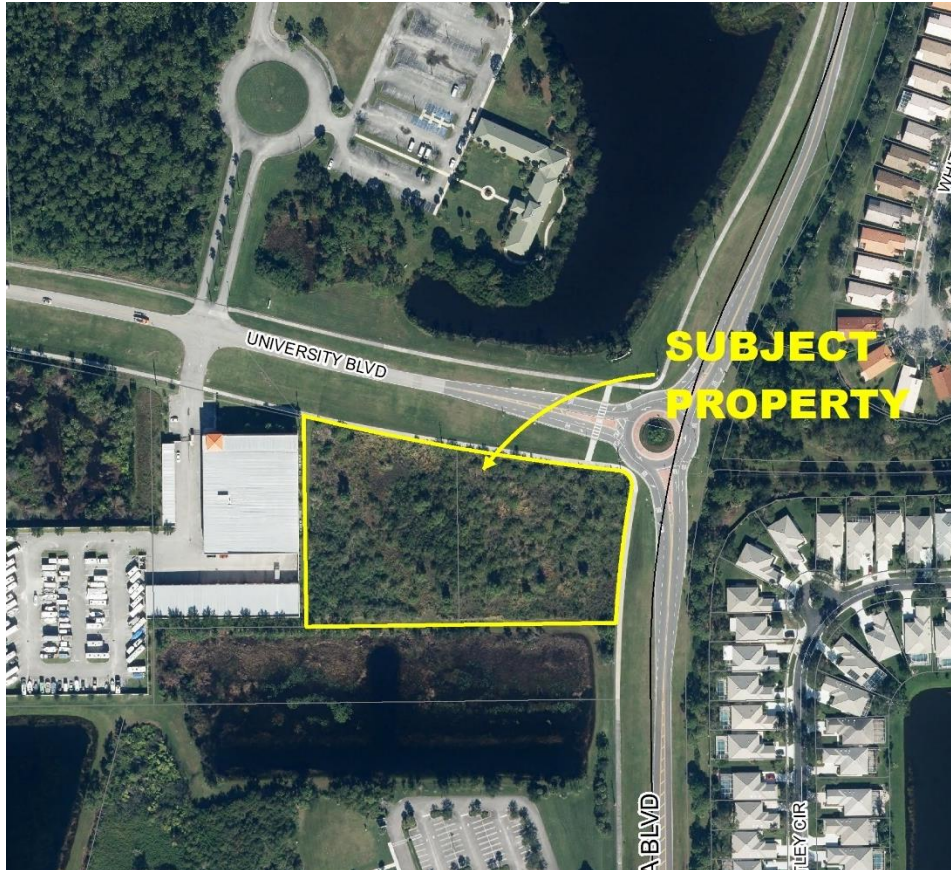




Name: St. Lucie West – University Boulevard Business Center
Type: PUD Rezoning
Project Number: P20-160



Project Location Map

SUMMARY

Applicant's Request:	The Applicant's request is to rezone approximately 3.75-acres from General Commercial (CG) zoning classification to Planned Unit Development (PUD) zoning classification.
Applicant:	Brad Curry, EDC
Property Owner:	CRJH, LLC
Location:	SW Corner of NW University Boulevard and NW California Boulevard
Project Planner:	Laura H. Dodd, Planner II

Project Description

The Applicant is requesting this rezoning concurrent to a DRI amendment and future land use map amendment for the purpose of providing for a commercial office/flex-space/warehousing development within the St. Lucie West Development of Regional Impact (DRI). The Applicant’s request is to rezone approximately 3.75-acres from the General Commercial (CG) zoning classification to a Planned Unit Development (PUD) zoning classification.

The proposed PUD Document and Concept Plan include the following:

- All uses allowed in the City of Port St. Lucie General Commercial (CG) zoning district as well as most uses permitted by right within the Service Commercial (CS) zoning district
- Flexible parking provisions: One (1) parking space per 375 gross square feet of building. (No more than thirty (30) percent of total building area may be office/retail).
- Delineation of non-permitted uses.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the application on September 23, 2020.

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board’s agenda.

