

95 Riverside PUD (N027-013)

Request for 9th Amendment to PUD Including Revised
Master/Phasing and Phase IV Final Site Plan Approval

By Pulte Home Company, LLC

Elizabeth Nagal, AICP, CNU-A, Development Review Administrator

November 7, 2023

Request:

For the 9th Amendment to the PUD including the revised master/phasing plan for 95 Riverside PUD and Phase IV final site plan to construct 98 fee-simple townhomes

Location:

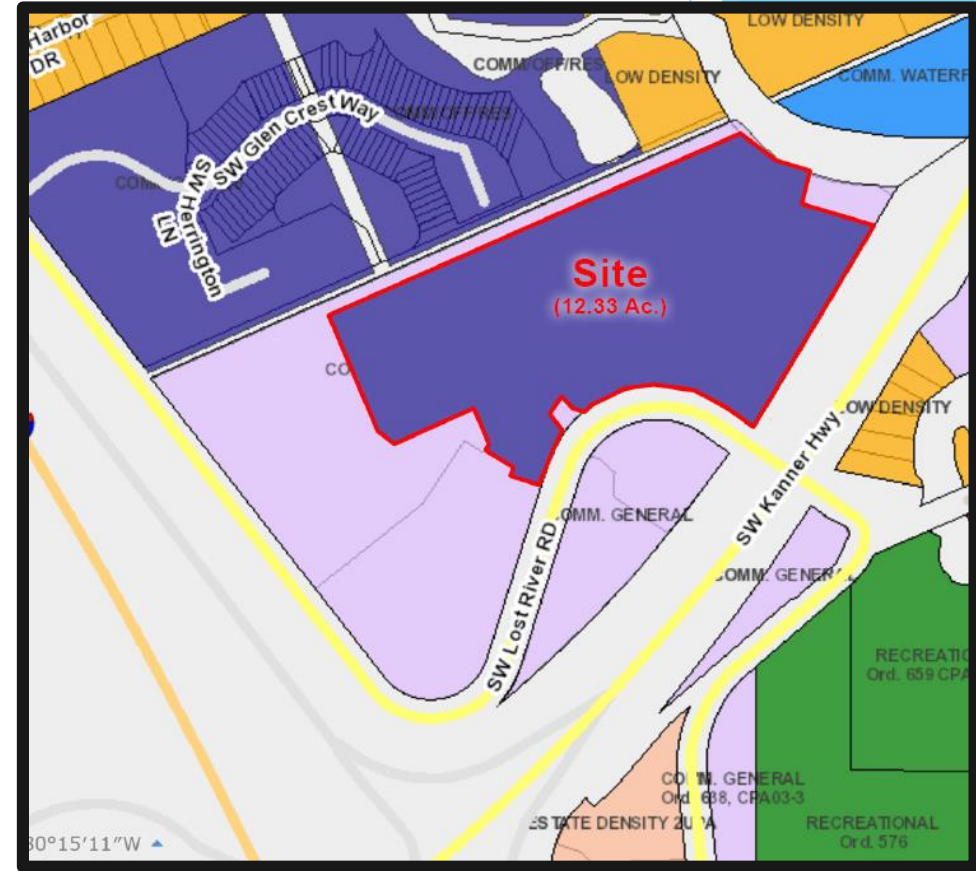


Location:

PUD located northeast of 95 and SW Kanner Hwy/SR 76 interchange. Phase IV located at 7439 SW Lost River Road, on the northwest corner of SW Kanner Hwy/SR 76 and SW Lost River Road, in Stuart.



Zoning: PUD



Future Land Use: Commercial
Office/Residential

Site History:

- 95 Riverside PUD originally approved in 1987
 - Approx. 201,000 square feet (sq. ft.)
 - Office, retail, gas station and hotel use
 - A portion of SW Lost River Road was constructed
 - McDonalds, Cracker Barrel restaurant, gas station, hotel all constructed in Phases I-III
- Latest approval for subject site (Phases IV-VI) for approx. 148,900 sq. ft. office use, 10,000 sq. ft. restaurant use.


Proposal

- Combine Phase IV-VI into one Phase IV
- Construct 98 townhome dwellings
- Existing vacant welcome center building demolished as part of this construction
- Existing wet detention pond remain with slight modifications and improvements
- Existing access point from SW Lost River Road (partially constructed in previous phase)
- Existing preserve, amended to current language (no size modification)

-95 R.O.W.

