



Strategic management of land development design, entitlements and permitting.

CASHMERE TOWNHOMES

CITY OF PORT ST. LUCIE

DRI AMENDMENT (P21-022)/FLU AMENDMENT (P21-023)/PLANNED UNIT DEVELOPMENT (P21-024)

PROJECT NARRATIVE/JUSTIFICATION STATEMENT

REVISED FEBRUARY 12, 2022

REQUEST SUMMARY

FAR 2, LLC (the “Applicant”) is respectfully requesting approval from the City of Port St. Lucie (the “City”) of (1) an Amendment to Map H of the St. Lucie West Development of Regional Impact (the “DRI”) and a Future Land Use Map Amendment to change the land use designation of a 9.09-acre property located at the southeast corner of the intersection of NW Cashmere Boulevard and Old Inlet Drive (the “Property”) from Commercial General (CG) to Residential Medium (RM); and (2) a rezoning from the General Commercial (CG) zoning district to a Planned Unit Development (the “PUD”). Said requests are proposed in order to allow for the development of a 72-unit townhome project (the “Project”) of the Property.

The subject applications are being presented to the City in accordance with the Future Land Use Map Amendment and PUD Zoning District Standards and Application requirements contained in the City’s Comprehensive Plan and Zoning Code.

PROJECT INFORMATION AND BACKGROUND

The Property is located within the DRI which consists of approximately 4,614 acres on the north and south sides of St. Lucie West Boulevard on the east side of Interstate 95. The DRI was originally approved by the City in April of 1989 by way of Resolution 89-R18. The DRI approval has been amended several times since the original approval.

The Property is vacant and has never been developed. In February of 2007, the City approved a site plan consisting of a mixed-use commercial project comprising approximately 70,806 square feet of office space and 37,116 square feet of retail space (107,922 total square feet of commercial space) in five (5) buildings ranging from two (2) to three (3) buildings. Said approval was amended in August of 2007 to address phasing, buffering and conditions. The approved commercial project was never constructed; however, the existing land use and zoning designations would allow a similar commercial project “by-right” on the Property.

JANUARY 2021 APPLICATIONS

The pending subject applications were originally submitted to the City in January of 2021 and included a proposed Residential High (RH) DRI/Future Land Use Map designation and a request for conceptual approval of

a 136 multifamily rental apartment project with six (6), three (3) story buildings. Since the initial submittal, the Applicant has met with the adjacent residents on multiple occasions regarding the previously proposed project who voiced concerns regarding (1) the “rental apartment” nature of the project; (2) the proposed density; and (3) the proposed three-story buildings. In an effort to be a good neighbor and appease the concerns of the residents, the Applicant has modified the development program for the Project to include (1) fee simple townhome units; (2) a reduction in the number of units proposed to 72; and (3) a reduction in the building height to two-story. The proposed DRI Map/Future Land Use Map designation has also been changed from Residential High (RH) to Residential Medium (RM).

ADJACENT PROPERTIES

Details regarding the land use, zoning and existing uses of the properties adjacent to the Property are noted below:

	Current Zoning	Current FLU	Existing Uses
North	General Use (GU); Single Family Residential (RS-2)	RL	Open space; single-family residential
South	Planned Unit Development (PUD)	RH	Single family development
East	Planned Unit Development (PUD)	RH	Single family development
West	Planned Unit Development (PUD)	RH	Single family development

DEED

The Amendment to Deed recorded in Official Records Book 4094, Page 2217 of the Public Records of St. Lucie County entered into between the Master Developer of the DRI, St. Lucie West Development Corp., and the Applicant, a copy of which is provided with this submittal, establishes that the Property may be improved with up to 275,000 square feet of general commercial use or up to 250 assisted living units or residential units.

DRI AMENDMENT/FUTURE LAND USE MAP AMENDMENT

The Applicant proposes to change the land use designation for the Property established by Map H of the DRI Development Order from Commercial General (CG) to Residential Medium (RM). The Property is surrounded on all sides by single family residential development but is buffered by the residential lots by open space or arterial roads on all sides.

The Applicant believes that a commercial development similar to that which was previously approved would have a negative effect on the adjacent single family uses and could be a challenge to make successful given its location. The Applicant believes that the most appropriate use of the Property is a townhome project which would enhance the mix of residential unit types within the DRI, maintain compatibility with the adjacent single family residential uses and provide for an orderly and logical development of a parcel along a two-lane arterial road.

In order to facilitate the requested land use change, an amendment to Map H of the DRI is required together with a Future Land Use Map Amendment.

