

THE RESERVE DEVELOPMENT OF REGIONAL IMPACT (DRI) – AMENDMENT NO. 9

(P22-047)

City Council Meeting – June 27, 2022



Applicant

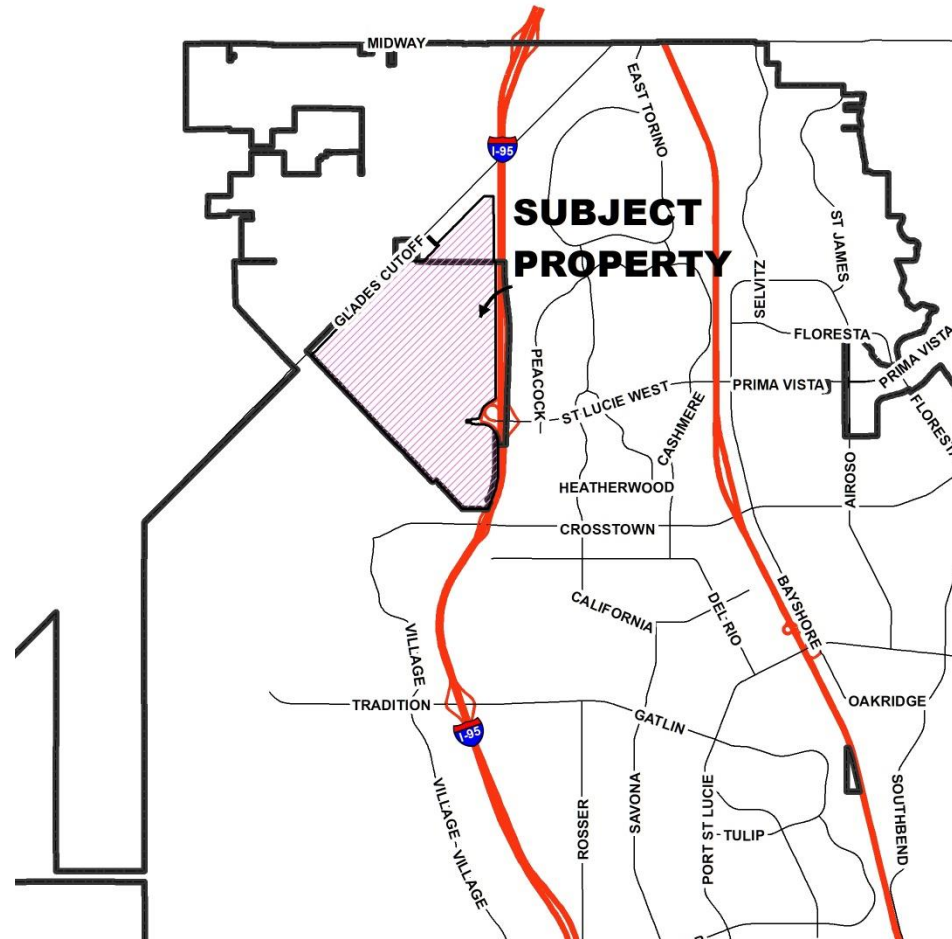
Meritage Homes of Florida, LLC

Property Owner

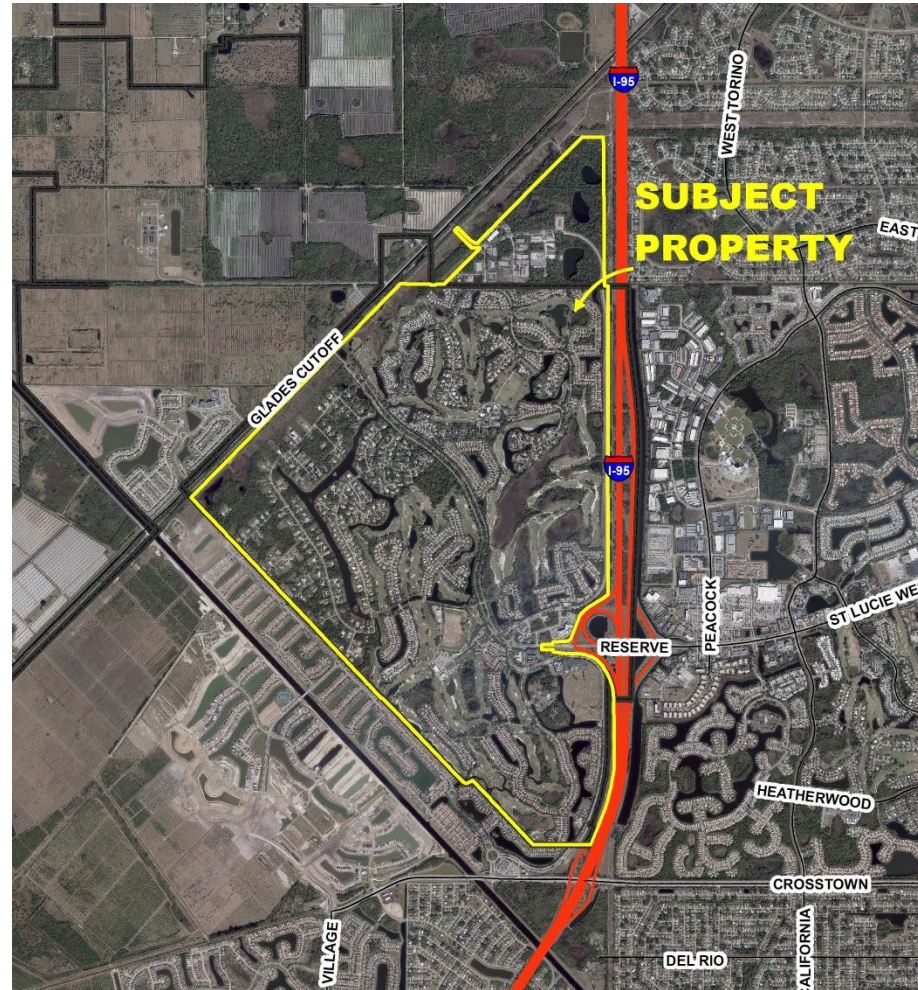
PGA at St. Lucie County, LLC



Location Map



Aerial Map



Proposed Amendment

