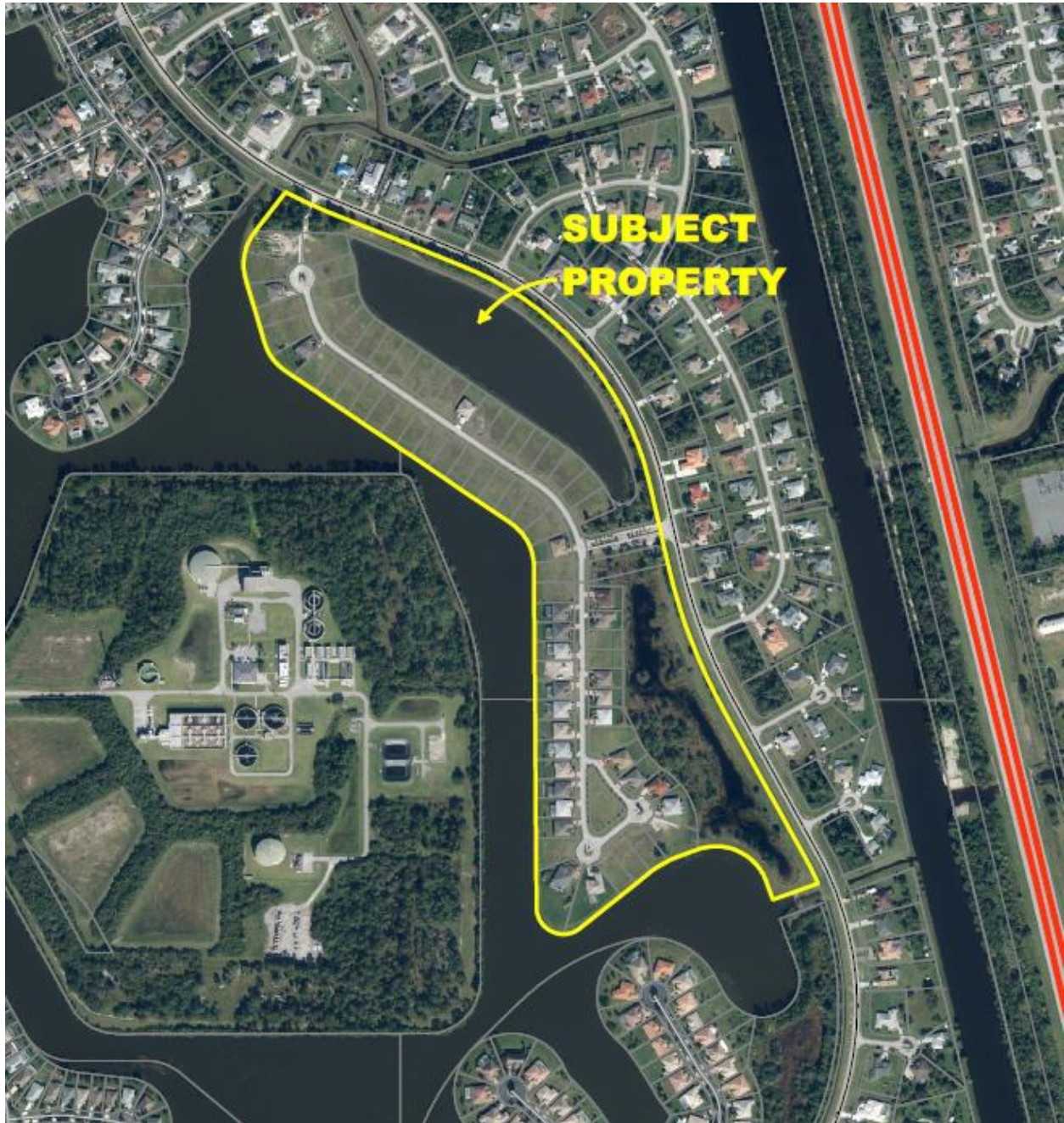




**SAWGRASS LAKES PUD AMENDMENT
PROJECT NO. P20-152**



Project Location Map

SUMMARY

Applicant's Request:	To amend the concept plan for Phase 3A and 3B of the Sawgrass Lakes PUD.
Applicant:	Rebecca Grohall of MBV Engineering
Property Owner:	Sawgrass Lakes Master Assn, Inc
Location:	The property is located east of Darwin Boulevard and south of Tulip Boulevard, with Paar Drive being on the south and east border of the property.
Project Planner:	Daniel Robinson, Planner II

Project Description

This application is to add a typical right-of-way section to the concept plan for phase 3A and 3B of the Sawgrass Lakes PUD. The new section will show the right-of-way without the street trees or sidewalk. The request intends to exempt the project from the installation of the sidewalks, allow the several pieces of existing sidewalks in front of the single-family lots to be removed, and allow the missing 57 street trees to be planted in the preserve area in lieu of the right-of-way.

