

**Western Grove 4 Master Planned Unit Development
MPUD Rezoning Application
P24-054**



Project Location Map

SUMMARY

Applicant’s Request:	A request to rezone approximately 4.89 acres of property located in Western Grove to MPUD (Master Planned Unit Development)
Applicant:	Derrick Phillips, Lucido and Associates
Property Owner:	B-D2 Holdings, LLC
Location:	The property is located in the northeast quadrant of the intersection of Tradition Parkway and future N/S A roadway.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

B-D2 Holdings, LLC, owner, has applied to rezone approximately 4.89 acres of vacant land located within the Western Grove DRI and at the northeast quadrant of the intersection of Tradition Parkway and N/S A. The subject property is west of the FPL easement. The request is it rezone the 4.89 acres from the zoning designation of St. Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). The subject property is located within the Western Grove DRI and within a designated Neighborhood Village/Commercial sub-district as depicted on Map H of the Western Grove DRI and Figure 1-3 of the City of Port St. Lucie Comprehensive Plan. The subject property is outside the boundary lines of the 1,399- acre, more or less, Western Grove MPUD.

The Western Grove 4 MPUD will provide for a mix of compatible uses consistent with Policy 1.2.2.4 of the City’s Comprehensive Plan. Per Policy 1.2.2.4, Neighborhood/Village Commercial Areas are to function as a community of compatible uses in a compact setting and serve adjoining neighborhoods and may provide for a mix of residential and non-residential land uses including commercial and office uses, institutional uses, and parks and playgrounds. A minimum of two uses is required. The proposed MPUD lists retail, restaurant, office, daycare centers among the permitted uses. No residential development is proposed for this MPUD.

The proposed MPUD concept plan, Exhibit 7, depicts the driveway locations for the project per the City of Port St. Lucie Code of Ordinances and the Public Works Department’s Engineering Standards. It depicts one driveway Tradition Parkway and two driveways along North/South A. The driveway locations have been approved by the Public Works Department. The subject property is dependent on construction of N/S A north of Tradition Parkway to provide access to the two driveways shown on the concept plan.

The proposed MPUD is attached as Exhibit “A” of the staff report.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the May 22, 2024, Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

Parcel Number:	4305-701-0003-000-1
Property Size:	4.89 acres
Legal Description:	Tradition 4 Plat, Parcel 4C
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	St. Lucie County AG-5 (1 dwelling unit per 5 acres)
Existing Use:	Vacant land
Proposed Zoning:	MPUD (Master Planned Unit Development)
Proposed Use:	Retail, restaurants, office and other uses consistent with the property’s Neighborhood Village/Commercial land use sub-district designation

