

City of Port St. Lucie
St. Lucie West – FAR 2, LLC (Cashmere Residential)
Development of Regional Impact Amendment
(P21-022)



Overview:

- Agent – Michael Sanchez, Managed Land Entitlements
- Applicant/Owner – FAR 2, LLC
- Proposal - The requests are for the entitlements relating to a proposed 72-unit townhome project upon a nine (9) acres of property. The request includes provisions for a **concurrent PUD rezoning**, small-scale future land use **comprehensive plan map amendment** (CPA), and a St. Lucie West **Development of Regional Impact (DRI) map amendment**.

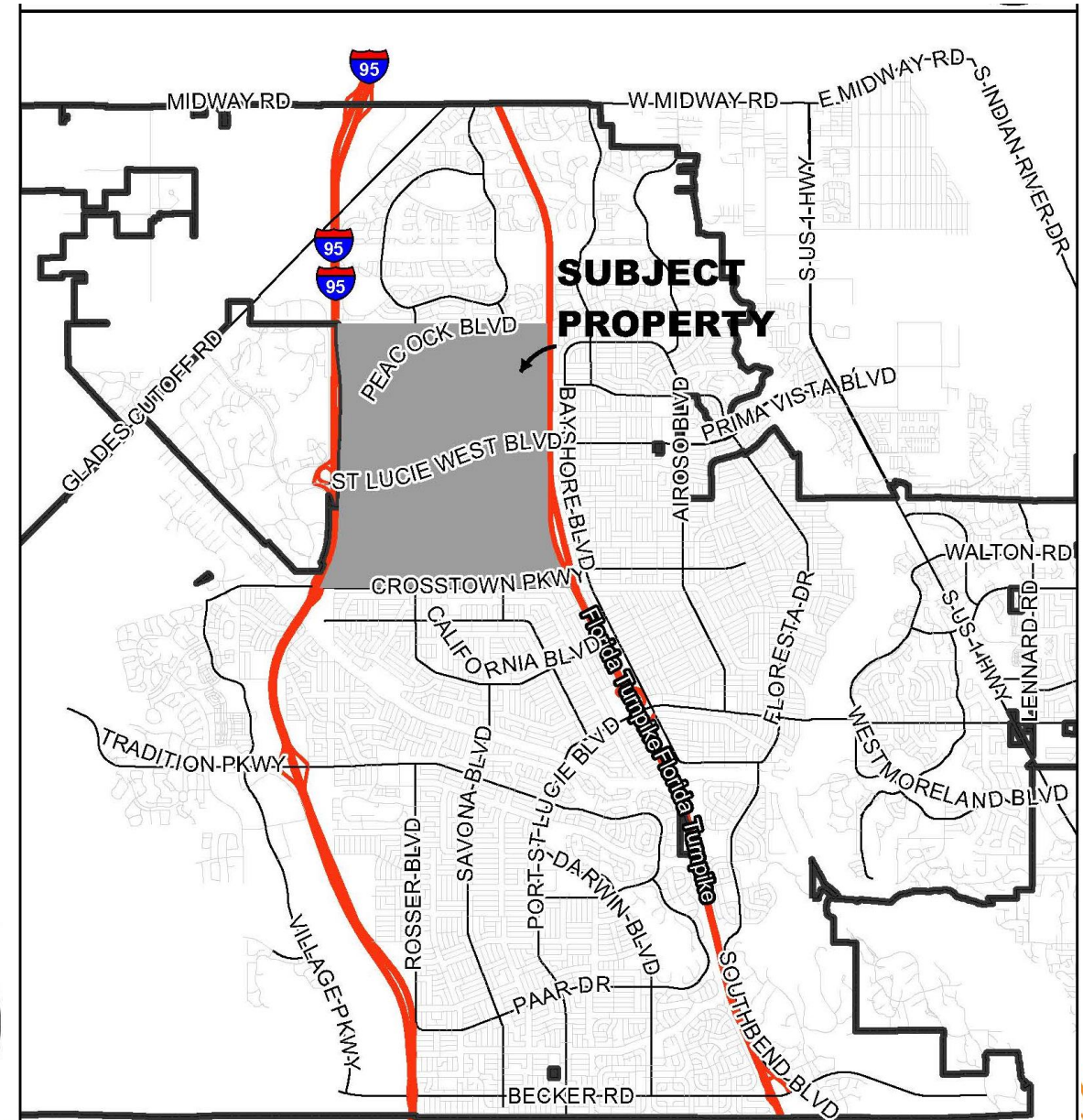
Summary of Requests:

- ☐ (P21-022) Applicant is proposing to amend the St. Lucie West (SLW) Development of Regional Impact (DRI)
 - ☐ Map Amendment:
 - ☐ Accommodate the proposed future land use changes to Map H
- ☐ (P21-023) Applicant is proposing to amend the Future Land Use Designation
 - ☐ Approximately 9-acres from CG (General Commercial) to RM (Medium Density Residential).
- ☐ (P21-024) Applicant is proposing to change the zoning classification.
 - ☐ Rezone the zoning classification of the subject 9-acre property from CG (General Commercial) to PUD (Planned Unit Development) designation.

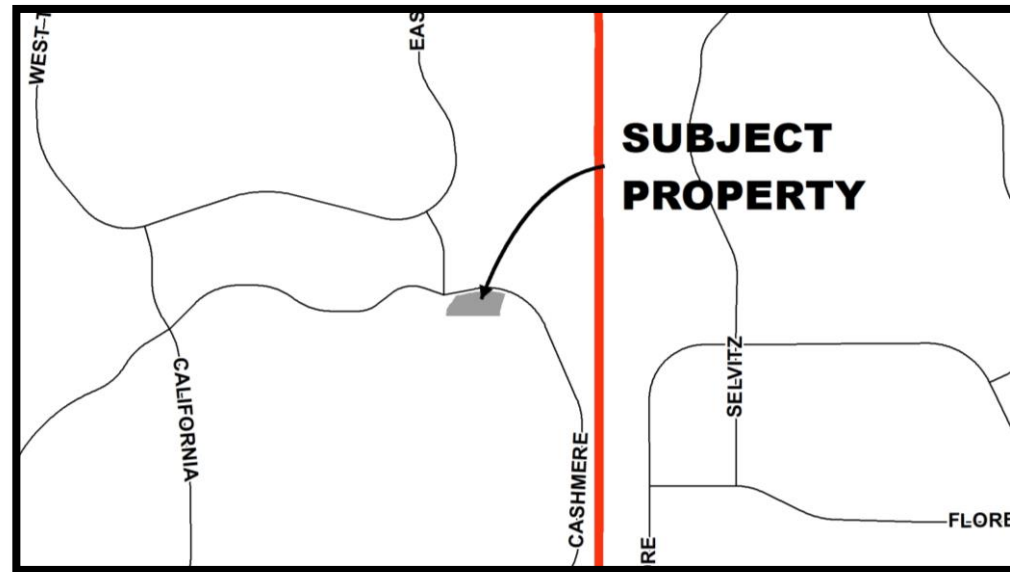
Location Map

SLW DRI

Approximately 4,614 acres, and is located north of Crosstown Parkway, east of I-95, and west of Florida's Turnpike. See Staff Report Maps for reference.



