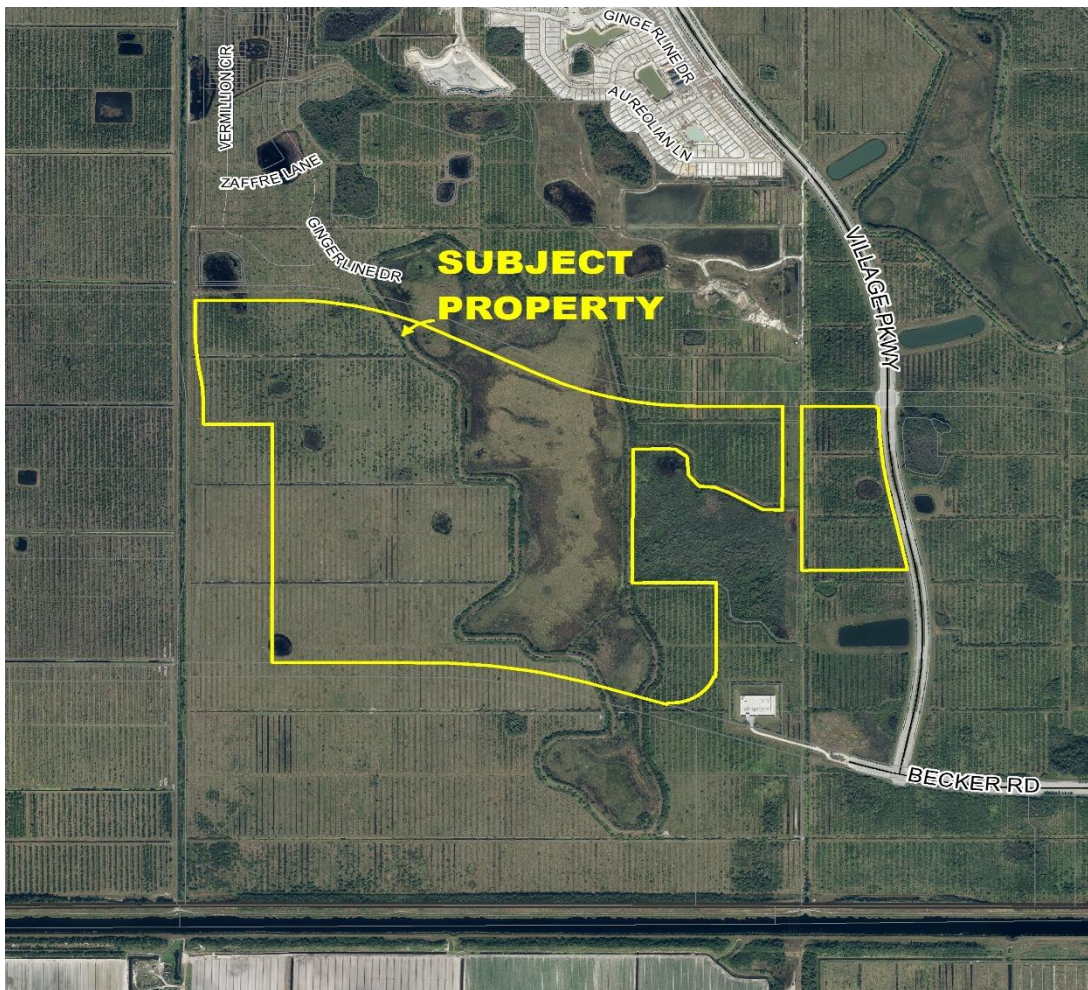




**Mattamy Palm Beach at Southern Grove No. 4 MPUD
MPUD Rezoning Application
P20-111**



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 344 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 south of the Paar Road right-of-way, west of SW Village Parkway, north of Becker Road, and east of the Community Boulevard right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, owner, has applied to rezone approximately 344 acres south of the Paar Road right-of-way and between SW Village Parkway and the Community Boulevard road right-of-way 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 allow for up to 1,300 residential dwelling units. The subject property is located within the Southern Grove Development of Regional Impact (DRI) and is within a designated residential sub-district per the NCD Future Land Use designation.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the July 8, 2020 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:	4315-700-0030-000-7
Property Size:	Parcel Size is 436.73 of which 344 acres is the subject of this rezoning application
Legal Description:	Southern Grove Plat No. 3, Parcel 28
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 development