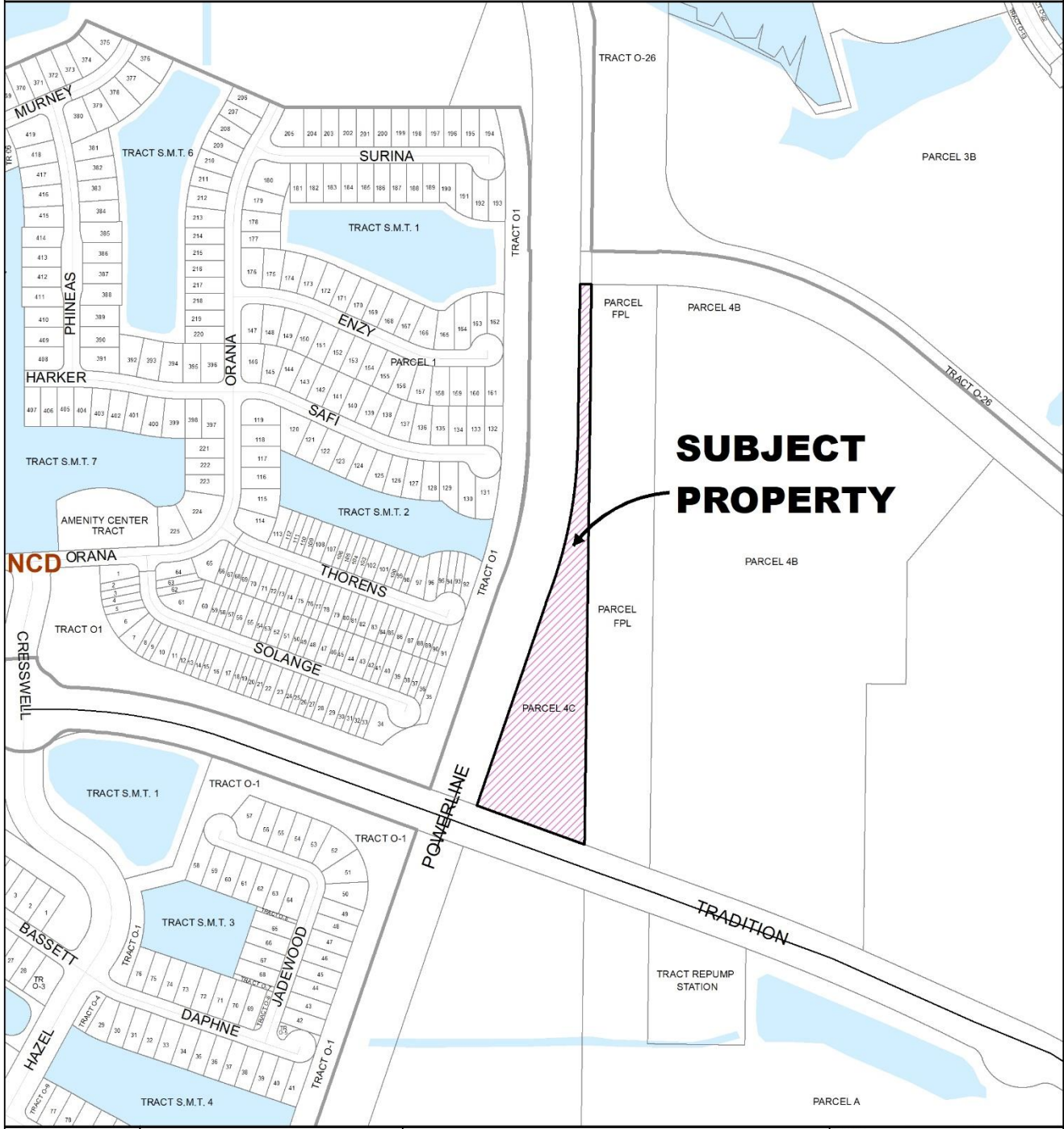
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Esplanade at Tradition
South	NCD	MPUD	Vacant land in Western Grove
East	NCD	MPUD	FPL easement and proposed multi-family development in Tradition (Slope Side Site Plan)
West	NCD	MPUD	Cadence at Tradition Residential Community

