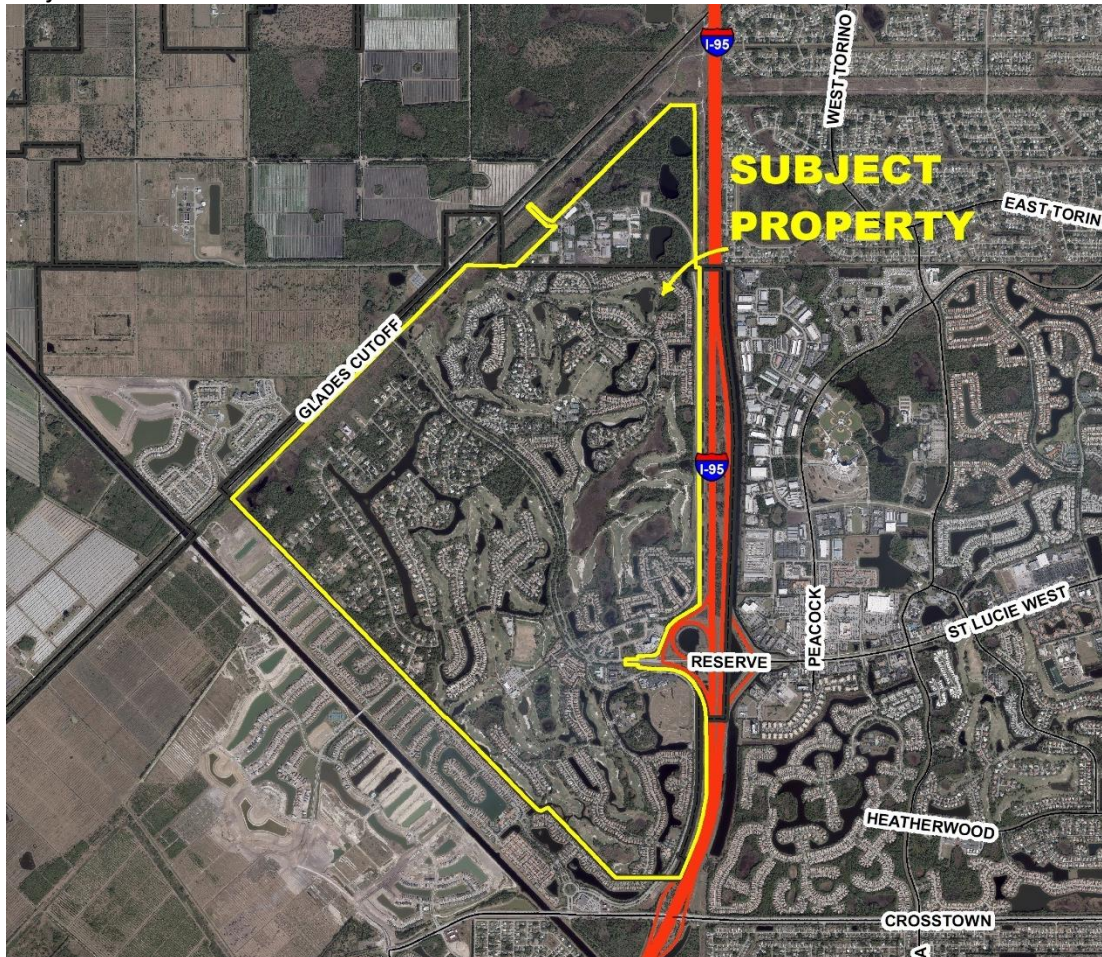




The Reserve Development of Regional Impact (DRI) Amendment
Ninth Amendment to the DRI Development Order
PGA at St. Lucie County, LLC
Project No. P22-047



SUMMARY

Applicant's Request:	An application to amend the development order for the Reserve DRI (9 th amendment).
Applicant:	Meritage Homes of Florida, Inc.
Property Owner:	PGA at St. Lucie County, LLC
Location:	The property is located directly west of Interstate 95 and southeast of Glades Cutoff Road.
Legal Description:	A parcel of land lying in Section 15, Township 36 South, Range 39 East, St. Lucie County, Florida.
Application Type:	DRI Amendment
Project Planner:	Anne Cox AICP, Assistant Director of Planning and Zoning

