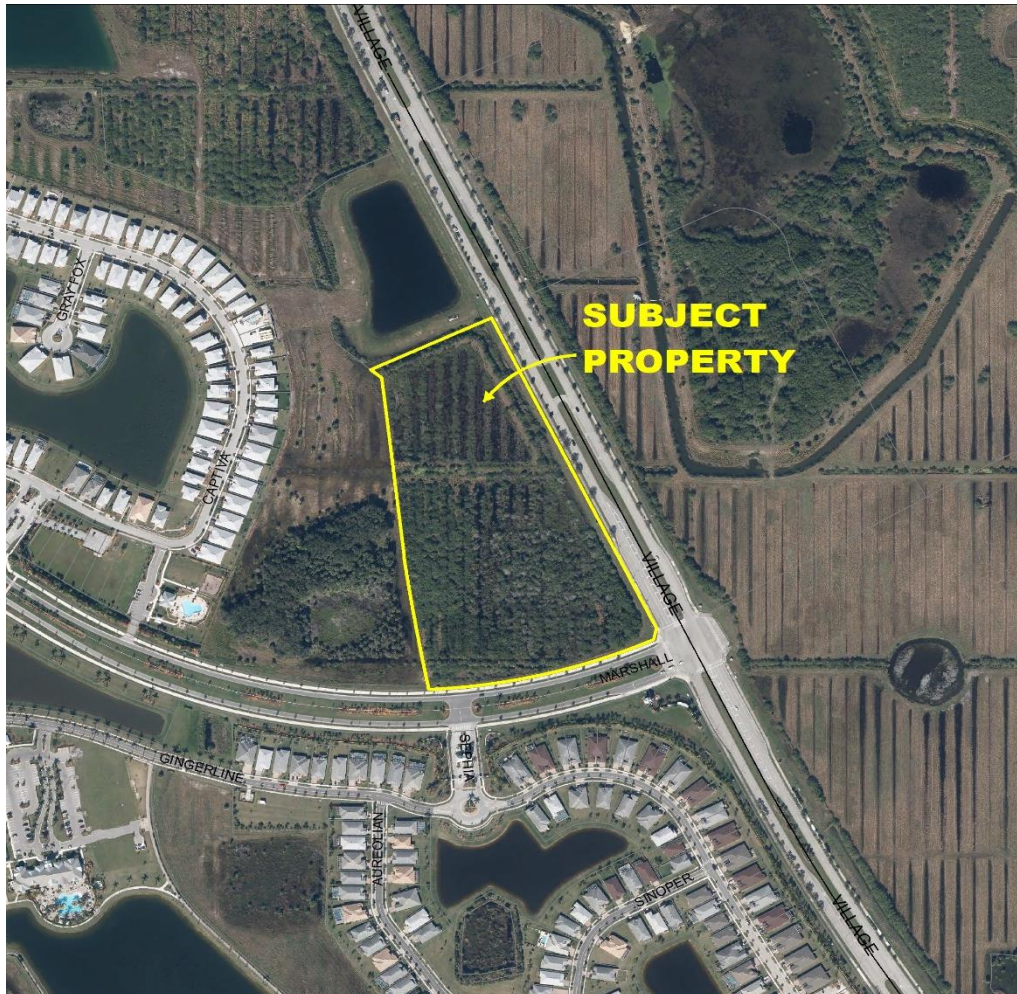


**Southern Grove 11 Master Planned Unit Development
MPUD Rezoning Application
P23-181**



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 15.6 acres of property located in Southern Grove to MPUD (Master Planned Unit Development)
Applicant:	Chris Hollen, P.E., Kimley-Horn and Associates
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 Marshall Parkway.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, owner, has applied to rezone approximately 15.6 acres of property located on the northwest corner of the intersection of SW Village Parkway and SW Marshall Parkway 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). The subject property is located within the Southern Grove Development of Regional Impact (DRI) and within a designated Neighborhood Village/Commercial sub-district as depicted on Map H of the Southern Grove DRI. The subject property is Parcel 25D, Southern Grove Plat No. 13.

