

Southern Grove 10 MPUD Rezoning Application (P22-095)

City Council Meetings
November 28, 2022 and December 12, 2022
Bridget Kean, AICP
Senior Planner



Proposed Project

- The request is to rezone approximately 30.86 acres of a property 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).
- The proposed MPUD will provide: 19.67 ac. for residential development and 11.19 acres for retail/commercial uses and self storage.

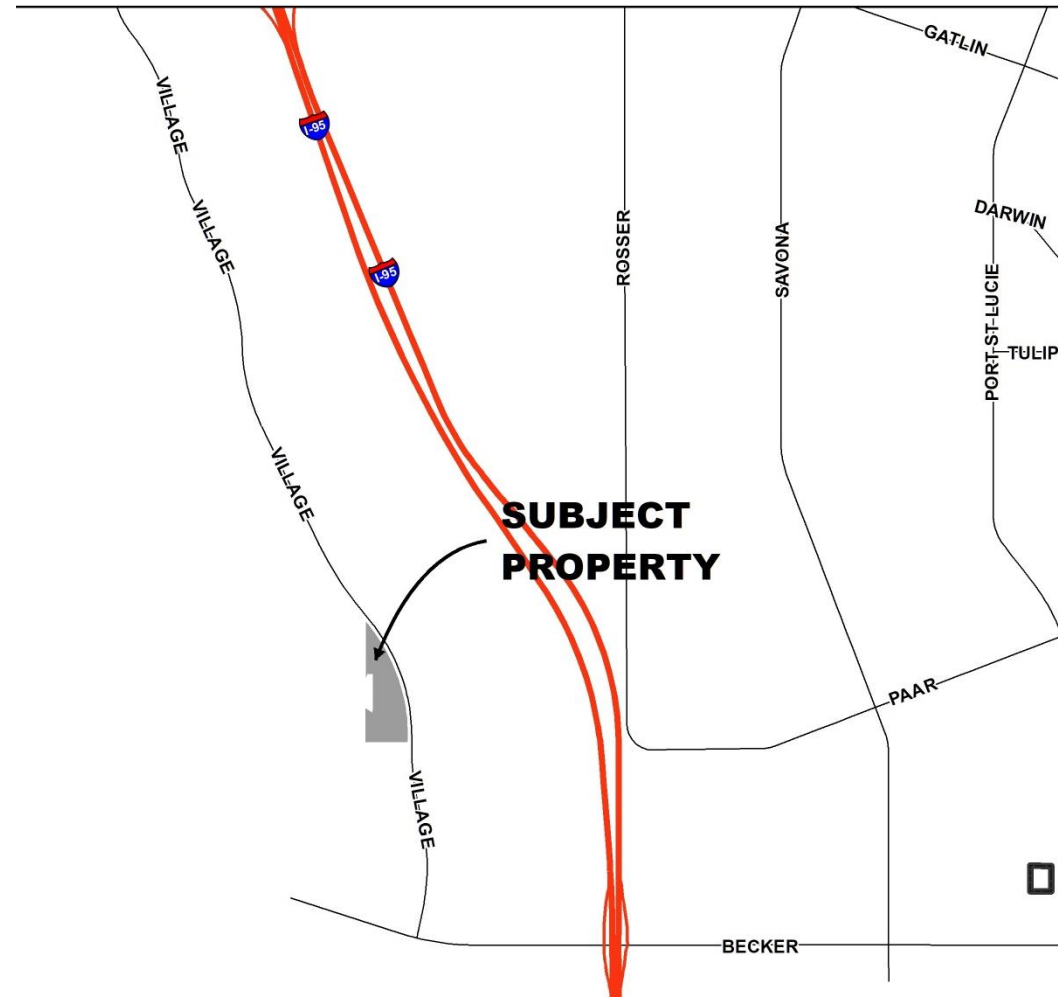


Applicant and Owner

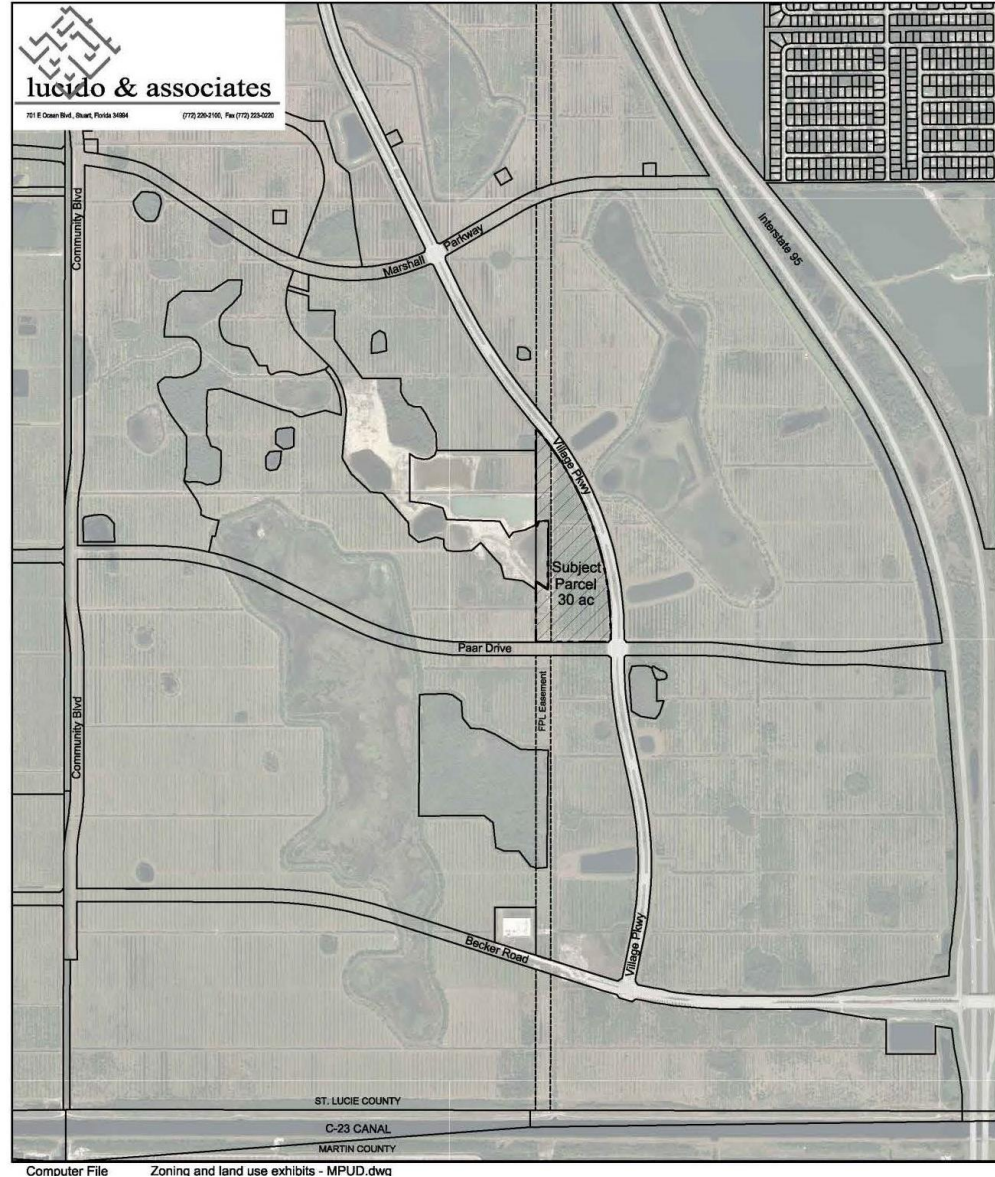
Steve Garrett, Lucido and Associates, is acting as the agent for
Mattamy Palm Beach, LLC.