LOCATION & AERIAL SUBJECT PROPERTY



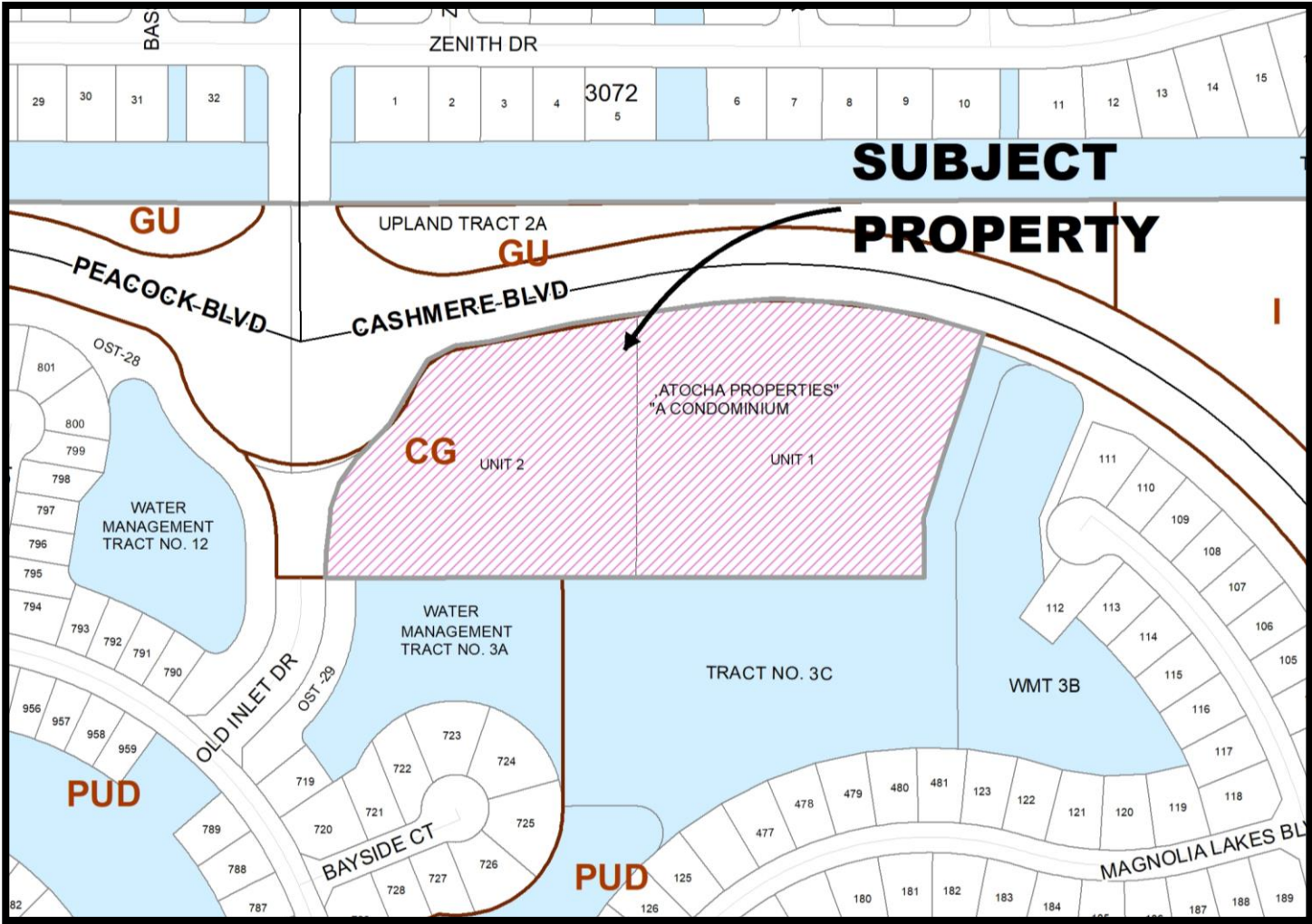
| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|--------|---------------------------|
| North | RL | RS-2 | Single Family Residential |
| South | RH/OSR/I | PUD | Magnolia Lakes SFR |
| East | RH/OSR/I | PUD | Magnolia Lakes SFR |
| West | RH/OSR/I | PUD | Magnolia Lakes SFR |

