



Chapter 158 – Zoning Code: Article X.5 Master Planned Unit Development (MPUD) Zoning District
Amendment to the City of Port St. Lucie Code of Ordinances
P22-038

SUMMARY

Applicant's Request:	A request to amend the standards for the establishment of a Master Planned Unit Development (MPUD) Zoning District
Applicant:	Azlina Goldstein, Esq., GL Homes
Applicant Type:	Zoning Text Amendment to the City's Land Development Regulations
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The City has received an application for an amendment to Section 158.187 (A) of the Zoning Code to amend the minimum size requirement for the establishment of a Master Planned Unit Development Zoning District (MPUD). At present, the Zoning Code requires a minimum size of fifty (50) acres to rezone property to the MPUD zoning designation. This application will amend that requirement to allow MPUD zoning districts to be established based on the minimum acreage required by the underlying NCD land use sub-district for the Neighborhood/Village Commercial sub-district, Town Center sub-district, Resort Area sub-district, Mixed Use sub-district, Regional Business Center subdistrict, and the Employment Center sub-district. A minimum size of 50 acres is still be required to rezone property to a MPUD under the residential land use sub-district.

NCD is a future land use classification for large scale mixed-use developments that are designated as Developments of Regional Impact or DRIs. NCD is the future land use classification for five DRIs in the City's western annexation area. It includes the Tradition DRI, the Western Grove DRI, the Southern Grove DRI, the Riverland-Kennedy DRI, and the Wilson Groves DRI. Policy 1.2.6.1 of the comprehensive plan requires development in a NCD District or subdistrict to be zoned MPUD.

Analysis

On January 24, 2022, the City Council adopted Ordinance 21-99 approving a large scale text amendment to the City's comprehensive plan. The ordinance amended Policy 1.2.6.2 of the Future Land Use Element to remove the requirement that each MPUD zoning district be a minimum size of fifty (50) acres. Policy 1.2.6.2 now allows MPUD zoning districts to be established based on the minimum acreage required by the land use sub-district for the Neighborhood/Village Commercial sub-district, Town Center sub-district, Resort Area sub-district, Mixed Use sub-district, Regional Business Center subdistrict, and the Employment Center

sub-district. A minimum size of 50 acres is still required to rezone property to a MPUD under the residential land use sub-district. The following table identifies the minimum acreage requirements for each of the NCD land use sub-districts and the minimum acreage that will be required to rezone property in that sub-district to MPUD under the proposed amendment:

NCD Sub-District	NCD Sub-District Minimum Size requirements	Proposed MPUD minimum acreage requirements
Policies 1.2.2.2 and 1.2.2.3: Residential Areas	10 acres	50 acres
Policy 1.2.2.4: Neighborhood/Village Commercial Areas	3 acres	3 acres
Policy 1.2.2.5: Town Centers	30 acres	30 acres
Policy 1.2.2.6: Resort Areas	100 acres	100 acres
Policy 1.2.2.7: Mixed-Use Areas	30 acres	30 acres
Policy 1.2.2.8: Regional Business Centers	30 acres	30 acres
Policy 1.2.2.10: Employment Centers	50 acres	50 acres

The proposed text amendment to the Zoning Code is required to provide consistency between the City’s comprehensive plan and the City’s land development regulations.

Proposed Amendment

See attached Exhibit “A”. Changes are shown in ~~strike through~~ and underline format.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City’s comprehensive plan and recommends approval.