



**Southern Grove 8 Master Planned Unit Development
MPUD Rezoning Application
P23-107**



Project Location Map

SUMMARY

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| Applicant's Request: | A request to rezone 41.35 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 in the northwest quadrant of the intersection of SW Village Parkway and SW Becker Road. |
| Address: | Not assigned |
| Project Planner: | Bridget Kean, AICP, Senior Planner |

Project Description

Mattamy Palm Beach, LLC, owner, has applied to rezone approximately 41.35 acres of property located on the northwest corner of the intersection of SW Village Parkway and SW Becker Road 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) and within a designated Mixed Use Land Use sub-district as depicted on Map H of the Southern Grove DRI. The subject property is comprised of two parcels: the northern parcel is 20 acres and known as Tract B-1, Kenley Subdivision Plat. The southern parcel is 21.35 acres and known as Tract C-1, Kenley, Subdivision Plat.

Southern Grove 8 MPUD will provide for a mixed use development consistent with Policy 1.2.2.7 of the City's Comprehensive Plan. Policy 1.2.2.7 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. 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 residential. The northern parcel (20 acres) is designated as a Residential/Commercial Mixed Use Area with a minimum of 12.41 acres designated for residential use and the southern parcel is designated as a Commercial Mixed Use Area (21.35 acres). The uses proposed in the commercial mixed use areas include retail uses, professional and medical office uses, restaurants, hotel, institutional uses, and self-storage. A minimum of two uses is required in the 21.35 acre commercial mixed use area with all retail uses considered one use under the minimum two use requirement.

The proposed MPUD concept plan, Exhibit 8, depicts the internal and external driveway locations approved for the project per the City of Port St. Lucie Code of Ordinances and the Public Works Department's Engineering Standards. It provides for four driveways with limited access on SW Village Parkway and two driveways with limited access on Becker Road and internal access between the 20 acre northern parcel and the 21.35 acre southern parcel. The second driveway to the north on SW Village Parkway aligns with Legacy Park Drive to the west. This driveway/access point is a required signalized intersection per the Traffic Signal Agreement among Mattamy Palm Beach, LLC, the Port St. Lucie Governmental Finance Corporation, and the City of Port St. Lucie. The signed agreement is attached as Exhibit "B". A traffic analysis has been submitted for the project. Additional information was requested by the Public Works Department to ensure the traffic analysis addressed the requirements of the Traffic Signal Agreement. Once completed, the traffic analysis will be included in the submitted packet for the City Council.

There is an associated application for site plan approval for the southern 21.35 acres of the MPUD for a project known as SG 8 Shoppes at Southern Grove Site Plan (P23-106). It includes a proposed 5,915 square foot convenience store and gas facility (Wawa) and a proposed 136,789 square foot Home Improvement store and five outparcels. In addition, there is an associated application to subdivide the 21.35 acres of property known as the Tradition SG 8 Preliminary and Final Subdivision Plat (P23-233). Both the site plan and subdivision plat are under review by City staff.

The proposed MPUD is attached as Exhibit "A" of the staff report.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the November 21, 2023 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

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| Parcel Number: | 4327-702-0016-000-6 and 4327-702-0015-000-9 |
| Property Size: | 41.35 acres |
| Legal Description: | Tract B-1 and Tract C-1, Kenley Subdivision Plat |
| 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, restaurants and other uses consistent with the property's Mixed Use land use designation |

