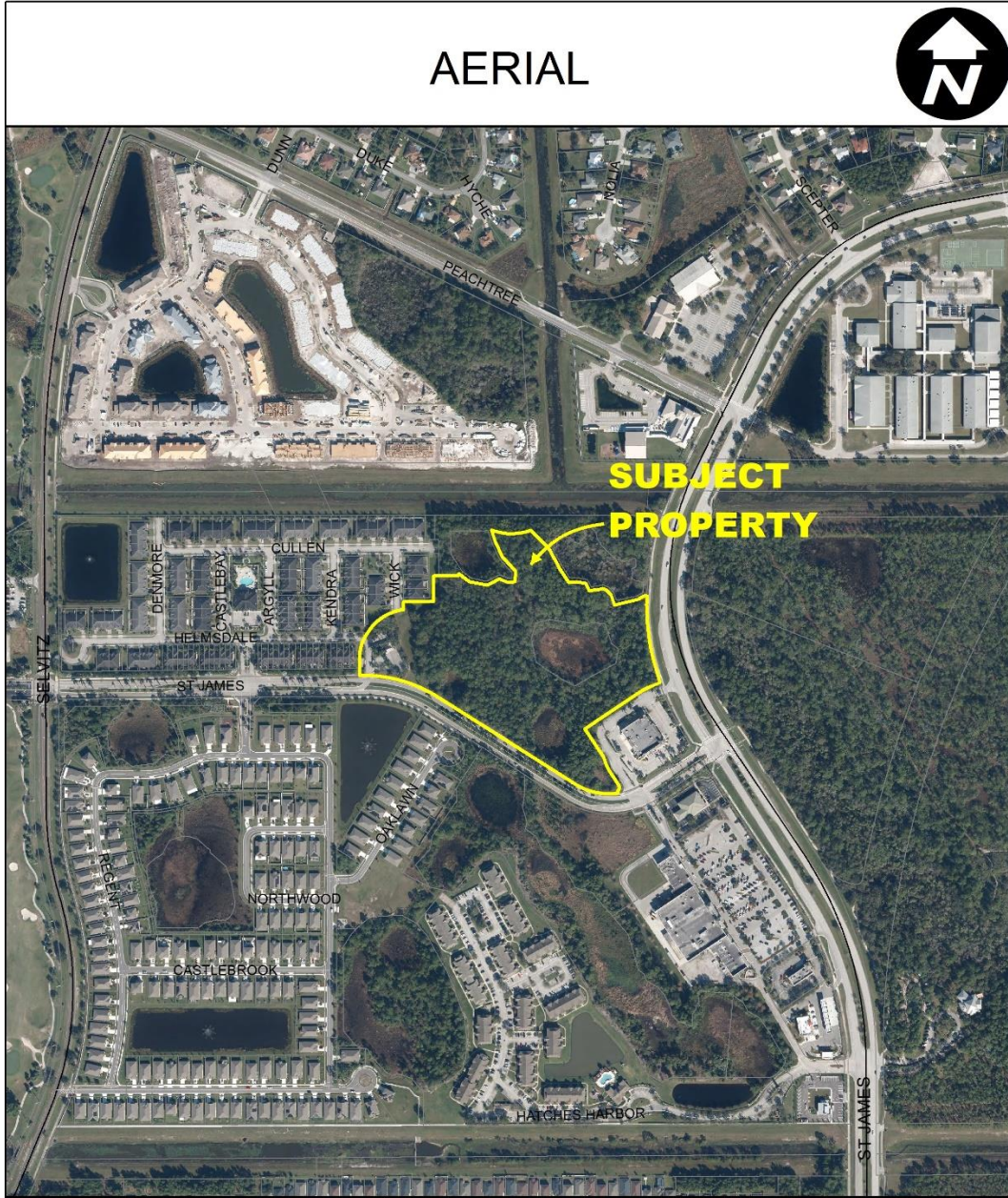


**Calvary Port St. Lucie Ministries, Inc.
Planned Unit Development Amendment
P23-219**



SUMMARY

Applicant's Request:	Amend the St. Andrew Park Phase II Planned Unit Development (PUD) from 42.33 to 27.579 acres.
Agent:	George Missimer, Cotleur & Hearing, Inc.
Applicant:	Calvary Port St. Lucie Ministries, Inc.
Property Owner(s):	Calvary Port St. Lucie Ministries, Inc. / St Andrews Park Commercial LLC
Location:	North of St. James Blvd. and west of NW St. James Drive
Project Planner:	Noël P. Comeaux, Senior Planner

Project Description

The St. Andrew Park Phase II PUD is 42.33 acres with a current "future land use" designation of Residential-Office-Institutional (ROI) and Open Space Preservation (OSP). Actual land uses include residential townhomes, commercial uses including Dollar Tree, designated wetlands, and vacant; the zoning is PUD. The request is to modify the PUD to 27.579 acres and subsequently, through separate "asks," amend the future land use and zoning to Institution for the development of a new school. Changes would remove Parcels B, B-1, and D totaling 14.751 acres.

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

Public Notice Requirements

Public notice was mailed to owners within 750 feet on March 22, 2024, and the file was included in the published notification for the Planning & Zoning Board's agenda. In addition, PUD parcel owners including those below were notified prior to April 2nd.

