



**Southern Grove 10 Master Planned Unit Development
 MPUD Rezoning Application**



P22-095
 Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 30.89 acres of property located in Southern Grove to MPUD (Master Planned Unit Development)
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is generally located on the northwest side of the intersection of Paar Drive and SW Village Parkway and south of Del Webb at Tradition.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, owner, has applied to rezone approximately 30.89 acres of property located north of Paar Drive and west of SW Village Parkway from the zoning designation of 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 subject property is located within the Southern Grove Development of Regional Impact (DRI). The proposed development plans for the Southern Grove 10 MPUD are 19.67 acres of residential development, 2.70 acres of retail, commercial, and office uses and 8.49 acres of warehouse/self-storage use. Southern Grove 10 MPUD is intended as a mixed use MPUD consistent with Policy 1.2.2.7. Policy 1.2.2.7 of the comprehensive plan requires a mixed use area to contain a minimum of three uses. One of the three uses has to be residential. The other uses can include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution.

There is an associated application for a comprehensive plan text amendment to amend Figure 1-4 of the Future Land Use Element (P22-038). Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. The proposed text amendment amends the future land use sub-district designation for the 30.89 acres that is the subject of this application for MPUD rezoning from Neighborhood Village Commercial to Mixed Use. The Planning and Zoning Board recommended approval of the proposed comprehensive plan amendment at the March 1, 2022 Planning and Zoning Board meeting. The first reading of the ordinance was held before the City Council on March 28, 2022 City Council meeting. The amendment is currently under review by the state land planning agency.

In addition, there is an application for a proposed amendment Map H of the Southern Grove DRI (P22-101). Map H is the master development plan for the Southern Grove DRI. The proposed DRI amendment adjusts the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts. It revises the land use sub-district for the 30.89 acres that is the subject of this MPUD rezoning application from Neighborhood Village Commercial to Mixed Use. The Planning and Zoning Board recommended approval of the proposed Southern Grove DRI amendment at the April 5, 2022 Planning and Zoning Board meeting. Once the proposed comprehensive plan amendment and proposed DRI amendment are adopted by the City Council, Southern Grove 10 MPUD rezoning application can move forward to City Council.

Previous Actions and Prior Reviews

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.

Public Notice Requirements

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

Location and Site Information

Parcel Number:	4322-600-0027-010-1
Property Size:	Parcel Size is 30.89 acres
Legal Description:	Southern Grove Plat No. 13, Parcel 27D
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 Use:	Residential, retail, and self-storage

