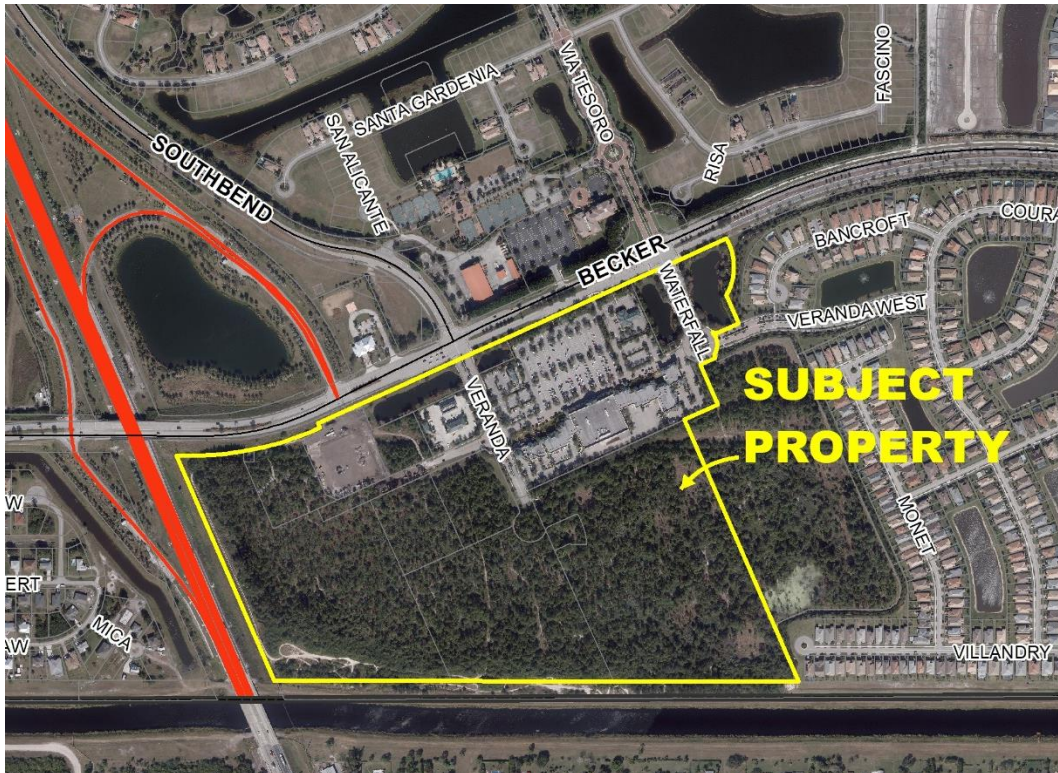




**St. Lucie Lands Planned Unit Development (PUD)
Planned Unit Development Amendment No. 4
P21-281**



Project Aerial Map

SUMMARY

Applicant's Request:	This is a request for the approval of the fourth amendment to the St. Lucie Lands PUD.
Applicant:	Dennis Murphy, Culpepper and Terpening
Property Owner:	VF II, LLC
Location:	This property is located on the south side of the intersection of SE Becker Road and SE Veranda Place.
Address:	n/a
Project Planner:	Laura H. Dodd, AICP, Senior-Transportation Planner

Project Description

This is a request for approval of the fourth amendment to the St Lucie Lands PUD including changes such as: 1) Clarifying anticipated uses, 2) Expand the list of acceptable zoning uses to include Institutional uses, and 3) Update the summary status of the PUD. The changes are shown as strike-through and underlined in the attached PUD document.

The applicant is proposing to amend and clarify the PUD uses to include, “a mix of shopping retail, residential, assisted living residential, hospital and diagnostic services, medical and general office, and hotel uses.” The primary change in the PUD uses is to incorporate those relating to a medical or assisted living purpose and are encompassed within the Institutional land use classification.

The St. Lucie Lands PUD has satisfied all obligations for parks and native habitat preservation. It is further vested for transportation concurrency, providing for adherence to the PUD and Becker Road Agreement trip generation impacts. At this time no additional transportation improvements are proposed, further evaluation of site access, off-site improvements, or mobility solutions shall be accomplished at the time of site plan approval.

Previous Actions and Prior Reviews

The Site Plan Review Committee (SPRC) recommended approval of this rezoning and PUD conceptual plan on April 27, 2022.

