

Legacy Park North@Southern Grove MPUD Rezoning Application P22-214

Planning & Zoning Board Hearing

August 2, 2022

Bridget Kean, AICP

Senior Planner



Request:

- The Port St. Lucie Governmental Finance Corporation (GFC) has applied to rezone approximately 345.5 acres of land from the zoning designations of SLC AG-5 to the City of Port St. Lucie MPUD (Master Planned Unit Development) for a project known as Legacy Park North@Southern Grove MPUD.
- The subject property is located within the Southern Grove DRI and within a Employment Center sub-district and Neighborhood/Village Commercial subdistrict as shown on Map H, the master development plan for the Southern Grove DRI.



General Information:

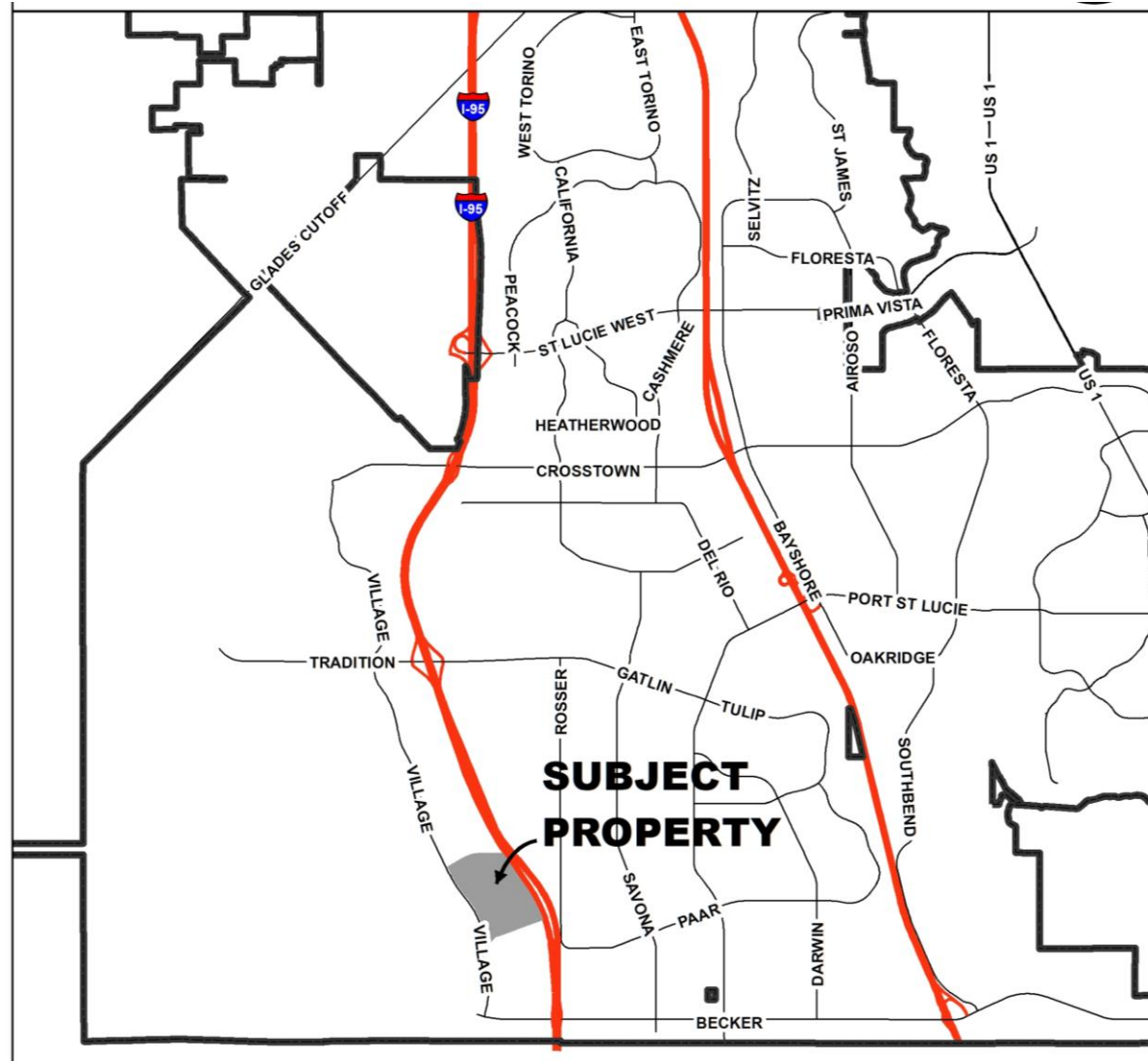
Owner and Applicant – Port St. Lucie Governmental Finance Corporation (GFC)

