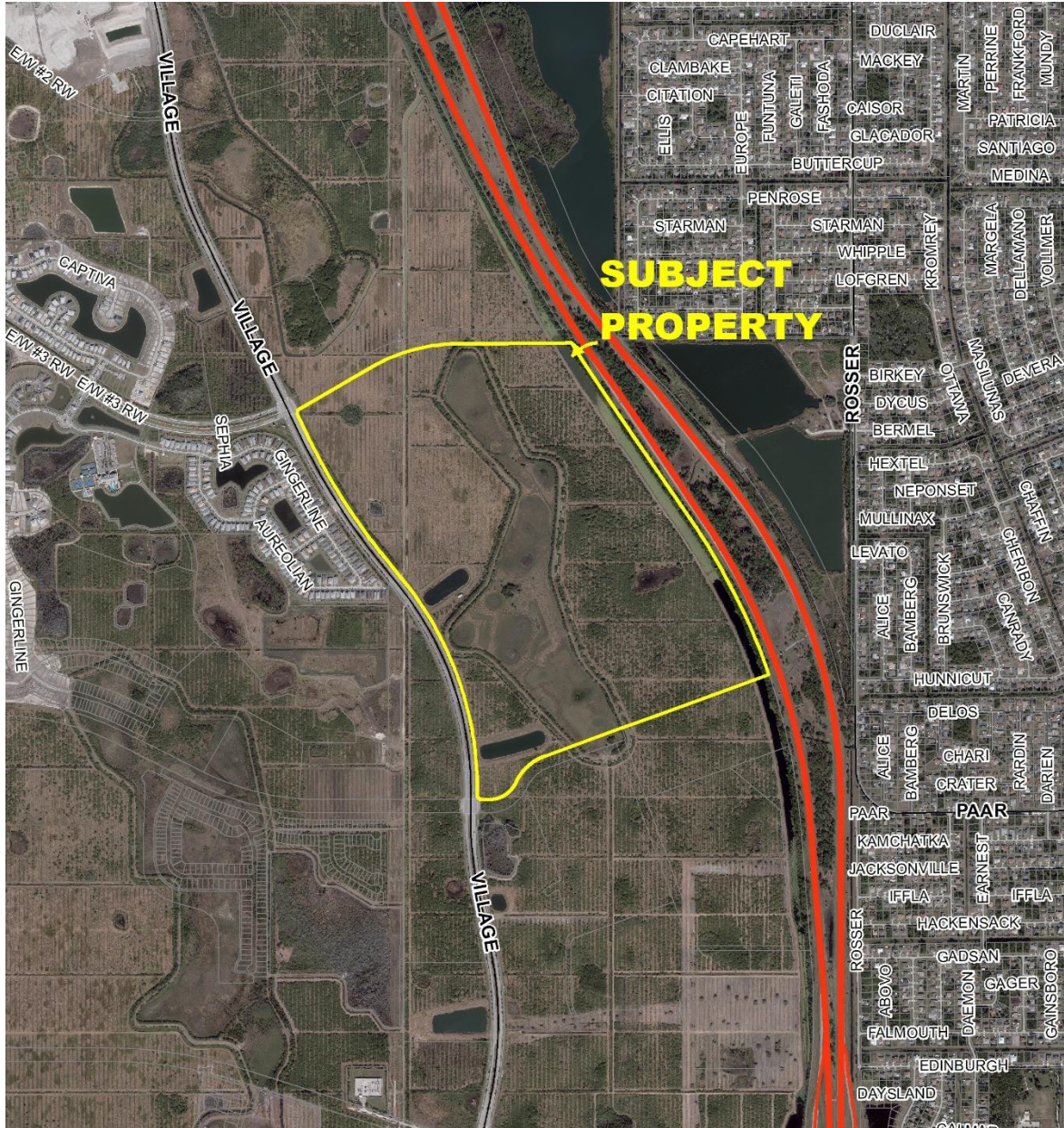




**Legacy Park North MPUD
Rezoning and MPUD Concept Plan Application
P22-176**



Project Location Map

SUMMARY

Applicant's Request:	An application to rezone 345 acres, more or less, of property located in Southern Grove to MPUD (Master Planned Unit Development).
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicant/Property Owner:	Port St. Lucie Governmental Finance Corporation
Location:	The property is generally located west of Interstate 95, east of south SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Culpepper and Terpening, Inc., acting as the agent for the Port St. Lucie Governmental Finance Corporation (GFC), has applied to rezone approximately 345.5 acres of land located west of Interstate 95, east of SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way from 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) for a project known as Legacy Park North MPUD. The proposed project is located within the Southern Grove DRI. Approximately 313 acres is located with a designated Employment Center sub-district and approximately 32 acres is within a designated Neighborhood/Village Commercial subdistrict as shown on Map H, the master development plan for the Southern Grove DRI.

