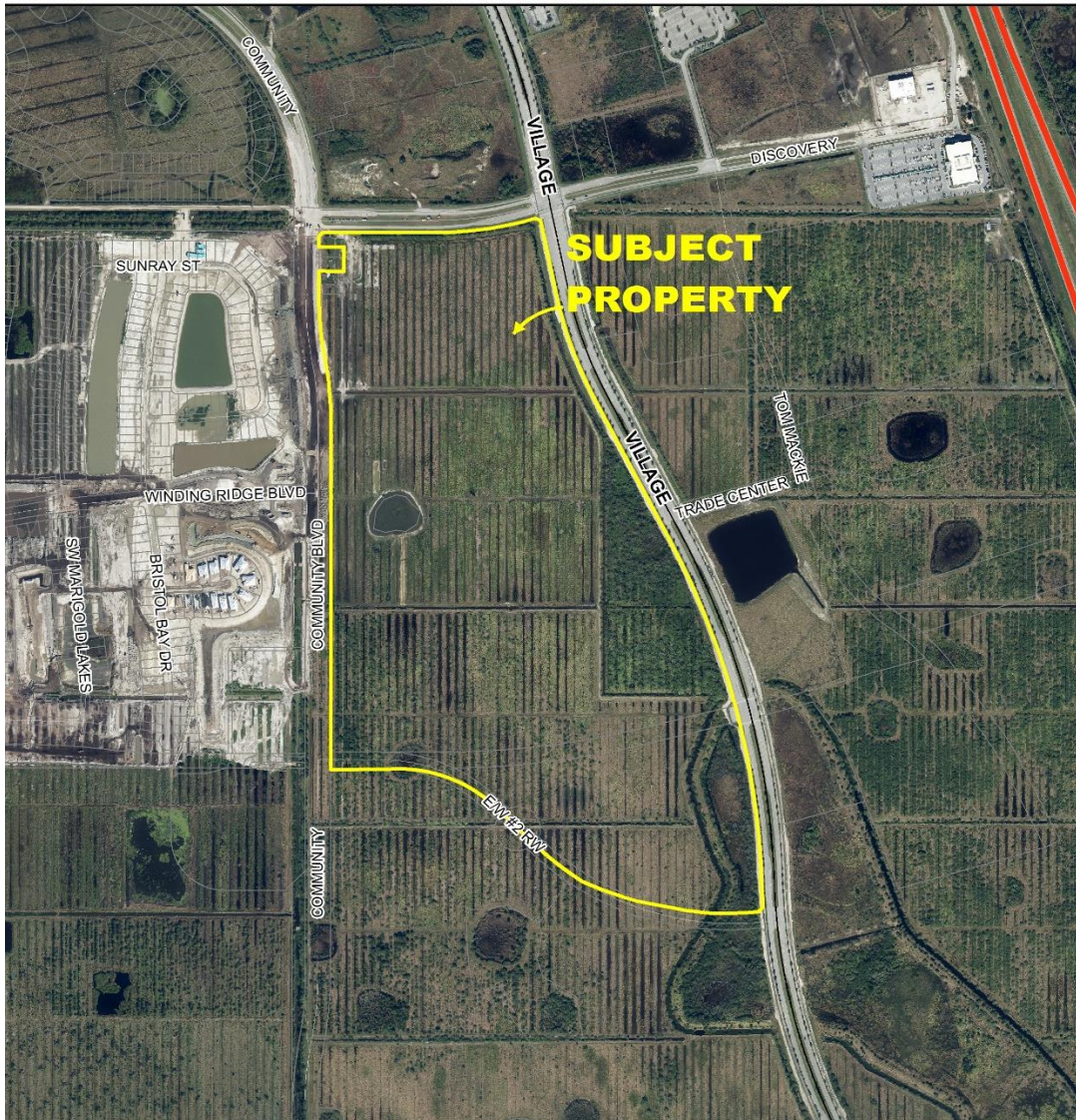




**Mattamy Palm Beach at Southern Grove No. 3 MPUD Amendment No. 1  
Rezoning and MPUD Amendment Application  
P20-066**



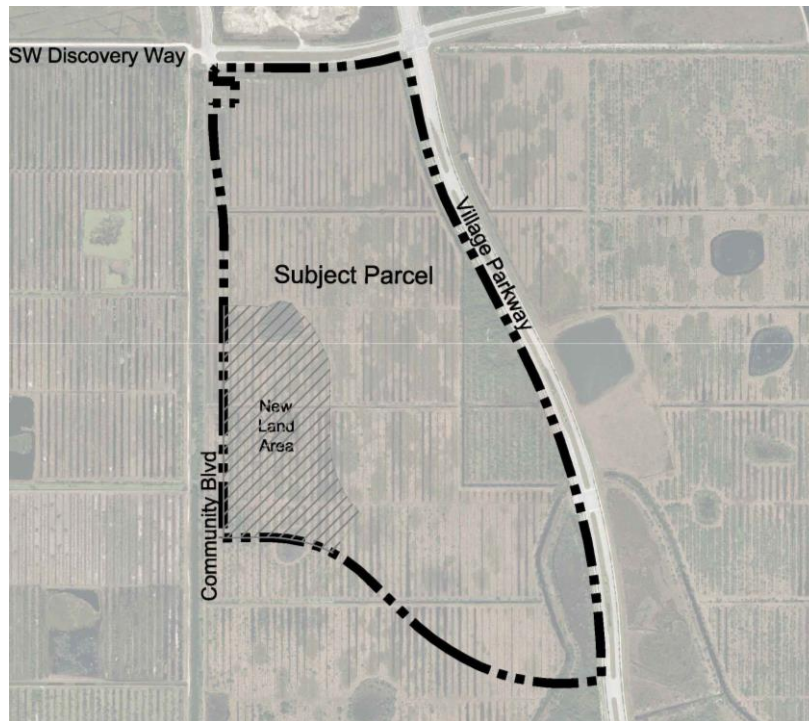
Project Location Map

**SUMMARY**

Applicant's Request:	An application to rezone 27 acres of property, more or less, and amend the MPUD Conceptual Plan and Regulation Book for the Mattamy Palm Beach @ Southern Grove 3 MPUD (Master Planned Unit Development)
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located south of SW Discovery Way, west of SW Village Parkway, east of SW Community Boulevard and north of E/W 2 road right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Description and Background**

Mattamy Palm Beach, LLC, owner, has applied to rezone approximately 27 acres of land located in the northeast quadrant of the intersection of SW Community Boulevard and E/W 2 road right-of-way from St. Lucie County Agricultural (SLC AG 5 – 1 dwelling unit per 5 acres) to City of Port St. Lucie MPUD and amend the Mattamy Palm Beach @ Southern Grove 3 MPUD. The proposed amendment add the 27 acres to the Mattamy Palm Beach @ Southern Grove 3 MPUD and revises the MPUD regulation book and concept plan to provide for a revised development program. Mattamy Palm Beach @ Southern Grove 3 MPUD is located immediately south of SW Discovery Way, north of E/W 2 road right-of-way, and between SW Community Boulevard and SW Village Parkway. S Mattamy Palm Beach @ Southern Grove 3 MPUD is approximately 138 acres and the rezoning will increase the project size to 165 acres. The new acreage is the hatched area shown below:



The Mattamy Palm Beach @ Southern Grove 3 MPUD was approved on January 27, 2020 through Ordinance 20-04 (P19-034). Mattamy Palm Beach @ Southern Grove 3 MPUD is currently approved for 730 residential dwelling units on 96.6 acres, 151,200 S.F. of commercial development on 18.9 acres, and 22.5 acres of open space and stormwater

lakes. When the MPUD was approved, the property was designated as a mixed use subdistrict under the NCD land use policies of the City’s comprehensive plan. On January 25, 2021, the City Council approved a large scale comprehensive plan text amendment which revised the land use sub-district classification for the 138 acres from Mixed Use to 16 acres of Neighborhood/Village Commercial and 122 acres of Residential (OR 20-56). The proposed amendment revises the development program and conceptual development plan to reflect the updated land use sub-district classifications. The proposed changes to the development program are as follows:

Current Development Program			Proposed Development Program		
Use	Acreage	Density/Intensity	Use	Acres	Density/Intensity
Residential	96.6 ac	730 units (7.5 units per acre)	Residential	129 ac	500 units (3.8 dwelling units per acre)
Commercial	18.9 ac	151,000 SF	Commercial	16 ac	128,000 SF
Open Space/Lakes	22.5 ac		Open Space/Lakes	20 ac	

