

Town Place Planned Unit Development (PUD)

Major Site Plan Application

Project No. P22-293

City Council

July 24, 2023

Bethany Grubbs, Planner III



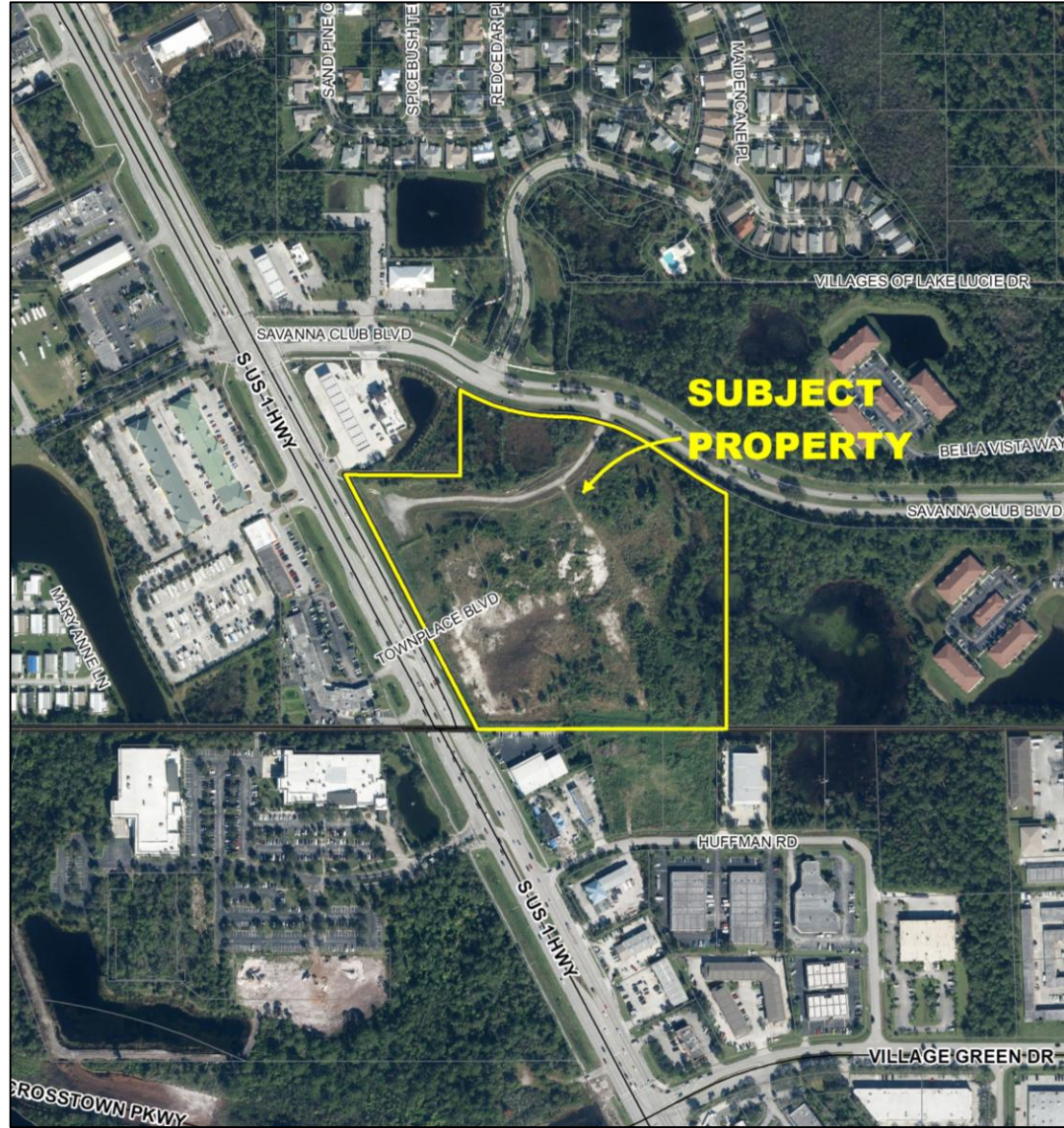
Request Summary

Applicant's Request:	This is an application for approval of a Major Site Plan for a horizontal mixed-use development comprised of 264 apartment units in six, four-story buildings and three commercial buildings totaling 21,888 square feet.
Agent:	Richard Lundy, Rich Properties, LLC
Applicant /Property Owner:	Jerome Rich, PSL Townplace Partners, LLC
Location:	This property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.

