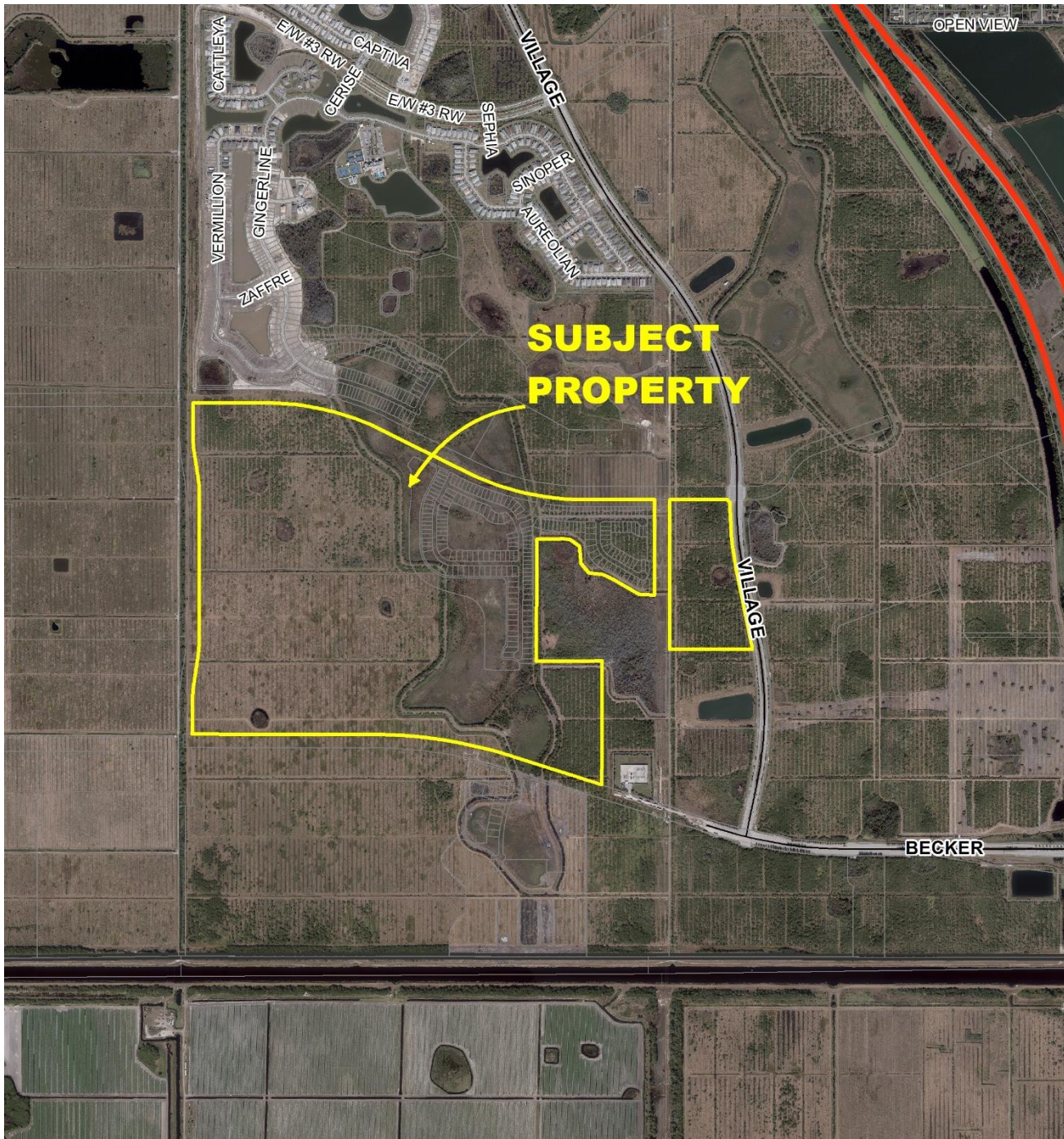




**Southern Grove 4 - MPUD Amendment No. 2
Rezoning and MPUD Amendment Application
P22-227**



Project Location Map

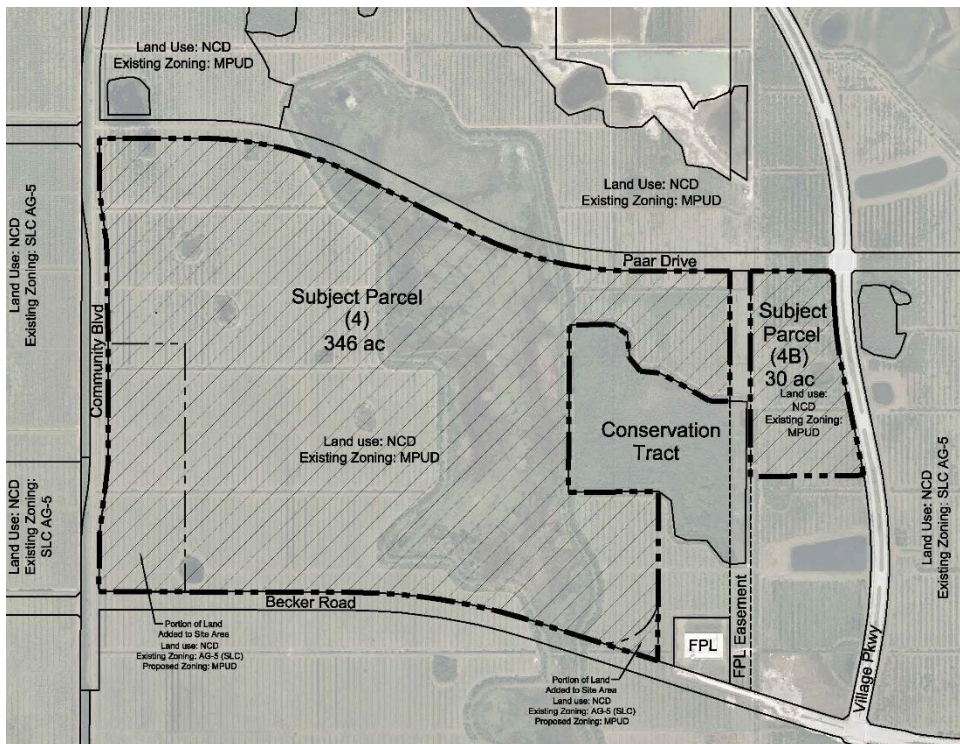
SUMMARY

Applicant's Request:	An application to rezone 31.788 acres of property, more or less, and amend the MPUD Conceptual Plan and Regulation Book for the Southern Grove 4 MPUD (Master Planned Unit Development)
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC CCC-PSL, LLC
Location:	The property is generally located south of the Paar Drive road right-of-way, west of SW Village Parkway, north of Becker Road, and east of the Community Boulevard right-of-way.
Address:	Not assigned
Application Type:	MPUD amendment and rezoning, Quasi-Judicial
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description and Background

Mattamy Palm Beach, LLC, and CCC-PSL, LLC, owners, have applied to rezone approximately 31.788 acres of land from the zoning designation of Lucie County Agricultural (SLC AG 5 – 1 dwelling unit per 5 acres) to City of Port St. Lucie MPUD and to amend the Southern Grove 4 MPUD to include the 31.788 acres in the MPUD. The Southern Grove 4 MPUD is located south of Paar Drive, north of Becker Road, between SW Community Boulevard and SW Village Parkway and within the Southern Grove DRI. The 31.788 acres includes 30 acres in the northeast quadrant of the intersection of SW Community Boulevard and Becker Road and 1.765 acres of land located on the north side of Becker Road west of the FPL substation.

The new MPUD boundary lines are shown below:



The Mattamy Palm Beach @ Southern Grove 4 MPUD was approved by the City Council on October 12, 2020 through Ordinance 20-54 (P20-111). Southern Grove 4 MPUD is located within a designated residential sub-district per Figure 1-4 of the City’s comprehensive plan. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. Southern Grove 4 MPUD allows up to 1,300 residential dwelling units. The Cottages at Tradition is a 286 unit multi-family development that is located on 30 acres in the northwest corner of the MPUD by SW Village Parkway and Paar Drive. It is identified as Parcel SG 4B on the Southern Grove 4 MPUD concept plan. The MPUD also includes the Kenley residential subdivision of 214 single-family units with access on Paar Drive. In addition, Mattamy Palm Beach, LLC, has plans to develop an active adult community of 727 residential units within the Southern Grove 4 MPUD for a project known as Tresello. The MPUD also includes a proposed twenty (20) acre school site on the north side of Becker Road.