The proposed entitlements for the Legacy Park North MPUD are 3,675,000 square feet of industrial use; approximately 200,000 square feet of retail use, 80,000 square feet of office use, and up to 400 residential units. The retail, residential, and office uses are proposed for the Neighborhood/Village Commercial sub-area and the mixed commercial areas fronting SW Village Parkway between Paar Drive and Marshall Parkway as depicted on the proposed MPUD concept plan. Industrial development and office 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. Retail entitlements are limited to 100,000 square feet in an Employment Center subdistrict per 1.2.2.10 of the comprehensive plan. The proposed Legacy Park North @ Southern Grove MPUD is provided as Attachment "A" of the staff report.

Previous Actions and Prior Reviews

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

Public Notice Requirements

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

Location and Site Information

Parcel Number:	A portion of Parcel 4326-601-0003-000-9
Property Size:	345.5 acres, more or less
Legal Description:	A portion of Southern Grove Plat No. 38, Tract B
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 Uses:	A mix of uses including industrial development, office uses, retail, and residential as designated on the proposed MPUD concept plan

Surrounding Uses

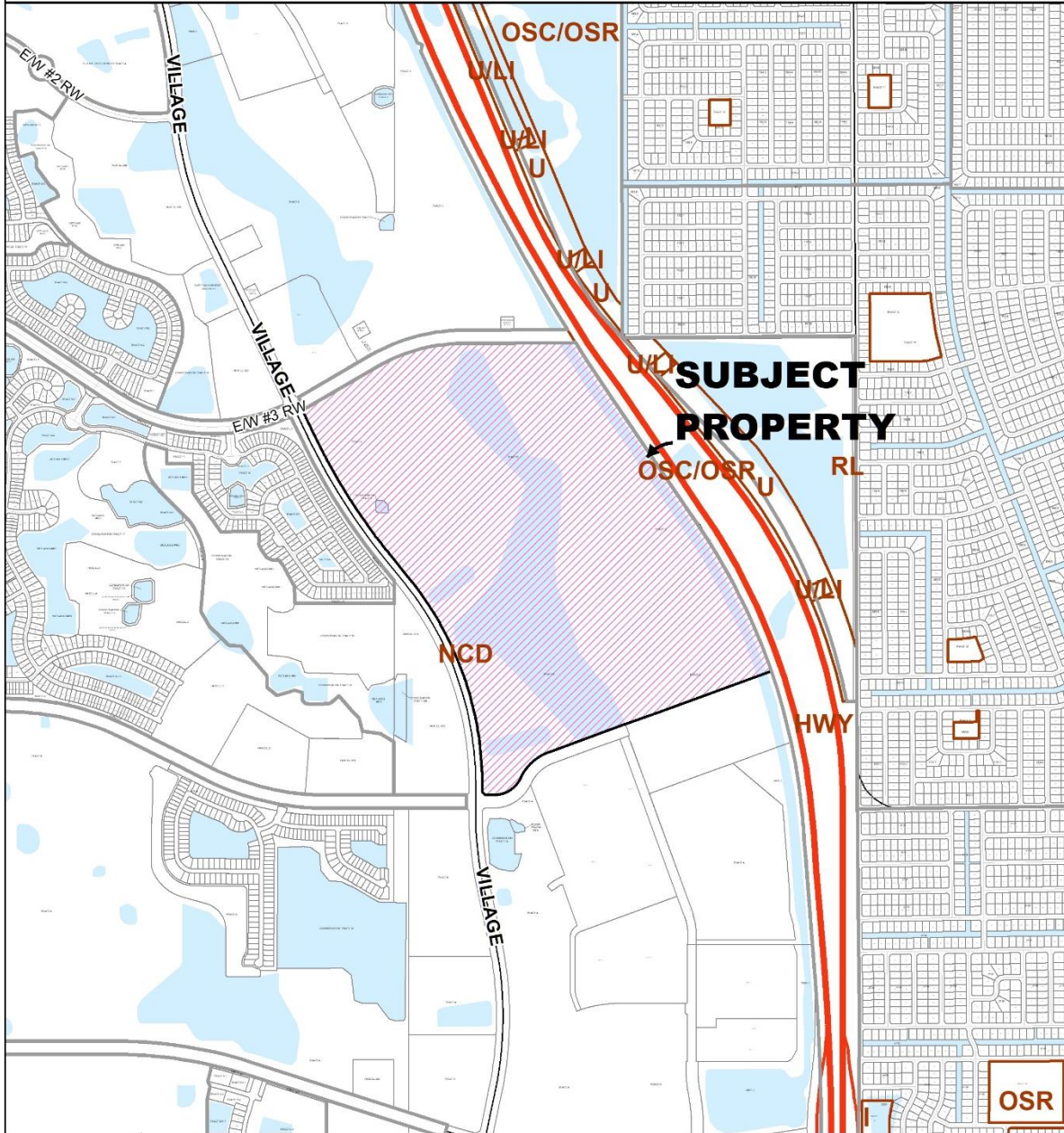
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land in Tradition Commerce Park North MPUD
South	NCD	MPUD	Vacant land in Tradition Regional Business Park MPUD (aka Legacy Park South MPUD)
East			Duda Canal and Interstate 95
West	NCD	MPUD (Del Webb) and SLC AG-5 (Proposed SG 10 MPUD)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

