



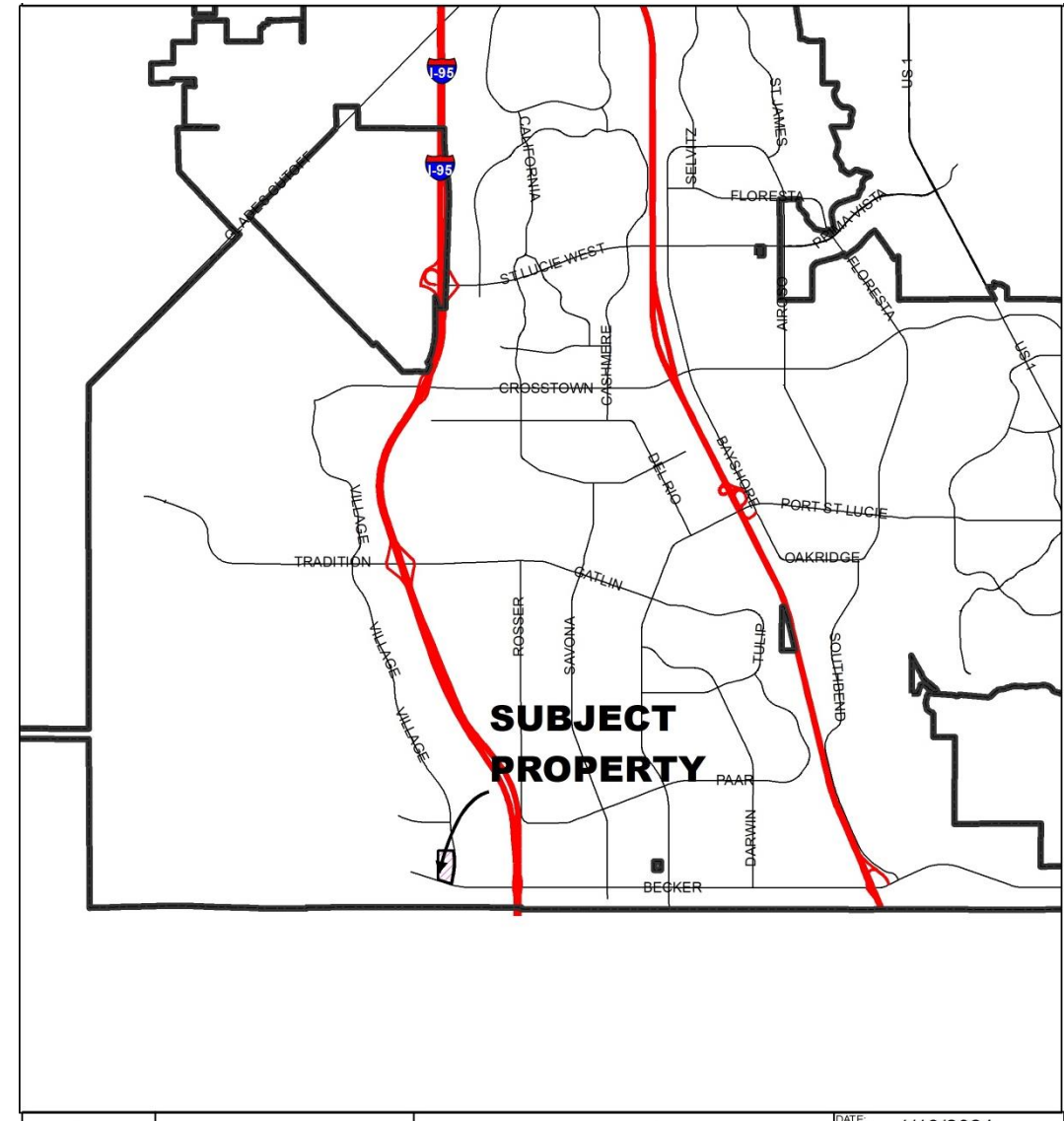
Southern Grove 8 MPUD Rezoning Application
P23-107

Planning and Zoning Board Meeting March 5, 2024

Request Summary

Applicant's Request:	A request is to rezone approximately 41.35 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)
Agent:	Steve Garrett, Lucido and Associates
Applicant /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.