This application revises the MPUD regulation book to provide for a revised legal description, revised boundary maps, and revised concept plan. It includes updated property ownership to reflect the sale of 30 acres to CCC-PSL, LLC, (Cottages at Tradition) and other miscellaneous changes. The concept plan was also updated to show the location for a proposed school site.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment and concept plan at the August 24, 2022 Site Plan Review Committee meeting.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the subject property and the file was included in the ad for the Planning & Zoning Board’s agenda.

Location and Site Information

Property Size:	376 acres, more or less
Legal Description:	Tract B, Southern Grove Parcel 28 Replat and a portion of the Kenley subdivision plat. A complete legal description is included in the MPUD regulation book.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	344.223 acres, more or less, is zoned Mattamy Palm Beach @ Southern Grove 4 MPUD and 31.788 acres, more or less, is zoned St. Lucie County AG-5 (1 dwelling unit per 5 acres)
Existing Use:	Vacant land and property under construction (Cottages at Tradition)
Proposed Zoning:	MPUD (Master Planned Unit Development)
Proposed Use:	Residential use and public school

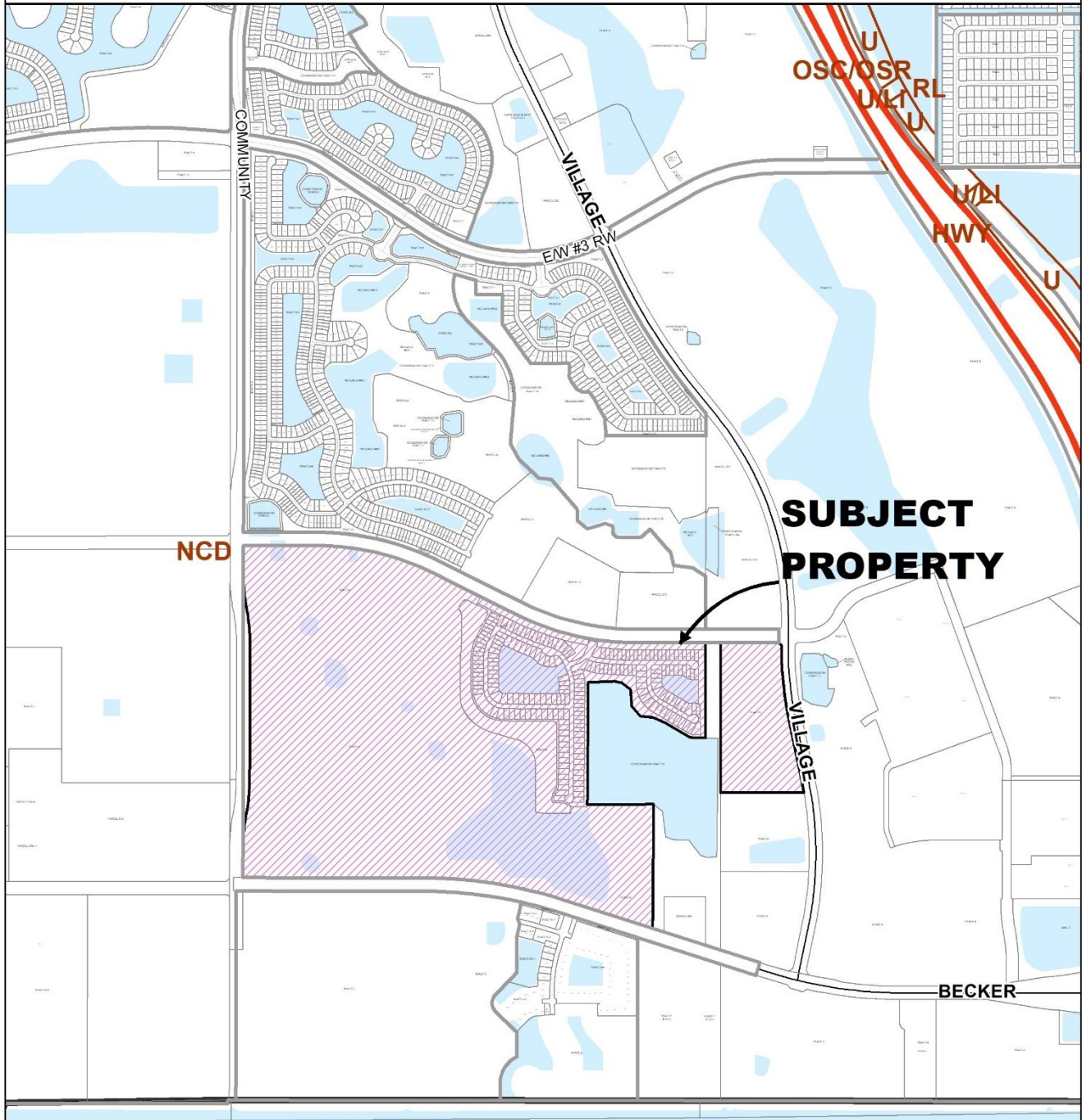
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land within the Del Webb MPUD
South	NCD	MPUD	Vacant land (proposed GHO subdivision)
East	NCD	MPUD	Vacant GFC owned land in Legacy Park
West	NCD	MPUD	Vacant land in the Riverland Kennedy DRI