Public Notice Requirements

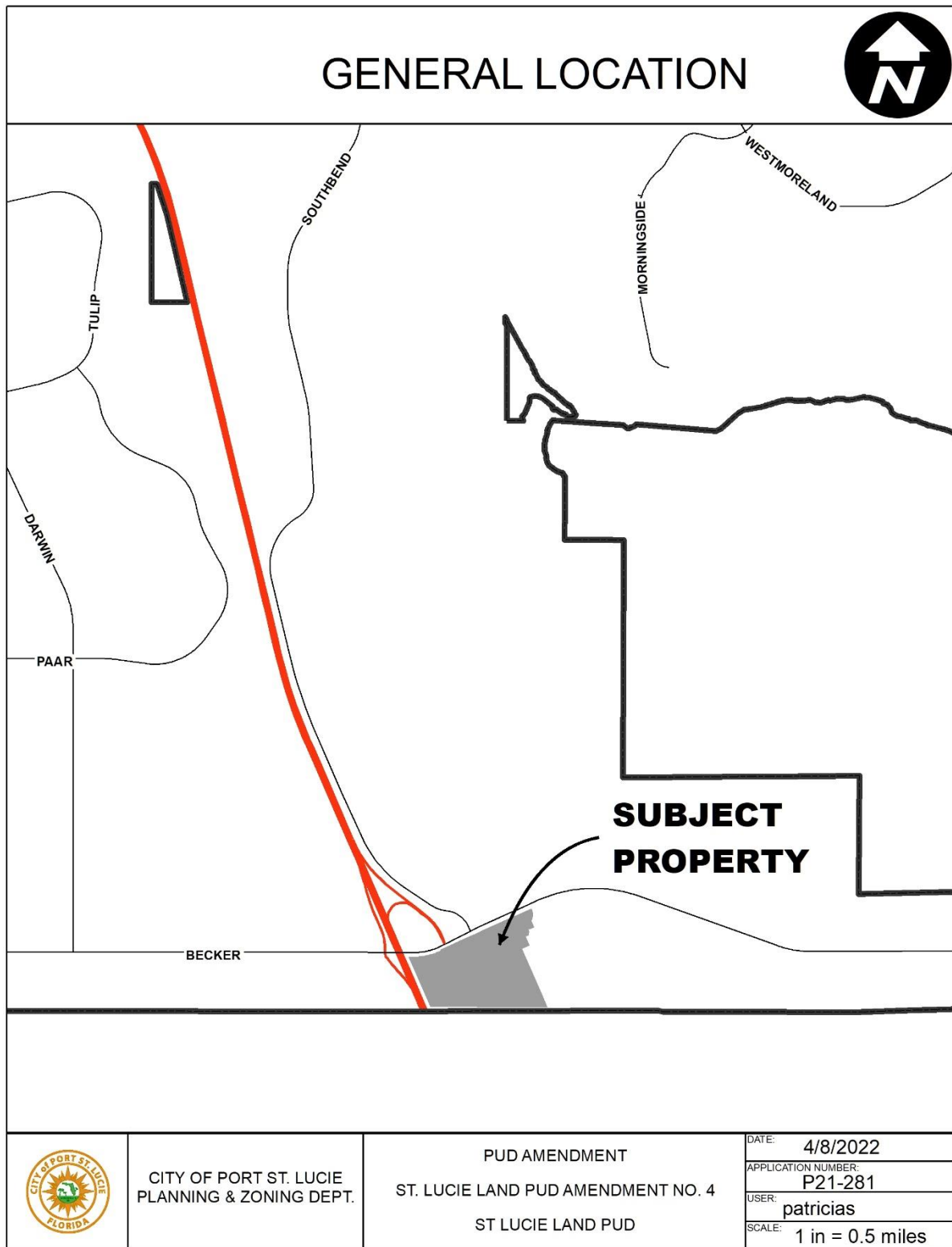
Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board’s agenda.

Parcel Numbers:	4434-704-0001-000-3; 4434-704-0008-000-2; 4434-703-0001-000-0; 4434-703-0002-000-7; 4434-704-0009-000-9; 4434-704-0007-000-5; 4434-701-0003-000-8; 4434-702-0011-000-0; 4434-704-0005-000-1; 4434-704-0006-000-8; 4434-704-0003-000-7; 4434-704-0002-000-0
Property Size:	96.8-acres
Legal Description:	See PUD Development Agreement
Future Land Use:	CH/CG/ROI; CS/ROI; CS; CG; CG/CS/ROI; CG/ROI; ROI
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land; Shopping Plaza; Developing Multifamily Townhomes
Proposed Use:	A mix of shopping retail, residential, assisted living residential, hospital and diagnostic services, medical and general office, and hotel uses.

