



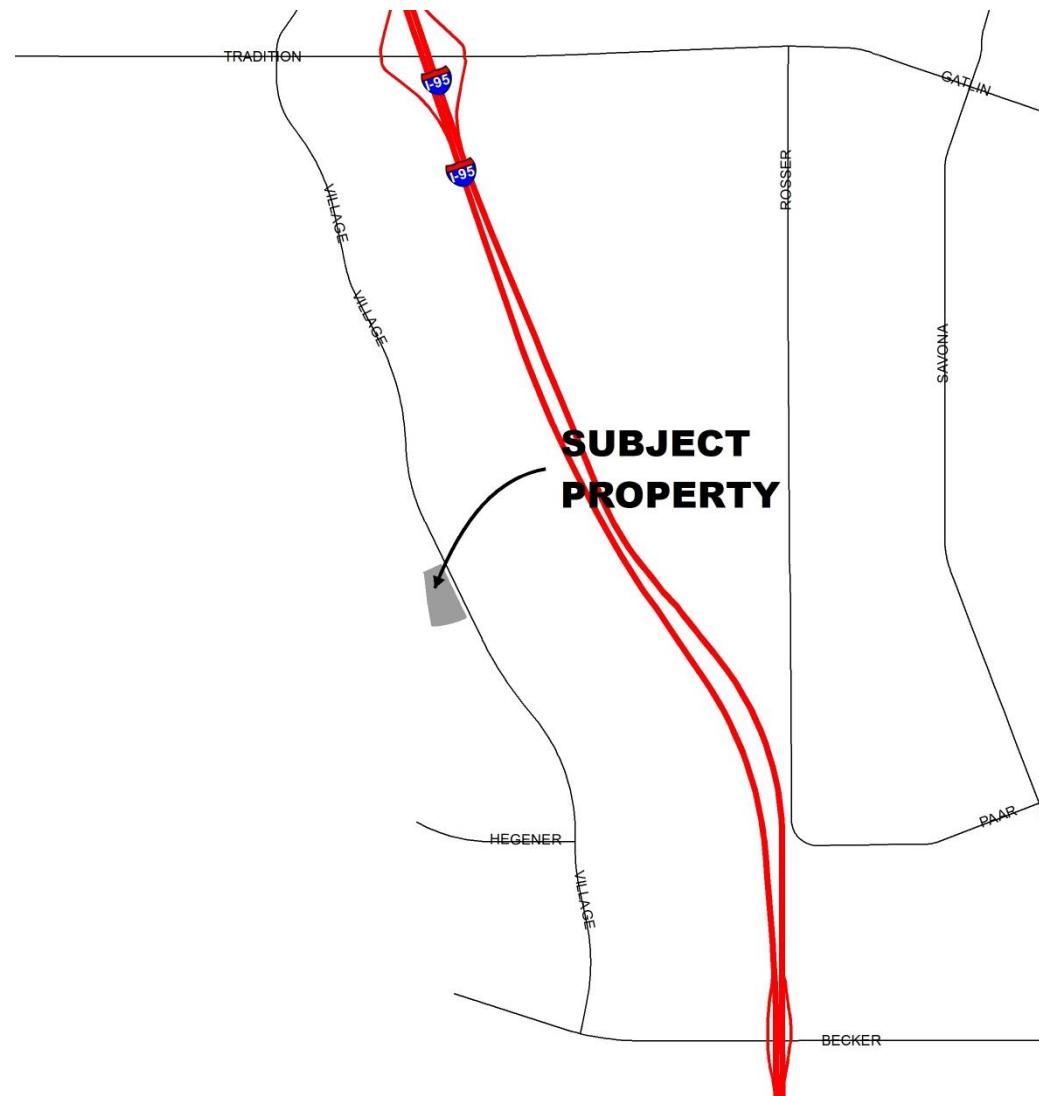
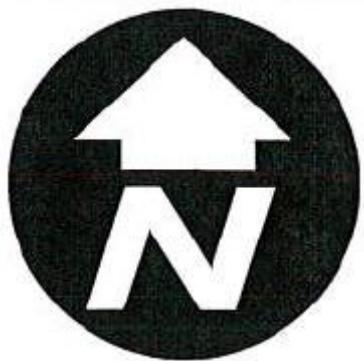
Southern Grove 11 MPUD Rezoning Application
P23-181