ZONING MAP

Existing: CG

Proposed: PUD

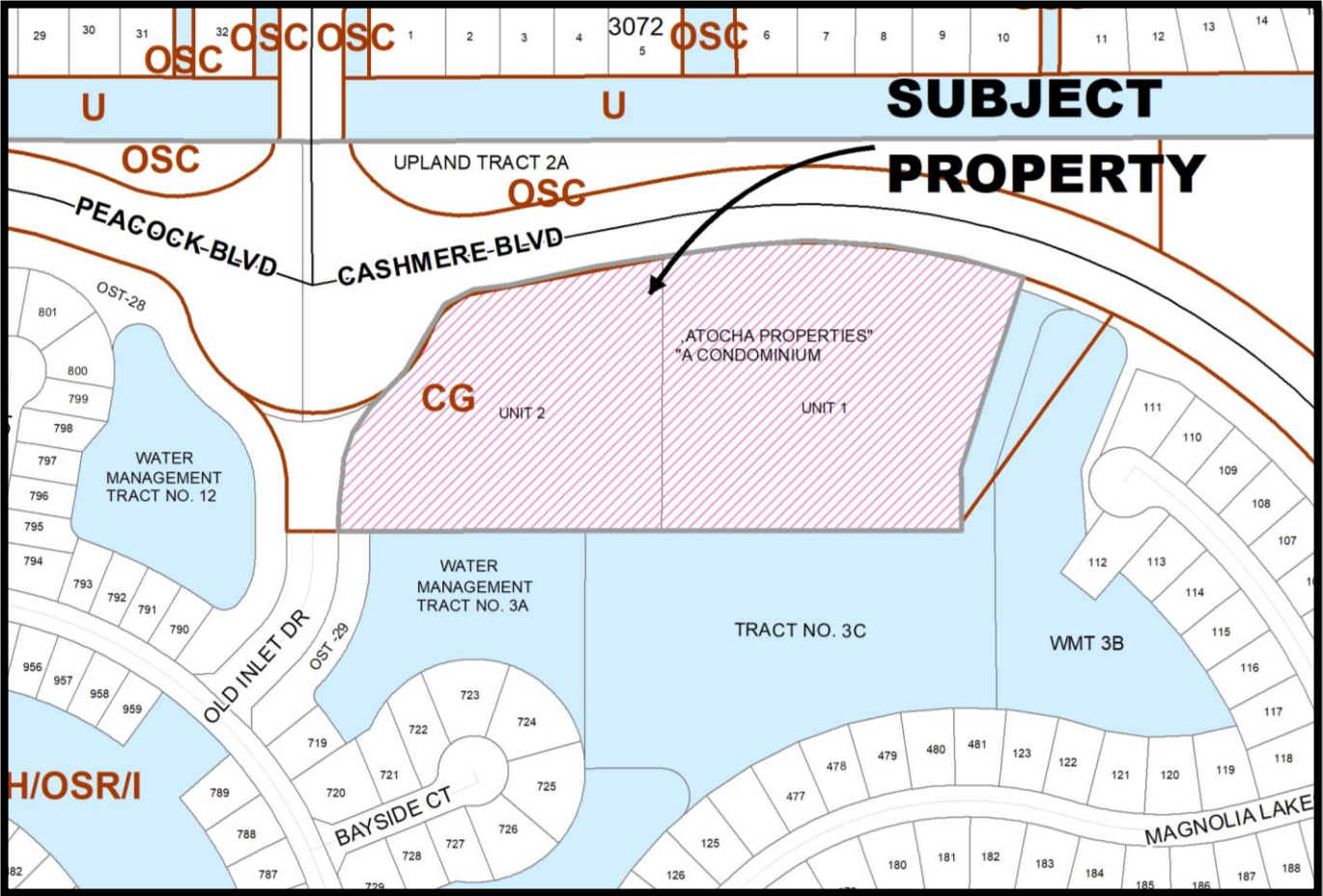
| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|--------|---------------------------|
| North | RL | RS-2 | Single Family Residential |
| South | RH/OSR/I | PUD | Magnolia Lakes SFR |
| East | RH/OSR/I | PUD | Magnolia Lakes SFR |
| West | RH/OSR/I | PUD | Magnolia Lakes SFR |



