

# Sawgrass Lakes PUD Amendment

(P20-152)

City Council Meeting December 14, 2020



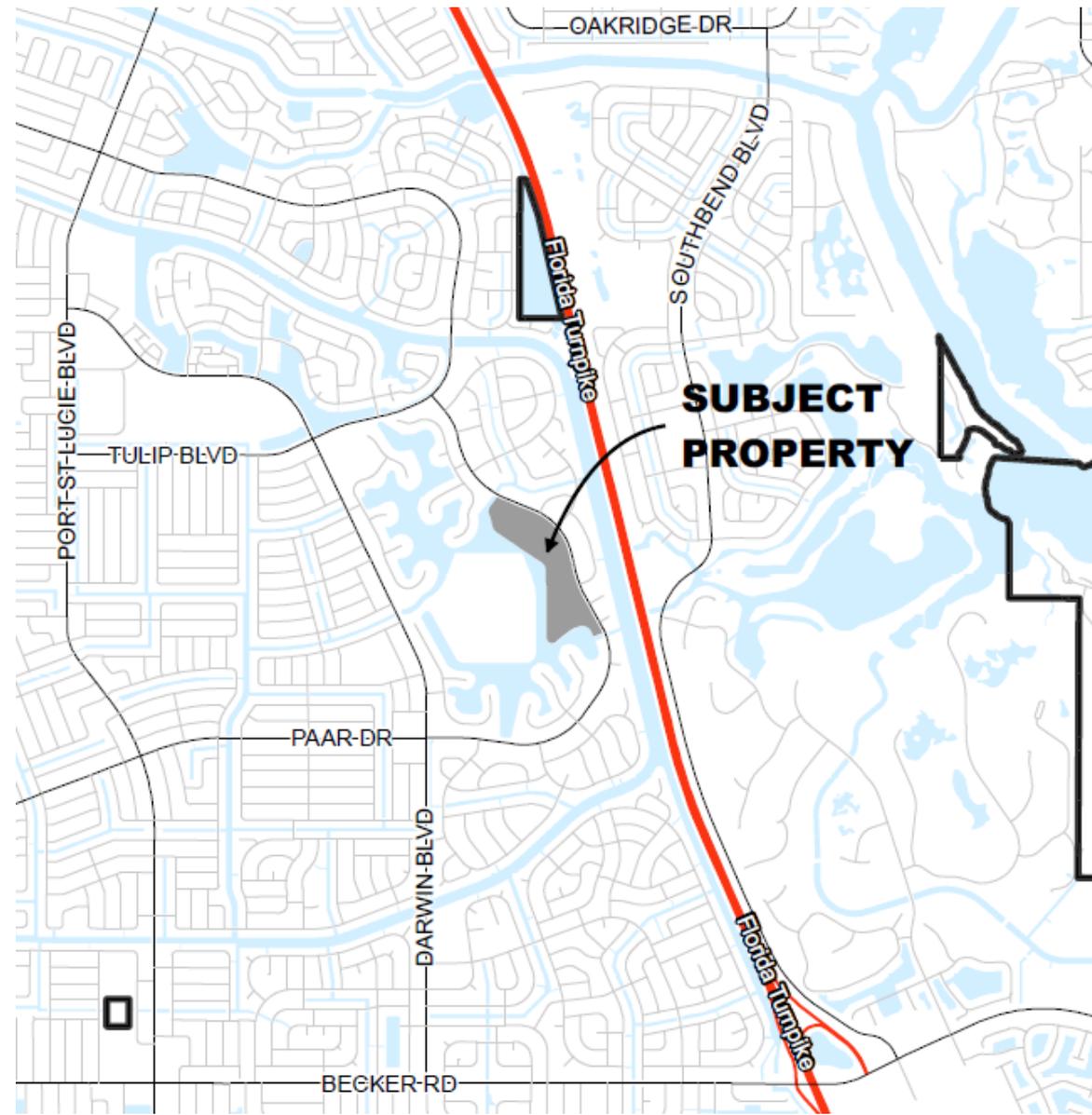
# Requested Application:

A request to amend the Sawgrass Lakes PUD conceptual plan.