Background

The Sawgrass Lakes Planned Unit Development (PUD) (P02-197) was approved by Ordinance 02-13 on December 9, 2002. The concept plan attached to the ordinance shows a street right-of-way section that includes street trees and sidewalks.

The Estates at Sawgrass Lakes-Sawgrass Lakes Phase 3 Plat was approved on August 23, 2004 by City Council. The construction and landscape plans show 75 lots with one street tree per lot and the sidewalk. A bond was issued to the City on February 3, 2005 to cover the cost of the project's infrastructure and street trees. This bond has expired due to statute of limitations.

Paramount Quality Homes, Corp was the developer responsible for the project in 2008. The developer foreclosed on the property on 2008. On December 22, 2009 the remaining 63 lots of the 75 were deeded to Paar Estates Developing LLC. Paar Estates Developing LLC was the successor developer. John Rynard is the managing member of Paar Estates Developing, LLC. Public Works Department requested Mr. Rynard to provide a bond for the project in 2018. Mr. Rynard did not provide the bond. Paar Estates Developing LLC, Mr. Rynard, has since abandoned the project and Paar Estates at Sawgrass Lakes Property Owners Association is now the successor developer.

Paar Estates at Sawgrass Lakes Property Owners Association has submitted the application requesting to be exempt from the required infrastructure improvements for sidewalks and to be able to place the street trees in the preserve instead of along the right-of-way on the individual lots. The association is assuming the responsibility for continuing operations and maintenance of Phases 3A & B of Sawgrass Lakes.