Development Uses

Industrial = 500,000 SF

Retail/Commercial = ~~150,000 SF~~ 86,736 SF

Office = ~~71,100 SF~~ 174,105 SF

Residential = ~~2,900 DUs~~ 3,001 DUs

Hotel = 310 Rooms

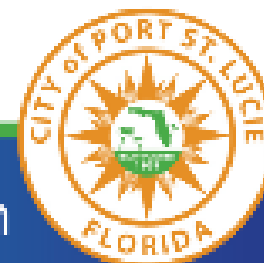
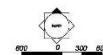
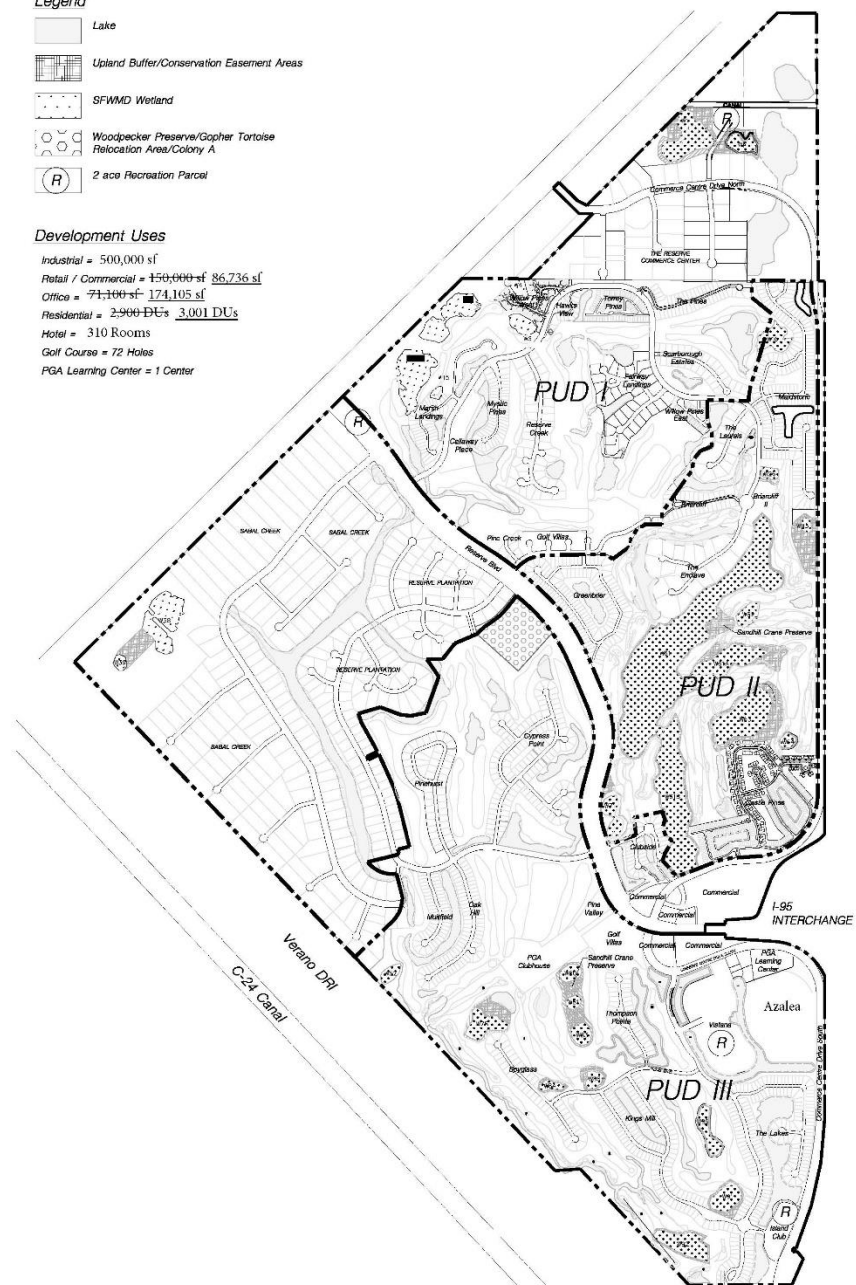
Golf Course = 72 Holes