Project Background

The Reserve is an approved Development of Regional Impact (DRI) that is located west of Interstate 95 and southeast of Glades Cutoff Road within the jurisdictions of both St. Lucie County and the City of Port St. Lucie. The GO Team Industrial Park is located within the City limits. The portion of the DRI within the unincorporated County contains golf course, residential, office and commercial uses. In total, the approved development program includes 500,000 square feet of industrial; 2,900 residential dwelling units; 150,000 square feet of retail/commercial; 174,105 square feet of office; and 310 hotel rooms.

On October 22, 2012, the City Council adopted Resolution 12-R101 approving the 8th amendment to The Reserve DRI Development Order (P11-135). The amendment changed the development program to delete 105,400 square feet of office; delete 300 residential dwelling units; delete 140,000 square feet of retail/commercial; and add 60 hotel rooms. The 500,000 square feet of industrial entitlements in the City industrial park did not change. The amendment also required the dedication of an additional 22.86 acres of conservation land to the City and addressed County impact fees credits and prioritization of certain roadway improvements.

Proposed Amendment

This amendment proposes to change the development program in the DRI development order to delete 64,264 square feet of general commercial/retail use; and replace with 101 additional residential units and 103,005 square feet of office use. The 500,000 square feet of industrial is not proposed to change.

The resulting change would amend the development program to be as follows: 3,001 residential units; 500,000 square feet of industrial; 86,736 square feet of commercial/retail; 174,105 square feet of office; 310 hotel rooms; 4 golf courses with accessory buildings and uses.

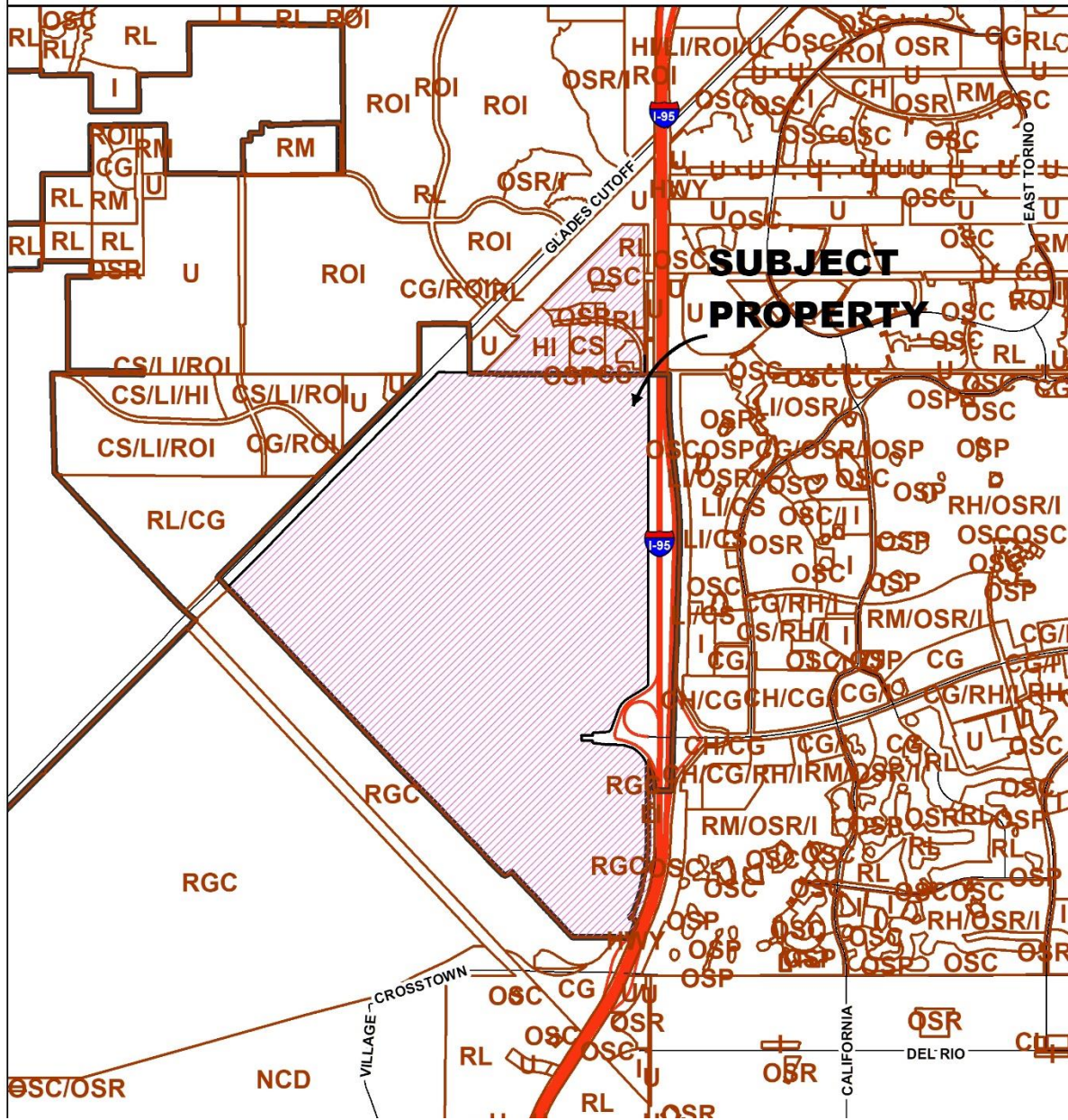
The amendment also proposes to change language in Condition No. 45 of the development order regarding the conversion matrix. The conversion matrix allows land use conversions to place among the different uses in such a manner that would not result in an increase in traffic trips. Currently the condition allows the developer to implement the matrix through a PUD zoning. The City does not have any PUD zoning in its' portion of the DRI. The amendment would allow the City and County staffs to utilize the matrix provided that there is mutual agreement. Any conversions would be required to be documented in the biennial report. The conversion matrix table is proposed to be expanded to include minimums and maximums for each use.