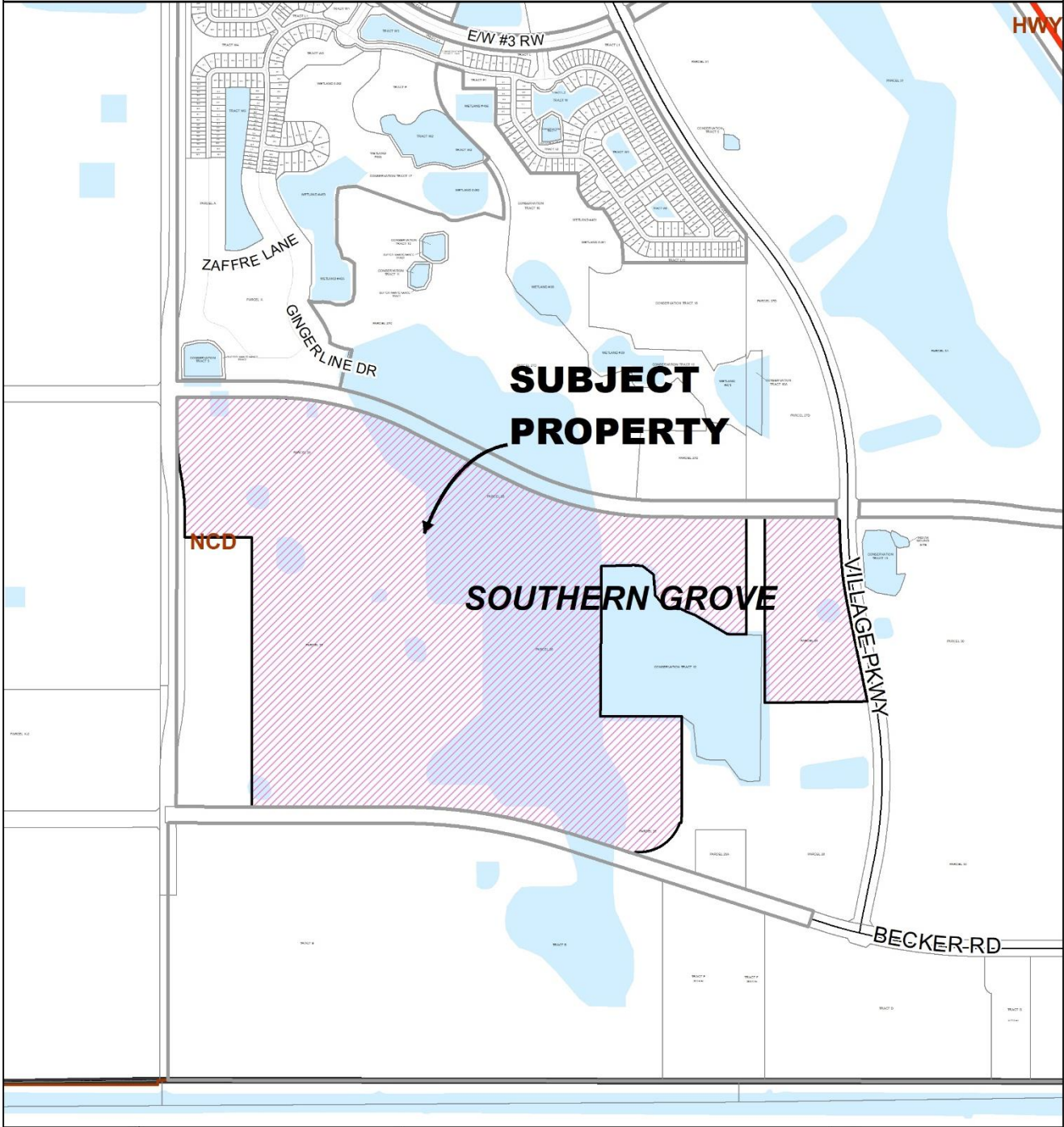
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land
South	NCD	MPUD	Vacant land (proposed GHO subdivision)
East	NCD	MPUD	Vacant land
West	NCD	MPUD	Vacant land in the Riverland/Kennedy DRI

