



November 16, 2022

via electronic submittal

Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Lulfs Groves (Astoria) – Comprehensive Plan Amendment Application (P22-336)

On behalf of Dr Horton, Inc/Lulfs Groves LLLP (“Owner”), we are pleased to submit an application for Comprehensive Plan Amendment.

Enclosed with this letter please find the following materials:

Comprehensive Plan Amendment

1. Owner Authorization
2. Statement of Unified Control and Binding Agreement
3. Astoria PUD
4. Astoria Concept Plan
5. Legal Description
6. Special Warranty Deed
7. Property Cards
8. Property Survey
9. Aerial/Location Map
10. FEMA Firm Map
11. Existing and Proposed Zoning Map
12. Existing and Proposed Land Use Map

JUSTIFICATION:

History of Property and Current Land Use

The property obtained its current land uses of CG/ROI (General Commercial and Residential-Office-Institutional), CS/LI/ROI (Service Commercial/ Light Industrial/ Residential-Office-Institutional), and CS/LI/HI (Service Commercial/ Light Industrial/Heavy Industrial) in 2006-2007. The basis for these land uses was due to the existing Glades Cut-off Road corridor and the increasing need for light and heavy industrial development.

Since 2007 and these implemented land use changes, significant industrial, warehouse and distribution and manufacturing projects have come ‘online’ and have and continue to address the regional needs for these types of uses. Most notably are Midway Business Park (just to the east of this project) and the City’s 1,200 acre Jobs Corridor within Southern Grove.

Equally important is the actual surrounding development and uses that have been and are being developed which are residential in nature. Copper Creek, a residential neighborhood with Copper Creek Elementary is complete along with a future 17 acre neighborhood commercial parcel. To the north is Wylder (LTC Ranch Residential) which is actively developing a series of single family neighborhoods.

Given the passage of time since 2007 to now, the expansive and successful development projects (warehouse, distribution and manufacturing) along with the actual residential development occurring immediately adjacent to the project site, the change of land use to uses supporting the continuation of residential neighborhoods, the increased connectivity of the proposed roadway network, the adjacent existing services already in place via an elementary school and a City utility plant – all contribute to providing justification for our request.

SUPPLEMENTAL PROJECT INFORMATION:

The acreages shown on the adopted future land use map have been Autocadd verified and are as follows for the existing and proposed:

FLU	Existing Acreage	Proposed Acreage
CG/ROI	29.13	
CS/LI/ROI	267.00	
CS/LI/HI	134.37	
RM		29.13
RL		389.37
OSR		12.00
<u>Rights-of-Way</u>	<u>34.00</u>	<u>34.00</u>
Total	464.50	464.50

Applicant: Lucido & Associates

Owner: Lulfs Groves LLLP; Dr Horton Inc

Location: Bordered by Glades Cut Off Rd to the South, Interstate 95 to the East, and Midway Rd to the North

Legal Description: 21 36 39 Part of NW ¼ LYG N and W of Glades Cut-off Rd R/W- (161.86 ac) (OR 2927-41); 20 36 39 Part of N ½ of SEC 20 LYG N and E of Diversion Canal-Less Land Desc in DBK 108-315 and Less RD R/W- (304.11 AC) (OR 2927-41)

Existing Zoning: St Lucie County Agriculture AG-5

Existing Future Land Use: Refer to FLU Table above

Existing Use: Vacant and Agricultural Land

Surrounding Uses:

South: RL, RGC, CG, OSR/I Land Uses – PUD Zoning – Vacant and Residential Uses/Golf Course

West: U, RM, RL Land Uses – AG-5, Utility, PUD Zoning – Residential and Vacant Agricultural Uses

North: RL, LI, MXD Land Uses – PUD and St Lucie Co. – Vacant and Utility

East: HI/LI/ROI/U, SLC Residential Land Uses – PUD, Utility, and SLC Residential Zoning – Industrial Park, Vacant, and Residential Uses

Sewer/Water Service:

The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the subject property. Under the current ROI future land use designation, the most intense use would be multi- family residential at 15 units per acre. The level of service for potable water is 115 gallons per capita per day for residential and 120 gallons per day per 1,000 sf for institutional. Sanitary sewer is 85% of the potable water level of service.

