

Southern Grove 10 MPUD Rezoning

City Council Meetings September 26, 2022 and October 10, 2022
MPUD Rezoning
(P22-095)
Bridget Kean, AICP
Senior Planner



Proposed Project

- The request is to rezone approximately 30.89 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, 2.70 ac. for retail/commercial/office, and 8.49 ac. for warehouse/self-storage.

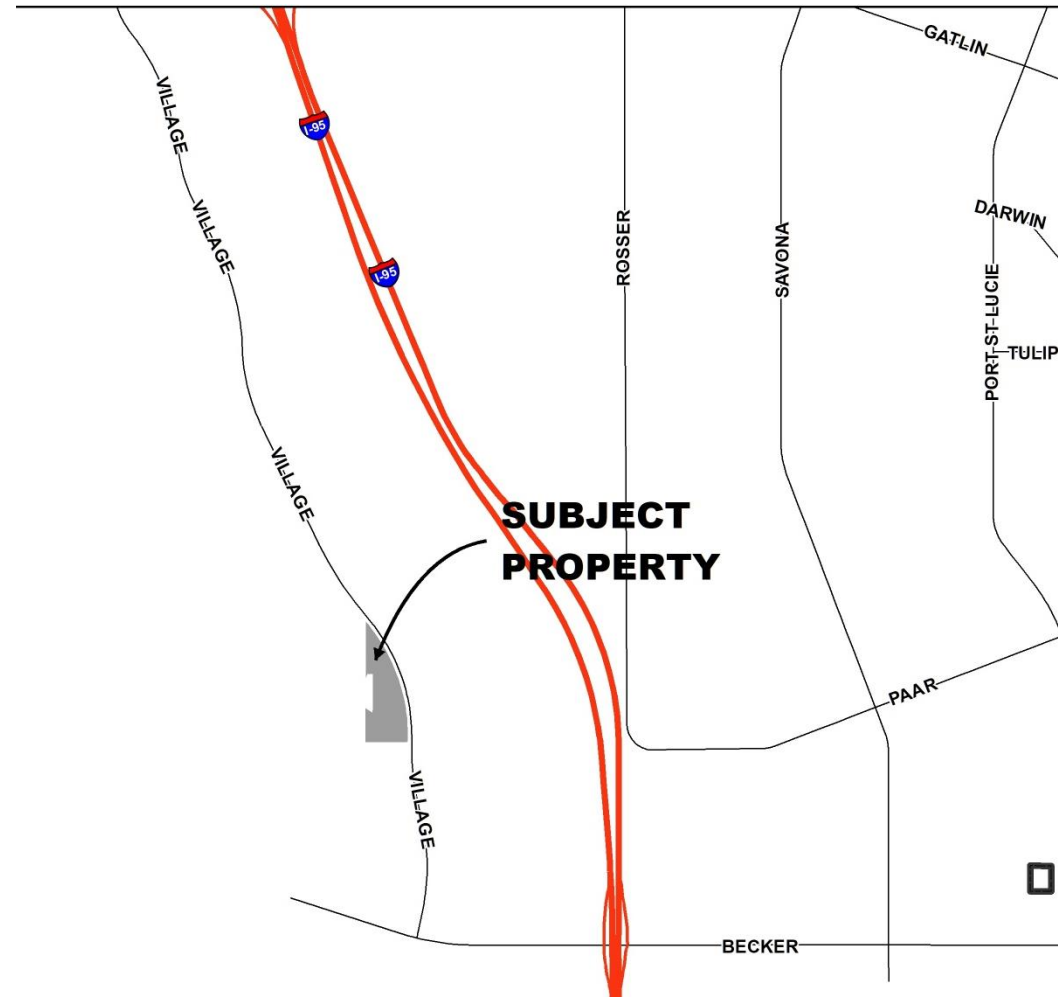


Applicant and Owner

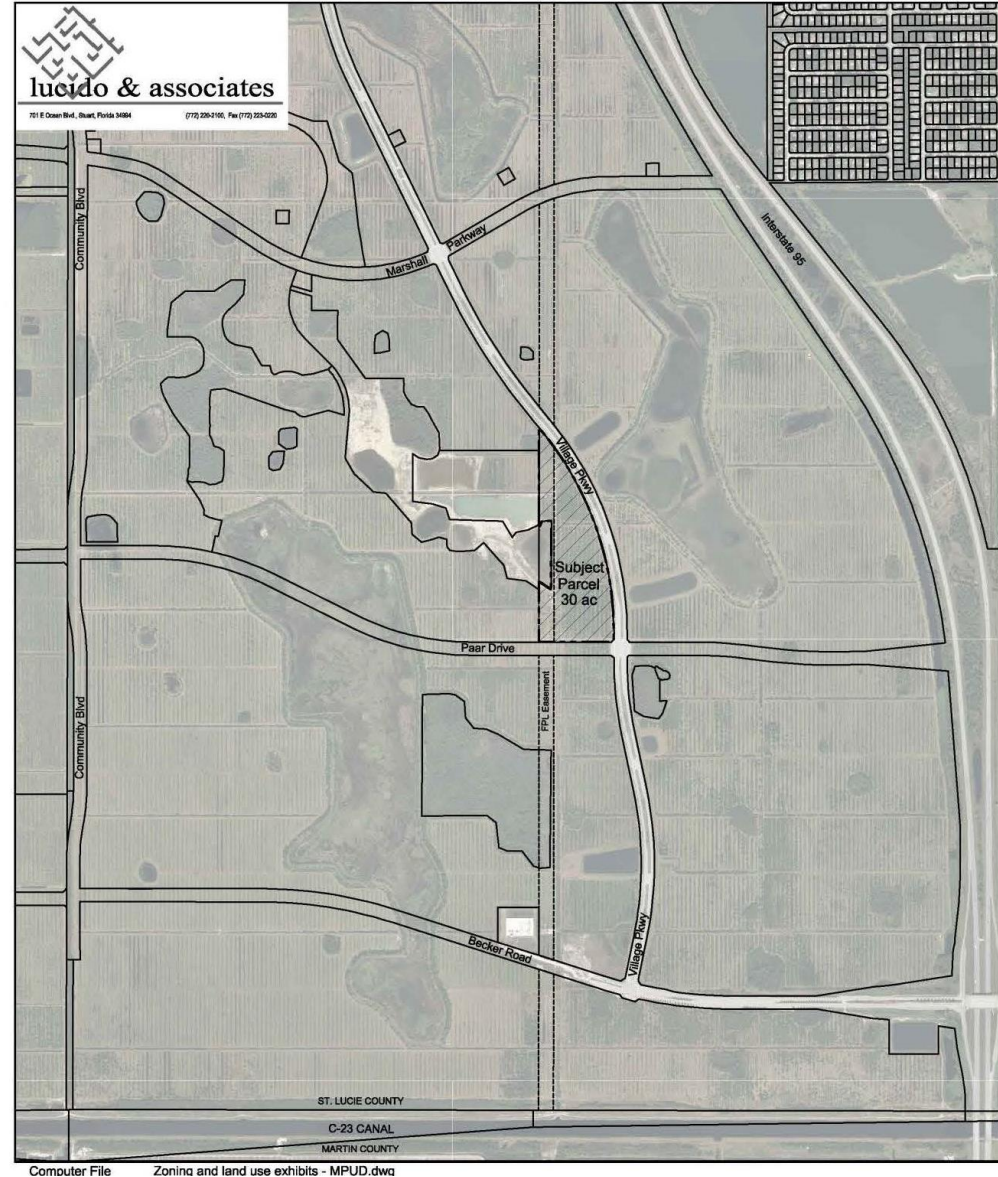
Steve Garrett, Lucido and Associates, is acting as the agent for
Mattamy Palm Beach, LLC.