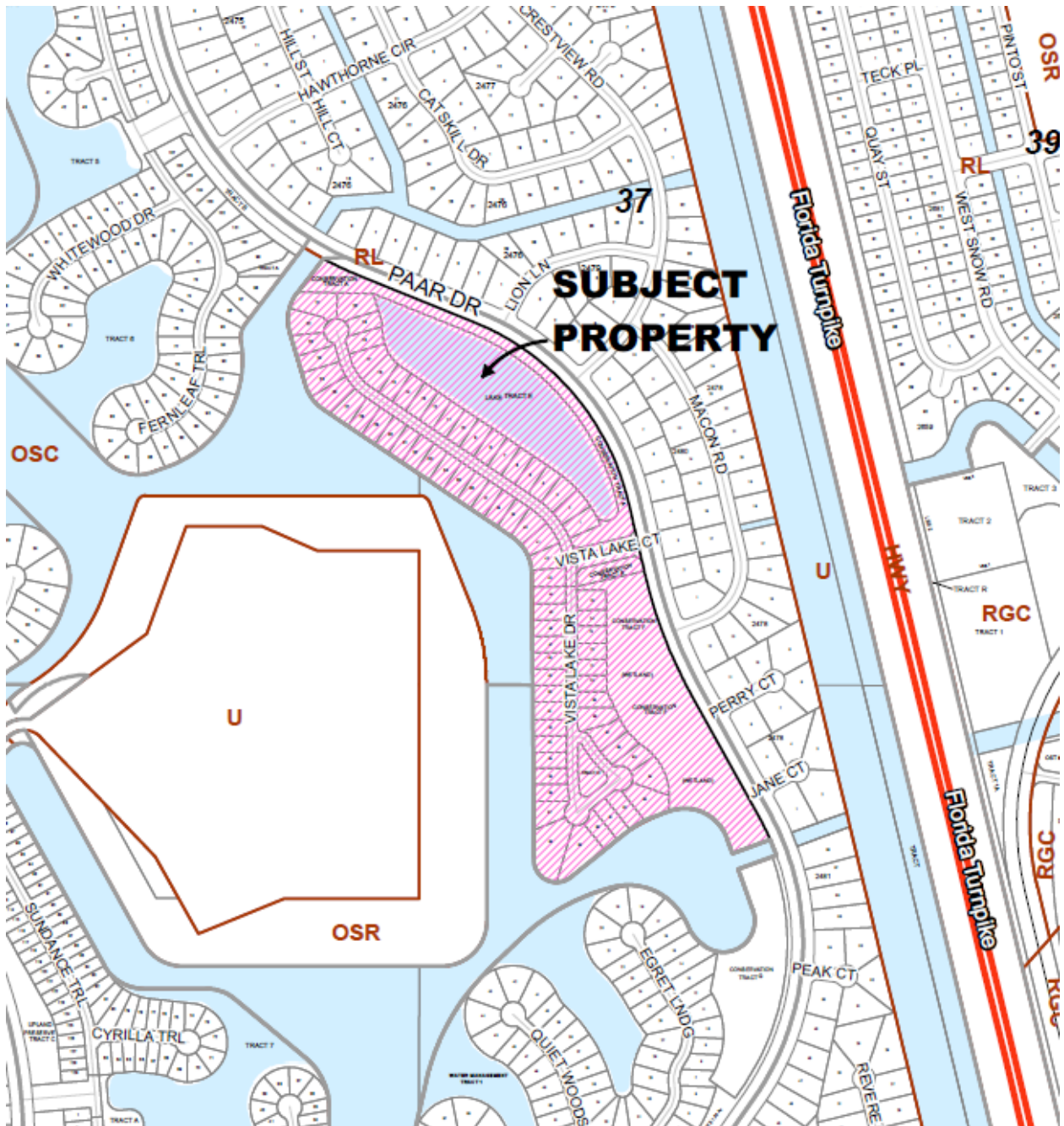
Location and Site Information

Property Size:	315.8 acres
Legal Description:	Tracts D, F and G of Port St. Lucie Section 37 and a portion of Section 20, Township 37 South, Range 40 East
Future Land Use:	Low Density Residential (RL), Open Space Recreation (OSR), and Limited Commercial (CL)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Paar Estates of Sawgrass Lakes PUD
Proposed Use:	Paar Estates of Sawgrass Lakes PUD