Surrounding Uses

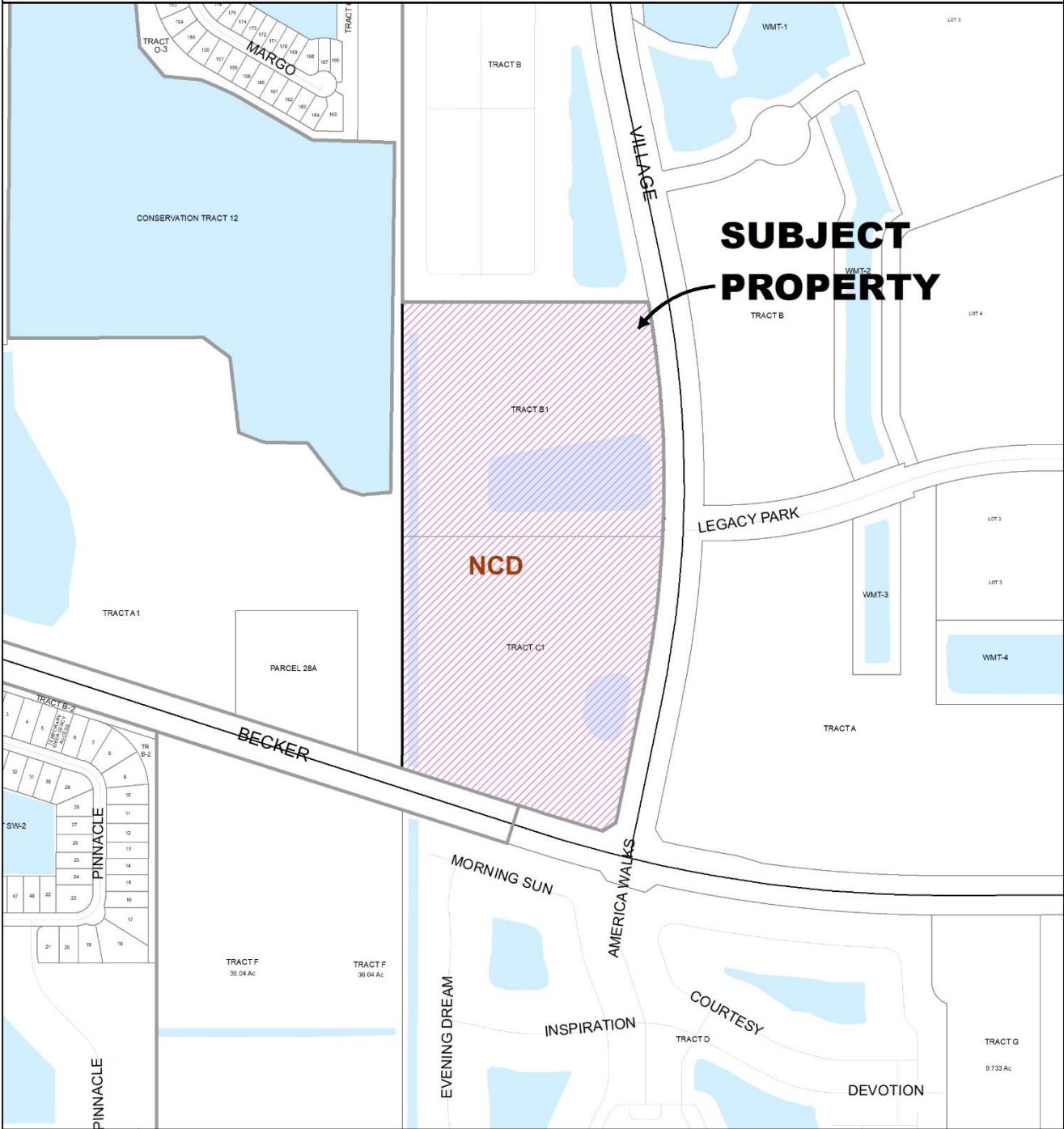
| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|----------|---|
| North | NCD | MPUD | Cottages at Tradition Multi-family development |
| South | NCD | MPUD | America Walks Multi-family development |
| East | NCD | MPUD | Vacant land owned in the Legacy Park area of Southern Grove |
| West | NCD | SLC AG-5 | FPL substation and vacant land in Southern Grove that is proposed as a city park site |