Southern Grove 11 MPUD will provide for a mix of compatible uses consistent with Policy 1.2.2.4 of the City's Comprehensive Plan. Per Policy 1.2.2.4, Neighborhood/Village Commercial Areas are to function as a community of compatible uses in a compact setting and serve adjoining neighborhoods and may provide for a mix of residential and non-residential land uses including commercial and office uses, institutional uses, and parks and playgrounds. A minimum of two uses is required. Southern Grove 11 MPUD is divided into two areas: a 13.89 acre area that is designated for commercial and residential uses and a 1.8 acre area that is designated for retail and office uses. There is an associated application for site plan approval for the 1.8 acres for a future 10,000 square foot pharmacy (P23-189) and an associated application for a subdivision plat (P23-233). Both applications are under review. There are no plans for the development of the 13.89 acres at this time.

The proposed MPUD concept plan, Exhibit 8, depicts the driveway locations for the project per the City of Port St. Lucie Code of Ordinances and the Public Works Department's Engineering Standards. It provides for two limited access driveways on SW Village Parkway, one limited access driveway on Marshall Parkway and one full access driveway further west on Marshall Parkway to align with an existing median opening. The driveway locations have been approved by the Public Works Department.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the October 25, 2023, 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:	4322-600-0023-000-0
Property Size:	15.6 acres
Legal Description:	Parcel 25D, Southern Grove Plat No. 13
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, retail, restaurants, office and other uses consistent with the property's Neighborhood Village/Commercial land use sub-district designation

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	GU	Stormwater Pond and future Stars and Stripes Park
South	NCD	MPUD	Del Webb residential community
East	NCD	MPUD	Vacant land in Tradition Commerce Park MPUD
West	NCD	GU and MPUD	Conservation tract in Southern Grove DRI and further west is Heron Preserve residential community

NCD – New Community Development District

MPUD – Master Planned Unit Development

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

GU – General Use Zoning District





IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed MPUD is consistent with Policy 1.2.2.4 of the Future Land Use Element. Policy 1.2.2.4 establishes the standards for development within a Neighborhood/Village Commercial sub-district under the NCD future land use classification. 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 and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods. The Neighborhood/Village Commercial sub-district requires a minimum size of three (3) acres, a maximum size of 35 acres, and a minimum of two uses. The proposed Southern 11 MPUD is approximately 15.6 acres in size. The proposed MPUD provides for a mix of compatible uses consistent with the Neighborhood/Village Commercial subdistrict standards.

MPUD REZONING REQUIREMENTS

Project Description: As shown on the proposed MPUD concept plan, the MPUD will allow for a 13.89 acre area that is designated for commercial and residential uses and a 1.8 acre area that is designated for retail and office uses. The MPUD provides for usable open space and connections to Tradition Trail.

Standards for District Establishment

Area Requirement	A minimum of 3 acres is required to rezone property that is within a designated Neighborhood/Village Commercial subdistrict. The proposed MPUD is approx. 15.6 acres in size.
Relation to Major Transportation Facilities	The Southern Grove 11 MPUD property is located at the northwest corner of SW Village Parkway and SW Marshall Parkway. Access to the property will be via two limited access driveways on SW Village Parkway, one limited access driveway on SW Marshall Parkway and one full access driveway on SW Marshall Parkway further to the west that aligns with an existing median opening.
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, and the other private and public utility providers in Southern Grove.
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 11 MPUD property is within a designated Neighborhood/Village Commercial sub area as shown on Figure 1-4 of the Comprehensive Plan. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. Policy 1.2.2.4 of the Comprehensive Plan requires Neighborhood/Village Commercial areas to be a minimum size of 3 acres and a maximum size of 35 acres. The proposed MPUD is approximately 15.6 acres in size.
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 no wetlands within the subject property.
Stormwater	Each application for site plan approval or residential subdivision plat approval will be reviewed for stormwater management.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

RELATED PROJECTS

P23 - 181 – Walgreens at Southern Grove Site Plan

P23-233 – Tradition SG 11 Preliminary and Final Subdivision Plat

STAFF 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.

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.