

PLANNING AND ZONING BOARD STAFF REPORT August 2, 2022 Planning and Zoning Board Meeting

Legacy Park North MPUD Rezoning and MPUD Concept Plan Application P22-176



Project Location Map

SUMMARY		
Applicant's Request:	An application to rezone 345 acres, more or less, of property	
	located in Southern Grove to MPUD (Master Planned Unit	
	Development).	
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.	
Applicant/Property Owner:	Port St. Lucie Governmental Finance Corporation	
Location:	The property is generally located west of Interstate 95, east of	
	south SW Village Parkway, and between Paar Drive and the	
	Marshall Parkway road right-of-way.	
Address:	Not assigned	
Project Planner:	Bridget Kean, AICP, Senior Planner	

Project Description

Culpepper and Terpening, Inc., acting as the agent for the Port St. Lucie Governmental Finance Corporation (GFC), has applied to rezone approximately 345.5 acres of land 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) for a project known as Legacy Park North MPUD. The proposed project is located west of Interstate 95, east of SW Village Parkway, and between Paar Drive and the Marshall Parkway road right-of-way. The property is within the Southern Grove DRI. Approximately 313 acres is located with a designated Employment Center sub-district and approximately 32 acres is located within a designated Neighborhood/Village Commercial subdistrict as shown on Map H, the master development plan for the Southern Grove DRI and Figure 1-4 of the comprehensive plan. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

The proposed entitlements for the Legacy Park North MPUD are: 3,675,000 square feet of industrial use; 200,000 square feet of retail use; 80,000 square feet of office use; and up to 400 residential units. In general, the retail, residential, and office uses will be located in the Neighborhood/Village Commercial sub-district at the southeast corner of the intersection of SW Marshall Parkway and SW Village Parkway and the area designated for mix commercial along SW Village Parkway in the Employment Center sub-district. Industrial development will be located along SW Anthony F. Sansone Sr. Boulevard and the I-95 corridor as depicted on the Legacy Park MPUD concept plan. Retail entitlements are limited to 100,000 square feet in an Employment Center subdistrict per 1.2.2.10 of the comprehensive plan.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD and concept plan at the June 8, 2022 Site Plan Review Committee meeting.

Public Notice Requirements

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

Location and Site Information

Parcel Number:	A portion of Parcel 4326-601-0003-000-9	
Property Size:	345.5 acres, more or less	
Legal Description:	A portion of Southern Grove Plat No. 38, Tract B	
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 Uses:	A mix of uses including industrial development, office uses, retail,	
	and residential as designated on the proposed MPUD concept plan.	