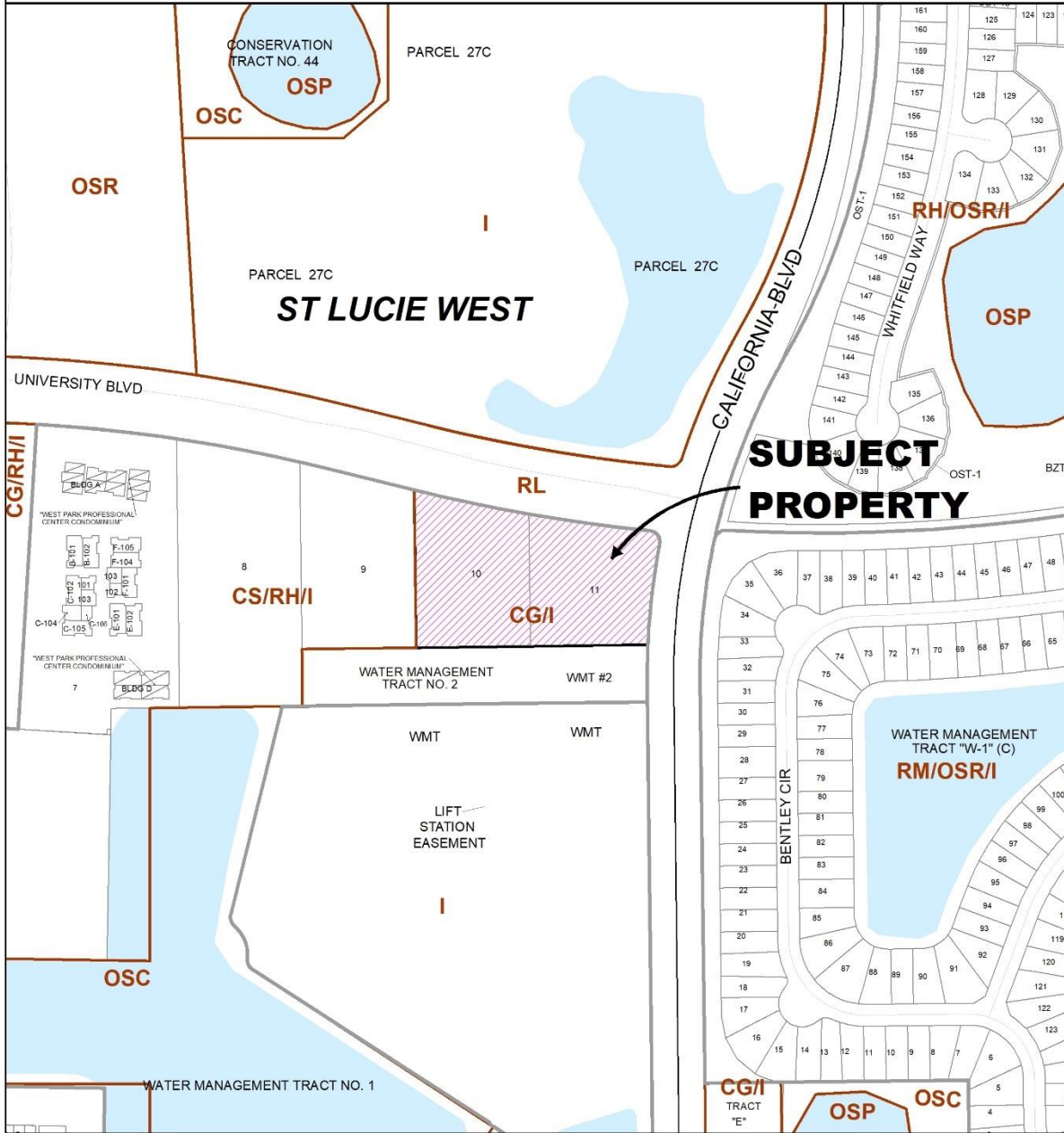
Location and Site Information

Parcel Number:	3325-600-0014-000-0 and 3325-600-0013-000-3
Property Size:	3.75 acres
Legal Description:	Lots 10 and 11, St. Lucie West, Plat #143, Second Replat in Parcel 21D
Future Land Use:	CG/I (General Commercial/Institutional)
Proposed Future Land Use:	C/S (Service Commercial)
Existing Zoning:	C/G (General Commercial)
Existing Use:	Vacant
Requested Zoning:	PUD
Proposed Use:	Office/Flex-Space/Warehousing

