

City of Port St. Lucie Rezoning Application P22-214

Planning & Zoning Board Hearing

August 2, 2022

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Senior Planner

CityofPSL.com



Request:

- A City initiated application to rezone approximately 29.89 acres of land from the zoning designations of SLC AG-5 and City of Port St. Lucie MPUD (Master Planned Unit Development) to City of Port St. Lucie General Use (GU)
- The subject property is a 47.52 acre city owned parcel that is located in the Southern Grove DRI.
- The parcel was deeded to the City of Port St. Lucie by the Tradition Land Company in 2018.
- The subject property is designated as a future school site and future park site on Map H, the master development plan for the Southern Grove DRI.

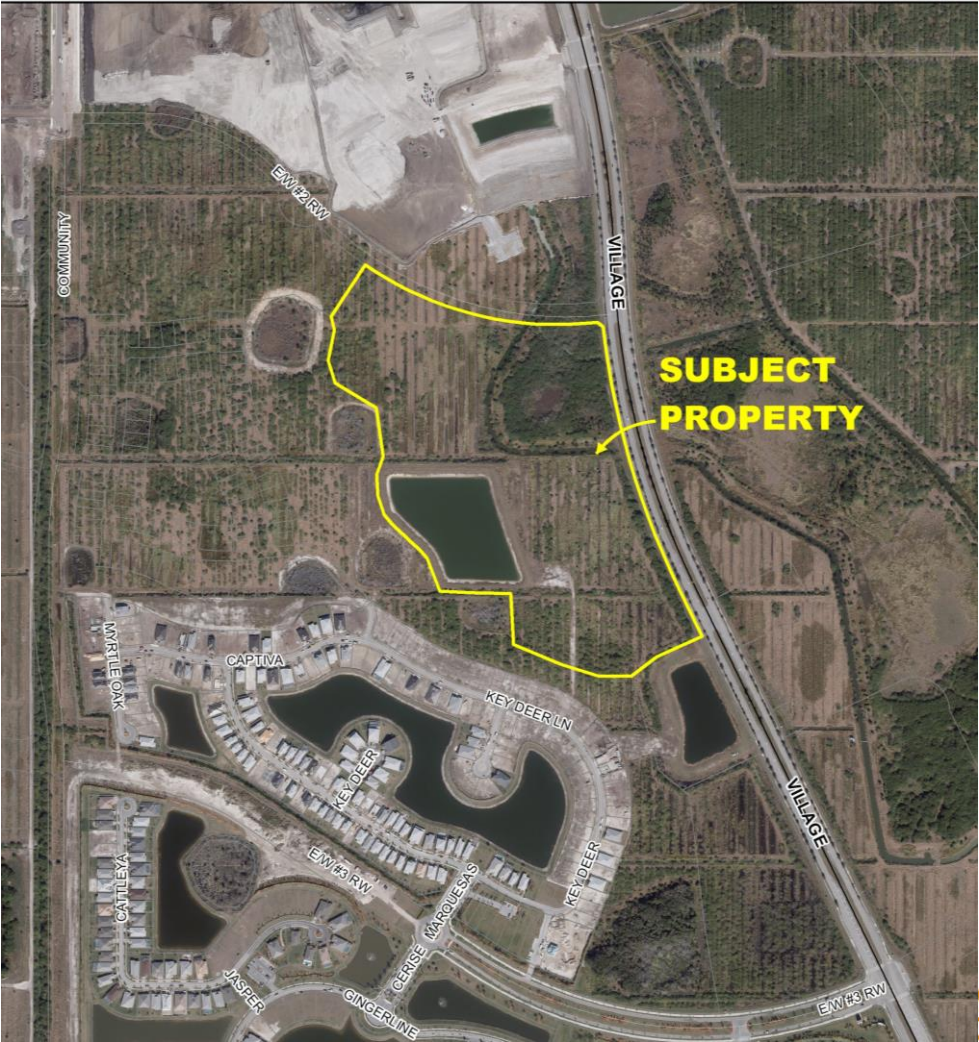
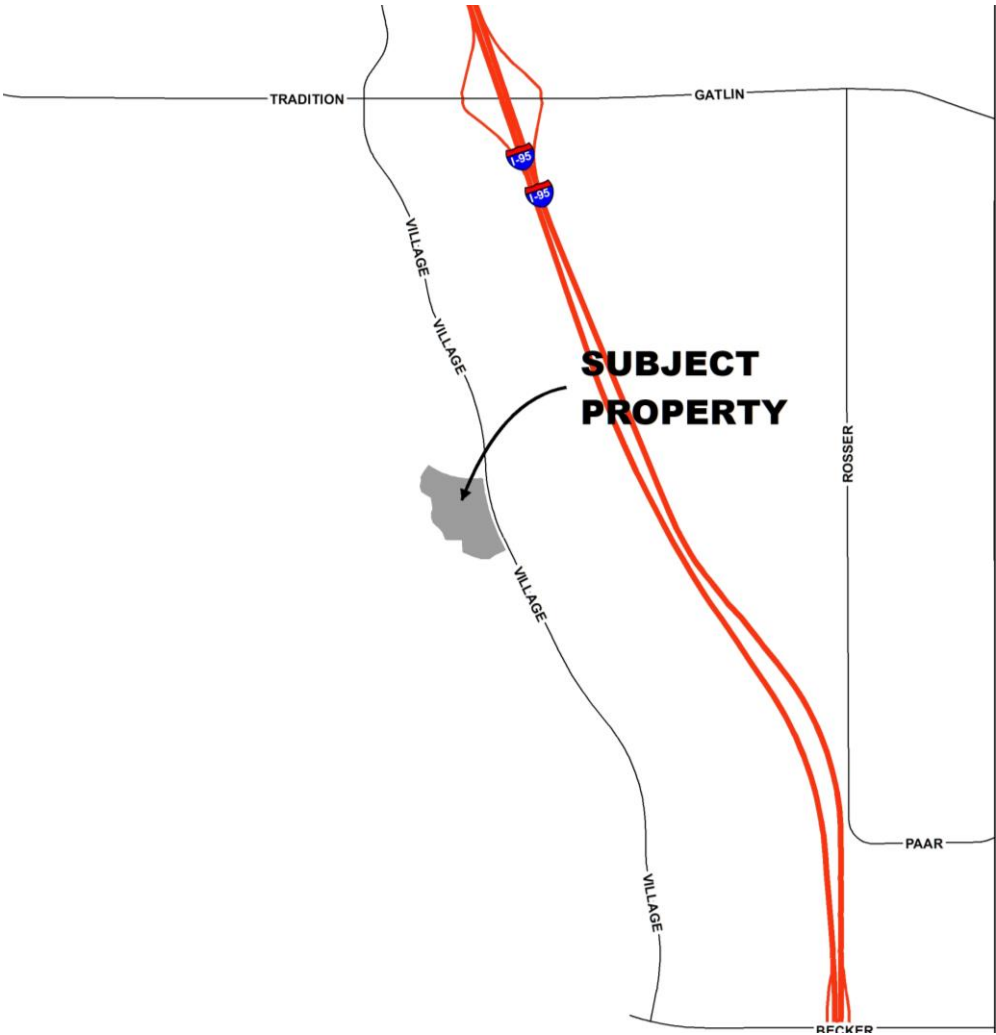
General Information:

Owner and Applicant – City of Port St. Lucie

Location – The west side of SW Village Parkway, immediately south of the E/W 2 road right-of-way and north of Marshall Parkway