FUTURE LAND USE MAP

Existing: CG – General Commercial
Proposed: RM – Medium Density Residential

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|--------|---------------------------|
| North | RL | RS-2 | Single Family Residential |
| South | RH/OSR/I | PUD | Magnolia Lakes SFR |
| East | RH/OSR/I | PUD | Magnolia Lakes SFR |
| West | RH/OSR/I | PUD | Magnolia Lakes SFR |



SLW DRI Background

- St. Lucie West is an approved Development of Regional Impact (DRI) that consists of approximately 4,614 acres. The St. Lucie West Development of Regional Impact (DRI) was approved by the City Council on April 9, 1987 through resolution 87-R15. There have been eighteen amendments to the St. Lucie West DRI. The current development order provides for:
 - 7,523 residential units
 - 800 hotel rooms
 - 1,293,088 S.F. office use
 - 2,125,287 S.F. commercial use
 - 2,499,528 S.F. industrial use
 - 5,000 FTE students for post-secondary schools
 - 5,000 seat stadium
 - 3,218 seats movie theater
 - 525 spaces RV park



DRI Conversion Matrix (Prior Amendment):

- Instrument to provide for trip equivalency of uses within the approved DRI.
- Allows flexibility in the near-complete DRI build out to maintain concurrency.
- Incorporation of the conversion matrix does not create a reasonable likelihood of additional regional impacts.

St. Lucie West DRI - Trip Conversion Matrix

Total Buildout PM Peak Hour
ITE Trip Generation, 10th Ed

| To | | | Single Family Residential Unit | Multi-family Residential Unit | Hotel | 1000 sqft Office | 1000 sqft Commercial Retail | 1000 sqft Industrial | Movie Theater Seats | RV Park Units |
|--------------------------------|----------|------------------|--------------------------------|-------------------------------|-------|------------------|-----------------------------|----------------------|---------------------|---------------|
| | ITE Code | PM New Trip Rate | | | | | | | | |
| From | | | 1 | 0.67 | 0.61 | 1.42 | 4.21 | 0.83 | 0.36 | 0.49 |
| Single Family Residential Unit | 210 | 1 | 1 | 1.49 | 1.64 | 0.70 | 0.24 | 1.20 | 2.78 | 2.04 |
| Multi-family Residential Unit | 220 | 0.67 | 0.67 | 1 | 1.10 | 0.47 | 0.16 | 0.81 | 1.86 | 1.37 |
| Hotel | 310 | 0.61 | 0.61 | 0.91 | 1 | 0.43 | 0.14 | 0.73 | 1.69 | 1.24 |
| 1000 sqft Office | 710 | 1.42 | 1.42 | 2.12 | 2.33 | 1 | 0.34 | 1.71 | 3.94 | 2.90 |
| 1000 sqft Commercial Retail | 820 | 4.21 | 4.21 | 6.28 | 6.90 | 2.96 | 1 | 5.07 | 11.69 | 8.59 |
| 1000 sqft Industrial | 110 | 0.83 | 0.83 | 1.24 | 1.36 | 0.58 | 0.20 | 1 | 2.31 | 1.69 |
| Movie Theater Seats | 444 | 0.36 | 0.36 | 0.54 | 0.59 | 0.25 | 0.09 | 0.43 | 1 | 0.73 |
| RV Park Units | 240 | 0.49 | 0.49 | 0.73 | 0.80 | 0.35 | 0.12 | 0.59 | 1.36 | 1 |