Surrounding Uses

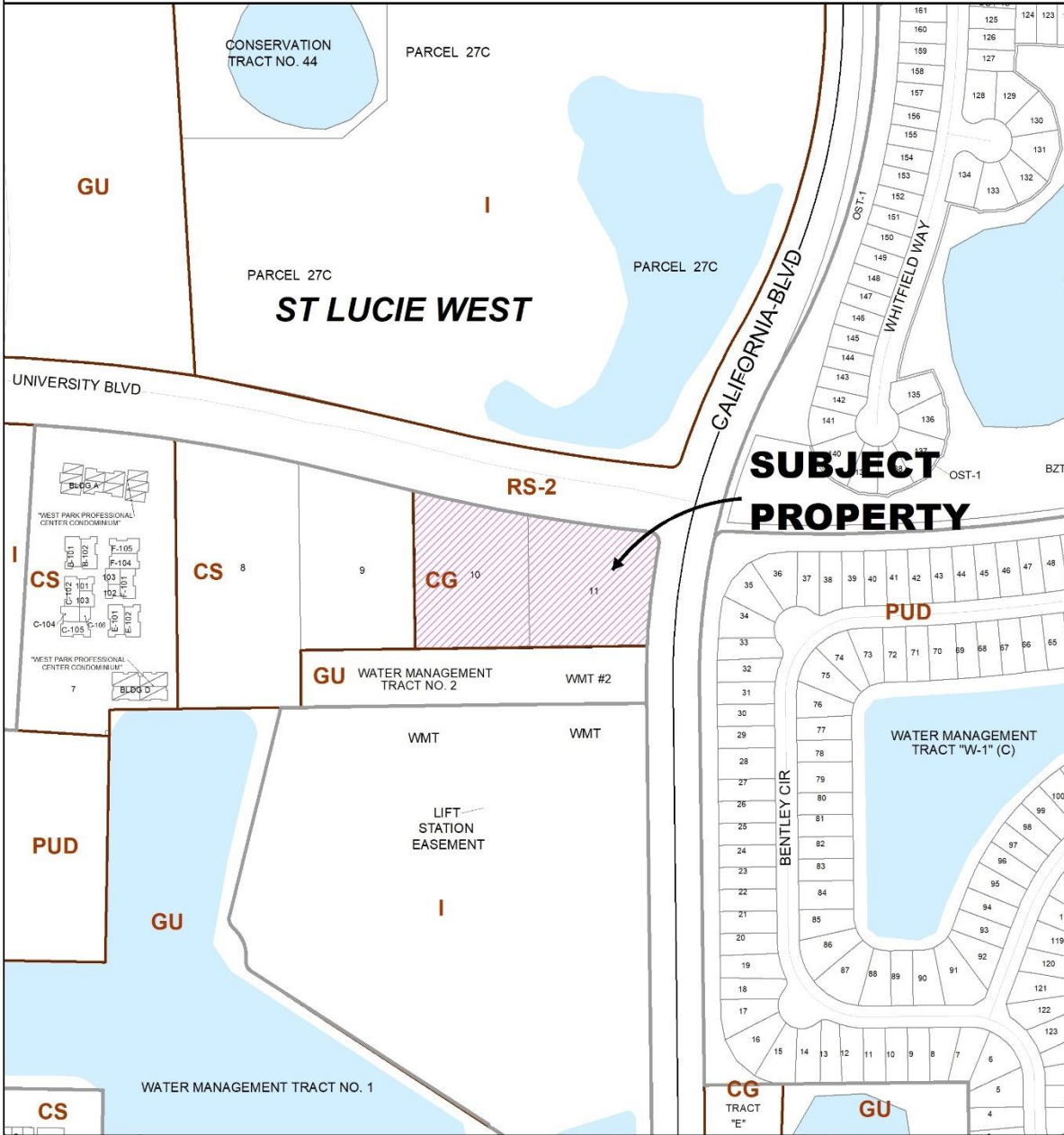
Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	Indian River State College Pruitt Campus
South	Institutional (I)	Institutional (I)	Stormwater Retention; St. Bernadette Catholic Church
East	Multifamily Residential/ Open Space Recreational/Institutional (RM/OSR/I)	Planned Unit Development (PUD)	Single family Residential
West	Commercial-Service/High-Density Residential/Institutional (CS/RH/I)	Commercial-Service (CS)	Public Storage


FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	COMPREHENSIVE PLAN AMENDMENT UNIVERSITY PARK BUSINESS CENTER SLW PLAT 143, UNIVERSITY PK., LOTS 10 & 11	DATE: 9/9/2020
			APPLICATION NUMBER: P20-159
			USER: patricias
			SCALE: 1 in = 300 ft

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	COMPREHENSIVE PLAN AMENDMENT UNIVERSITY PARK BUSINESS CENTER SLW PLAT 143, UNIVERSITY PK., LOTS 10 & 11	DATE: 9/9/2020
			APPLICATION NUMBER: P20-159
			USER: patricias
			SCALE: 1 in = 300 ft

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10): According to the City of Port St. Lucie Comprehensive Plan Policy 1.1.4.10 the CS land use designation allows a maximum building coverage of 40% and maximum 80% impervious area. The proposed PUD Land Development Regulations are consistent with the maximum intensities permitted by the Comprehensive Plan. Further, per Policy 1.1.4.13, the proposed uses in the PUD are compatible with the CS future land use designation.

ZONING REVIEW (ARTICLE X)

Project Description: The Applicant's request is to rezone approximately 3.75-acres from the General Commercial (CG) zoning classification to a Planned Unit Development (PUD) zoning classification.

Standards for District Establishment

Area Requirement	The subject property for the PUD totals 3.75 acres. The minimum acreage required for district establishment is 2 acres per Section 158.172 (PUD) Standards for District Establishment.
Relation to Major Transportation Facilities	The proposed development will contain two (2) full vehicular access points, which will be provided from NW University Boulevard and NW California Boulevard.
Consistency with City's Comprehensive Plan	<p>Per Sect 158.172 (E), to be eligible for consideration, a PUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.</p> <p>The Applicant's proposal is consistent with Comprehensive Plan Policy 1.1.4.10 as the CS land use designation allows a maximum building coverage of 40% and maximum 80% impervious area; the Applicant's requested intensity. Further, per Policy 1.1.4.13, the proposed PUD is compatible with the CS land use.</p>
Relation to Utilities, Public Facilities, and Services	Adequate utilities are in place to service the development. Additional review will be provided at the site plan and detail plan submittal.
Evidence of Unified Control of Area	Unified Control of Area has been provided.

PUD Conceptual Master Plan and Regulation Book Requirements

PUD Concept Plan and Regulation Book	A PUD concept plan and regulation book has been provided and is attached under separate heading.
Residential Density and non-residential intensity	The non-residential intensity shall be consistent with the comprehensive plan provisions identified in policy 1.1.4.10 and denoted above (Comprehensive Plan Review)

Provision for Pedestrian Circulation	Pedestrian circulation shall be provided in the form of sidewalks and internal crosswalks to the right of way.
Off Street Parking and Loading Requirements	Off-street parking is proposed at a ratio of one (1) parking space per 375 gross square feet of building (No more than thirty (30) percent of total building area may be office/retail.)
Underground Utilities	All utility lines will be installed underground.
Protection of Natural Features	An environmental assessment is included as part of the application. As stated in this assessment, there is no significant wetland habitat onsite. A formal tree survey is not required. No gopher tortoises or any other listed animal species were found onsite. Native upland habitat was previously mitigated for this site through payment to the City's Conservation Trust Fund.
Stormwater	Upon approval of the future land use and zoning changes requested, a site plan and construction plans will be submitted for review and approval by the CDD and the City of Port St. Lucie which will reflect compliance with the adopted level of service required by the CDD, the City and SFWMD.
Landscaping and Buffering Requirements	All landscaping shall conform to the City of Port St. Lucie Land Development Regulations Chapter 154. The buffering shall include a 15-foot buffer abutting NW University and California Boulevard.

RELATED PROJECTS

P20-182 SLW University Boulevard Business Center DRI Amendment

P20-159 University Boulevard Business Center Small-Scale Future Land Use Map Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

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.