The proposed changes to the MPUD regulation book include updates to the maps, the legal description, and MPUD concept plan to add the additional acreage and other miscellaneous changes. New conditions have been added to the MPUD to require gated subdivisions to provide adequate space for buses and trucks to maneuver outside the gated entry and to require the submittal of a conceptual subdivision plan prior to submittal of a subdivision plat.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the January 27, 2021 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**

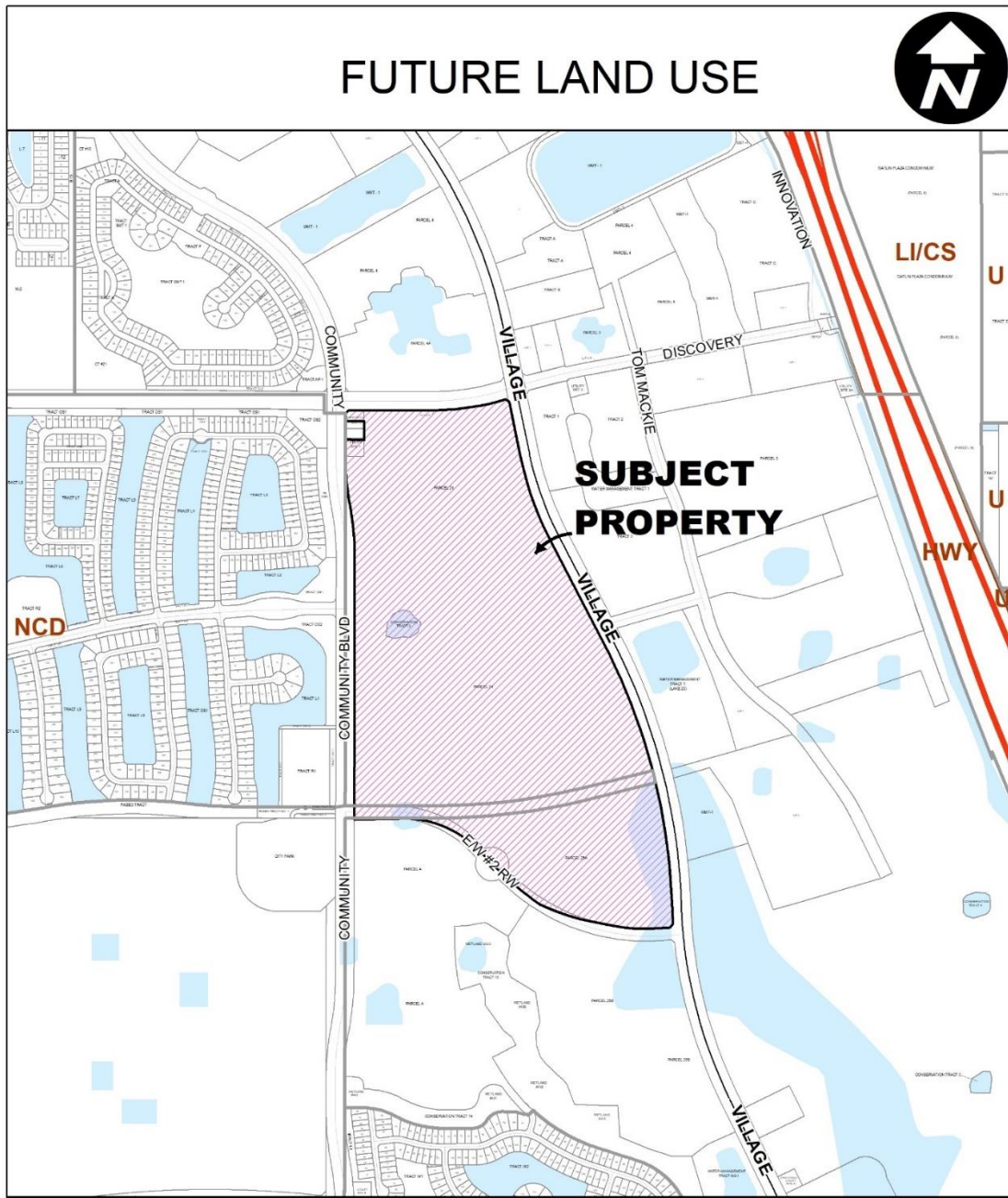
Property Size:	165 acres, more or less
Legal Description:	Southern Grove Plat No. 3 Parcel 24, Southern Grove Plat No. 3 Utility Site 1, and Southern Grove Plat No. 13 Parcel 25A. A full legal description is included in the MPUD document.  A portion of the property has been replatted under Telaro at Southern Grove Subdivision Plat (PB 94-1)
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	138 acres, more or less, Mattamy Palm Beach @ Southern Grove 3 MPUD and 27 acres, more or less, St. Lucie County AG-5 (1 dwelling unit per 5 acres )
Existing Use:	Vacant land under construction (Telaro at Southern Grove Subdivision Plat)
Proposed Zoning:	MPUD (Master Planned Unit Development)
Proposed Use:	Residential and Neighborhood/Village Commercial