NCD – New Community Development District

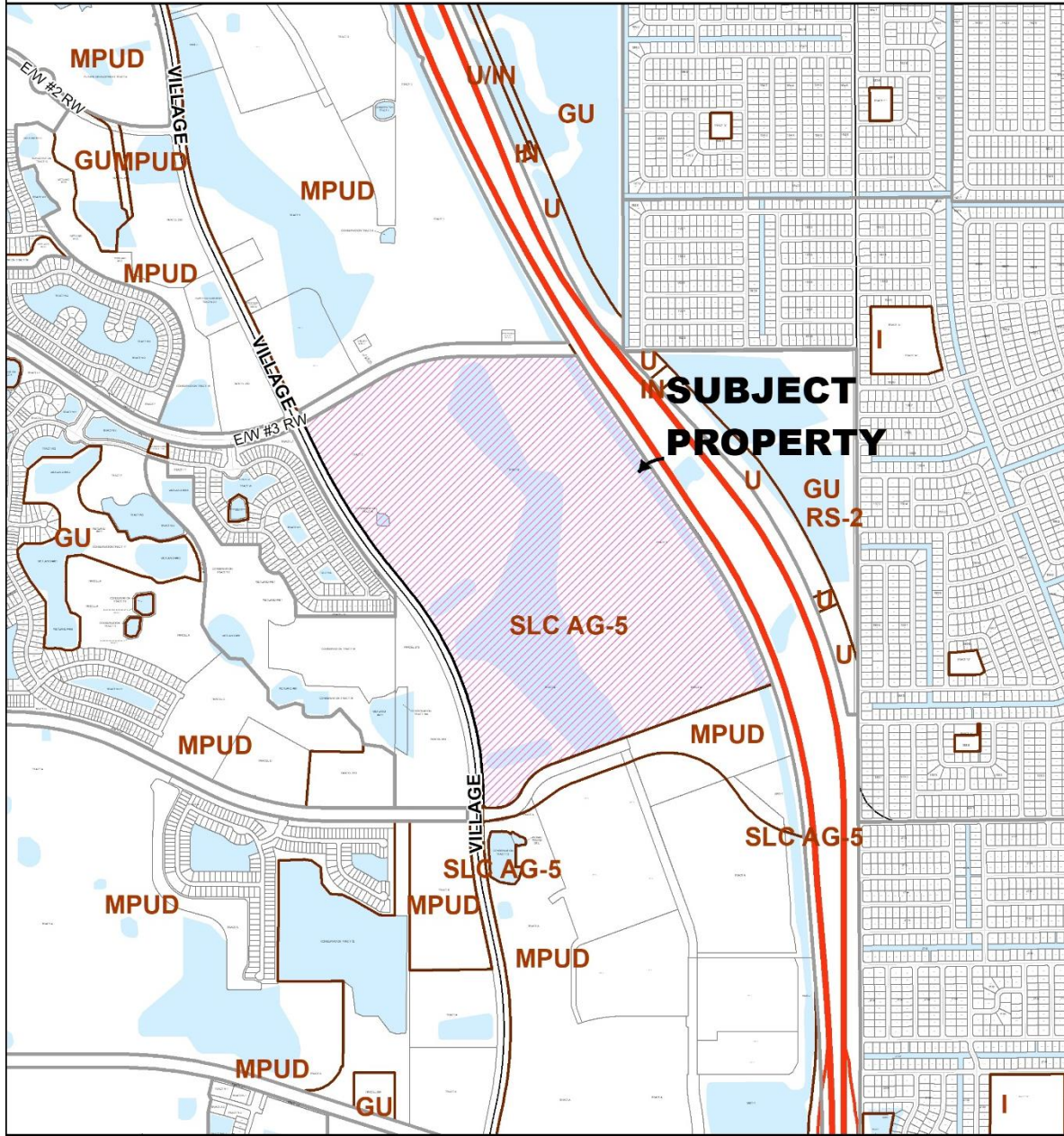
MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural (1 dwelling unit per 5 acres)