Agent – Dennis Murphy, Culpepper and Terpening

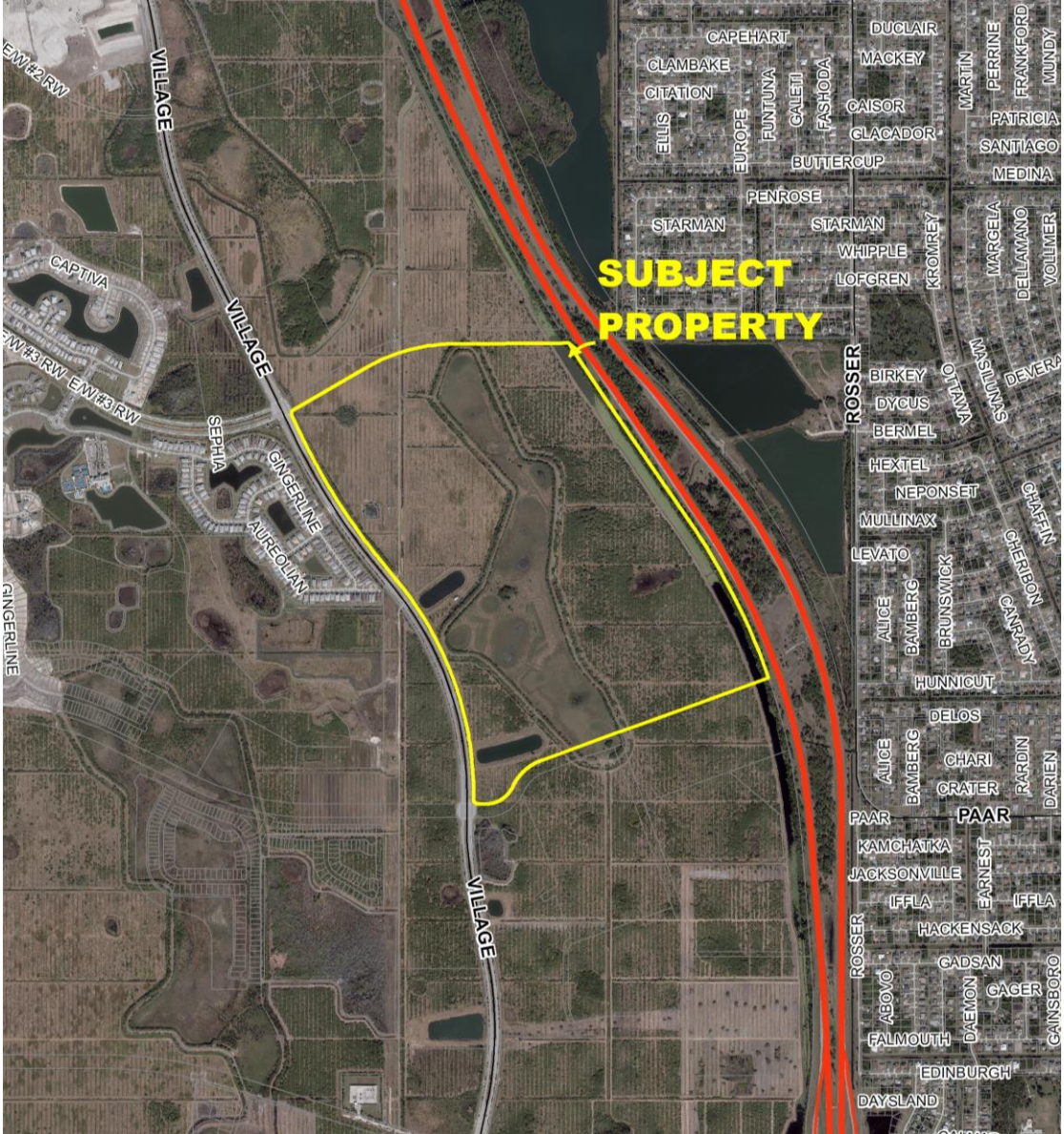
Location – west of Interstate 95, east of south SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way