Surrounding Uses

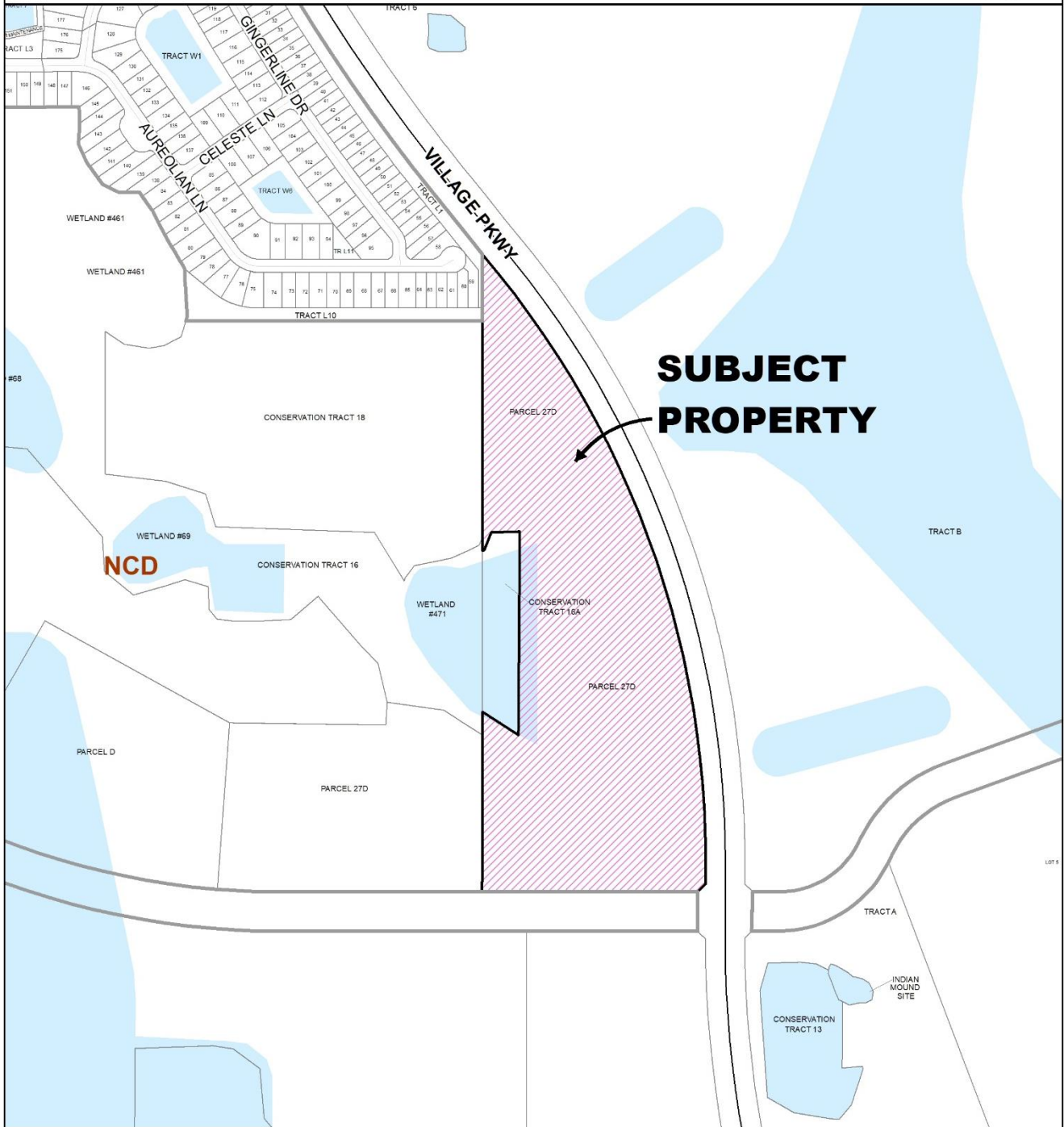
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Del Webb Tradition
South	NCD	MPUD	Capstone Communities Rental Cottages (under construction)
East	NCD	MPUD	Conservation land and city park site
West	NCD	SLC AG-5	Vacant GFC owned land in Southern Grove