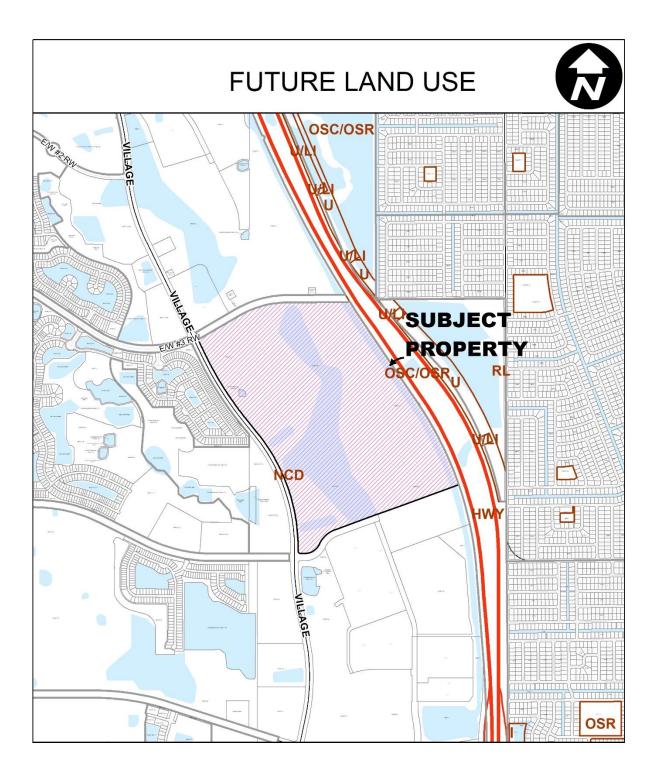
Surrounding Uses

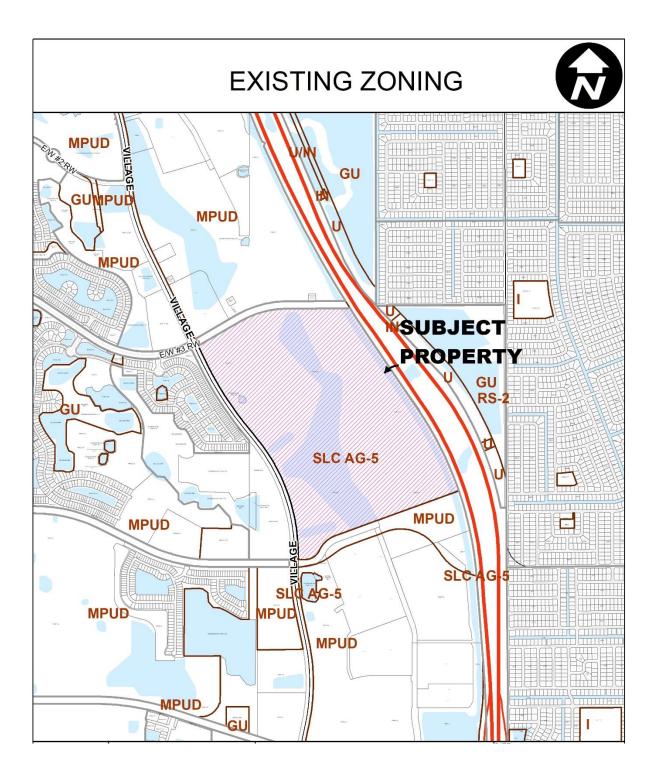
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land in Tradition Commerce Park
			North MPUD
South	NCD	MPUD	Vacant land in Tradition Regional Business
			Park MPUD (aka Legacy Park South MPUD)
East			Duda Canal and Interstate 95
West	NCD	MPUD (Del Webb)	Residential subdivisions within the Del Webb
		and SLC AG-5	MPUD and vacant land (proposed Farrell self-
		(Proposed SG 10	storage and Eden multi-family development)
		MPUD)	

NCD – New Community Development District

MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural (1 dwelling unit per 5 acres)





IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The subject property is located within the Southern Grove Development of Regional Impact (DRI). Approximately 313 acres is within an Employment Center sub-district and approximately 32 acres is within a designated Neighborhood/Village Commercial subdistrict as shown on Figure 1-4 of the Future Land Use Element. 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.

Per Policy 1.2.2.10 of the Future Land Use Element, Employment Centers shall be established to include office uses, medical uses, hospitals, industrial uses, warehouse/distribution, research and development, manufacturing, institutional uses, educational facilities including college, technical, or vocational schools (including dormitories), public facilities (including utilities), sports and recreation, retail, hotel, multi-family housing, and other similar uses and services to support the City's targeted industries list and improve the economic vitality of the area. A minimum size of 50 acres is required to rezone land within the Employment Center sub-district to MPUD. Residential density is set at a minimum density of five (5) dwelling units per acre and a maximum density of twenty-eight (28) dwelling units per acre. The maximum amount of retail development allowed is 100,000 gross square feet.

Per Policy 1.2.2.4, Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. Non-residential uses include commercial uses, office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhood. Neighborhood/Village Commercial Areas can range in size from the three (3) acres to thirty-five (35) acres. Residential density is set at a minimum density of five (5) dwelling units per acre and a maximum density of twenty-eight (28) dwelling units per acre. Neighborhood/Village Commercial Areas shall contain a minimum of two or more uses as described above. The minimum two-use requirement shall be identified for each Neighborhood/Village Commercial Area as part of the MPUD master plan with one required use being commercial/retail. Individual parcels within a Neighborhood/Village Commercial Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan. Within open space areas include a minimum of 5% useable open space for employees and visitors in uses such as of squares, greens, parks, recreation areas, and/or conservation areas.

MPUD REZONING REQUIREMENTS

Project Description: The proposed entitlements for Legacy Park are 3,675,000 square feet of industrial use; 200,000 square feet of retail use; 80,000 square feet of office use; and up to 400 residential units The retail and residential entitlements are proposed for the Neighborhood/Village Commercial subdistrict and the areas fronting SW Village Parkway between Paar Drive and Marshall Parkway in the Employment Center sub-district. Industrial development will be located along SW Anthony F. Sansone Sr. Boulevard and the I-95 corridor in the Employment Center sub-district as depicted on the Legacy Park MPUD concept plan.

The Legacy Park North MPUD will be developed by the Sansone Group in partnership with the Port St. Lucie Governmental Finance Corporation (GFC). The Sansone Group has prepared an access management plan for Legacy Park that includes the Legacy Park South MPUD (AKA Tradition Regional Business Park MPUD) and the proposed Legacy Park North MPUD. The access management plan evaluates traffic impacts based on existing and proposed development projects, truck traffic, truck access, employee access, proposed driveway locations, turn lanes, etc. A draft of the access management plan is under review by the City's third party traffic consultant. In addition, each development in Legacy Park North and Legacy Park South is required to submit a traffic study as part of site plan approval.