Transportation: There is an anticipated increase in traffic due to the requested changes. A traffic analysis is underway and will be provided to address traffic impacts and the required associated improvements for a maximum threshold of development in order to ensure acceptable levels of service on the adjacent roadways.

Park/Open Space: The property currently does not provide, nor does it have a requirement to provide for public park space. We are proposing a 12-acre open space recreation (City Park) site that will provide adequate land to maintain the City's level of service of 5.0 acres per 1,000 population.

Schools: We are in the process of determining the existing school capacity as well as the proposed new school implementation plan for the western portions of the City of Port St. Lucie

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

Environmental: An environmental analysis is in process and will be provided once complete.

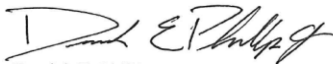
Flood Zone: The flood map for the property is panel number 12111C0254J. The property is located in Zone X, an area of minimal flood hazard. Zone X is determined to be outside the 0.2% annual chance of flooding.

Police: The applicant and agents will coordinate with the City of Port St. Lucie Police Department through the development review process to ensure the ability for the Department to provide for public safety.

Fire/EMS: The applicant and agents will coordinate with the St. Lucie County Fire District through the development review process to ensure the ability of the district to provide for public safety.

Upon your review, if you have any question, feel free to contact me directly at (772) 220-2100.