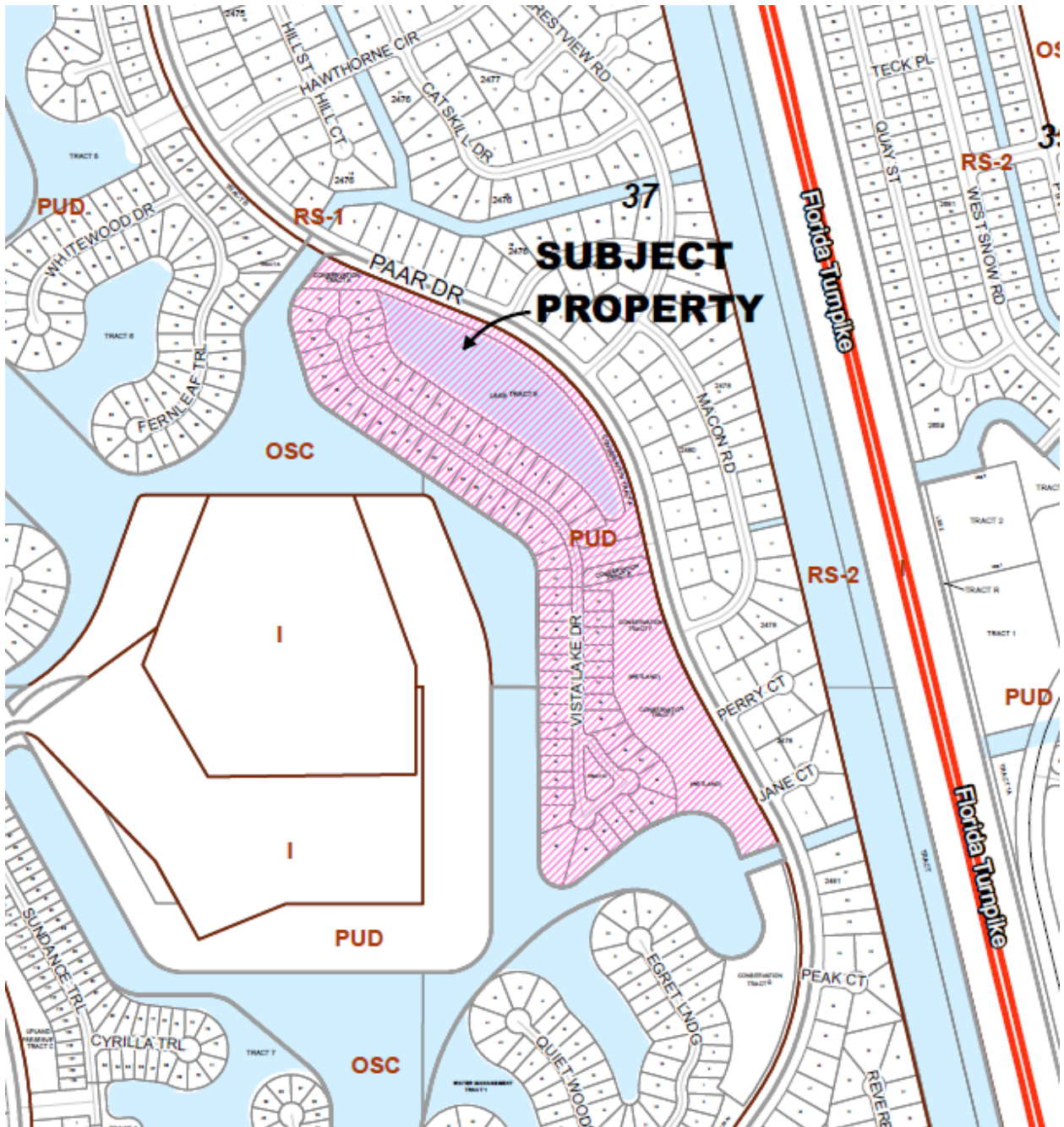
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Residential/Vacant Land
South	RL	RS-1	Residential/Vacant Land
East	RL	RS-1	Residential/Vacant Land
West	RL	RS-2	Residential/Vacant Land

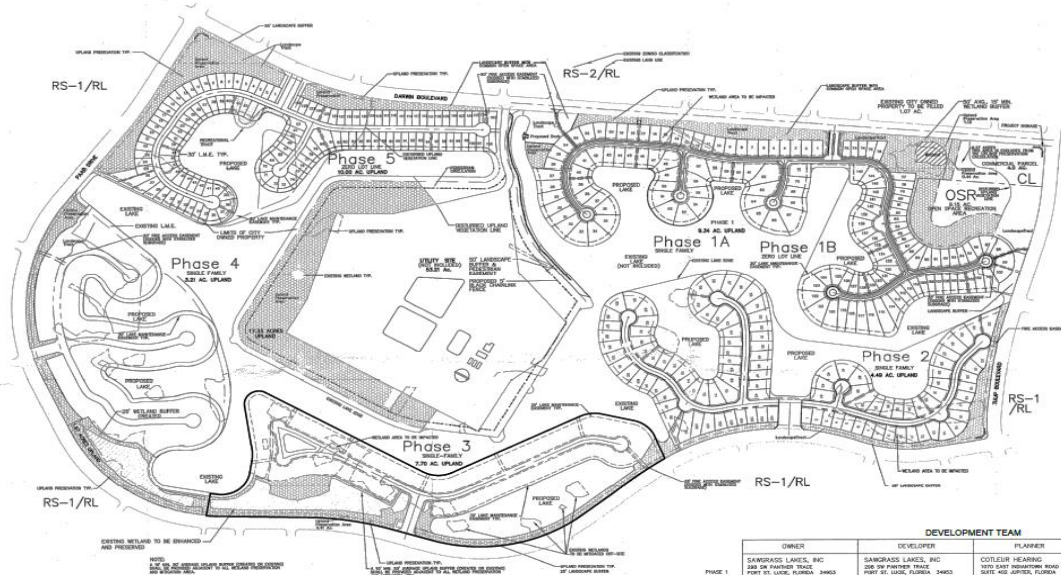
- RL – Low Density Residential
- RS-1 – Single Family Residential
- RS-2 – Single Family Residential