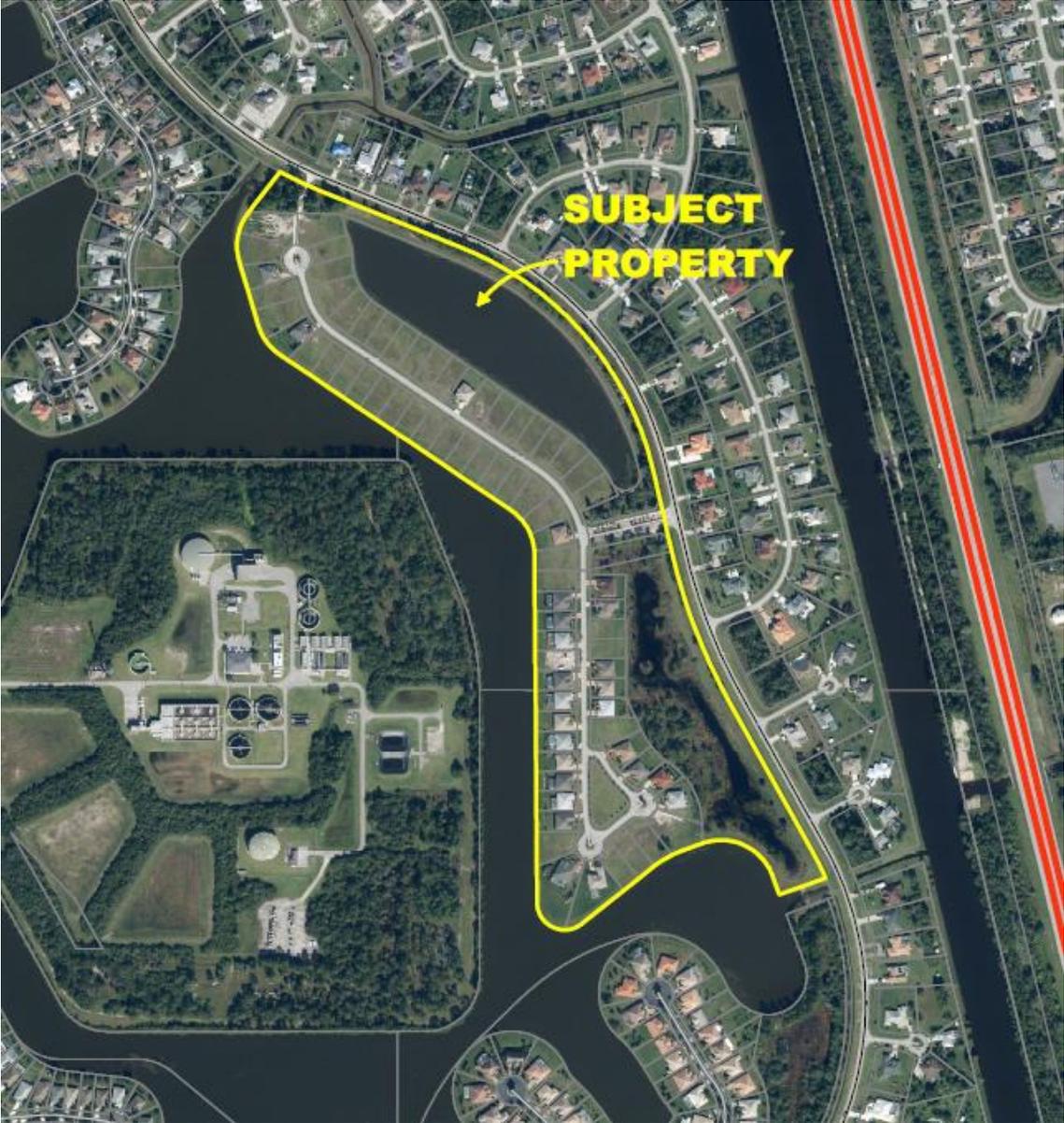
Submitted by Rebecca Grohall of MBV Engineering, agent for the Sawgrass Lakes Master Association and Paar Estates Property Owners Association.