NCD – New Community Development District

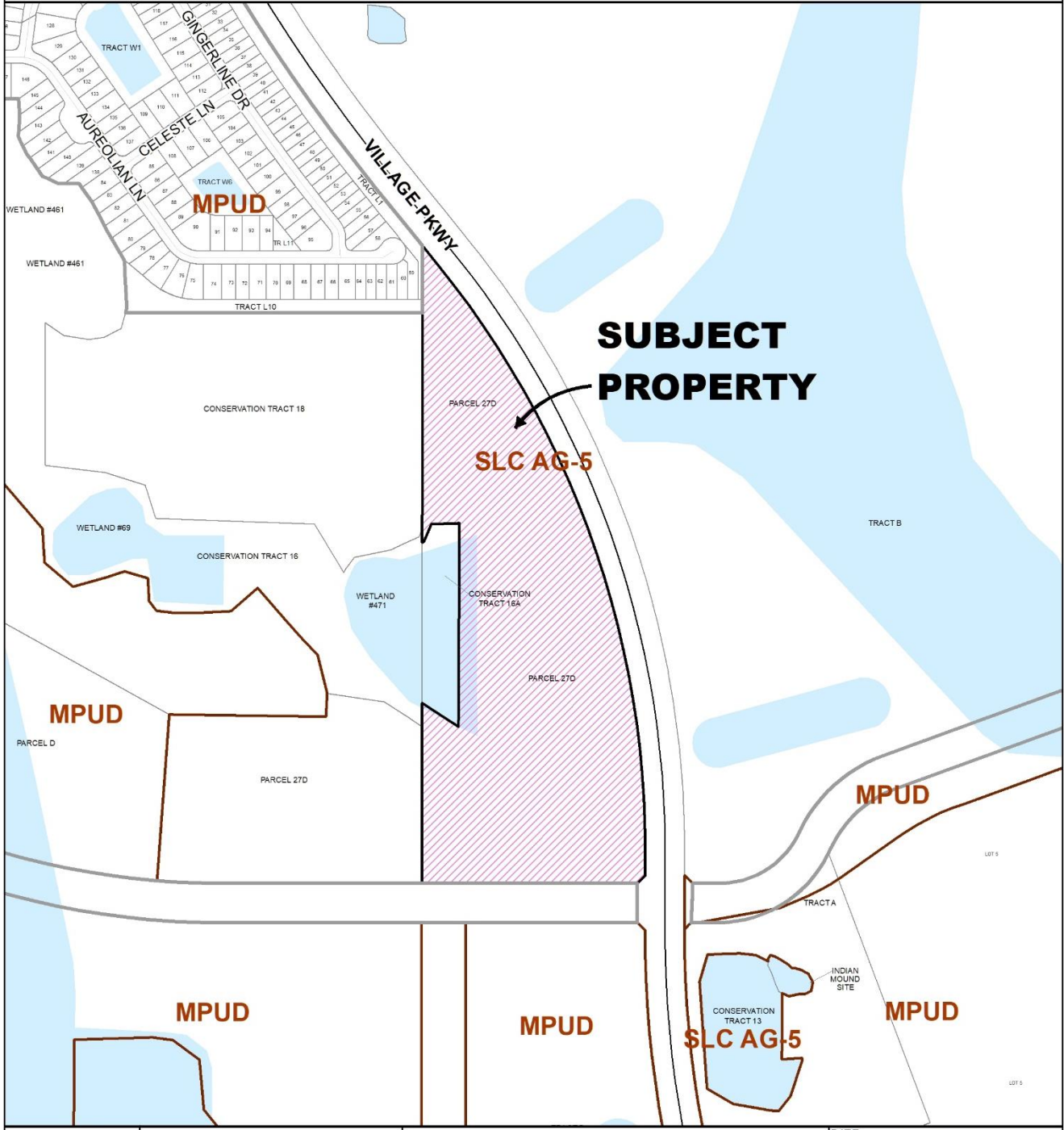
MPUD – Master Planned Unit Development

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

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed MPUD is consistent with Policy 1.2.2.7 of the Future Land Use Element. Policy 1.2.2.7 establishes the requirements for the mixed use land use subdistrict under the NCD future land use classification. 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. The mixed use land use sub-district 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 thirty (30%) percent and a maximum of seventy (70%) percent of the net acreage within a mixed-use area has to be designated for residential use. The proposed Southern 10 MPUD is 30.89 acres and includes residential, commercial/retail and warehouse/self storage uses. Approximately sixty-four (64%) percent of the acreage is designated for residential development.

MPUD REZONING REQUIREMENTS

Project Description: As shown on the proposed MPUD concept plan, the MPUD will allow for multi-family residential development on the southern 19.67 acres and retail and self-storage on the northern 11.19 acres. The MPUD provides for usable open space and connections to Tradition Trail.

Standards for District Establishment

Area Requirement	A minimum of 30 acres is required to rezone property that is within a designated Mixed Use subdistrict. The proposed MPUD is 30.89 acres.
Relation to Major Transportation Facilities	The Southern Grove 10 MPUD property is located north of Paar Drive and west of Village Parkway. The applicant is proposing access via SW Village Parkway and via Paar Drive. Actual driveway locations will be finalized as part of the site plan approval process.
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	The Southern Grove 10 MPUD property is within a designated Mixed Use sub area as shown on Figure 1-4 of the Comprehensive Plan. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. Policy 1.2.2.7 of the Comprehensive Plan requires mixed use areas to be a minimum size of 30 acres and a maximum size of 500 acres. The proposed MPUD is approximately 30.89 acres.
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 a connection 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 no wetlands within the subject property.
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

P22- 121 – Southern Grove - Farrell Self-Storage and Commercial Retail Major Site Plan

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.

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.