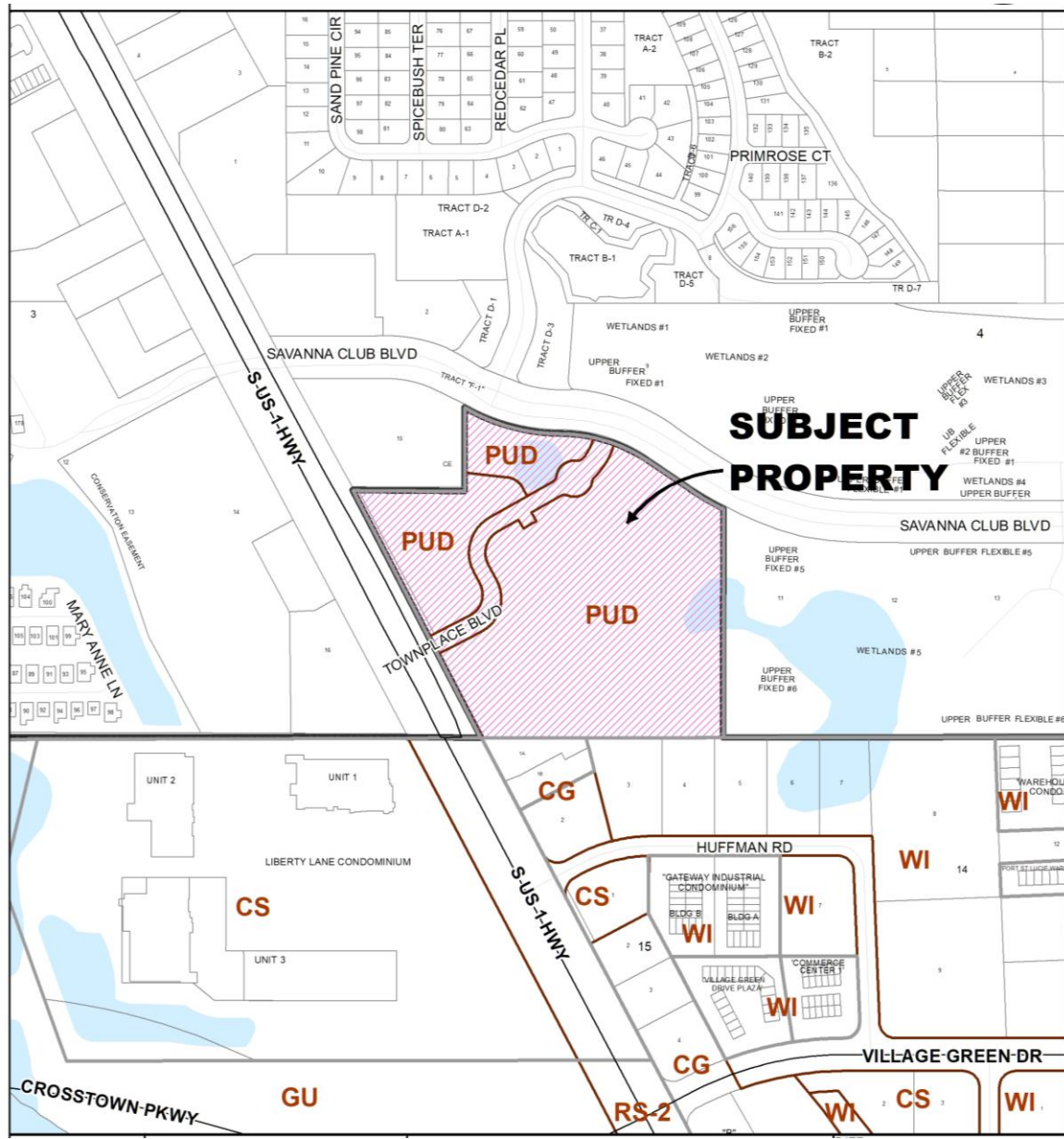


Future Land Use:
 Commercial
 General/Residential High
 (CG/RH)

FUTURE LAND USE

CityofPSL.com





ZONING



Traffic Impact Analysis

- Received latest Traffic Analysis Report dated August 2021 completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by City staff
- The proposed 264 apartment dwelling units and 78,408 SF of Commercial use would result in 552 PM Peak hour driveway trips.



Traffic Impact Mitigation

- Developer Proposed:
 - Right Turn lane into their site at entrance along US1.
 - Main entrance for residential portion is along Savannah Club Blvd.

No direct impact to City roadways as a result of this development.

- Savannah Club Boulevard – St. Lucie County Roadway
- U.S. Highway 1 – FDOT Roadway



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

- As per Comprehensive Plan Policy 1.1.4. Residential High Density (RH), a maximum density of 15 dwelling units per acre is allowed. The maximum density proposed for Town Place PUD is 14.26 dwelling units per acre, or 264 apartment units on 18.51 acres.



The Site Plan Review Committee **recommended approval** of the PUD on May 25, 2022.

RECOMMENDATION

CityofPSL.com