Future Land Use

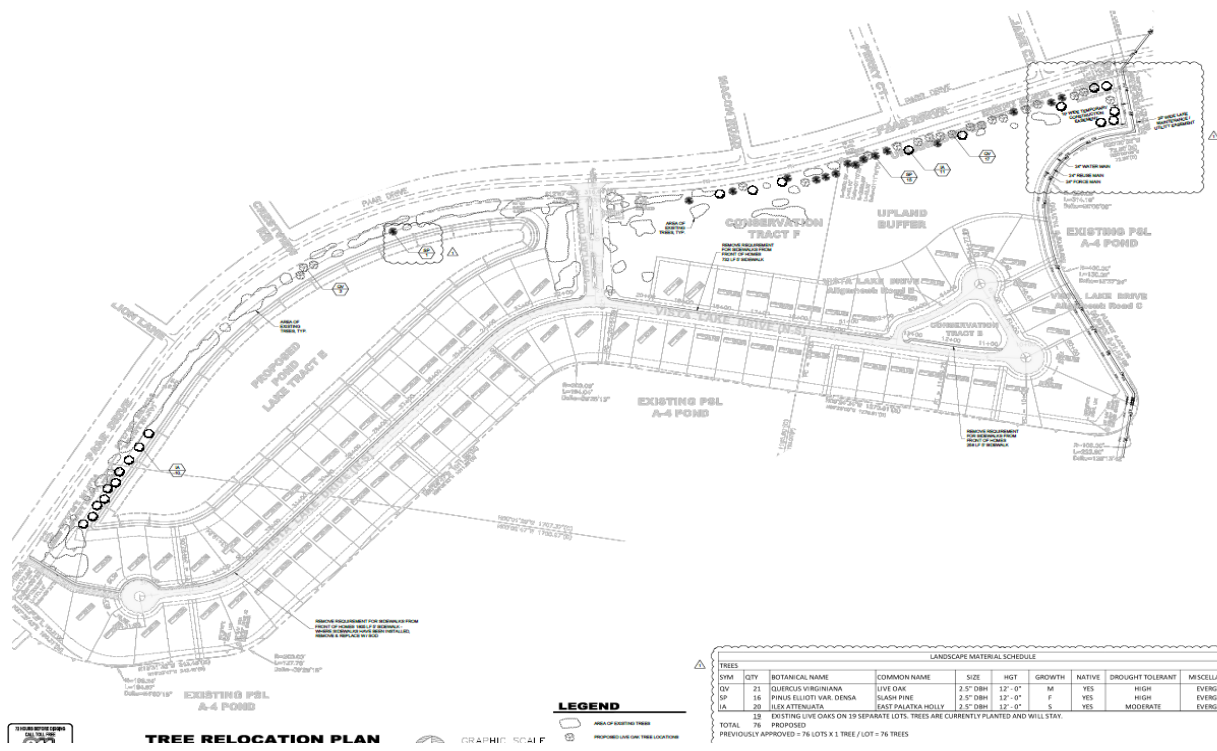


Zoning Map



CONCEPTUAL DEVELOPMENT PLAN
 SCALE 1" = 40'