Respectfully,



Derrick E Phillips Jr
Project Manager

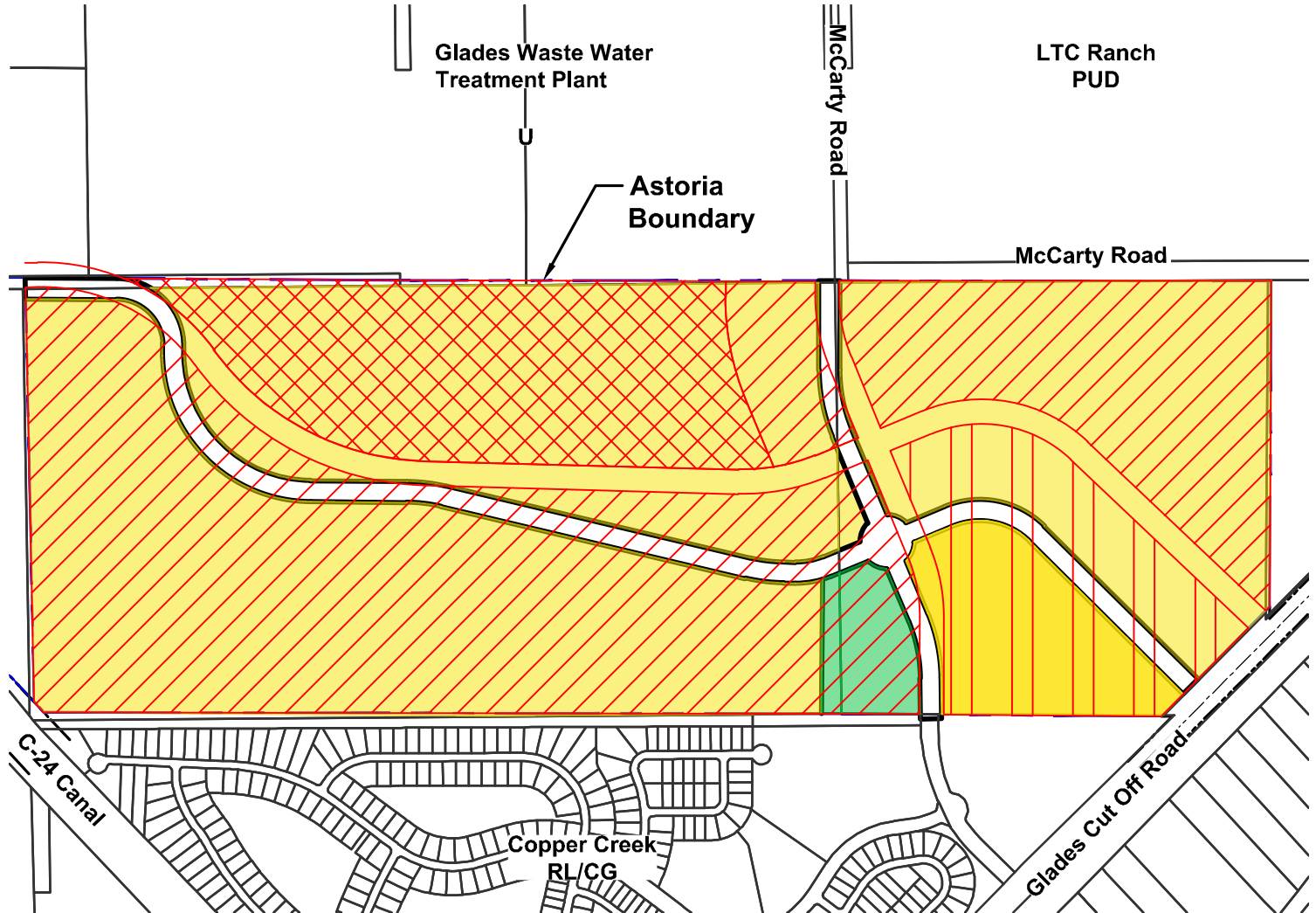


lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34904

(772) 220-2100, Fax (772) 223-0220

Existing / Proposed - Future Land Use Comparison Map






Existing Land Use Legend

-  CS / LI / HI - Commercial Service - Light Industrial Heavy Industrial
-  CS / LI / ROI - Commercial Service - Light Industrial Residential-Office-Institutional
-  CG / ROI - Commercial General Residential-Office-Institutional

Existing Offsite Land Use Legend

- U - Utility
- PUD - Planned Unit Development
- RL - Low Density Residential
- CG - Commercial General

Proposed Land Use Legend

-  OSR - Recreation Open Space
-  RL - Low Density Residential
-  RM - Medium Density Residential