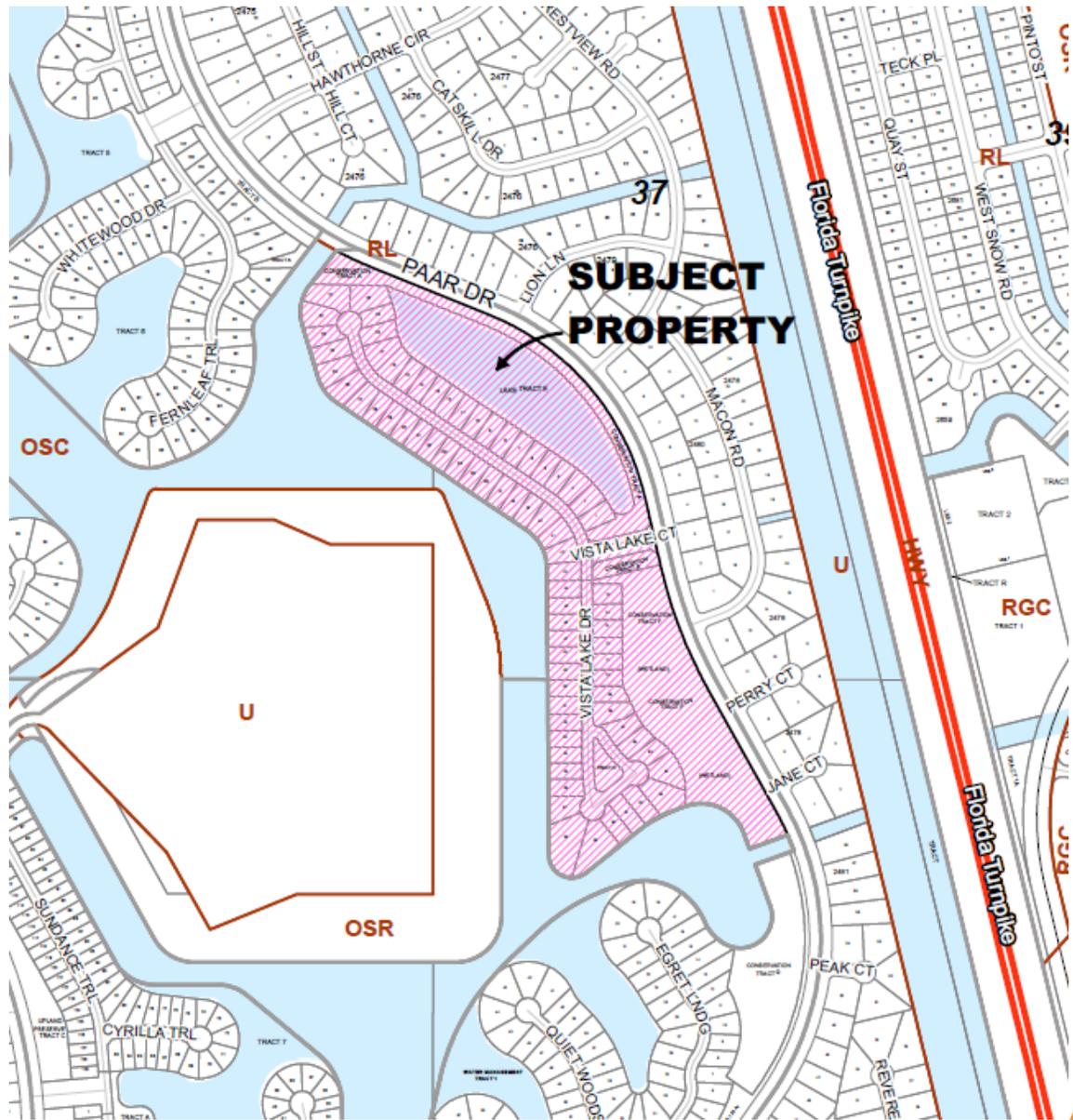
# Subject property



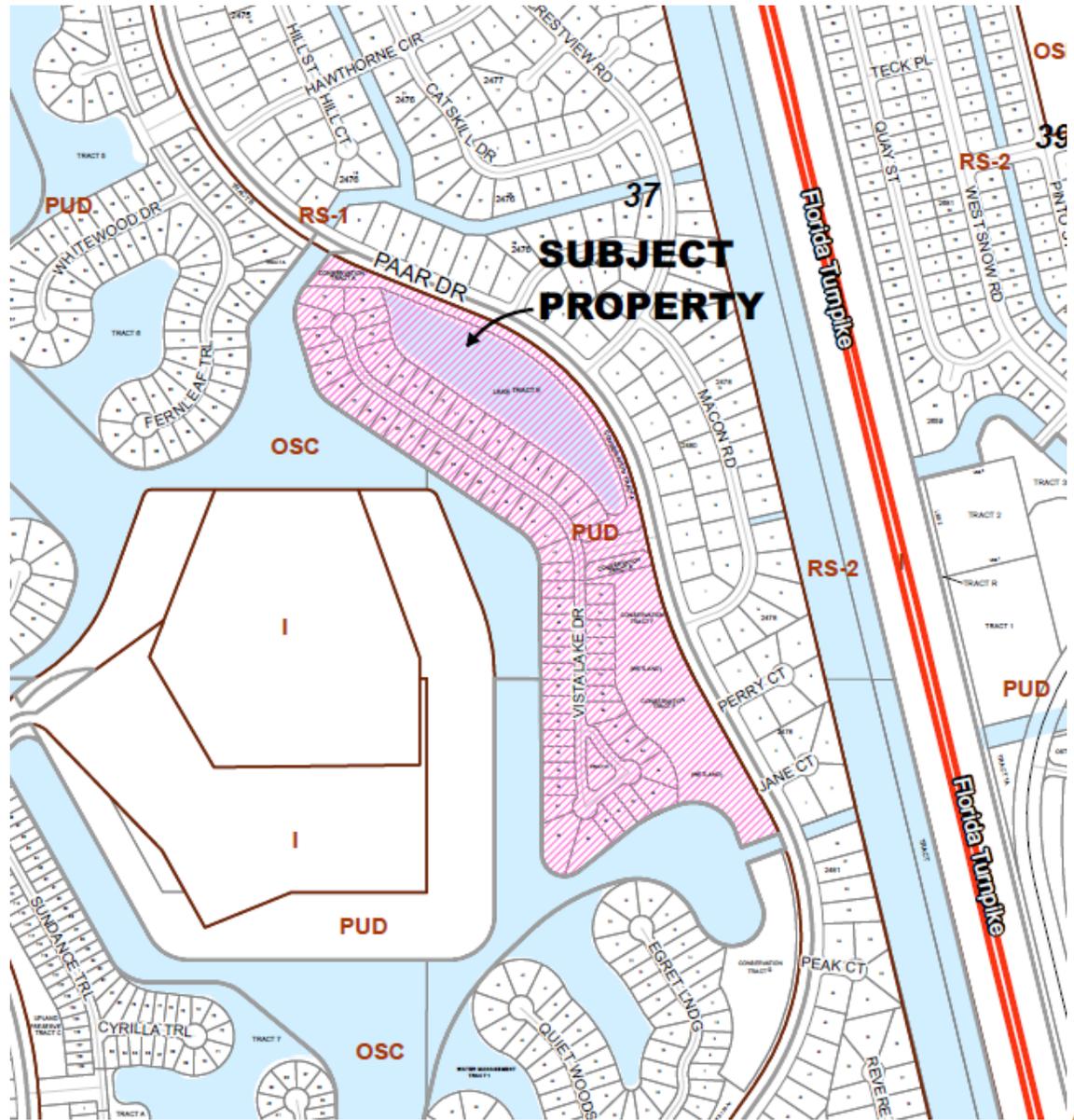
# Aerial



# Land Use



# Zoning



# Review

The project was constructed with incomplete sidewalks and street trees by the previous developer. Multiple single family homes have already been built and received their Certificate of Occupancy. Some with sidewalks and street trees and some without.

