



PLANNING AND ZONING MEMORANDUM
June 27, 2022 City Council Meeting

TO: CITY COUNCIL - MEETING OF JUNE 27, 2022

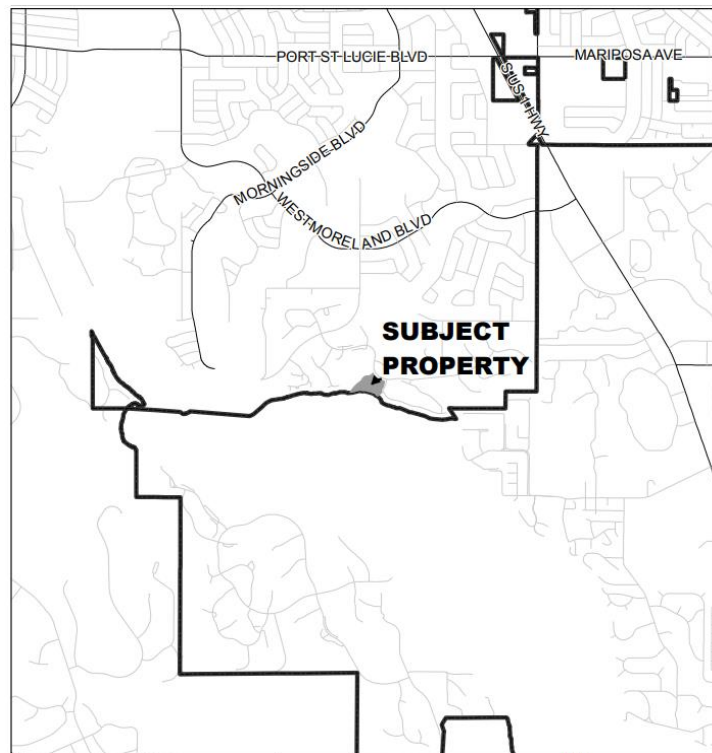
FROM: BETHANY GRUBBS, PLANNER II

RE: SANTA LUCIA RIVER'S EDGE LUXURY RESIDENCES SITE PLAN
SITE PLAN EXTENSION REQUEST
PROJECT NO. P14-133

DATE: JUNE 15, 2022

REQUEST: This is a request, submitted by Brad Currie of Engineering Design & Constriction, Inc., for consideration by the City Council to extend the expiration date of Santa Lucia River's Luxury Residences Site Plan (P14-133) to November 26, 2024.

The property is located on the south side of Ballantrae Boulevard, west of Ballantrae Court, north of the North Fork of the St. Lucie River, and east of the Open Space Preservation Tract C-3 and legally described as being all of Tract T-8 and Tract G-6 according to the plat of Ballantrae, as recorded in Plat Book 31, Pages 8C & 8E, Public Records of St. Lucie County, Florida.



LOCATION MAP

BACKGROUND: The Ballantrae Golf and Yacht Club Site Plan was approved by City Council on January 8, 2007. The plan consists of a 72-foot 7-story story condominium tower building and underground parking garage; a 68-foot 6-story story clubhouse building with a 35,000 square foot clubhouse and underground parking garage; a 3,648 square foot, one-story homeowner's association building; and 2 pools. There are a total of 127 dwelling units. 267 parking spaces are required for the project and 283 spaces are provided.

The site plan was approved with the following condition:

1. That the Applicant shall pay to the City the sum of One Hundred Thousand Dollars (\$100,000.00) prior to the issuance of the first building permit for residential construction on either Tracts T-8, G-6, T-3 or G-2 in Ballantrae. Said funds shall be used by the City for its planned Botanical Gardens on Westmoreland Boulevard, or in the event the Botanical Gardens are not constructed, to be used by the City at its discretion.

On October 27, 2014, City Council approved an amendment to the site plan (P14-133 Santa Lucia River's Edge Luxury Residences Site Plan Amendment). The developer proposed changes to the 2006 approved site plan. The proposed multifamily project consists of 157 residential units in three new residential towers over a common parking garage. The residential towers will be 7 stories, 75 feet high, with a total of 377,011 square feet. The project also includes the development of a new two-story 12,647 square foot clubhouse, a one-story 2,800 square foot HOA Building, and two new amenity pools.

The site plan amendment was approved with the following condition:

1. As set forth in Ordinance 06-90 (see attached) the applicant shall pay to the City of Port St. Lucie the sum of One Hundred Thousand Dollars (\$100,000.00) prior to the issuance of the first building permit for residential construction on either Tracts T-8, G-6, T-3, or G-2 in Ballantrae. Said funds shall be used by the City for its planned Botanical Gardens on Westmoreland Boulevard, or in the event the Botanical Gardens are not constructed, to be used by the City at its discretion.

Site Plan Extension History

- The site plan (formerly P06-336) was approved by City Council on January 8, 2007 with an expiration date of January 8, 2010.
- The site plan was extended to January 8, 2014 per Senate Bills 360 and 1752.
- The site plan was additionally extended to June 5, 2015 per Florida Executive Orders 12-199 and 12-140.
- The site plan was further extended per a 2-year site plan extension request in accordance with Section 158.244 with an expiration date of June 5, 2017.
- The applicant petitioned to amend the site plan. The site plan amendment (P14-133) was approved by City Council on October 27, 2014 with a site plan expiration of October 27, 2017.
- The site plan was extended to June 26, 2018 per Florida Executive Order 16-155.
- The site plan was additionally extended to August 26, 2020 per Florida Executive Orders 16-149, 16-155, 16-230, 16-274, 17-16, 17-67, 17-120, 17-174, and 17-204.

- The site plan was additionally extended to November 26, 2022 per Florida Executive Order 17-235.

IMPACTS AND FINDINGS: Section 158.244 of the Zoning Code states that the site plan will terminate three (3) years from approval by the City Council. Each extension shall be limited to a maximum period of two (2) years and shall not exceed four (4) years in total. The Ballantrae Golf and Yacht Club Site Plan was originally approved under P06-336 by City Council on January 8, 2007. Through an amendment, Santa Lucia River’s Edge Luxury Residences Site Plan, the developer made changes to the site plan, which was approved on October 27, 2014 under P14-133. Any revisions to an approved site plan shall not extend the approval date. This is the project’s final 2-year extension allowed pursuant to Section 158.244.

Per Section 158.245 of the Zoning Code, extensions of time limits may be granted by the City Council upon due cause being shown. The applicant has cited the current backlog and workloads for permitting by the local and state agencies as to why the authorized timetable could not be met.

The Ballantrae Community Association has been notified of the request.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan and recommends that the Council approve the two (2) year site plan extension providing for an expiration date of November 26, 2024.