Existing Use – Vacant land

Location Maps



Future Land Use

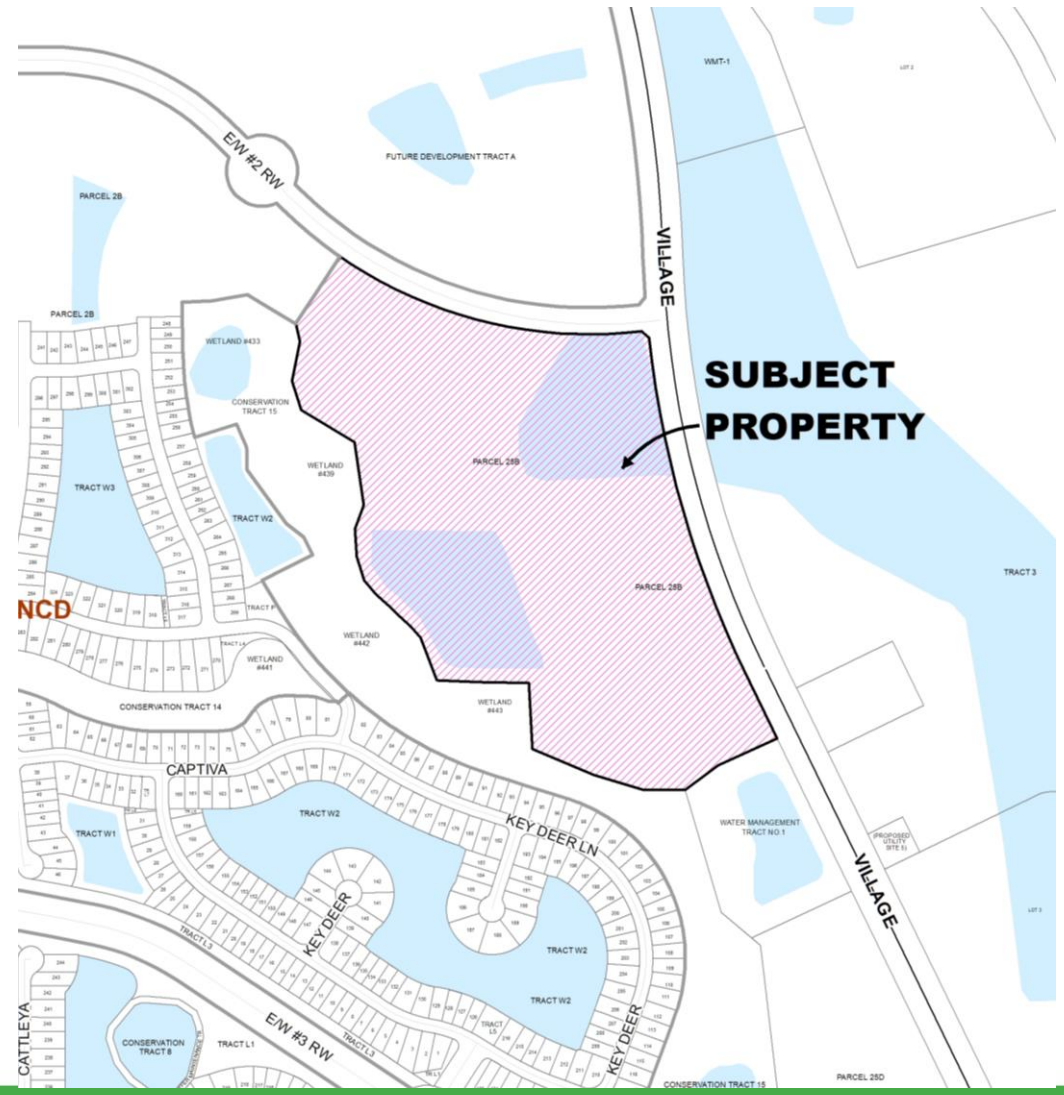


Exhibit "2" PROPOSED ZONING

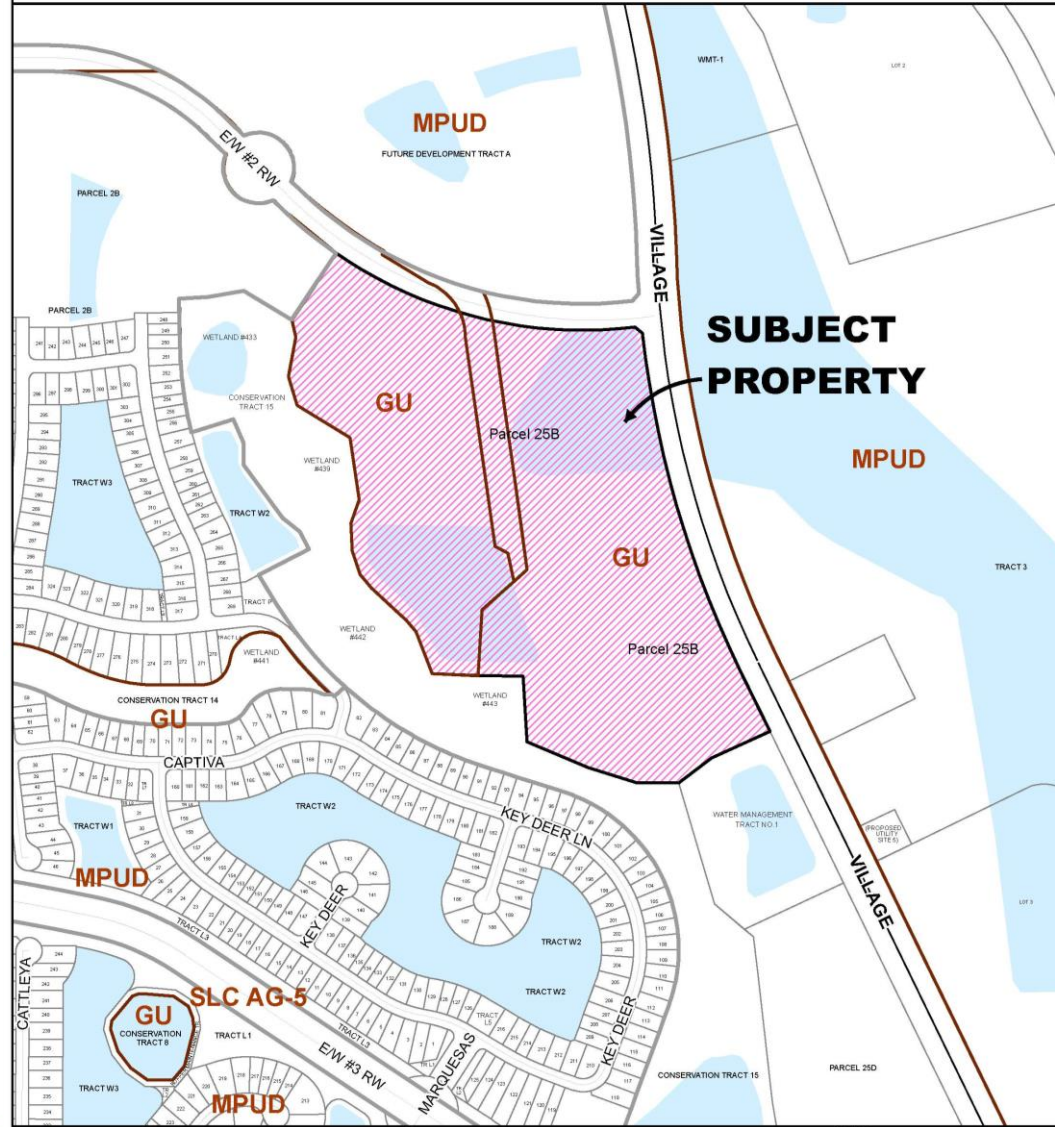


Exhibit "3"
SG DRI Map H

EXHIBIT "B" TO EXHIBIT "1"
SOUTHERN GROVE

Phases	SOUTHERN GROVE Development Phasing						
	Residential (DU)	Retail (sq. ft.)	Office (sq. ft.)	Research & Development (sq. ft.)	Industrial (sq. ft.)	Hotel (rooms)	Hospital (beds)
1 (2006-2027)	3,485	180,000	400,000	300,000	450,000	250	180
2 (2027-2032)	4,208	786,480	250,000	200,000	2,750,000	330	120
3 (2032-2037)	258,500	50,000	50,000	50,000	1,180,115	80	-
4 (2037-2042)	596,400	300,000	300,000	651,537	1,664,884	421	-
Total	7,547,993	1,497,480	1,000,000	674,537	4,744,979	1,081	300

SOUTHERN GROVE			
Conservation Area ID	Wetland (ac)	Upland Buffer / Upland (ac)	
CA2	W420	0.304	0.200
CA3	W421	3.453	0.630
CA4	W422	1.071	0.520
CA6	W416	0.860	0.450
CA7	W444	0.577	0.400
CA8	W433	1.540	-
CA9	W439	0.658	-
	W440	0.380	-
	W441	0.430	-
CA10	W442	1.101	-
CA11	W443	0.588	-
CA12	W447	3.845	0.640
	W448	0.430	-
CA13	Hammock	5.120	-
CA14	W462	4.857	-
CA15	W465	0.767	-
CA16	W463	6.030	-
CA17	W475	2.246	0.790
CA18	W456	3.957	-
CA19	W462	3.863	-