Scale: nts

Date: November 9, 2022

Astoria
City of Port St. Lucie

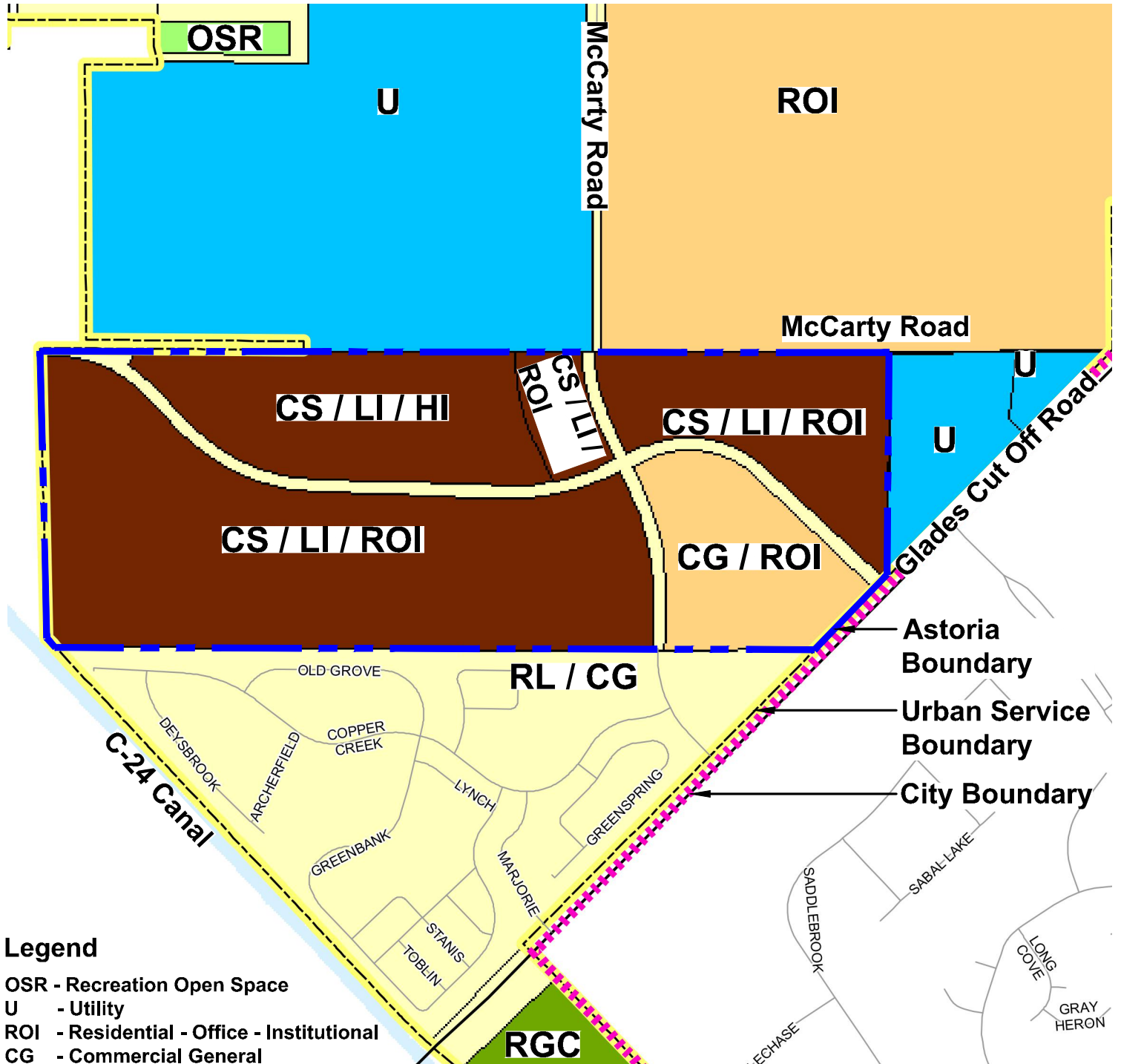


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Existing - Future Land Use Map



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Proposed - Future Land Use Map



Legend

- OSR - Recreation Open Space
- U - Utility
- RL - Low Density Residential
- RM - Medium Density Residential

Site Data

Total Site Area = 464.5 acres

Proposed Land Use

OSR = 11.56 acres
RL = 389.24 acres
RM = 29.70 acres
ROW = 34.00 acres



Scale: nts

Date: November 9, 2022

Astoria

City of Port St. Lucie



December 15th, 2022

Anne Cox
City of Port St Lucie
Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: Lulfs Groves – Capacity Analysis

Dear Ms. Cox,

On behalf of DR Horton Inc., we are pleased to submit the water and sewer capacity analysis for the rezoning of Lufts Groves. Please see below for a breakdown of the existing vs proposed future land use.

FLU	Existing Acreage	Proposed Acreage
CG/ROI	29.13	
CS/LI/ROI	267.00	
CS/LI/HI	134.37	
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RL		389.37
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Rights-of-Way	34.00	34.00
Total	464.50	464.50

Existing Zoning

CG/ROI – 11 Dwelling Units per Acre. 1 ERC per Dwelling Unit.

29.13 acres * 11 du/ac = 321 du

321 du * 1 ERC/du = 321 ERC * 250 gal/ERC = 80,250 gallons

CS/LI/ROI – 11 Dwelling Units per Acre. 1 ERC per Dwelling Unit.

267 acres * 11 du/ac = 2,937 du

2,937 du * 1 ERC/du = 2,937 ERC * 250 gal/ERC = 734,250 gallons

CS/LI/HI – Maximum Building Coverage = 40% ; 100 sf = 0.0706

134.37 acres * 40% max bldg. area = 53.75 acres

53.75 acres * 43560 sf/ac = 2,341,350 sf

2,341,350 sf * 0.0706 ERC / 100 sf = 1,653 ERC

1,653 ERC * 250 gal/ERC = 413,250 gallons

Total Existing = 1,227,750 gallons

Proposed Zoning

RL – 4 Dwelling Units per Acre. 1 ERC per Dwelling Unit.