Legend

-  Lake
-  Upland Buffer/Conservation Easement Areas
-  SFWMD Wetland
-  Woodpecker Preserve/Gopher Tortoise Relocation Area/Colony A
-  2 acre Recreation Parcel

Development Uses

Industrial = 500,000 sf
 Retail / Commercial = 150,000 sf 86,736 sf
 Office = 71,100 sf 174,105 sf
 Residential = 2,900 DUs 3,001 DUs
 Hotel = 310 Rooms
 Golf Course = 72 Holes
 PGA Learning Center = 1 Center



Conversion Matrix

Land Use	Trade Off	To Get						
		General Light Industrial	Single-Family	Condo/Townhouse	Timeshare	Hotel	Office	Shopping Center
General Light Industrial	1,000 SF	---	1.40 du	2.42 du	2.57 units	1.70 rms	579 sf	253 sf
Single-Family	1 DU	715 sf	---	1.73 du	1.83 units	1.21 rms	414 sf	181 sf
Condo/Townhouse	1 DU	413 sf	0.58 du	---	1.06 units	0.70 rms	239 sf	104 sf
Timeshare	1 Unit	390 sf	0.55 du	0.94 du	---	0.66 rms	226 sf	99 sf
Hotel	1 RM	590 sf	0.82 du	1.43 du	1.51 units	---	341 sf	149 sf
Office	1,000 SF	1,727 sf	2.42 du	4.19 du	4.43 units	2.93 rms	---	437 sf
Shopping Center	1,000 SF	1,000 sf	5.53 du	9.58 du	10.14 units	6.71 rms	2289 sf	---
<u>DRI Use</u>		<u>500,000 SF</u>	<u>3,001 Dwelling Units</u>			<u>310 Rms</u>	<u>174,105 SF</u>	<u>86,736 SF</u>
<u>Minimum Use</u>		<u>300,000 SF</u>	<u>2,800 Dwelling Units</u>			<u>110 Rms</u>	<u>74,105 SF</u>	<u>16,736 SF</u>
<u>Maximum Use</u>		<u>700,000 SF</u>	<u>3,200 Dwelling Units</u>			<u>510 Rms</u>	<u>374,105 SF</u>	<u>156,736 SF</u>

Recommendation

The Planning and Zoning Board recommended approval of the Reserve DRI amendment at their meeting of June 7, 2022.