Other PUD Property Owners

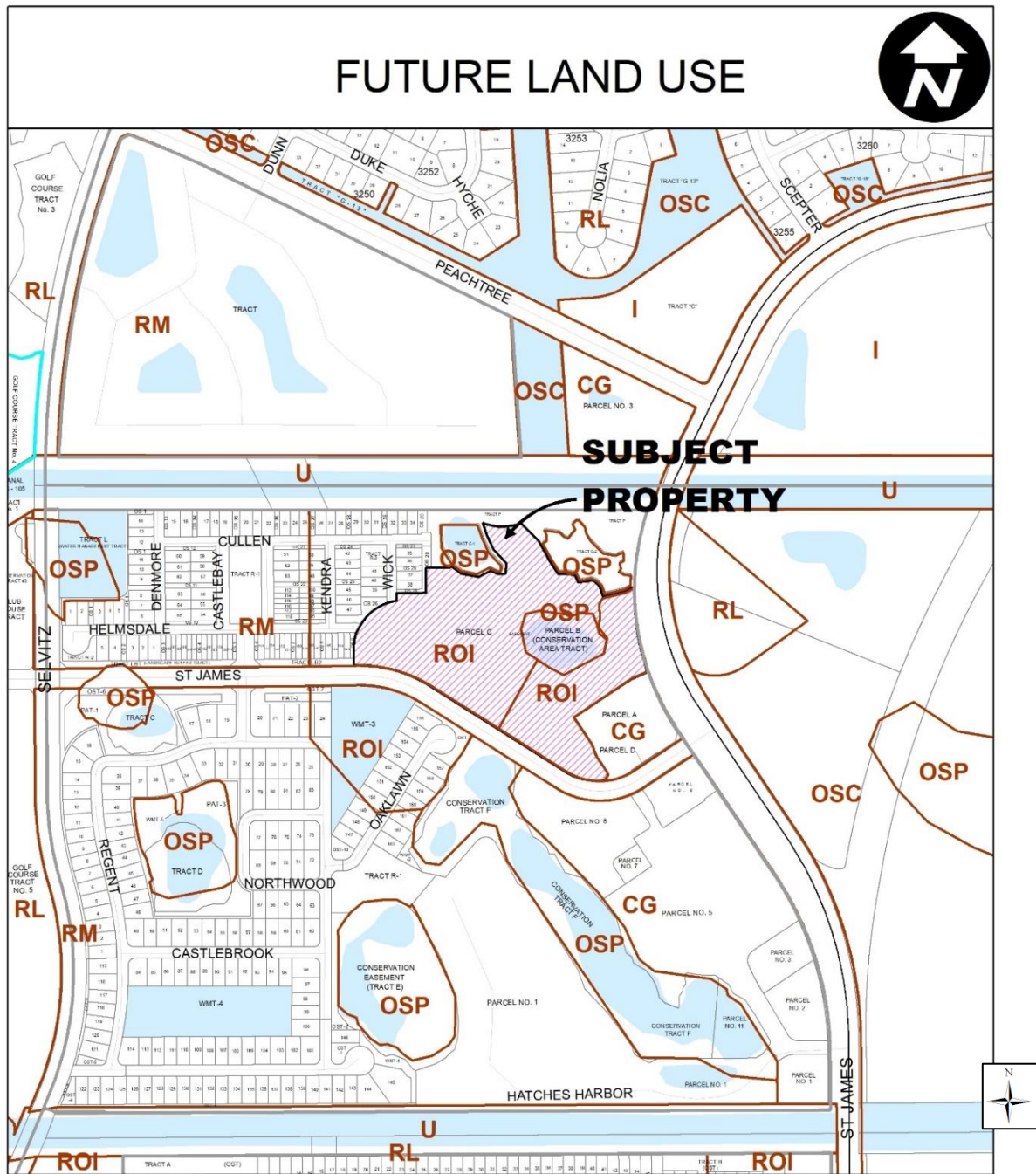
Owners	Parcel ID	Current Use	Acres
St. James Capital, LLC	3408-703-0001-000-6	Dollar General Store	2.35
St. James Park, Inc.	3408-702-0007-000-5	Vacant/wetlands	2.74
St. James Park, Inc.	3408-702-0004-000-4	Stormwater pond	2.33
St Andrews Townhomes HOA Inc	3408-702-0001-000-3 plus remaining parcels	Townhome residences	20.2
Total			27.62

Location and Site Information

Property Size:	42.33 acres
Legal Description:	See PUD Development Agreement.
Future Land Use:	ROI
Existing Zoning:	PUD
Existing Use:	Residential, commercial, wetlands and vacant
Proposed Use:	Private school

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Commercial General (CG)	Commercial General (CG)	Calvary Christian Academy
South	Residential-Office-Institutional	Planned Unit Development (PUD)	Residential Townhouses
East	Low Density Residential & Open Space Conservation	General Use (GU)	Oxbow Eco-Center & Conservation Lane (SFWMD)
West	Medium Density Residential	General Use (GU) & Planned Unit Development (PUD)	Calvary PSL Admin Offices & St. Andrew Villas



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This PUD amendment and conceptual plan (school) intended for the 14.751 acres are consistent with the direction and policies of the Comprehensive Plan.

- **Objective 1.1.4.4** – the City shall provide the following designation for institutional land uses:
 - a. Institutional (I). This category combines both public and private institutional land uses from previous plans into one category. It is designed to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.
- **Policy 1.1.4.13** – The zoning designation I is a compatible zoning district with the various future land use designation of I.

SITE PLANNING REVIEW COMMITTEE RECOMMENDATION

The Site Plan Review Committee recommended approval of the PUD amendment on February 28, 2024.

PLANNING & ZONING BOARD RECOMMENDATION

The Planning and Zoning Board recommended approval on April 2, 2024.