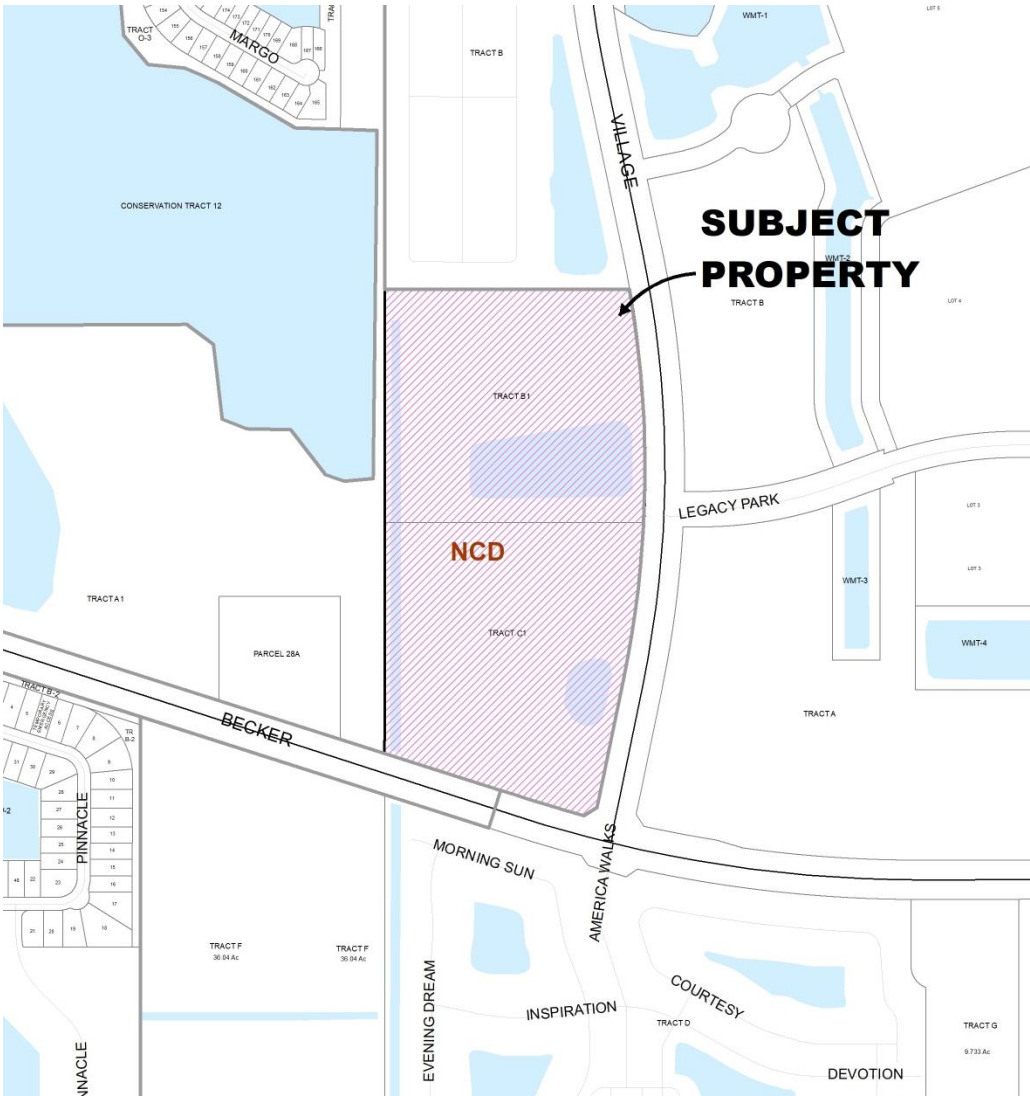
Location



Aerial



Future Land Use



Proposed Project

- The subject property is located within the Southern Groves DRI and within a designated Mixed Use sub-district.
- 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

Proposed Project

- The proposed MPUD will provide for a mixed use development with the northern parcel (20 acres) designated as a Residential/Commercial Mixed Use Area with a minimum of 12.41 acres designated for residential use.
- 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.

Proposed Project

- The proposed MPUD concept plan, Exhibit 8, depicts the 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 on SW Village Parkway and two driveways on Becker Road.
- 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.

Associated Applications

- 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.
- 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).

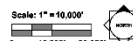
Land Use Consistency

- The subject property is located within a mixed use sub-district and the 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, a maximum of 500 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.
- Southern 8 MPUD is 41.35 acres in size and includes residential, commercial/retail, restaurants, hotel and self storage as permitted uses.
- The MPUD identifies that a minimum of 12.41 acres (30% of total acreage) of the Residential Mixed Use area is required for residential use.