Existing Use – Vacant land

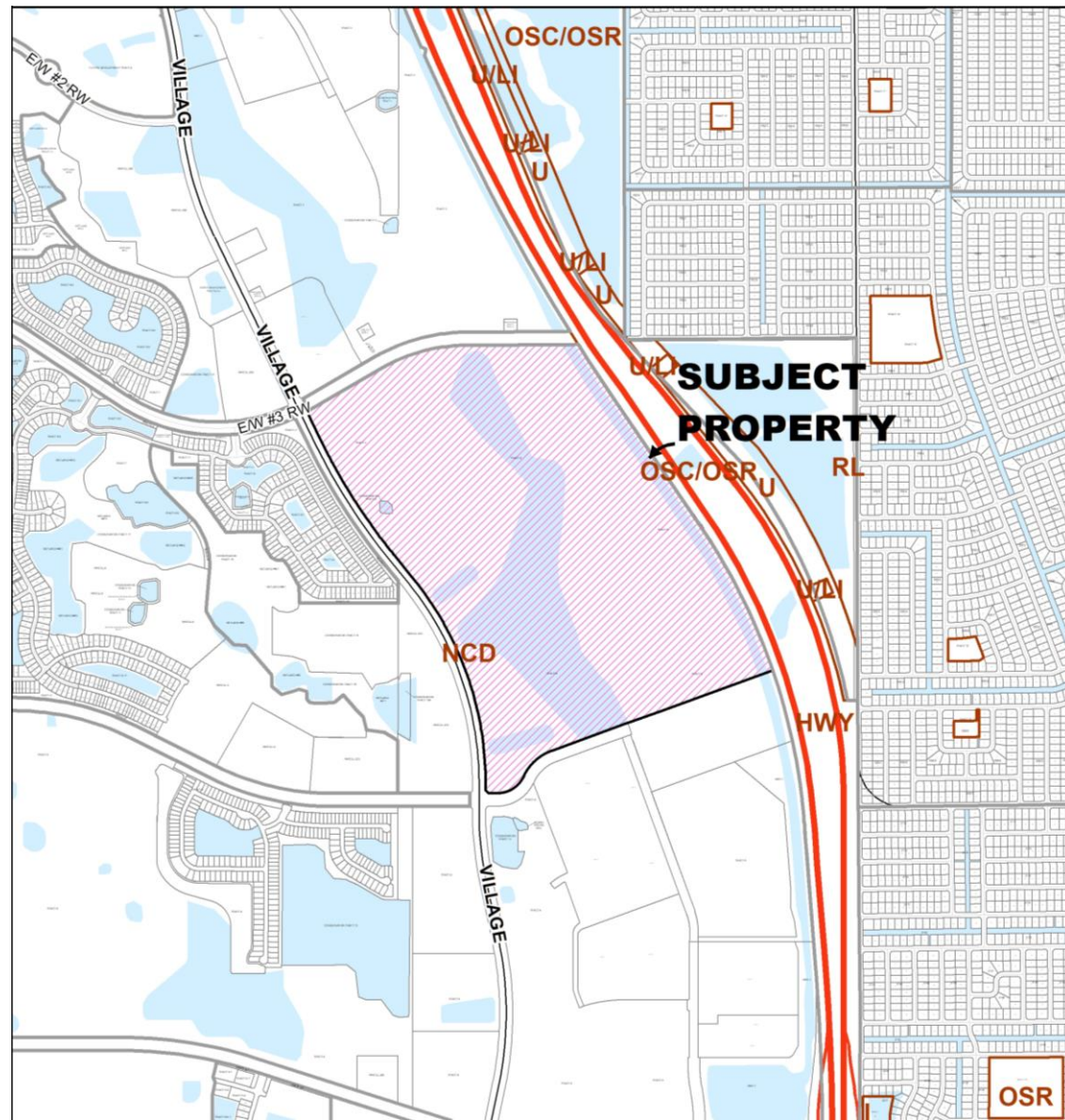
Location Map



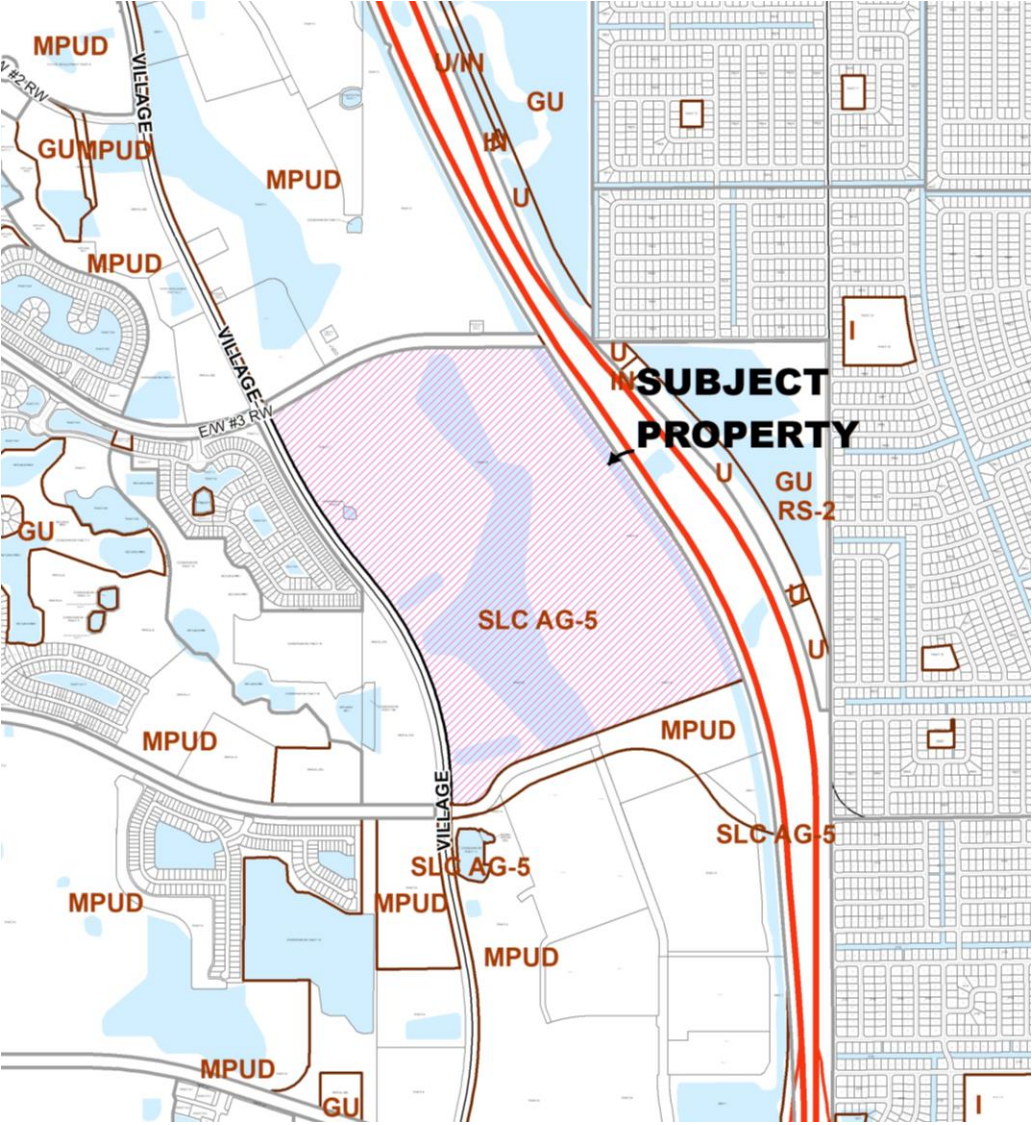
Aerial



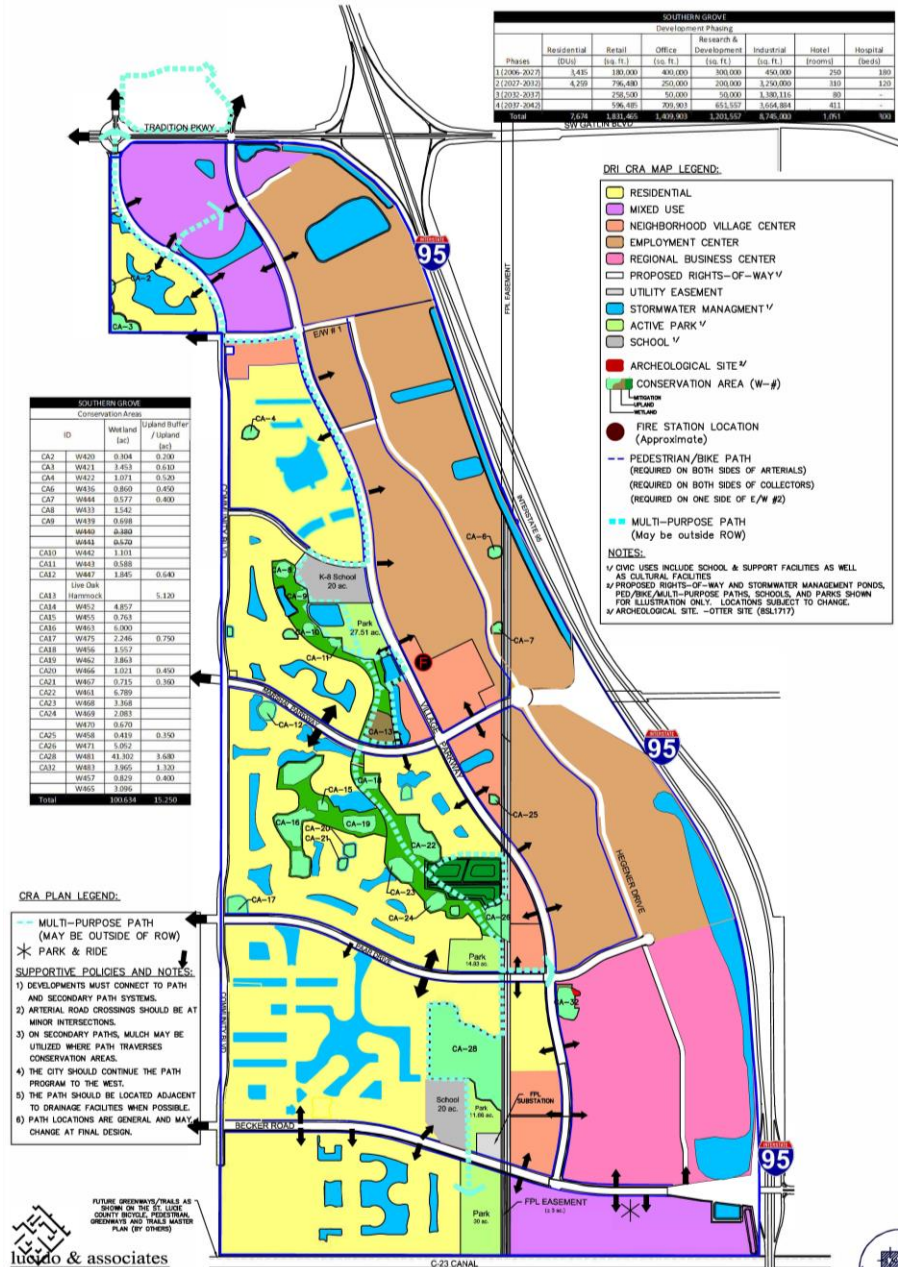
Future Land Use



Zoning



Map H



Phases	Residential (sq ft)	Retail (sq ft)	Office (sq ft)	Research & Development (sq ft)	Industrial (sq ft)	Hotel (sq ft)	Hospital (sq ft)
1 (2006-2012)	1,435	180,000	400,000	300,000	450,000	210	180
2 (2012-2015)	4,200	796,480	250,000	200,000	1,750,000	180	120
3 (2015-2017)	256,000	50,000	50,000	50,000	1,380,116	80	...