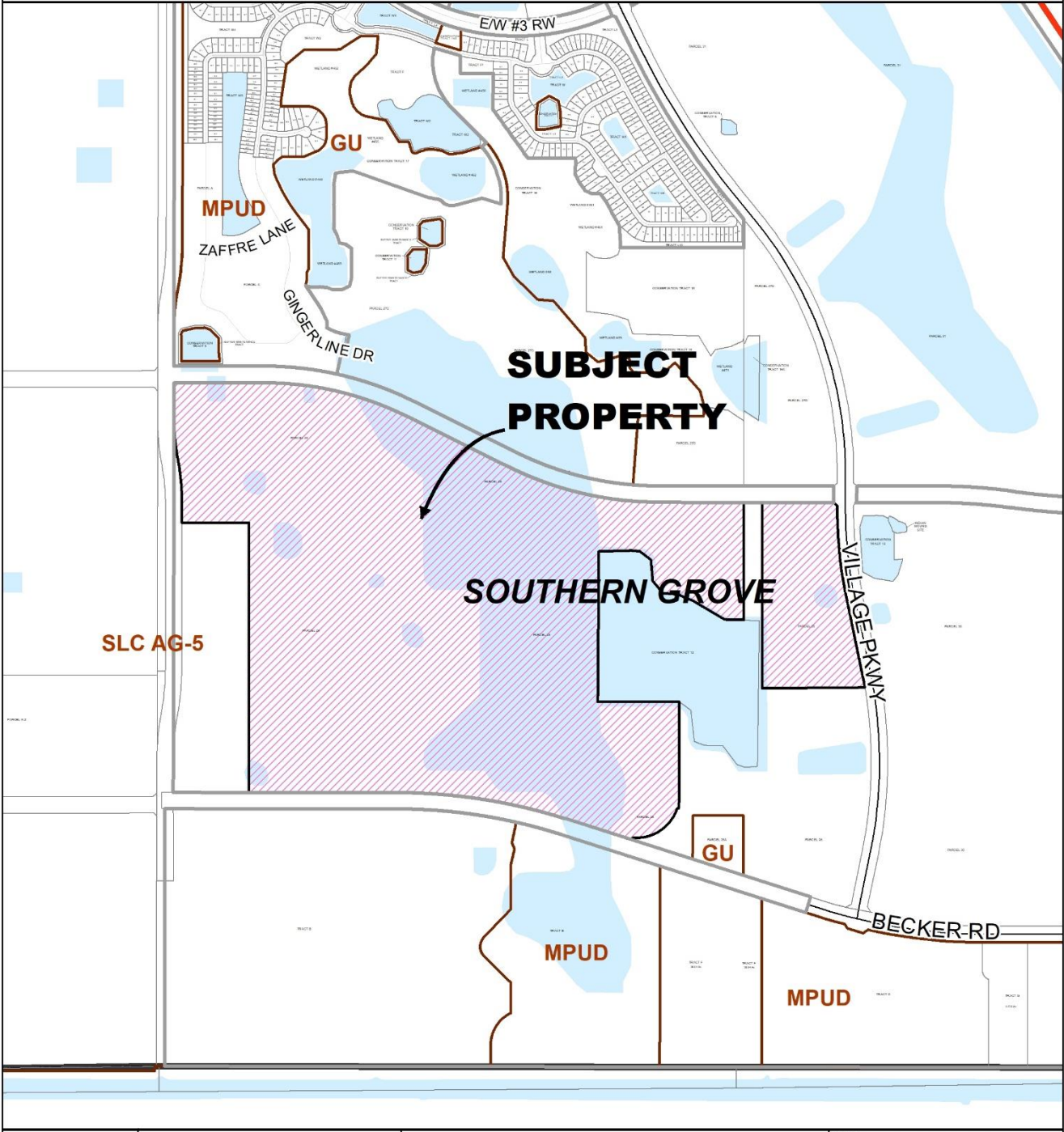
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed MPUD is consistent with Policies 1.2.2.2 and 1.2.2.3 of the Future Land Use Element regarding the development of residential neighborhoods within an NCD District and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.

MPUD REZONING REQUIREMENTS

Project Description: A proposed MPUD that will allow for construction of up to 1,300 dwelling units that can accommodate single-family attached and detached units, townhouse units, multi-family development, and a residential rental community consisting of detached single unit structures and attached two unit or duplex structures. Open Space areas will complement the development with natural zones and include corridors to incorporate the Tradition Trail network.

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 is 344 acres.
Relation to Major Transportation Facilities	The Southern Grove 4 MPUD property is located south of Paar Road (northern limits), west of Village Parkway (eastern limits), east of Community Boulevard (western limits) and north of Becker Road (southern limits). Main access to the property will be along both Paar Road and Becker Road.
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 4 MPUD property is within a designated Residential sub area as shown on Figure 1-4 of the Comprehensive Plan. Figure 1-4 is the conceptual plan for the Southern Grove NCD District. Policy 1.2.2.3 of the Comprehensive Plan requires neighborhoods in a residential area to be a minimum size of 10 acres and a maximum size of 750 acres. The proposed MPUD is approximately 344 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 existing wetlands on site that have been mitigated off site per the Army Corp of Engineers (ACOE) permit for the Southern Grove DRI.
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

P20-141 - SG 4/Capstone Community 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 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.