The buildout date of the DRI is proposed to be extended to January 27, 2023, consistent with extensions previously filed with St. Lucie County. Other minor changes are proposed to delete references to agencies that are no longer involved in the DRI review process per State Statute and the change the annual report to the biennial report. The proposed changes are shown as ~~strike through~~ and underline in the attached development order.

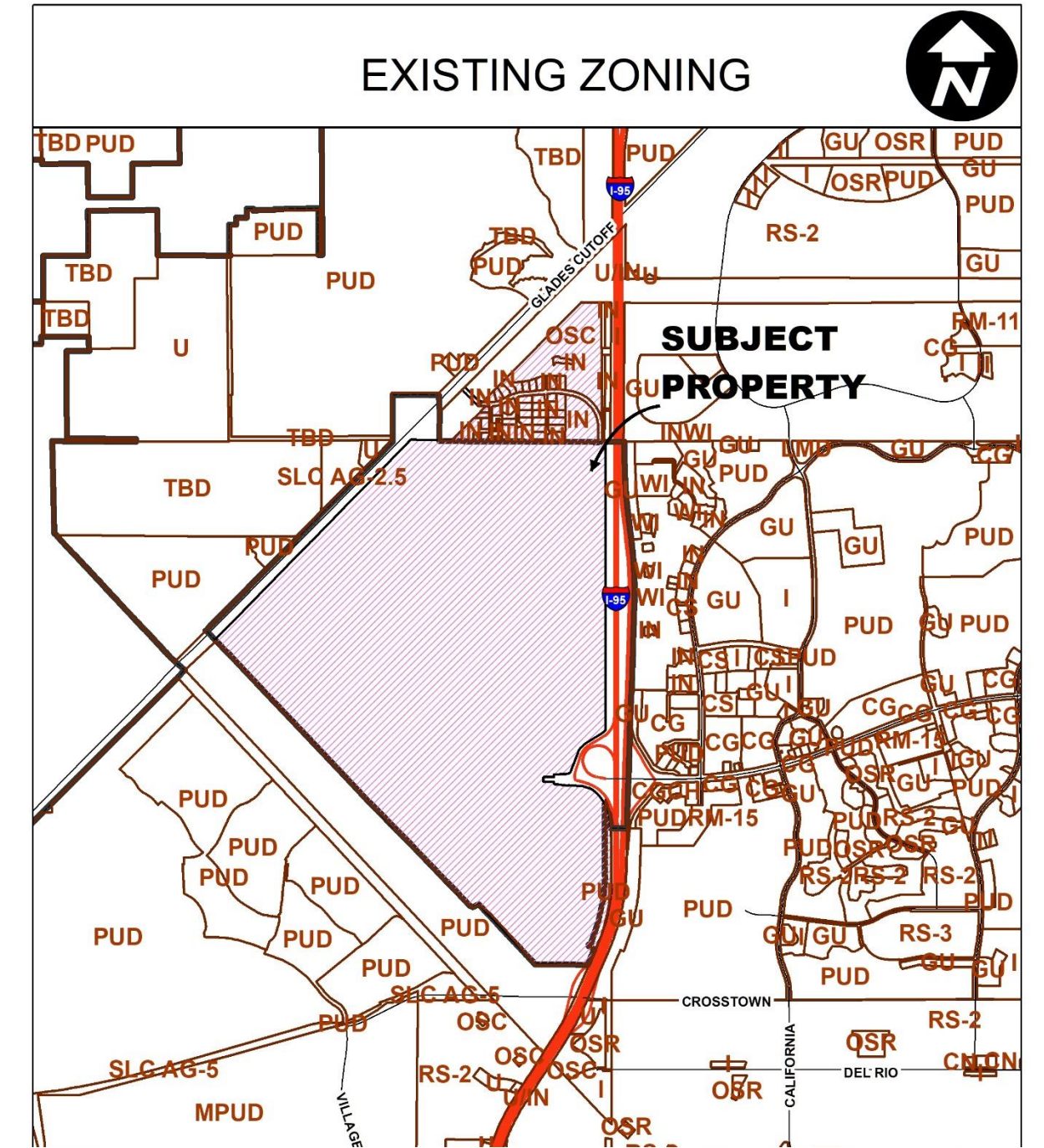
Previous Actions and Prior Reviews

The DRI development order was originally approved by the City Council on March 27, 1989, by Resolution 89-R26B. The development order has been amended eight times. The last amendment was approved by the City Council on October 22, 2012, by Resolution 12-R101.

FUTURE LAND USE



EXISTING ZONING



Analysis

The proposed changes to the development program are to add residential units and office square footage to the areas within St. Lucie County. Meritage Homes proposed to build single family dwelling units on the land that was previously the practice range for the PGA Learning Center. The additional office square footage is to accommodate the previous construction of the St. Lucie School Board Offices on Brandywine Lane. The 500,000 square feet of industrial entitlements in the City is not proposed to change. Because this is a simultaneous increase and decrease in uses, the increase in use is equal in the amount of traffic generated as the deleted use.

The proposed change to Condition No. 45, regarding the conversion matrix will require the use of the matrix to be mutually agreed to by the City and the County. This will help ensure that neither jurisdiction is adversely impacted. It will also allow the City to utilize the matrix to provide for office space in the industrial park if the need arises.

Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations. The proposed amendment is supported by and consistent with the following objective and policy of the Intergovernmental Coordination Element in the City's comprehensive plan:

Objective 6.1.1: Establish formal, specific means of coordination with adjacent municipalities, state, and federal agencies who have permitting and regulating authority, and quasi-public entities that provide services but lack regulatory authority in Port St. Lucie.

Policy 6.1.1.6: The City shall notify appropriate agencies for their assistance and/or inclusion regarding decisions which involve their agencies.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction 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 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.