$389.37 \text{ acres} * 4 \text{ du/ac} = 1,558 \text{ du}$

$1,558 \text{ du} * 1 \text{ ERC/du} = 1,558 \text{ ERC} * 250 \text{ gal/ERC} = \underline{389,500 \text{ gallons}}$

RM – 11 Dwelling Units per Acre. 1 ERC per Dwelling Unit.

$29.13 \text{ acres} * 11 \text{ du/ac} = 321 \text{ du}$

$321 \text{ du} * 1 \text{ ERC/du} = 321 \text{ ERC} * 250 \text{ gal/ERC} = \underline{80,250 \text{ gallons}}$

Total Proposed = 469,750 gallons

Per the above capacity analysis, the change in zoning will reduce the overall water and sewer needs for the development.

Should you have any questions or need any addition information, please do not hesitate to contact me at 772-794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kinan Husainy, PE

Policy 1.1.4.18: ~~Lulfs Groves Business Park Area.~~ The Lulfs Groves project is a large-scale master planned residential community consisting of several residential neighborhoods, and a 12-acre park. No commercial uses are proposed within this development. The master plan anticipates two public roadways (McCarty Road connection and an East/West Roadway) bisecting the Project from east to west and from north to south respectively each with neighborhoods and related development. ~~The area is designated pursuant to the provisions of Policy 1.1.7.2, in order to promote the development of a compact, high intensity, multi-use area, and to designate an area for intensive growth that includes land uses such as industrial, commercial, retail, and residential, which supports the City's biotech and life sciences industries.~~ This area generally includes the property west of Glades Cut-Off Road, north of the Copper Creek PUD, and south of the City's Glades Road Wastewater Treatment Facility and LTC Ranch. The total acreage of the Lulfs Groves ~~Business Park Area~~ is approximately 464.5 acres.

Policy 1.1.4.19: Development within the Lulfs Groves ~~Business Park Area~~ shall be consistent with the land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

- a. Within the Lulfs Groves ~~Business Park Area~~, the following land uses shall be allowed whether individually or in combination:
 - i. ~~Residential, Office, and Institutional (ROI);~~
 - ii. ~~General Commercial (CG);~~
 - iii. ~~Service Commercial (CS);~~
 - iv. ~~Light Industrial (LI);~~
 - v. ~~Heavy Industrial (HI);~~
 - vi. Open Space Recreation (OSR)
 - vii. Residential Low (RL)
 - viii. Residential Medium (RM)
- b. Overall distribution of mix uses/density and intensity proposed:
Table A.1 – Distribution Mix of uses/Density and Intensity Proposed (Overall)

USE	Square Feet/Units
Industrial	1,000,000 s.f. – 2,400,000 s.f. <u>0 s.f.</u>
Retail	100,000 s.f. – 200,000 s.f. <u>0 s.f.</u>
Office	50,000 s.f. – 200,000 s.f. <u>0 s.f.</u>
Institutional	50,000 s.f. – 200,000 s.f. <u>0 s.f.</u>
Residential	Up to 500 units <u>1,650 Units</u>

- c. Distribution of mix of uses/density and intensity proposed by 2028:
Table A.2 Distribution Mix of Uses/Density and Intensity Proposed (5 Year)

USE	Square Feet/Units
Industrial	Up to 675,000 s.f. <u>0 s.f.</u>
Retail	Up to 50,000 s.f. <u>0 s.f.</u>
Office or Institutional	Up to 100,000 s.f. <u>0 s.f.</u>
Residential	Up to 135 units <u>825 Units</u>

These figures are based on the traffic analysis prepared by Susan O'Rourke, P.E., Inc. stating that the maximum number of vehicular trips permitted within the first 5 years is 227 trips in and 628 trips out.