Maps depicting the existing and proposed future land use designations are provided with this submittal.

Compliance with the City's requirements for Future Land Use Map Amendments is provided below:

1. Land Use Plan: Maps depicting the existing and proposed future land use designations of the Property as well as land use designations of the existing surrounding properties are provided with this submittal.
2. Natural Features of the Environment: The Property is general comprised of native upland habitat. In order to provide for a viable project and since the Property does not abut any other native upland areas, the Applicant is proposing to mitigate for the native upland preservation requirements as per Section 157.06(E) of the City's Zoning and Land Development Regulations.

An Environmental Site Assessment was recently performed on the Property by Ecological Consulting of Florida, the results of which are summarized in the Environmental Assessment Report dated May 9, 2021 included with this submittal. The report found that (1) the Property exhibits natural wooded areas; (2) no wetlands or surface waters were observed; (3) habitat for gopher tortoises was identified, but no burrows were present; and (4) no evidence of other listed species were observed on site. Any listed species found as part of an updated environmental site assessment prior to construction will be relocated in accordance with all federal, state and local regulations including permitting.

3. Public Improvements

- a. Traffic: The Applicant understands that the City recently approved the use of the trip conversion matrix for the DRI noted below. The Applicant also understands that there are approximately 222,675 square feet of available, unbuilt commercial entitlements within the DRI. The Applicant is requesting to utilize the trip conversion matrix below, utilize 11,465 square feet of the available/unbuilt commercial entitlements remaining within the DRI and convert said commercial square footage to 72 townhome units as calculated below:

11,465 SF of commercial x 6.28 multifamily residential units/1,000 SF of commercial retail = 72 multifamily units.

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St. Lucie West DRI - Trip Conversion Matrix

Total Buildout PM Peak Hour
 ITE Trip Generation, 10th Ed

To			Single Family Residential Unit	Multi-family Residential Unit	Hotel	1000 sqft Office	1000 sqft Commercial Retail	1000 sqft Industrial	Movie Theater Seats	RV Park Units
	ITE Code	PM New Trip Rate								
From			1	0.67	0.61	1.42	4.21	0.83	0.36	0.49
Single Family Residential Unit	210	1	1	1.49	1.64	0.70	0.24	1.20	2.78	2.04
Multi-family Residential Unit	220	0.67	0.67	1	1.10	0.47	0.16	0.81	1.86	1.37
Hotel	310	0.61	0.61	0.91	1	0.43	0.14	0.73	1.69	1.24
1000 sqft Office	710	1.42	1.42	2.12	2.33	1	0.34	1.71	3.94	2.90
1000 sqft Commercial Retail	820	4.21	4.21	6.28	6.90	2.96	1	5.07	11.69	8.59
1000 sqft Industrial	110	0.83	0.83	1.24	1.36	0.58	0.20	1	2.31	1.69
Movie Theater Seats	444	0.36	0.36	0.54	0.59	0.25	0.09	0.43	1	0.73
RV Park Units	240	0.49	0.49	0.73	0.80	0.35	0.12	0.59	1.36	1

Example: 5 Single Family Units -> Industrial Sqft

Conversion Unit 1.20

5 SF Unit x 1.20 = 6 6 x 1000 SQFT Industrial = 6,000 SQFT Industrial Space

Trips

Land Use	DO*	Minimum	Maximum
Single Family Residential Unit	7,523	5642	9404
Hotel	800	600	1000
1000 sqft Office	1293	970	1616
1000 sqft Commercial Retail	2125	1594	2657
1000 sqft Industrial	2500	1875	3124
Movie Theater Seats	3218	2414	4023
RV Park Units	525	394	656

* Amounts are referenced to Exhibit E (Approved Development) from the St. Lucie West DRI

It should be noted that the 11,465 square feet of commercial entitlement being utilized for the conversion to 72 townhome units is 96,457 less square feet than the 107,922 square foot commercial development noted above approved in 2007.

Included with this submittal are the following reports prepared by Kimley-Horn and Associates, Inc., related to the traffic impacts of the proposed amendments. A summary of the findings of the reports is also included below in ***bold italics*** typeface:

- ❖ Land Use Plan Map Amendment – Traffic Evaluation: ***The requested Future Land Use Plan Amendment change from CG to RM results in a net decrease in the maximum trip generation potential of 11,354 daily trips, 227 AM peak hour trips, and 1,089 PM peak hour trips for the 9.09-acre Property. Therefore, this proposed change in future land use plan designation does not generate any potential new adverse impacts on the surrounding network in comparison to the existing designation.***
- ❖ DRI Land Use Trade-Off Evaluation: ***11,465 square feet of the total previously approved 107,922 SF of commercial retail use can be traded-off to develop 72 townhome dwelling units on the subject site. This results in a “trip neutral” tradeoff in the vested entitlements for the DRI, with a surplus of 96,457 SF of commercial retail use left over.***

Based on the information provided above, confirmation of transportation concurrency compliance within the DRI has been provided, and the use of the newly adopted conversion matrix maintains the entitlements originally approved within the DRI without any increase thereto.