Example: 5 Single Family Units -> Industrial Sqft

Conversion Unit 1.20

$$5 \text{ SF Unit} \times 1.20 = 6$$

$$6 \times 1000 \text{ SQFT Industrial} = 6,000 \text{ SQFT Industrial Space}$$

Trips

| Land Use | DO* | Minimum | Maximum |
|--------------------------------|-------|---------|---------|
| Single Family Residential Unit | 7,523 | 5642 | 9404 |
| Hotel | 800 | 600 | 1000 |
| 1000 sqft Office | 1293 | 970 | 1616 |
| 1000 sqft Commercial Retail | 2125 | 1594 | 2657 |
| 1000 sqft Industrial | 2500 | 1875 | 3124 |
| Movie Theater Seats | 3218 | 2414 | 4023 |
| RV Park Units | 525 | 394 | 656 |

* Amounts are referenced to Exhibit E(Approved Development) from the St. Lucie West DRI

DRI Amendment Request Justification:

Request: a DRI map amendment to Map 'H' to accommodate the proposed small-scale future land use comprehensive plan map amendment.

☐ To change 9-acres from CG (General Commercial) to RM (Medium Density Residential).

DRI Consistency: The DRI map amendment application is supported by the adopted conversion matrix.

☐ The proposed DRI amendment is permitted as it reallocates transportation impacts from the proposed development through utilization of the previously adopted conversionary matrix.

☐ The proposed amendment does not create a reasonable likelihood of additional regional impacts.

Traffic Impact Analysis

- This development is contained within the St. Lucie West DRI and found to be consistent with the DRI.
- All traffic responsibilities have been satisfied within this DRI.
- No significant impact to existing traffic based on PUD, Comprehensive Plan Amendment and DRI Amendment.
- Proposed development will be required to provide some traffic mitigation upon Site/Construction Plan submittal due to existing roadways with LOS F.



Future Land Use Request Justification:

Request: a small-scale future land use map amendment to change approximately 9-acres from CG (General Commercial) to RM (Medium Density Residential).

Land Use Consistency: The future land use map amendment application is supported by and furthers the following objective and policies of the comprehensive plan:

- ☐ The PUD is consistent with Comprehensive Plan Policy 1.1.4.7 wherein Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre, whereas the applicant is proposing a density of 8 du/acre.

- ☐ The PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with all the listed future land use classifications upon the property.

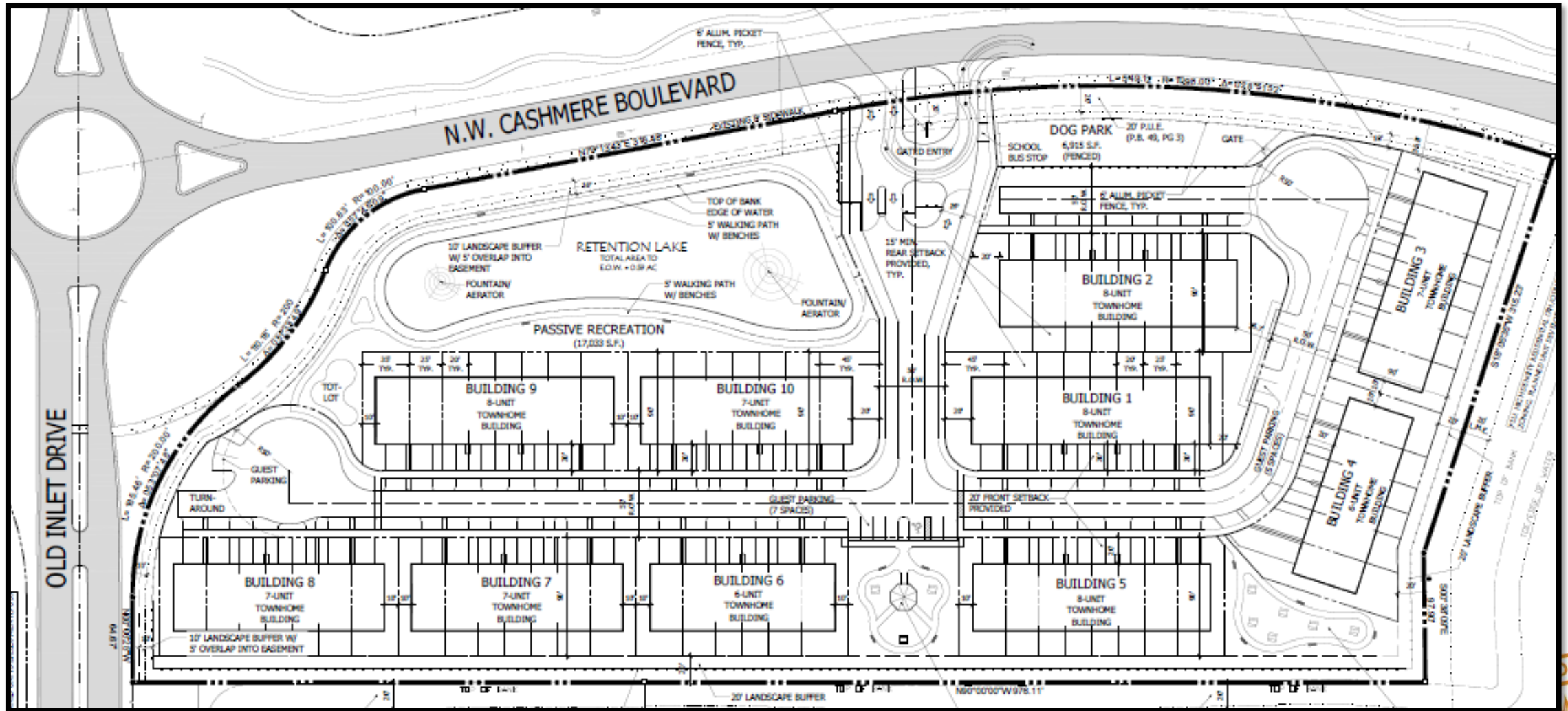
PUD Rezoning Summary:

The Applicant's request is to rezone approximately **rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD)**. The PUD agreement includes:

1. Provides for permitted land uses including **townhomes, community recreational facilities, and accessory uses** per city code provisions;
2. Establish **district regulations** including minimum lot area, height, setbacks, building length and separation (per the city's townhome code provisions);
3. Clarify internal **landscaping and buffering design** standards;



Conceptual Plan



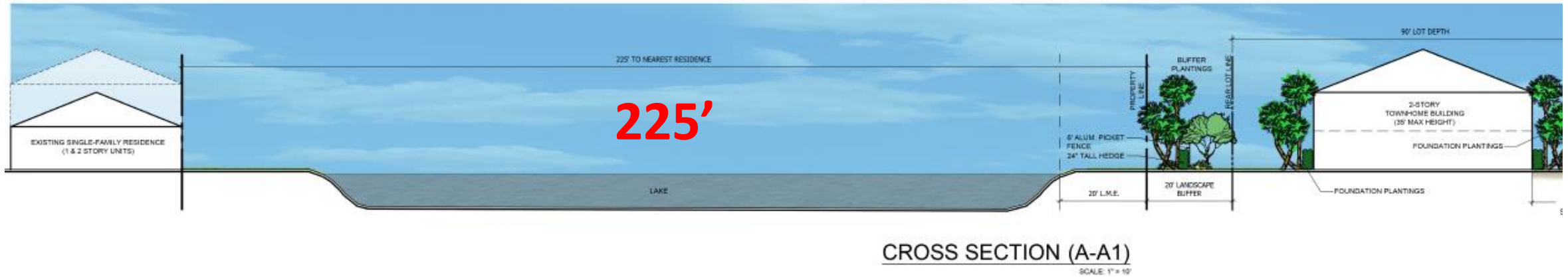
Conceptual Elevations



Conceptual Elevations



Conceptual Cross Section



Planning and Zoning Board Recommendation:

The Planning and Zoning Board recommended approval of the SLW DRI Amendment on June 7, 2022.

The Planning and Zoning Board recommended approval of the proposed small-scale future land use map amendment on June 7, 2022.

The Planning and Zoning Board recommended approval of the proposed rezoning on June 7, 2022.