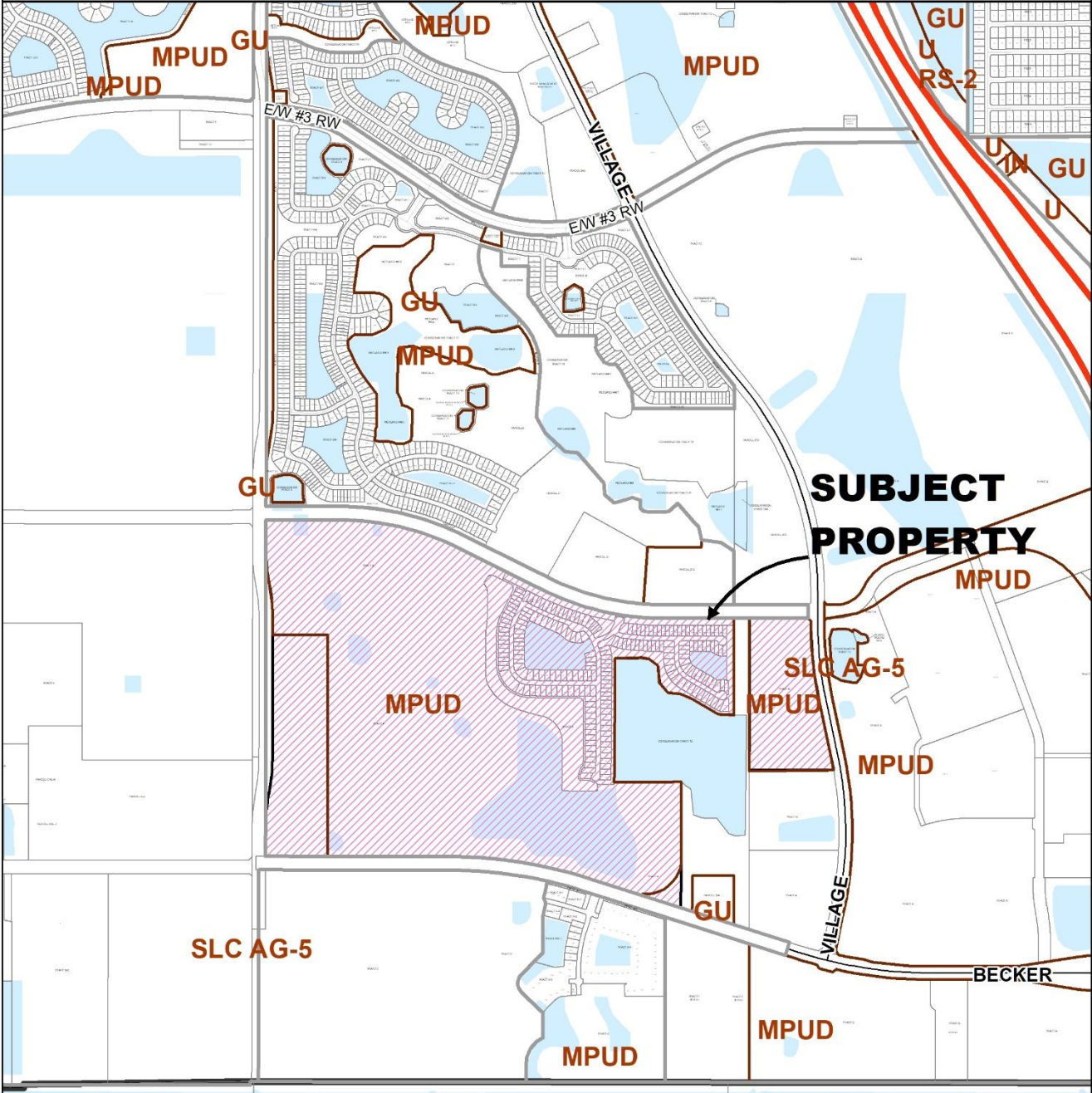
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