Figure 1-4:
Southern Grove
NCD District
Land Use Plan



SOUTHERN GROVE NCD
FIGURE 1-4 CONCEPTUAL LAND USE PLAN
August 2023



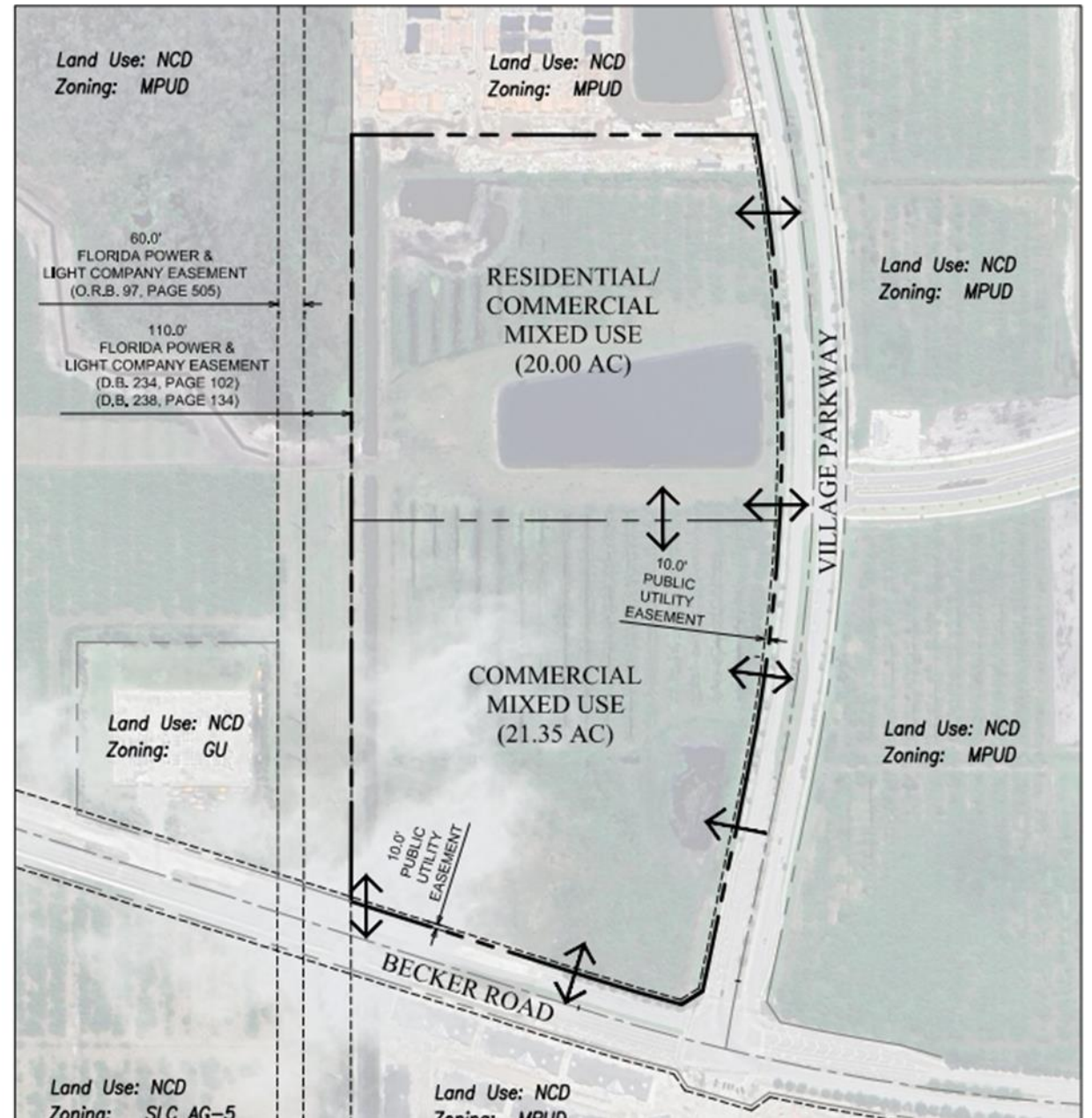
Disclaimer: Area calculations are approximate and not based upon surveyed parcel boundaries. Refer to the



Traffic Impact Analysis

- Traffic Analysis latest received January 2024
- Traffic Analysis completed by Kimley-Horn & Associates, Inc.
- Reviewed by City Staff and 3rd party Traffic Consultant, WSP
- Latest study proposes development generating over 1,000 PM Peak Hour Trips divided over 5 driveways. Additional dwelling units (max of 560) will be provided with next Traffic Analysis.

MPUD Concept Plan



Proposed Conditions

Public Works would like to recommend a condition of approval to amend this MPUD document to also include:

1. An updated traffic analysis to include the entire MPUD must be approved by the Public Works Department prior to the adoption hearing at 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.

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:
 1. Construction shall commence within 12 months of the MPUD's approval by City Council.
 2. Certification of signal shall be completed within 18 months of the MPUD's approval by City Council.
 3. No further building permits will be issued within this MPUD if the above conditions are not met.