- b. Utilities: The St. Lucie West Services District (SLWSD) will be the service provider for the subject parcel. SLWSD has provided a letter confirming that there is enough capacity at both SLWSD’s water and wastewater plants to service the proposed Project. A developer’s agreement with the SLWSD that is consistent with the adopted level of service will be finalized prior the issuance of a building permit. Additionally, a comparison of the water and wastewater demands of the maximum development permitted under the existing and proposed future land use designations is provided below:

Water and Wastewater Calculations by Land Use					
Land Use	Maximum Coverage (intensity)	Potable Water Rate	Projected Water (gpd)	Wastewater Rate	Projected Wastewater (gpd)
Existing CG	222,675 SF*	125 (gpd/1,000 sf)	27,834	106 (gpd/1,000 sf)	23,603
Proposed RM	72 Townhome Units	N/A	12,600**	N/A	12,600**
Difference			-15,234		-11,003

*Note: The 222,675 SF figure above reflects the remaining unbuilt commercial entitlements available within the DRI provided by City staff. Notwithstanding the DRI entitlements, the CG future land use designation allows for 40% lot coverage and 35’ in height, and 75’ feet in height with a PUD of greater than five (5) acres with demonstration of compatibility with surrounding uses. At 40% lot coverage and 35’ in height (assuming three stories), the maximum development potential would be 475,152 SF.

**Note: The 12,600 gpd figure is taken from the Water and Wastewater Capacity Fee Worksheet provided by SLWSD specifically for this project on 02/07/22, a copy of which is included with this submittal.

- c. Emergency Services: The area surrounding the Property is fully developed and currently served by the City’s emergency services. As noted in the “Traffic” section above, the proposed project intensity is less than the previously approved 2007 project.
- d. Schools/Recreation
- i. Schools: As noted in the email from the St. Lucie County School District dated January 4, 2021 included with this submittal, the School District has confirmed that the Project will not cause an impact to the school capacity in the area.
 - ii. Recreation: The Applicant contacted the City’s Parks & Recreation Department to request confirmation that there is sufficient parks capacity to accommodate the Project. Brad Keen from the Parks & Recreation Department indicated verbally that their Department typically does not provide such written confirmation.
- e. Market Study - N/A since only required for commercial developments.
- f. Stormwater: The Project will have stormwater management provided by a master stormwater management system operated by SLWSD. The stormwater system design will be submitted for review and approval by the South Florida Water Management District as part of a request for a modification to Environmental Resource Permit No. 56-00573-S-197 issued on January 10, 2008 for the previously approved project on the Property.

- g. **Solid Waste:** Waste Pro is the provider for solid waste removal for this area. Upon approval of the future land use and zoning changes requested, a final site plan and request for capacity confirmation will be submitted to Waste Pro for approval.

PUD REZONING APPLICATION/CONCEPTUAL PUD PLAN

The Applicant is requesting approval of a rezoning from the General Commercial (CG) zoning district to a Planned Unit Development (PUD) together with the proposed DRI Amendment and Future Land Use Plan change to allow for the proposed 72-unit townhome project. Included with this submittal is a PUD Document that includes all documentation and information required as part of an application for a PUD. Also included with the PUD application is a conceptual PUD site plan showing a conceptual site plan layout for the Project. The plan provides for ten (10), two-story townhome buildings, passive recreation areas, retention areas, open space areas, landscape buffers, parking and drive aisles, all of which comply with the requirements of the City's Land Development Regulations. One (1) access point is proposed along Cashmere Boulevard.

Maps depicting the existing and proposed zoning designations are provided with this submittal.

CLOSING

The Applicant believes that the proposed DRI Amendment, Future Land Use Map Amendment and PUD application are consistent with the intent of the City's Comprehensive Plan and Zoning Code and that the proposed townhome project will be compatible with the surrounding development and serve a need for multifamily housing within the DRI. The Applicant respectfully requests the City's consideration and approval of the subject application and looks forward to working with the City to bring a high-quality project to the City.