NCD – New Community Development District

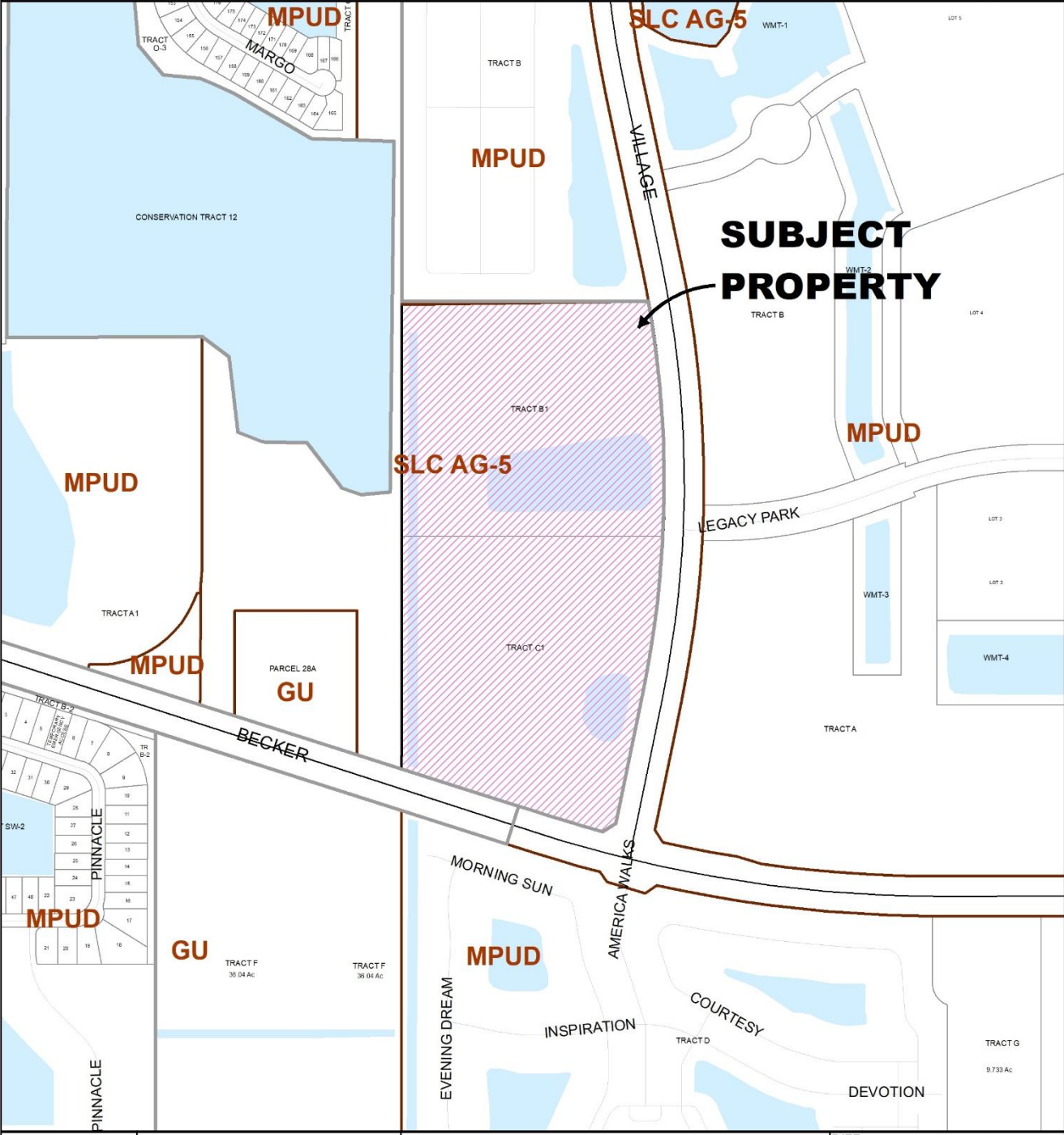
MPUD – Master Planned Unit Development

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 8 MPUD is approximately 41.35 acres in size. The proposed MPUD requires a minimum of 12.41 acres for residential use. The proposed permitted uses are consistent with the mixed use subdistrict standards.

MPUD REZONING REQUIREMENTS

Project Description: As shown on the proposed MPUD concept plan, the MPUD will allow for multi-family residential development on the northern 20 acres and mixed use commercial development on the southern 21.35 acres. The MPUD provides for usable open space and connections to Tradition Trail.

Standards for District Establishment

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| Area Requirement | A minimum of 30 acres is required to rezone property that is within a designated Mixed Use subdistrict. The proposed MPUD is approx. 41.35 acres in size |
| Relation to Major Transportation Facilities | The Southern Grove 8 MPUD property is located at the northwest corner of SW Village Parkway and SW Becker Road. Access to the property will be via SW Village Parkway and SW Becker Road. The proposed MPUD concept plan depicts the driveway locations approved for the project by the Public Works Department. |
| 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, and the other private and public utility providers in Southern Grove. |
| Evidence of Unified Control of Area | Evidence of unified control has been provided |

MPUD Conceptual Master Plan and Regulation Book Requirements

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| MPUD Concept Plan and Regulation Book | Provided |
| Land Use sub-areas | The Southern Grove 8 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 41.35 acres. |

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| 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 | Each application for site plan approval or residential subdivision plat approval will be reviewed for stormwater management. |
| Landscaping and Buffering Requirements | Provided for in the MPUD zoning document |

RELATED PROJECTS

P23 - 106 – SG 8 Commercial Shoppes at Southern Groves

P23-206 – Tradition SG 8 Preliminary and Final Subdivision Plat

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the November 21, 2023 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 subject to the following conditions:

1. An updated traffic analysis to include the entire MPUD must be approved by the Public Works Department prior to the public hearing before the City Council.
2. The traffic signal at the intersection of Southwest Village Parkway and Legacy Park Drive must be constructed and completed as follows:
 - a. Construction shall commence within 12 months of the MPUD's approval by City Council.
 - b. Certification of signal shall be completed within 18 months of the MPUD's approval by City Council.
 - c. No further building permits will be issued within this MPUD if the above conditions are not met.

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.