DEVELOPMENT TEAM			
OWNER	DEVELOPER	PLANNER	ENGINEER
PHASE 1 SAWGRASS LAKES, INC. 288 SW PARKWAY TRACT 2A CONTACT: MR. METT THOMAS (772) 879-1980	SAWGRASS LAKES, INC. 288 SW PARKWAY TRACT 2A CONTACT: MR. METT THOMAS (772) 879-1980	COTLEUR HEARING 1075 EAST BROWNSWOOD ROAD SUITE 200 CONTACT: MR. DONALD GREEN HEARING (772) 224-1337	CREED ENGINEERING 288 SW 2ND ST. CONTACT: MR. DONALD GREEN (772) 224-1337
PHASE 2 SAWGRASS LAKES, INC. 288 SW PARKWAY TRACT 2A CONTACT: MR. METT THOMAS (772) 879-1980	SAWGRASS LAKES, INC. 288 SW PARKWAY TRACT 2A CONTACT: MR. METT THOMAS (772) 879-1980	COTLEUR HEARING 1075 EAST BROWNSWOOD ROAD SUITE 200 CONTACT: MR. DONALD GREEN HEARING (772) 224-1337	CULPEPPER & TERPENING INC. 288 S. 20TH STREET SUITE 200 CONTACT: MR. DONALD GREEN (772) 224-1337
PHASE 3 SAWGRASS LAKES, INC. 288 SW PARKWAY TRACT 2A CONTACT: MR. METT THOMAS (772) 879-1980	SAWGRASS LAKES, INC. 288 SW PARKWAY TRACT 2A CONTACT: MR. METT THOMAS (772) 879-1980	COTLEUR HEARING 1075 EAST BROWNSWOOD ROAD SUITE 200 CONTACT: MR. DONALD GREEN HEARING (772) 224-1337	CULPEPPER & TERPENING INC. 288 S. 20TH STREET SUITE 200 CONTACT: MR. DONALD GREEN (772) 224-1337
PHASE 4 SAWGRASS LAKES, INC. 288 SW PARKWAY TRACT 2A CONTACT: MR. METT THOMAS (772) 879-1980	SAWGRASS LAKES, INC. 288 SW PARKWAY TRACT 2A CONTACT: MR. METT THOMAS (772) 879-1980	COTLEUR HEARING 1075 EAST BROWNSWOOD ROAD SUITE 200 CONTACT: MR. DONALD GREEN HEARING (772) 224-1337	CULPEPPER & TERPENING INC. 288 S. 20TH STREET SUITE 200 CONTACT: MR. DONALD GREEN (772) 224-1337
PHASE 5 SAWGRASS LAKES, INC. 288 SW PARKWAY TRACT 2A CONTACT: MR. METT THOMAS (772) 879-1980	SAWGRASS LAKES, INC. 288 SW PARKWAY TRACT 2A CONTACT: MR. METT THOMAS (772) 879-1980	COTLEUR HEARING 1075 EAST BROWNSWOOD ROAD SUITE 200 CONTACT: MR. DONALD GREEN HEARING (772) 224-1337	CULPEPPER & TERPENING INC. 288 S. 20TH STREET SUITE 200 CONTACT: MR. DONALD GREEN (772) 224-1337



TREE RELOCATION PLAN
 SCALE 1" = 40'

LANDSCAPE MATERIAL SCHEDULE										
TREES	SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HGT	GROWTH	NATIVE	DROUGHT TOLERANT	MISCELLANEOUS
	QV	21	QUERCUS VIRGINIANA	LIVE OAK	2.5" DBH	12'-0"	M	YES	HIGH	EVERGREEN
	QF	18	QUERCUS FLORENTINA	SLASH PINE	2.5" DBH	12'-0"	F	YES	HIGH	EVERGREEN
	IA	28	ILEX ATTENUATA	EAST PALATKA HOLLY	2.5" DBH	12'-0"	S	YES	MODERATE	EVERGREEN
	TOTAL	76								
		76	EXISTING LIVE OAKS ON 19 SEPARATE LOTS. TREES ARE CURRENTLY PLANTED AND WILL STAY.							
		76	PROPOSED							
			PREVIOUSLY APPROVED = 76 LOTS X 1 TREE / LOT = 76 TREES							

PROPOSED CONCEPT PLAN

Analysis

The proposed amendment to the concept plan is consistent with the direction and policies of the Comprehensive Plan. Sidewalks are not required on private rights-of-way per Comprehensive plan. The transportation element of the Comprehensive Plan states that there is a sidewalk plan for the City to build sidewalks along Paar Drive as it is an urban collector road. The entrance of this project is along Paar Drive and does have a sidewalk along the north side of the entrance road. This sidewalk will be able to tie into the sidewalks along Paar Drive when the City completes the program.

Section 156.093 of the City of Port St. Lucie Subdivision Regulations does not require a sidewalk along the right-of-way for this project.

Section 158.222 (F) of the City of Port St. Lucie Zoning Code does not require Phase 3A and 3B to have a sidewalk as the project’s right-of-way serves less than 400 units nor is it adjacent to a non-residential use.

Section 156.121 of the Subdivision Regulations require street trees to be placed on both sides of a developments right-of-way. The trees are to be placed within the right-of-way.

STAFF RECOMMENDATION

The Site Plan Review Committee has recommended approval of the proposed amendment at their regular meeting of September 9, 2020.