Location Map



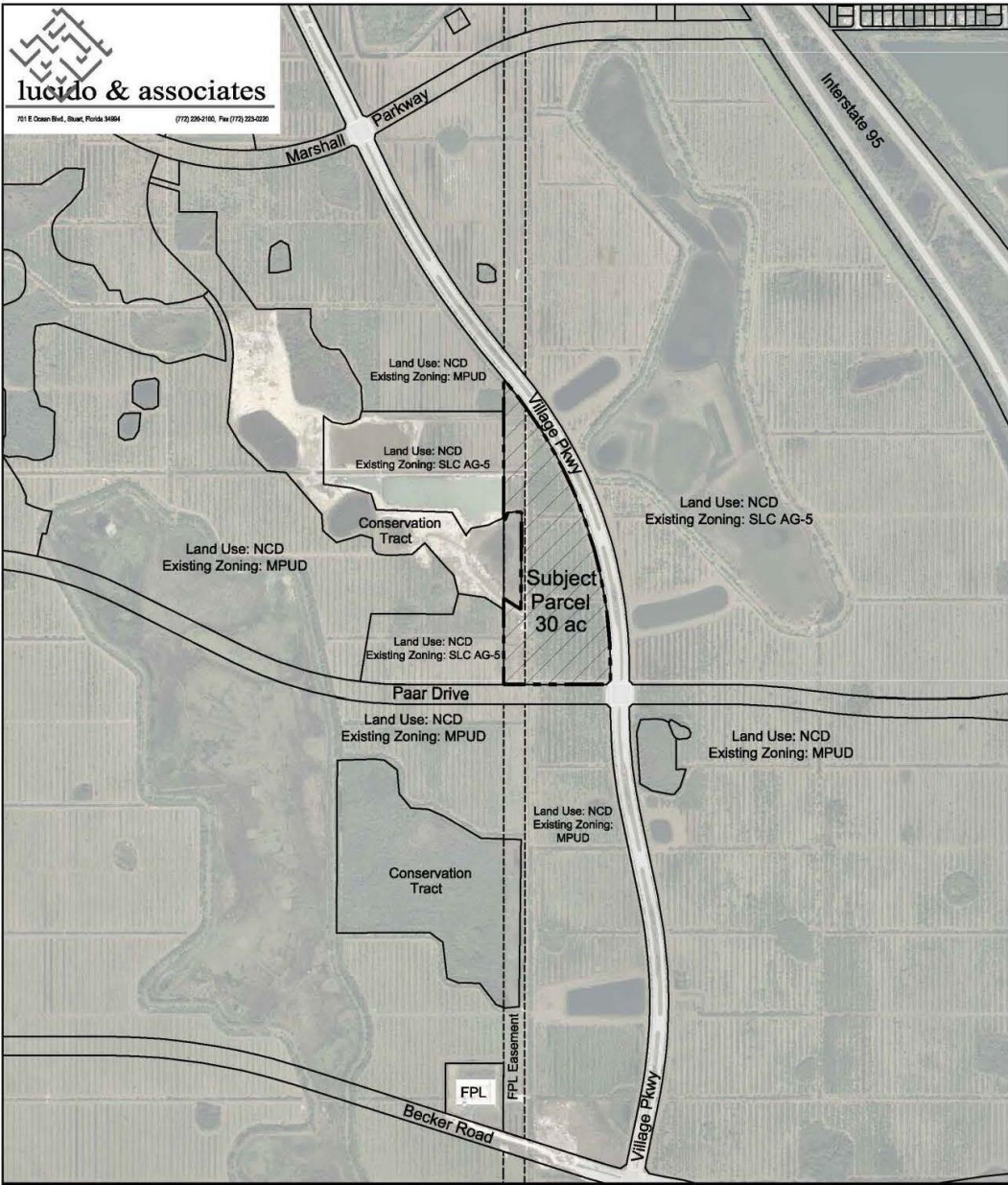
Aerial



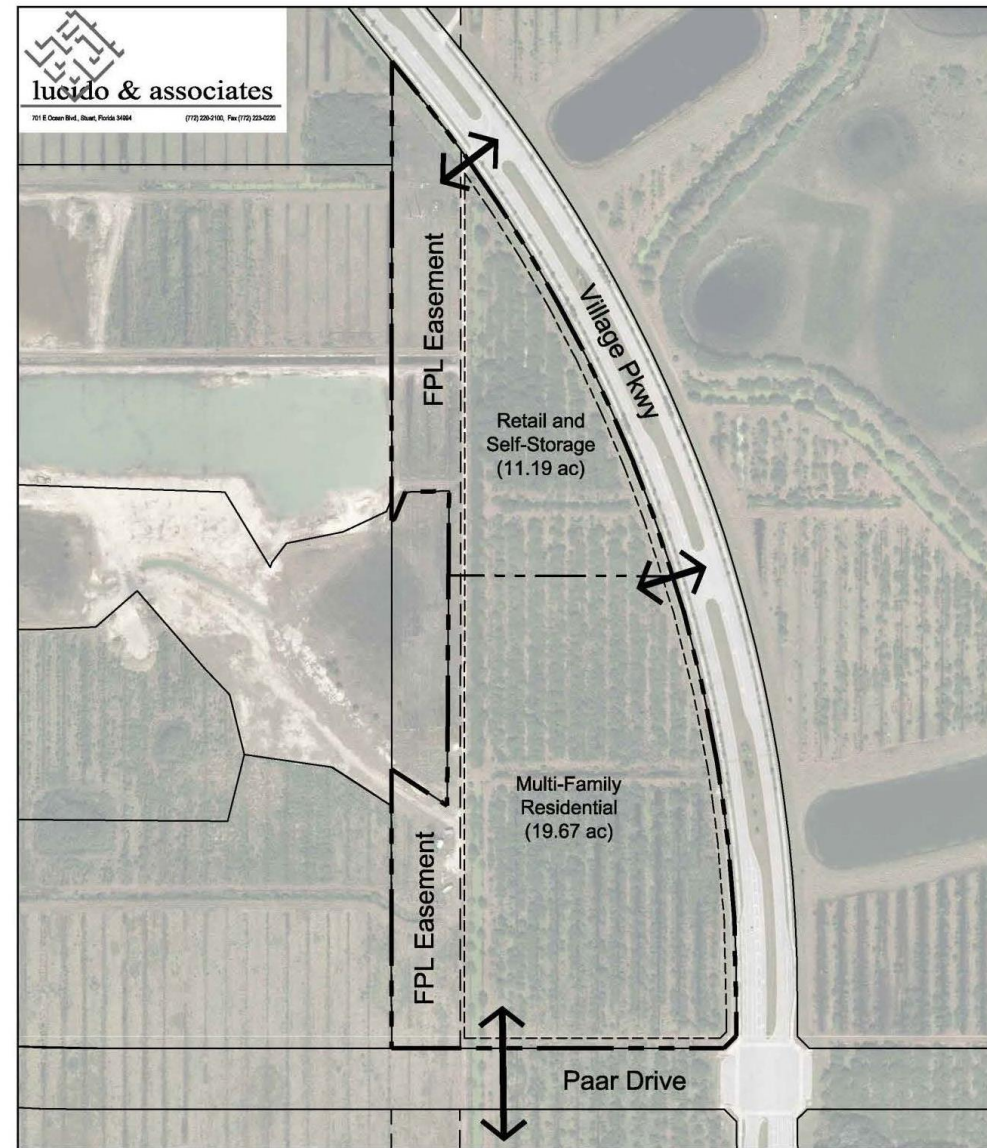
Computer File Zoning and land use exhibits - MPUD.dwg



Land Use and Zoning



SG 10 MPUD Concept Plan



Computer File
Project Number
Scale: 1" = NTS

Zoning and land use exhibits - MPUD.dwg
20-370

NORTH

SG10-Conceptual Land Use Plan

Port St. Lucie, Florida



Impacts and Findings

- Proposed MPUD is consistent with Policy 1.2.2.7 of the Comprehensive plan.
- Per Policy 1.2.2.7, mixed-use areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. Requires:
 - A minimum size of thirty (30) acres and a minimum of three uses. One of the three uses has to be residential.
 - A minimum of 30% and a maximum of 70% of the net acreage within a mixed-use area has to be designated for residential use.
- The proposed Southern 10 MPUD is 30.86 acres in size and includes residential, commercial/retail and warehouse/self storage uses. Approximately sixty-four (64%) percent of the acreage is designated for residential development.



Associated Applications

- P22-039 – Southern Grove Comprehensive Plan Text Amendment
 - Amendment to Figure 1-4 of the Future Land Use Element
 - Adopted by City Council 10/24/2022
- P22-101 – Southern Grove DRI 9th Amendment to Map H, the master development plan
 - Public hearing scheduled for November 28, 2022 City Council meeting
- P22-121 –Farrell Self-Storage and Retail Major Site Plan (Proposed)
 - 172,120 square feet of self-storage use 4 buildings and 20,000 square feet of retail use in 2 buildings)
- P22-136 – Eden at Tradition Site Plan (Proposed)
 - 214 rental townhome units
- P22-134 – Southern Grove Parcel 10 Replat (Proposed)
 - A replat of Parcel 27D, Southern Grove Plat No. 13 that creates three tracts for future development and a city park parcel



Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the March 23, 2022 Site Plan Review Committee meeting.
- The Planning and Zoning Board recommended approval of the proposed MPUD document and concept plan at the May 3, 2022 Planning and Zoning Board meeting.