Location Map



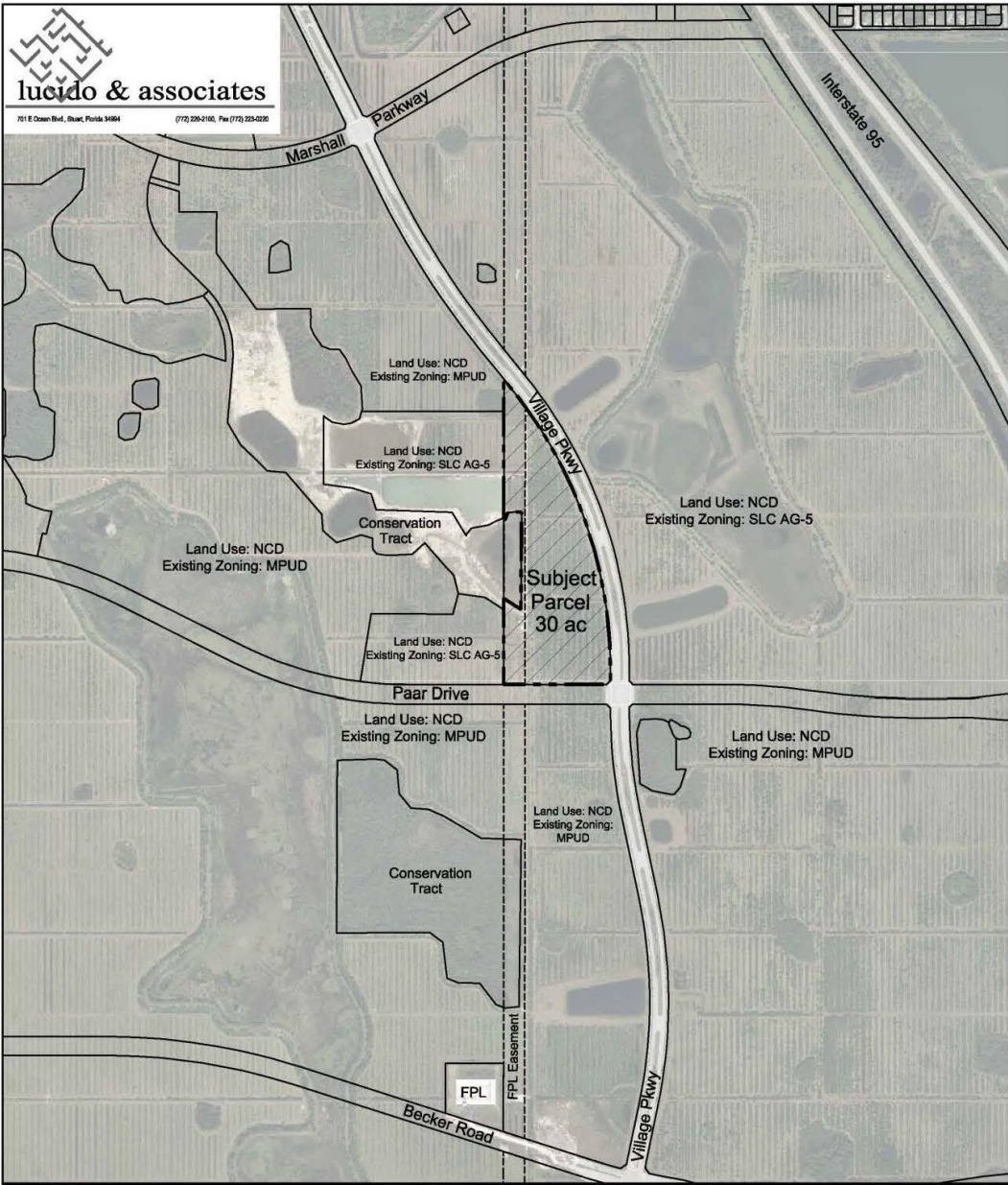
Aerial



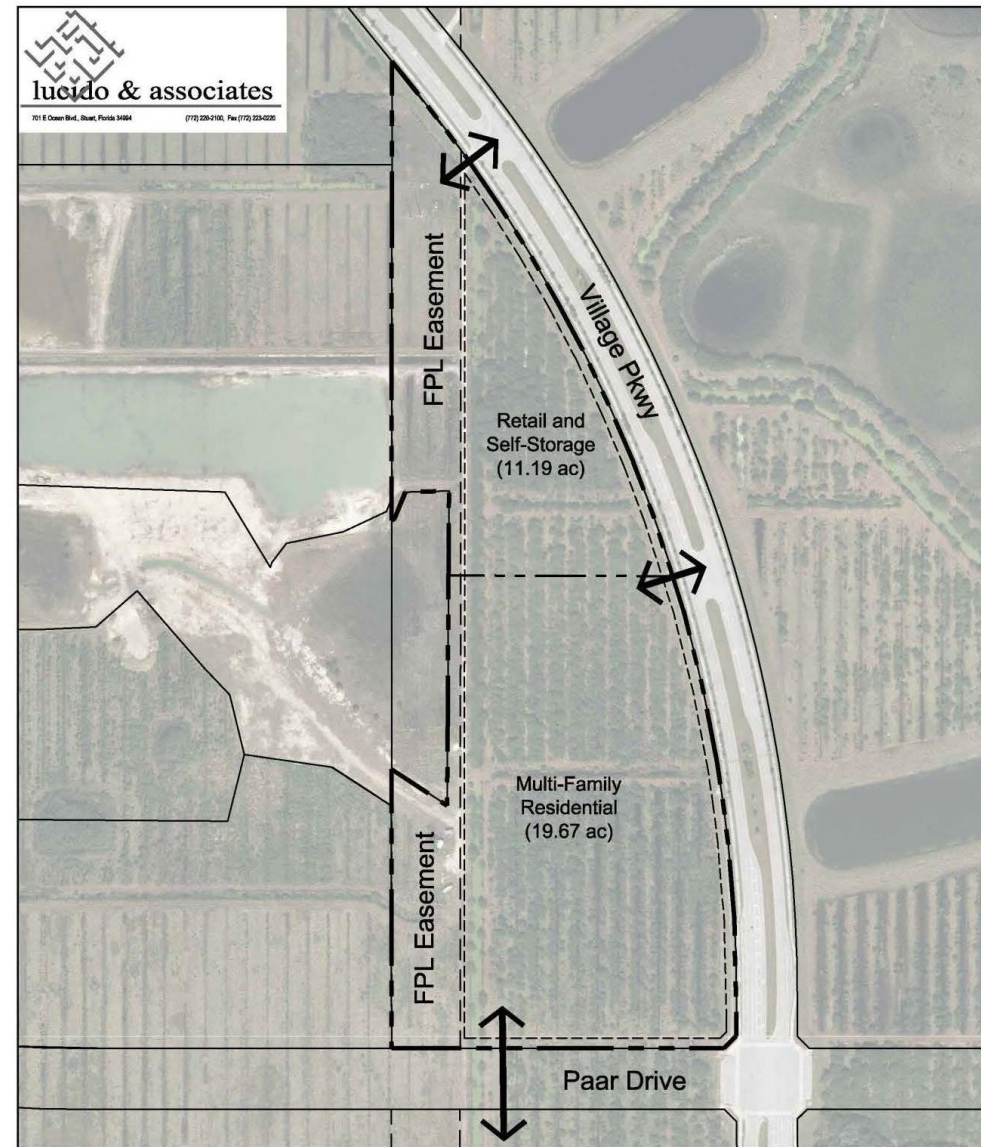
Computer File Zoning and land use exhibits - MPUD.dwg



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



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 30.89 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.



Recommendation

- The Planning and Zoning Department finds the petition to be consistent with the intent and direction of the comprehensive plan and recommends approval.
- 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.