CA20	W466	1.021	0.450
CA21	W467	0.715	0.380
CA22	W461	6.789	-
CA23	W468	3.368	-
CA24	W464	2.063	-
	W470	0.670	-
CA25	W458	0.413	0.390
CA26	W471	5.952	-
CA28	W481	41.302	3.680
CA32	W483	3.965	1.320
	W457	0.829	0.400
	W465	3.096	-
Total	100,634	65,250	

DRI CRA MAP LEGEND:

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL BUSINESS CENTER
- PROPOSED RIGHTS-OF-WAY
- UTILITY EASEMENT
- STORMWATER MANAGEMENT
- ACTIVE PARK
- SCHOOL
- ARCHEOLOGICAL SITE
- CONSERVATION AREA (W-#)
- WETLAND
- UPLAND BUFFER
- FIRE STATION LOCATION (Approximate)
- PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS) (REQUIRED ON BOTH SIDES OF COLLECTORS) (REQUIRED ON ONE SIDE OF E/W #2)
- MULTI-PURPOSE PATH (May be outside ROW)

NOTES:

- ✓ CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
- ✓ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PEDESTRIAN/BIKE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
- ✓ ARCHEOLOGICAL SITE - OTHER SITE (85L1717)

CRA PLAN LEGEND:

- MULTI-PURPOSE PATH (MAY BE OUTSIDE OF ROW)
- PARK & RIDE

SUPPORTIVE POLICIES AND NOTES:

- 1) DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
- 2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
- 3) ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.
- 4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
- 5) THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
- 6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.

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Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Telaro Subdivision
South	NCD	SLC AG-5	Water Management Tract
East	NCD	MPUD	Vacant
West	NCD	SLC AG-5 and MPUD	Conservation Land and west of the conservation land is the Heron Preserve residential subdivision

Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

NCD (New Community Development) District

Compatible Zoning District

MPUD (Master Planned Unit Development), GU (General Use), OSC (Open Space Conservation)

Justification

- The proposed rezoning is consistent with the City's comprehensive plan and required in order for the property to be developed as school and park site.
- Publicly owned or operated building or use and park or playground, or other public recreation are permitted uses in a GU zoning district.



Planning & Zoning Staff Recommendation

- The Planning & Zoning Department staff recommends approval of the rezoning request.