Surrounding Uses

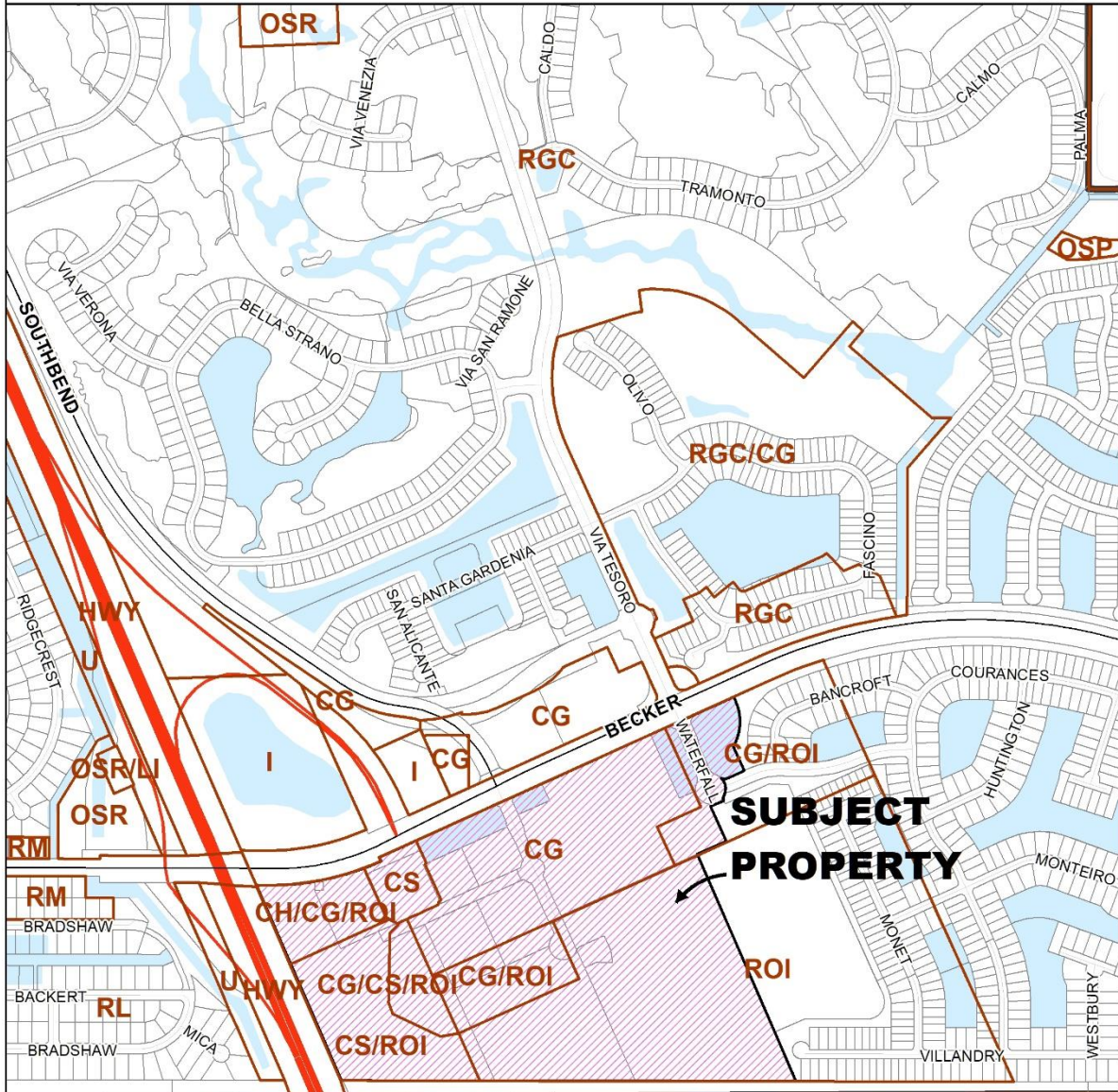
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Tesoro Community
South	OSC	OSC	Water Mgmt. Dist. Canal
East	ROI	PUD	Veranda Volaris Multifamily
West	N/A	N/A	Florida Turnpike

RGC-Residential Golf Course; PUD-Planned Unit Development; OSC-Open Space Conservation; ROI-Residential/Office/Institutional; HWY-Highway