The Legacy Park North MPUD will be served by the following proposed future roadway improvements:

- Extension of Paar Drive east of SW Village Parkway to SW Anthony F. Sansone Sr. Boulevard currently under construction as a a 135 foot road right-of-way as part of Southern Grove Plat No. 35
- The extension of SW Anthony F. Sansone Sr. Blvd. north of Paar Drive to the Marshall Parkway Road Right-of-Way. This roadway improvement is currently under design as a 135 foot road right-of-way
- Extension of Marshall Parkway east of SW Village Parkway to SW SW Anthony F. Sansone Sr. Blvd. This roadway improvement is currently under design as a ??? foot road right-of-way.
- A proposed E/W roadway to be known as St. Louis Drive that will be located on the east side of SW Village Parkway between Paar Drive and Marshall Parkway. This roadway improvement is currently under design as a 135 foot road right-of-way.

In association with the Legacy Park North MPUD, the City has received two applications for site plan approval and one application for subdivision plat approval.

- P22-220 is an application for site plan approval for Project Apron. Project Apron is a proposed 1.2 million square foot warehouse distribution facility to be located on a proposed 61 acre parcel on the east side of SW Anthony F. Sansone Sr. Blvd. north of Paar Drive.
- P22-222 is an application for site plan approval for Project Green. Project Green is a proposed 1.2 million square foot warehouse distribution facility to be located on a proposed 61.5 acre parcel on the west side of SW Anthony F. Sansone Sr. Blvd. north of Paar Drive.
- P22-219 is an application for preliminary and final subdivision plat approval for Southern Grove Plat No. 43 that replats the 345 acres to create the Project Apron and Project Green parcels, the right-of-way tract for the extension of SW SW Anthony F. Sansone Sr. Blvd. from Paar Drive north to St. Lucie Drive, the right-of-way tract for St. Lucie Drive from SW Village Parkway to SW. Anthony F. Sansone Sr. Blvd., water management tracts, and tracts for future development.

The City of Port St. Lucie will be undertaking the construction of SW Anthony F. Sansone Sr. Boulevard from Paar Drive to St. Louis Drive and the construction of SW Louis Drive from SW Village Parkway to SW Anthony F. Sansone Sr. Boulevard. These roadwat improvements are funded through a Florida Job Growth Grant (Grant G0072) in the amount of \$3,500,000 with the balance of funding being a contribution from Sansone Group in accordance with its Purchase Contract/Option Agreement with the GFC. These roadways will be designed with ten foot sidewalks on both sides of the roadways for SW Anthony F. Sansone Sr. Blvd and ??? sidewalks on St. Louis Drive.

Standards for District Establishment

Area Requirement	The proposed MPUD amendment is approximately 345.5 acres	
	and meets the minimum requirement of both the Employment	
	Center sub-district and the Neighborhood/Village sub-district	
	to rezone land to MPUD.	
Relation to Major Transportation	The Legacy Park North MPUD is located north of Paar Drive,	
Facilities	south of Marshall Pkwy and between I-95 and SW Village	
	Parkway.	
Development of Regional Impact	The subject property is located with the Southern Grove DRI.	
Relation to Utilities, Public	The subject property is served by Port St. Lucie Utility Systems	
Facilities, and Services	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	Most of the acreage, in the Legacy Park MPUD is within a designated Employment Center sub-district (313 acres). Approximately 32 acres in the northwest corner of the MPUD is within a designated Neighborhood/Village Commercial sub-district as depicted on Figure 1-4 of the Comprehensive Plan.		
Zoning Regulations for each land use	Provided in the MPUD document		
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets and incorporates the development of a proposed multi-use trail known as Tradition Trail.		
Transit Oriented Design Features	A sidewalk system will be provided with connections to SW Village Parkway and SW Becker Road to provide access to future transit locations if proposed for these roadways.		
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. The site adjoins a .419-acre conservation tract that has been deeded to the Tradition Commercial Association. No changes are proposed to the conservation tract as a part of this application.		
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.		

RELATED PROJECTS

P21-222 – Tradition Regional Business Park MPUD Amendment No. 2 (Legacy Park South MPUD)

P22-220 - Project Apron Site Plan

P22-222 - Project Green Site Plan

P22-219 – Southern Grove Plat No. 43 Preliminary and Final Subdivision Plat

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. The Site Plan Review Committee recommended approval of the proposed MPUD and concept plan at the June 8, 2022 Site Plan Review Committee meeting.

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.