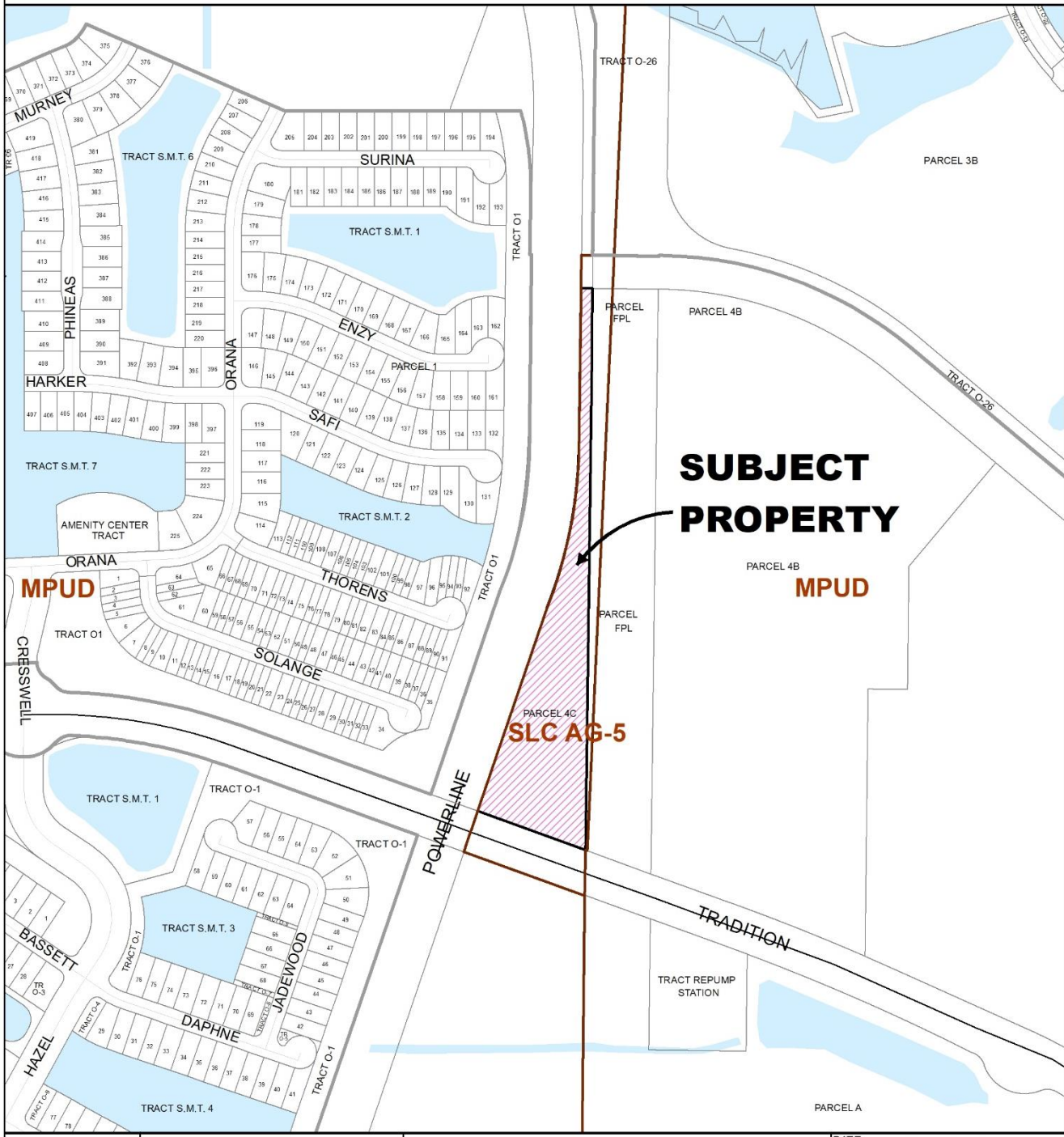
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed MPUD is consistent with Policy 1.2.2.4 of the Future Land Use Element. Policy 1.2.2.4 establishes the standards for development within a Neighborhood/Village Commercial sub-district under the NCD future land use classification. Per Policy 1.2.2.4, Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. Non-residential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods. The Neighborhood/Village Commercial sub-district requires a minimum size of three (3) acres, a maximum size of 35 acres, and a minimum of two uses. The proposed Western Grove 4 MPUD is approximately 4.89 acres in size. The proposed MPUD lists retail, restaurant, office, and daycare centers among the permitted uses. No residential development is proposed for this MPUD.

MPUD REZONING REQUIREMENTS

Project Description: The MPUD regulations and concept plan are attached as Exhibit "A".

Standards for District Establishment

Area Requirement	A minimum of 3 acres is required to rezone property that is within a designated Neighborhood Village/Commercial subdistrict. The proposed MPUD is approx. 4.89 acres in size.
Relation to Major Transportation Facilities	The Western Grove 4 MPUD property is located at the northeast corner of SW Tradition Parkway and SW N/S A. The proposed MPUD concept plan depicts the driveway locations approved for the project by the Public Works Department. The development intensity proposed for this project is 30,000 S.F. of retail use. The applicant has provided a traffic statement that was approved by the Public Works Department.
Development of Regional Impact	The subject property is located with the Western Grove DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, and the other private and public utility providers in the Tradition area.
Evidence of Unified Control of Area	Evidence of unified control has been provided

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	The Western Grove 4 MPUD property is within a designated Neighborhood/Village Commercial area as shown on Figure 1-3 of the Comprehensive Plan. Figure 1-3 is the conceptual land use plan for the Tradition and Western Grove NCD District. Policy 1.2.2.4 of the

	Comprehensive Plan requires Neighborhood/Village Commercial areas to be a minimum size of 3 acres and a maximum size of 35 acres. The proposed MPUD is approximately 4.89 acres.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the neighborhoods including a connection to a proposed multi-use trail known as Tradition Trail.
Transit Oriented Design Features	A sidewalk system will be provided with connections to neighborhoods, community services, and districts.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground
Open Space	Provided for in the MPUD zoning document including requirements for usable open space.
Wetlands and Uplands	There are no wetlands within the subject property.
Stormwater	Each application for site plan approval with be reviewed for stormwater management.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the May 22, 2024, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.