Land Use Consistency: The proposed MPUD is consistent with Policies 1.2.2.2 and 1.2.2.3 of the Future Land Use Element regarding the development of residential neighborhoods within an NCD District and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.

Per Policy 1.2.2.2, residential areas shall contain neighborhoods of housing, which neighborhood may also contain schools, parks, places of worship and civic facilities essential to the daily life of the residents.

MPUD REZONING REQUIREMENTS

Project Description: The proposed project is an amendment to the existing MPUD that will add an additional 31.78 acres to the MPUD. The MPUD allows for construction of up to 1,300 dwelling units that can include single-family detached units, paired villas, townhouse units, and multi-family development as well as a public school site.

Standards for District Establishment

Area Requirement	Section 158.187(A) of the Zoning Code establishes a minimum size of 50 acres for an MPUD in a residential sub-district. The current size for Southern Grove 4 MPUD is 344 acres and the proposed size is 376 acres.
Relation to Major Transportation Facilities	The Southern Grove 4 MPUD property is located south of Paar Road (northern limits), west of SW Village Parkway (eastern limits), east of Community Boulevard (western limits) and north of Becker Road (southern limits). Main access to the property will be along both Paar Road and Becker Road.
Development of Regional Impact	The subject property is located with the Southern Grove DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, Home Town Communications, and the Tradition Irrigation Company for irrigation water.
Evidence of Unified Control of Area	Evidence of unified control has been provided by Mattamy Palm Beach, LLC, and CCC-PSL, LLC

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	The Southern Grove 4 MPUD property is within a designated Residential sub area as shown on Figure 1-4 of the Comprehensive Plan. Figure 1-4 is the conceptual plan for the Southern Grove NCD District. Policies 1.2.2.2 and 1.2.2.3 of the Comprehensive Plan address development of residential sub-districts. Residential sub-districts must be a minimum size of 10 acres and a maximum size of 750 acres. The current size for Southern Grove 4 MPUD is 344 acres and the proposed size is 376 acres. Schools, places of worship and civic facilities needed to serve the residents are permitted in residential sub-districts.

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 connections 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 existing wetlands on site that have been mitigated off site per the Army Corp of Engineers (ACOE) permit for the Southern Grove DRI.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

RELATED PROJECTS

- P20-111 – Southern Grove 4 MPUD
- P20-141 A-1 - Capstone Community Site Plan Amendment
- P21-007 – Southern Grove Parcel 28 Replat Preliminary and Final Subdivision Plat
- P21-238 – Kenley Preliminary and Final Subdivision Plat
- P22-258 – Tresello Subdivision Concept Plan

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD amendment and concept plan at the August 24, 2022 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.