**Surrounding Uses**

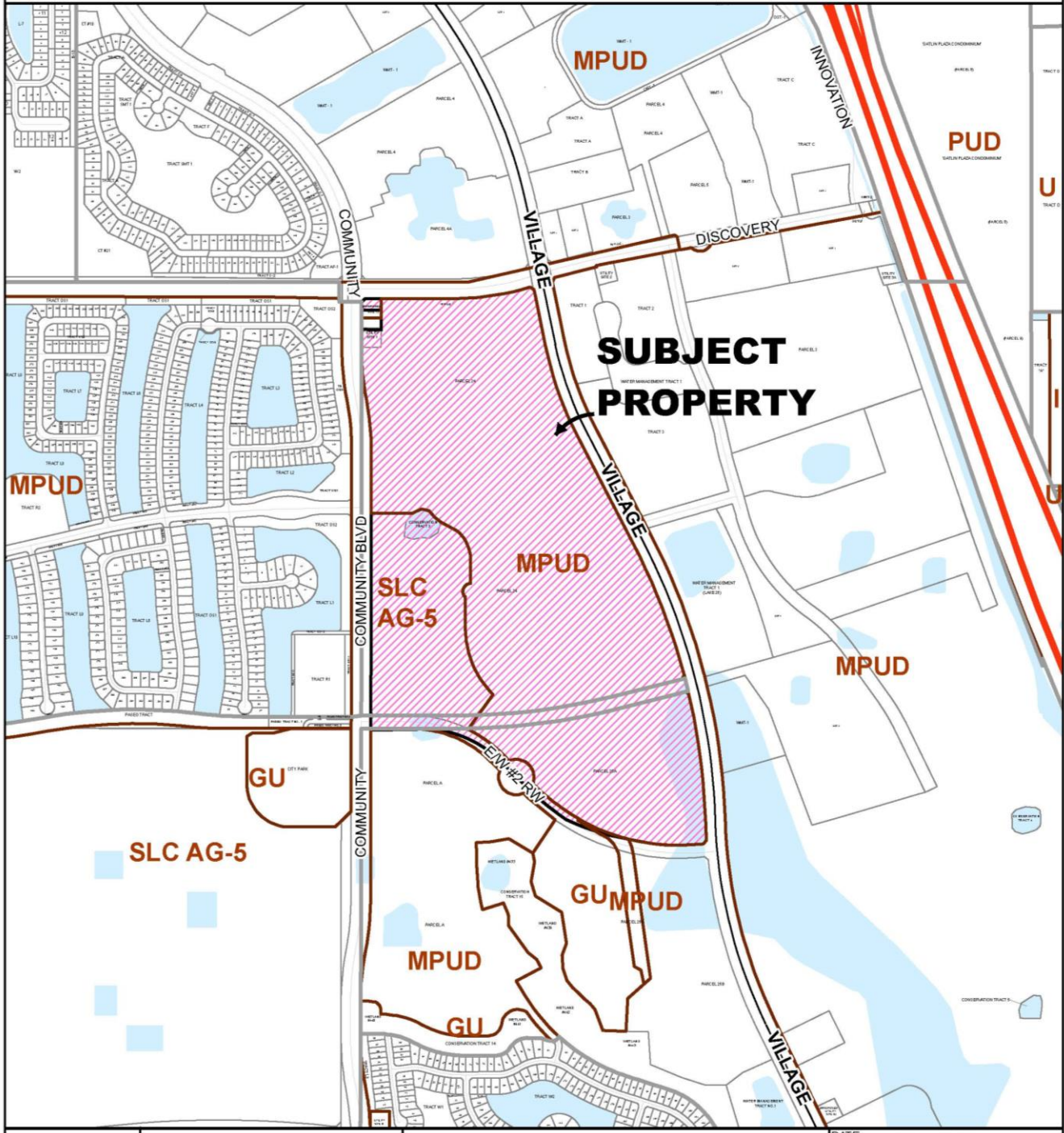
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grande Palms Apartment Complex
South	NCD	MPUD	Vacant land within the Del Webb MPUD
East	NCD	MPUD	Vacant Land and AHS Residential Apartment Complex (under construction)
West	NCD	MPUD	Residential development in the Riverland/Kennedy Parcel A MPUD