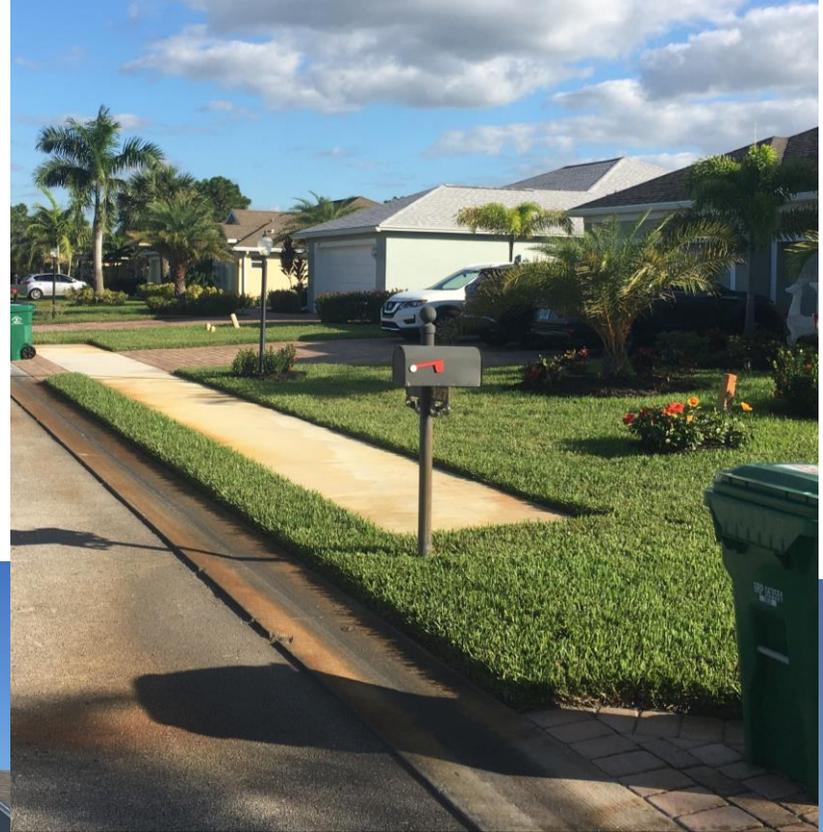
The applicant has submitted a request to update the conceptual plan to add a right-of-way typical for Phase 3A and 3B of Paar Estates without sidewalks and to relocate required street trees to the preserve area. The existing 19 street trees shall remain and be preserved as street trees.



# Background

- The project was abandoned by the original developer.
- The original bond expired due to statute of limitations.
- The developer that took over the project, Mr. Rynard, was asked to provide a bond for the project by the Public Works Department.
- The requested bond was not been submitted.
- Mr. Rynard has abandoned the project.
- The Paar Estates at Sawgrass Lakes Property Owner's Association (POA) is now the successor developer.
- The proposed request will relieve the POA from having to provide a bond for the project's infrastructure and street trees.







# Analysis

- The proposed amendment to the concept plan is consistent with the direction and policies of the Comprehensive Plan.
- Sidewalks are not required on private rights-of-way per Comprehensive plan. The transportation element of the Comprehensive Plan states that there is a sidewalk plan for the City to build sidewalks along Paar Drive as it is an urban collector road. The entrance of this project is along Paar Drive and does have a sidewalk along the north side of the entrance road. This sidewalk is not proposed to be removed. This sidewalk will be able to tie into the sidewalks along Paar Drive when the City completes the program.
- Section 156.093 of the City of Port St. Lucie Subdivision Regulations does not require a sidewalk along the right-of-way for this project.
- Section 158.222 (F) of the City of Port St. Lucie Zoning Code does not require Phase 3A and 3B to have a sidewalk as the project's right-of-way serves less than 400 units nor is it adjacent to a non-residential use.
- Section 156.121 of the Subdivision Regulations require street trees to be placed on both sides of a road right-of-way. The trees are to be placed within the right-of-way. 19 street trees have been plated and are proposed to be preserved in their current locations as protected street trees. The additional missing 57 required street trees are proposed to be placed in the preserve area.



# Recommendation

The Planning and Zoning Board has recommended approval of the proposed amendment at their regular meeting of December 1, 2020.

