



City of Port St. Lucie

MEMORANDUM

TO: Bethany Grubbs, Planner III
Planning and Zoning Department

FROM: Jennifer Davis, Director, Community Redevelopment Agency

DATE: October 17, 2023

RE: Toscana at Port St. Lucie PUD
Comprehensive Plan Amendment (P23-134)
PUD Amendment (P23-143)

The City of Port St. Lucie Community Redevelopment Agency staff has been notified of an application for the Toscana at Port St. Lucie PUD (P19-061) Comprehensive Plan Amendment (P23-134) and PUD Amendment (P23-143). As originally proposed, the overall Toscana development was in line with CRA Master Plan Goals and Objectives by promoting business investment and economic development within the CRA US 1 Corridor, and the residential portion addressed the Plan's suggestion of allowing for a greater diversity of residential types within this area.

However, the recent requested changes to the PUD are not in line with the Plan's Goals and Objectives. With the pending redevelopment of City Center, commercial uses along the US 1 Corridor would be best suited as restaurants / retail to compliment the revitalized corridor and provide additional entertainment options for adjacent residents. The PUD amendment application mentions creating a project that promotes walkability, of which a self-storage facility such as the one proposed does not promote walkability. In fact, self-storage facilities are often associated with additional trucks and/or vehicles that are needed to move items to and from the storage facility. CRA staff believes self-storage / warehouse uses such as the one proposed would be best situated off the main US 1 Corridor. Therefore, the CRA cannot support the applications, as proposed.

Should you have any questions or need any additional information, please do not hesitate to reach out to me.