NCD – New Community Development District

MPUD – Master Planned Unit Development



# EXISTING ZONING



## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

**Land Use Consistency (Policy 1.2.1.3):** The subject property is located within the Southern Grove Development of Regional Impact (DRI) and within a designated Neighborhood/Village Commercial sub-district and a designated Residential sub-district as depicted on Map H, the master development plan for the Southern Grove DRI, and 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. On January 25, 2021, the City Council approved an amendment to the City's comprehensive plan that amended Figure 1-4 (Ordinance 20-56). It changed the land use sub-district for 138 acres located immediately south of SW Discovery Way and between SW Community Boulevard and SW Village Parkway from Mixed Use to 16 acres of Neighborhood/Village Commercial and 121.96 acres of Residential and other changes. On January 25, 2021, the City Council approved an amendment to the development order for the Southern Grove DRI (Resolution 21-R05) that amended Map H, the master development plan for the Southern Grove DRI. It revised the land use sub-district for 138 acres located immediately south of SW Discovery Way and between SW Community Boulevard and SW Village Parkway from Mixed Use to 16 acres of Neighborhood/Village Commercial and 121.96 acres of Residential.. The additional 27 acres to be rezoned as part of this MPUD amendment has a residential land use sub-district classification as depicted on Figure 1-4 of the Future Land Use Element and Map H of the Southern Grove DRI.

The proposed MPUD is consistent with Policy 1.2.2.4 of the Future Land Use Element regarding Neighborhood/Village Commercial Areas and Policies 1.2.2.2 and 1.2.2.3 regarding Residential Areas. Policy 1.2.2.3 requires neighborhoods in the residential area to be a minimum size of 10 acres and a maximum size of 750 acres. The residential component is approximately 129 acres and is within 2 miles of existing and planned shops, services, and other activities. Policy 1.2.2.4 requires Neighborhood/Village Commercial areas to be a minimum of three acres and a maximum of 35 acres. The Neighborhood/Village Commercial area is approximately 16 acres. The MPUD amendment is also consistent with Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.

### MPUD REZONING REQUIREMENTS

**Project Description:** Mattamy Palm Beach @ Southern Grove 3 MPUD s currently approved for 730 residential dwelling units on 96.6 acres, 151,200 S.F. of commercial development on 18.9 acres, and 22.5 acres of open space and stormwater lakes. The proposed amendment revises the development program and conceptual development plan to allow for 500 dwelling units on ±129 acres, 128,000 square feet of non-residential development on ±16 acres, and 20 acres for lakes and open space.

#### Standards for District Establishment

Area Requirement	Section 158.187(A) of the Zoning Code establishes a minimum size of 50 acres for an MPUD. The proposed MPUD amendment is 165 acres.
Relation to Major Transportation Facilities	The subject property abuts SW Discovery Way to the north, SW Village Parkway to the east and the Community Boulevard road right-of-way to the west.

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 subject property has the designations of Neighborhood/Village Commercial and Residential as depicted on Figure 1-4, the conceptual land use plan for the Southern Grove NCD District and Map H, the master development plan for the Southern Grove DRI.
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 as shown on the concept plan.
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	An environmental assessment report was submitted. Mitigations for impacts to the wetlands on site have been addressed through the South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE) permits. There is one preserved wetland on site that is within a designated conservation tract as required by the regulatory permits.
Stormwater	20 acres is proposed for a stormwater lake and open space
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

**RELATED PROJECTS**

- P20-059 – Mattamy Palm Beach, LLC, Comprehensive Plan Text Amendment
- P20-067 – Mattamy Palm Beach, LLC, Southern Grove DRI Amendment
- P19-034 – Mattamy Palm Beach @ Southern Grove 3 MPUD
- P20-040 – Telaro @ Southern Grove Preliminary Subdivision Plat
- P21-032 – Telaro @ Southern Grove Final Plat
- P21-108 – Southern Grove Telaro Plat 2

## 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 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.