Location Map

FUTURE LAND USE



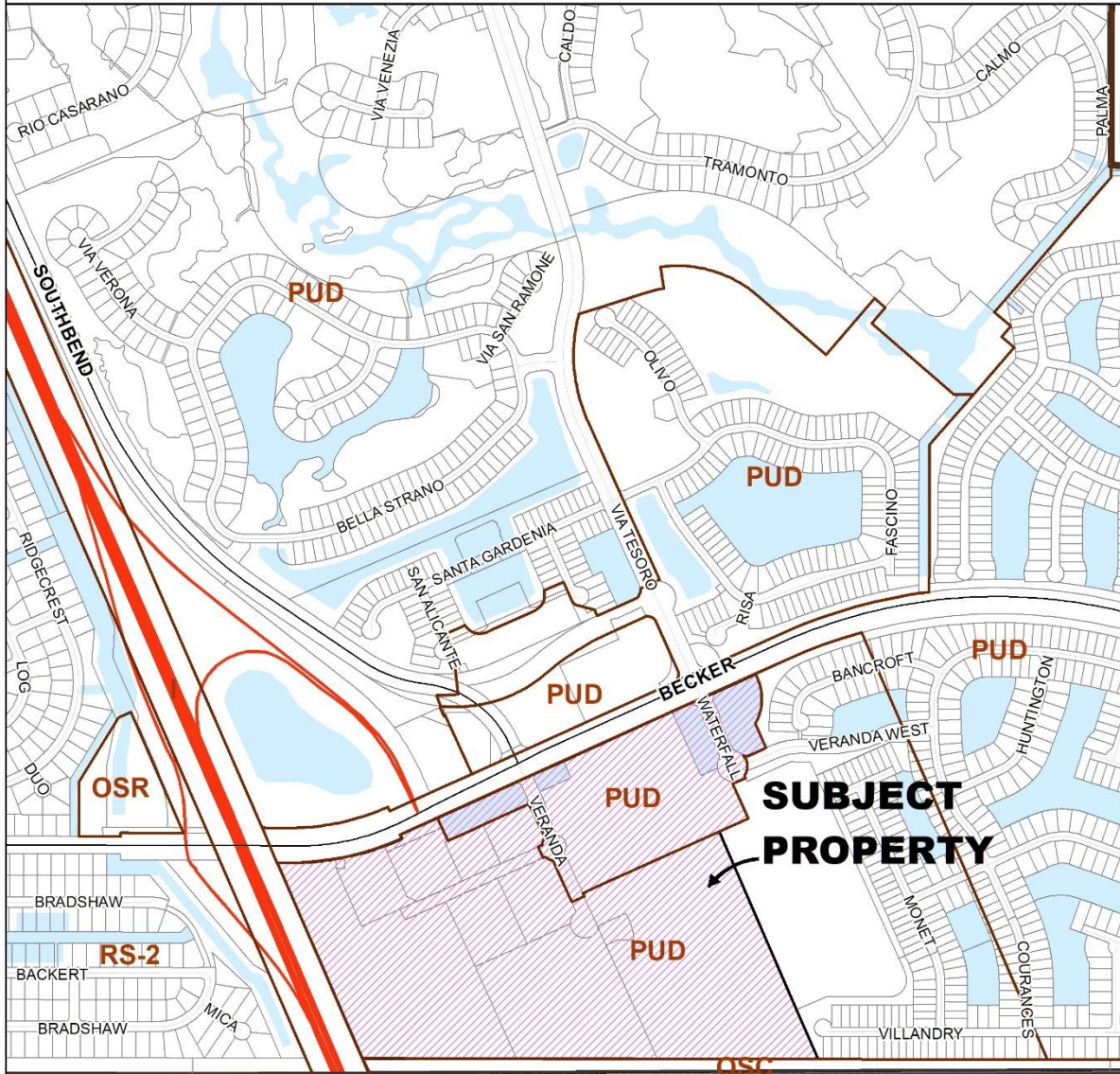
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT
ST. LUCIE LAND PUD AMENDMENT NO. 4
ST LUCIE LAND PUD

DATE: 4/8/2022
APPLICATION NUMBER: P21-281
USER: patricias
SCALE: 1 in = 800 ft

Future Land Use Map

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT
ST. LUCIE LAND PUD AMENDMENT NO. 4
ST LUCIE LAND PUD

DATE: 4/8/2022
APPLICATION NUMBER: P21-281
USER: patricias
SCALE: 1 in = 800 ft

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This PUD conceptual plan is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 by providing for future land use classifications which are comparable to the proposed densities and intensities.

The PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with all the listed future land use classifications upon the property.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD amendment on April 27, 2022.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- 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.