Marriott
Hotel

Cracker Barrel



Chevron

West River Glen Condominiums

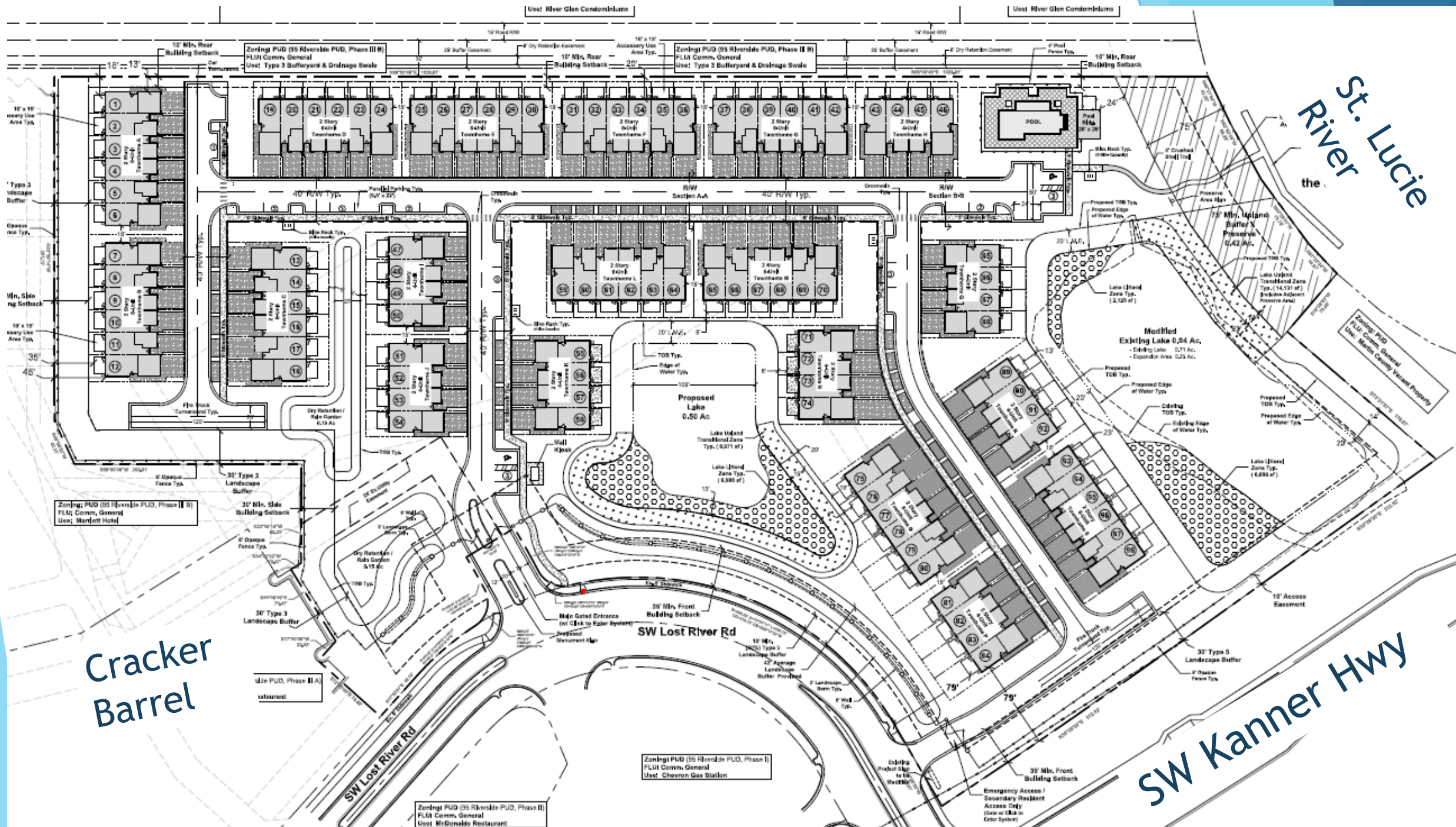
St. Lucie
River

Cracker Barrel

30' Type 5 Landscape Buffer

5' Open Space Type

SW Kanner Hwy



Public Benefits

- \$30,000 donation to Fire Department
- \$85,000 to the PWD towards the milling and resurfacing of SW Lost River Road.
- Replant three landscape medians within SW Lost River Road with native plant material including trees, shrubs and ground cover
- Pedestrian light poles along the Phase IV property frontage.

- Exotic removal and maintenance in perpetuity of the adjacent Martin County parcel
- Lakeside pavilion with environmental educational signage, nesting poles, benches along public path



The Development Review staff has reviewed the application and finds it in compliance with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the attached staff report and Recommends approval.

Local Planning Agency:

A public hearing was held before the Local Planning Agency (LPA) on October 19, 2023.

The LPA recommended approval 3-0 with the suggested condition that the vehicular access/public area include a sign stating the area is open for public use.

Recommended Action:

- Move that the Board receive and file the agenda item and all attachments including the staff report as Exhibit 1.
- Move that the Board approve the 9th Amendment to the 95 Riverside PUD Zoning Agreement, including a revised Master/Phasing plan and an amended PAMP.
- Move that the Board adopt a resolution approving the Phase IV final site plan for the 95 Riverside PUD project.