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The subject property is located within the Southern Grove Development of Regional Impact (DRI). The area is depicted as Employment Center sub-district and as Neighborhood/Village Commercial sub-district on Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD Land Use District. Figure 1-4 is required by Policy 1.2.1.3 of the comprehensive plan to illustrate how the land use sub-categories in Southern Grove are allocated, where they are located, and how they would function in relation to each other.

Per Policy 1.2.2.10 of the Future Land Use Element, Employment Centers shall be established to include office uses, medical uses, hospitals, industrial uses, warehouse/distribution, research and development, manufacturing, institutional uses, educational facilities including college, technical, or vocational schools (including dormitories), public facilities (including utilities), sports and recreation, retail, hotel, multi-family housing, and other similar uses and services to support the City's targeted industries list and improve the economic vitality of the area. A minimum size of 50 acres is required to rezone land within the Employment Center sub-district to MPUD. Residential density is set at a minimum density of five (5) dwelling units per acre and a maximum density of twenty-eight (28) dwelling units per acre. The maximum amount of retail development allowed is 100,000 gross square feet.

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 uses, office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhood. Neighborhood/Village Commercial Areas can range in size from the three (3) acres to thirty-five (35) acres. Residential density is set at a minimum density of five (5) dwelling units per acre and a maximum density of twenty-eight (28) dwelling units per acre. Neighborhood/Village Commercial Areas shall contain a minimum of two or more uses as described above. The minimum two-use requirement shall be identified for each Neighborhood/Village Commercial Area as part of the MPUD master plan with one required use being commercial/retail. Individual parcels within a Neighborhood/Village Commercial Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan. Within open space areas include a minimum of 5% useable open space for employees and visitors in uses such as of squares, greens, parks, recreation areas, and/or conservation areas.

MPUD REZONING REQUIREMENTS

Project Description: Legacy Park North MPUD will allow for approximately 3,675,000 square feet of industrial use; 200,000 square feet of retail use, 80,000 square feet of office use, and up to 400 residential units. The 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.

Standards for District Establishment

Area Requirement	The proposed MPUD amendment is approximately 345.5 acres and meets the minimum requirement of both the Employment Center sub-district and the Neighborhood/Village sub-district to rezone land to MPUD.
Relation to Major Transportation Facilities	The Legacy Park North MPUD is located north of Paar Drive, south of Marshall Pkwy and between I-95 and SW Village Parkway.
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

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	Most of the acreage, in the Legacy Park MPUD is within a designated Employment Center sub-district (313 acres). Approximately 32 acres in the northwest corner of the MPUD is within a designated Neighborhood/Village Commercial sub-district as depicted on Figure 1-4 of the Comprehensive Plan.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets and incorporates the development of a proposed multi-use trail known as Tradition Trail.
Transit Oriented Design Features	A sidewalk system will be provided with connections to SW Village Parkway and SW Becker Road to provide access to future transit locations if proposed for these roadways.
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. The site adjoins a .419-acre conservation tract that has been deeded to the Tradition Commercial Association. No changes are proposed to the conservation tract as a part of this application.
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

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.

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.