4 (2017-2020)	596,480	709,900	851,500	1,654,884	411	...	
Total	7,627	1,831,460	1,429,900	1,301,500	4,740,000	1,001	300

ID	Westland (ac)	Upland Buffer (ac)
CA2	W420	0.804
CA3	W411	1.415
CA4	W412	1.071
CA6	W435	0.850
CA7	W444	0.577
CA8	W433	1.542
CA9	W439	0.688
CA10	W442	1.101
CA11	W443	0.585
CA12	W447	1.840
CA13	W452	4.872
CA15	W455	0.763
CA16	W463	6.000
CA17	W475	2.246
CA18	W466	1.557
CA19	W462	3.863
CA20	W466	1.013
CA21	W467	0.715
CA22	W463	6.789
CA23	W468	1.368
CA24	W469	2.083
CA25	W470	0.870
CA26	W468	0.418
CA29	W471	5.062
CA28	W483	41.302
CA31	W483	1.955
CA32	W457	0.820
CA33	W465	1.095
Total	200.634	31.250

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-#)
- FIRE STATION LOCATION (Approximate)
- PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS)
- MULTI-PURPOSE PATH (May be outside ROW)

NOTES:

- 1/ CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
- 2/ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PEDESTRIAN/MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
- 3/ ARCHEOLOGICAL SITE - OTHER SITE (BSL7177)

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.

FUTURE GREENWAYS/TRAILS AS SHOWN ON THE ST. LUCIE COUNTY BICYCLE, PEDESTRIAN, GREENWAYS AND TRAILS MASTER PLAN (BY OTHER)

lucido & associates



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land in Tradition Commerce Park MPUD
South	NCD	MPUD	Vacant Land in Legacy Park South@Southern Grove MPUD
East			Duda Canal and I-95
West	NCD	MPUD (Del Webb) and SLC AG-5 (Proposed SG 10 MPUD)	Residential subdivisions within the Del Webb MPUD and vacant land (proposed Farrell self-storage and Eden multi-family development)



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)