Location

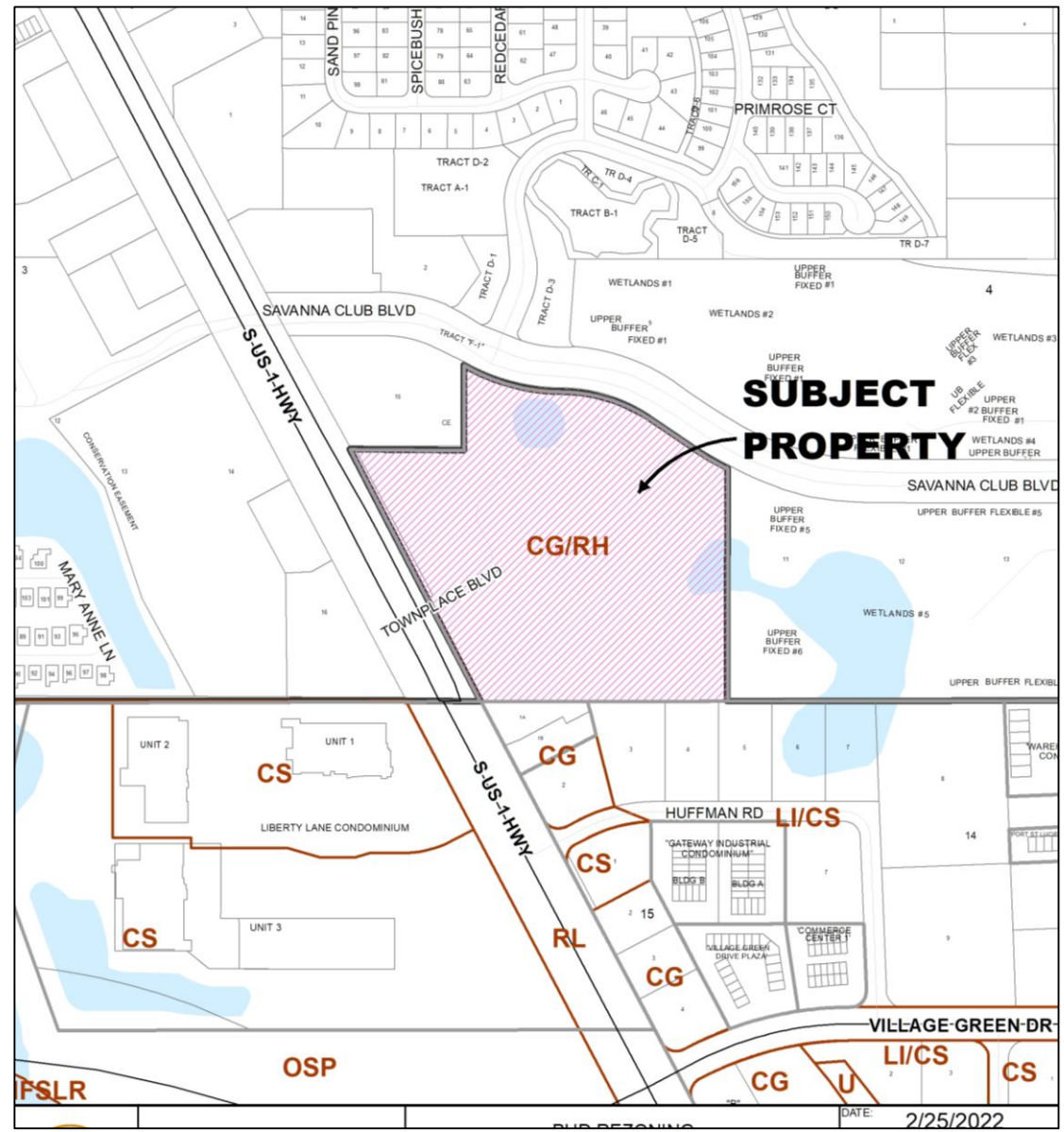
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	CG and RU (SLC)	RM-5 and CG (SLC)	Gas station and multi-family residential
South	CG and LI/CS	CG and WI	Retail, Office and car wash
East	RU (SLC)	RM-5 (SLC)	Multifamily residential (Bella Vista Apartments)
West	CG (SLC) and CS	CG (SLC) and CS	Retail Strip Plaza and medical office