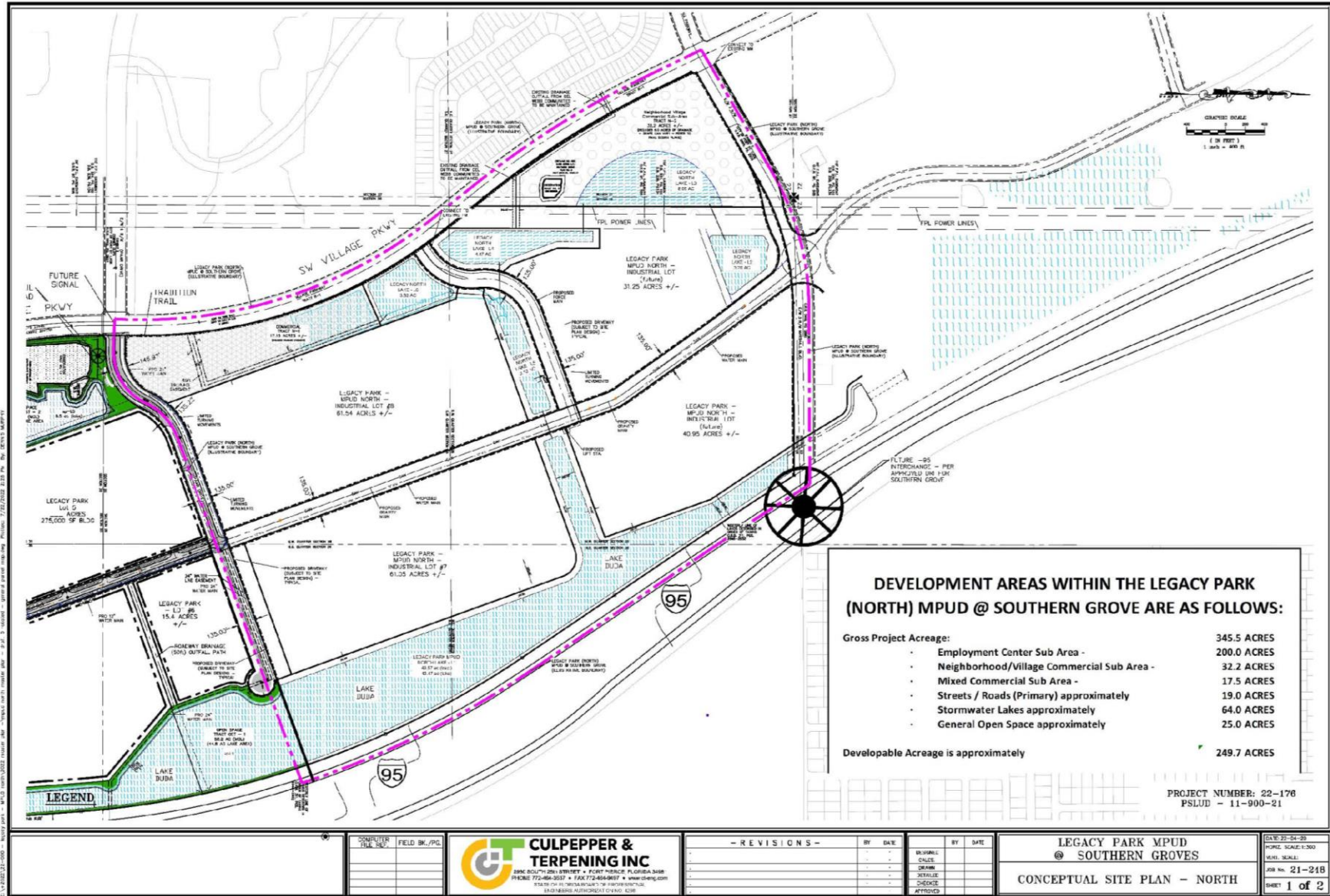


Legacy Park North MPUD

- Proposed entitlements include:
 - 3,675,000 square feet of industrial use
 - 200,000 square feet of retail use
 - 80,000 square feet of office use
 - 400 Residential Units
- Retail and residential entitlements are proposed for the areas fronting SW Village Parkway between Paar Drive and Marshall Parkway.
- Industrial development will be located along SW Anthony F. Sansone Sr. Boulevard and the I-95 corridor as depicted on the Legacy Park MPUD concept plan.



Concept Plan



Justification

- The proposed MPUD is consistent with Policy 1.2.2.4 regarding the rezoning of property under the Neighborhood/Village Commercial sub-district and 1.2.2.10 of the Future Land Use Element regarding the rezoning of property under the Employment Center sub-district.



Planning & Zoning Staff Recommendation

- 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.
- The Site Plan Review Committee recommended approval of the proposed MPUD and concept plan at the June 8, 2022 Site Plan Review Committee meeting.