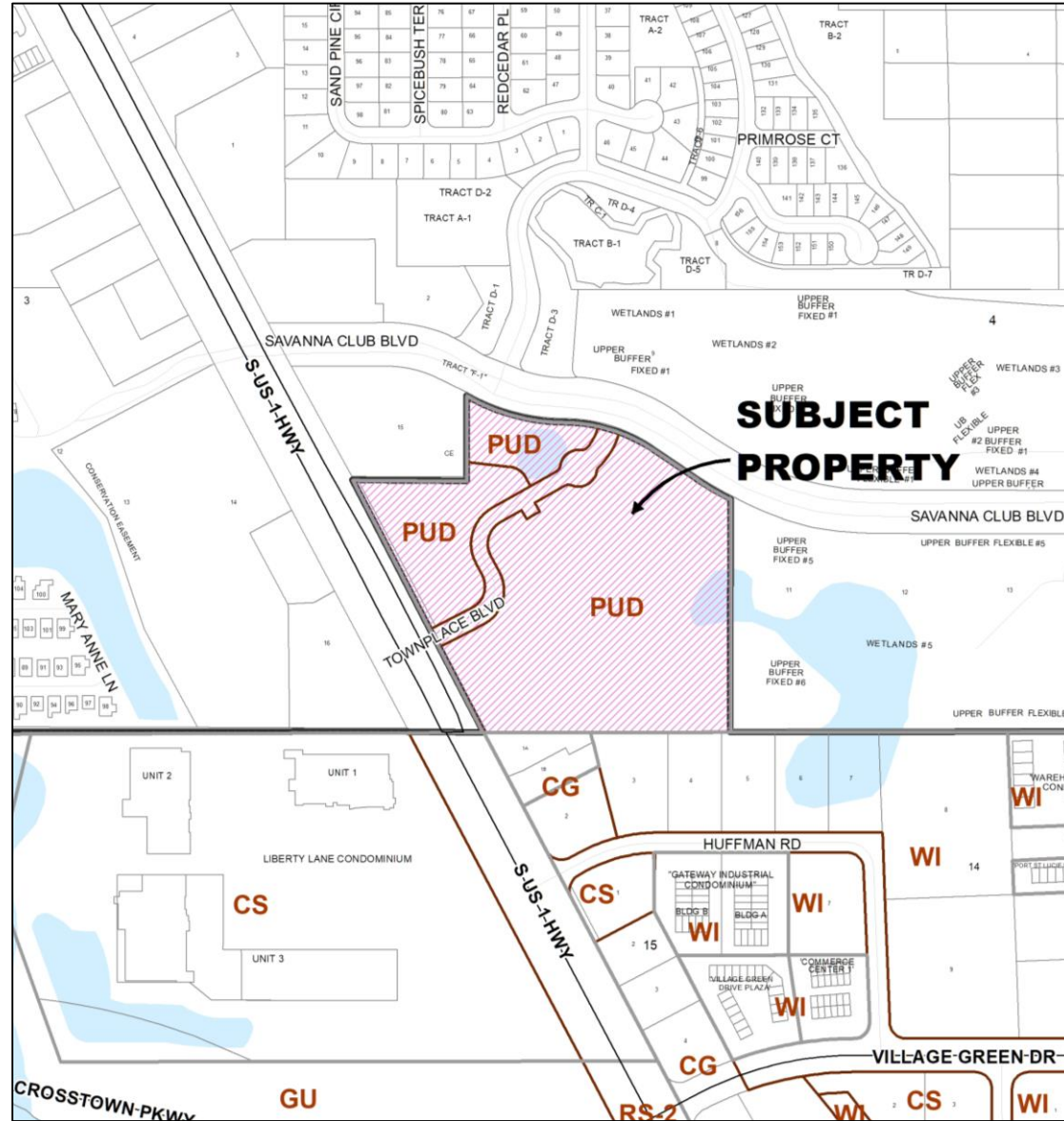
Land Use

CG (General Commercial) &
RH (High Density Residential)

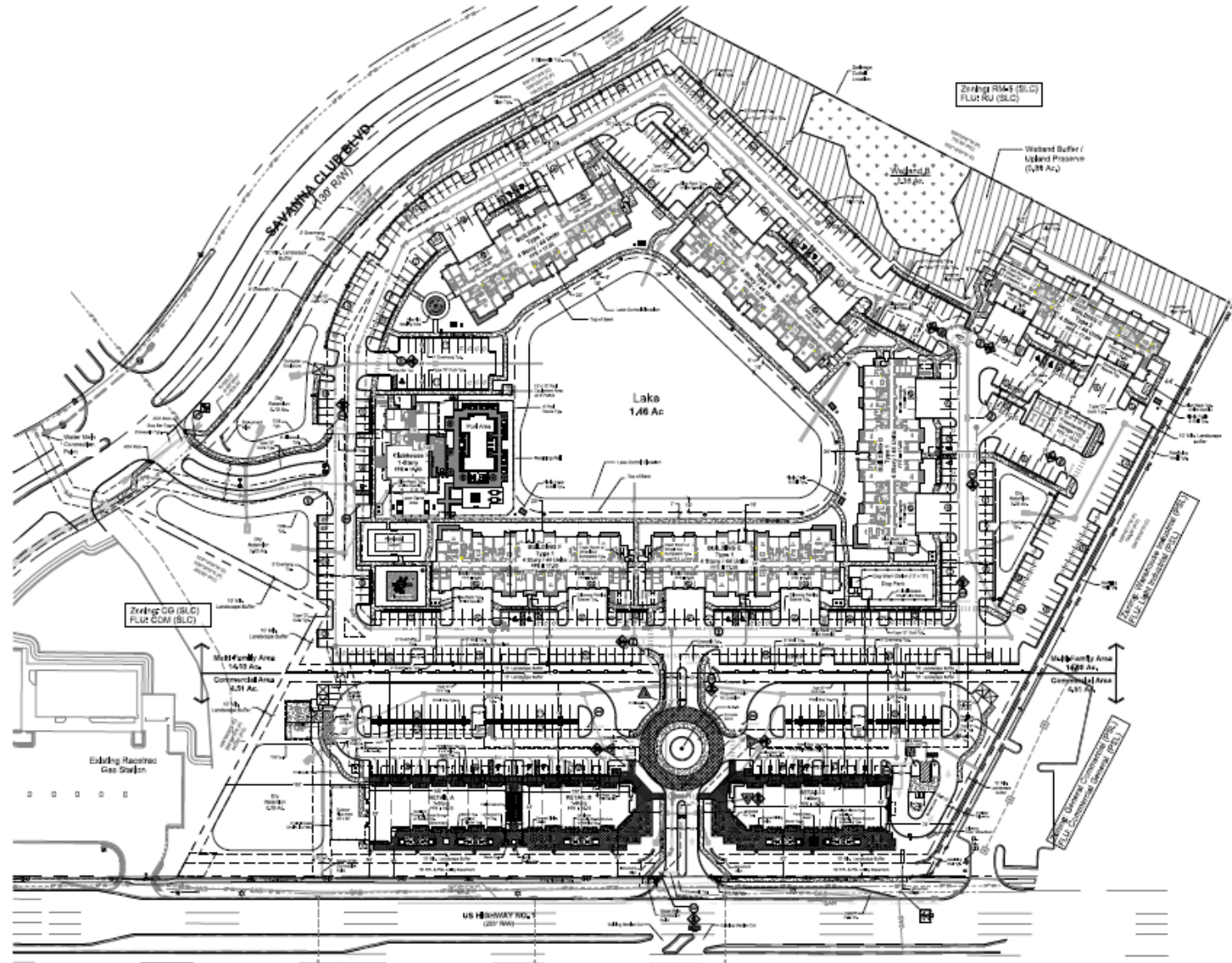


Zoning

PUD (Planned Unit Development)



Site Plan



Elevations – Apartments



Elevations – Clubhouse



Conceptual Elevations – Commercial

**Pending minor revisions to the paint color and roof pitch*



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The subject property is located in a PUD zoning district. As per the Town Place, the proposed mixed-use development is permitted.
DUMPSTER ENCLOSURE	The site plan depicts two (2) 12 X 24 dumpster enclosures to accommodate both refuse and recycling, located in the commercial area. The multifamily component provides for twelve (12) roll-out dumpsters. Each building accommodates two (2) dumpsters, that are located on the first floor.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations for the residential component demonstrating compliance with the Citywide Design Standards. The commercial development is proposed in Phase II. A condition of approval requires that prior to the issuance of a building permit, for the first commercial building, the applicant shall submit architectural elevations for the commercial buildings that comply with the Citywide Design Standards.
PARKING REQUIREMENTS	The development is required to have 15 parking spaces. The development provides 15 standard spaces and 1 accessible space, for a total of 16 parking spaces, along with the 17 RV parking spaces; therefore, meeting the minimum parking requirement. Existing Buildings 1 and 2 provide 486 parking spaces.

Zoning Review (continued)

BUILDING HEIGHT	Maximum building height allowed is 44 feet, the height proposed is 43 feet and 9 inches.
SETBACKS	The proposed development meets the setback requirements under the PUD.
BUFFER	The concept plan shows that the PUD will provide the 10' minimum buffer and landscape requirements along the north, south, and west property lines. The applicant is proposing to utilize the upland preserve area along the eastern property line, which abuts a multi-family development, which has a similar buffer treatment. Therefore, no perimeter landscape buffer is provided where the native upland habitat exists. This particularly affects the eastern property line, which contains the wetland and the upland preserve area.

Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The petitioner will receive water and sewer to serve the proposed development from Port St. Lucie Utility Services Department (PSLUSD).
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under a separate heading.
PARKS AND OPEN SPACE	City of Port St. Lucie has adequate capacity.
STORMWATER	The project includes a paving and drainage plan that complies with the adopted level of service standards.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Adequate capacity exists. The St. Lucie County School Board reviewed the Concept Plan for the Town Place PUD which is almost identical to the Site Plan.



Traffic Impact Analysis

- Received latest Traffic Analysis Report dated June 2022 completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by City staff.
- The proposed 264 dwelling units and 21,888 SF of Commercial use would result in 370 PM Peak hour driveway trips.



Traffic Impact Mitigation

- Developer Proposed:
 - Right Turn lane into their site at entrance along US1.
 - Main entrance for residential portion is along Savannah Club Blvd.

No direct impact to City roadways as a result of this development.

- Savannah Club Boulevard – St. Lucie County Roadway
- U.S. Highway 1 – FDOT Roadway



Staff Recommendation

- The Site Plan Review Committee recommended approval of the site plan at their meeting on February 2, 2023.
- 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 with conditions.

Conditions of approval:

1. Prior to the issuance of a building permit for the first commercial building, the applicant shall submit architectural elevations for the commercial buildings that comply with the Citywide Design Standards.
2. Prior to the issuance of a building permit for the first commercial building, subdivision plat shall be recorded in the official records of St. Lucie County.