Planning and Zoning Board Meeting April 2, 2024

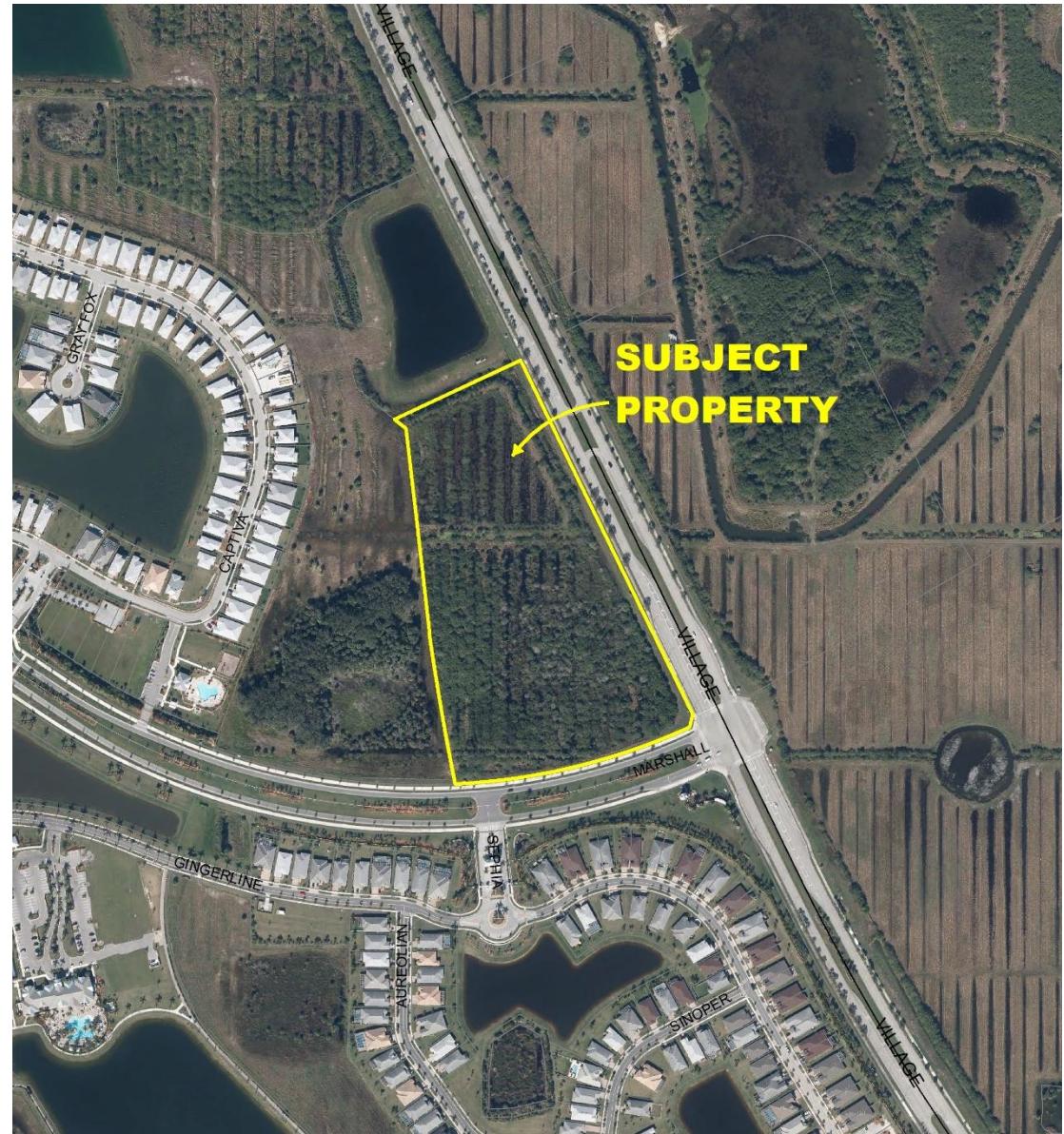
Request Summary

Applicant's Request:	A request is to rezone approximately 15.6 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:	Chris Hollen, Kimley Horn 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 Marshall Parkway.

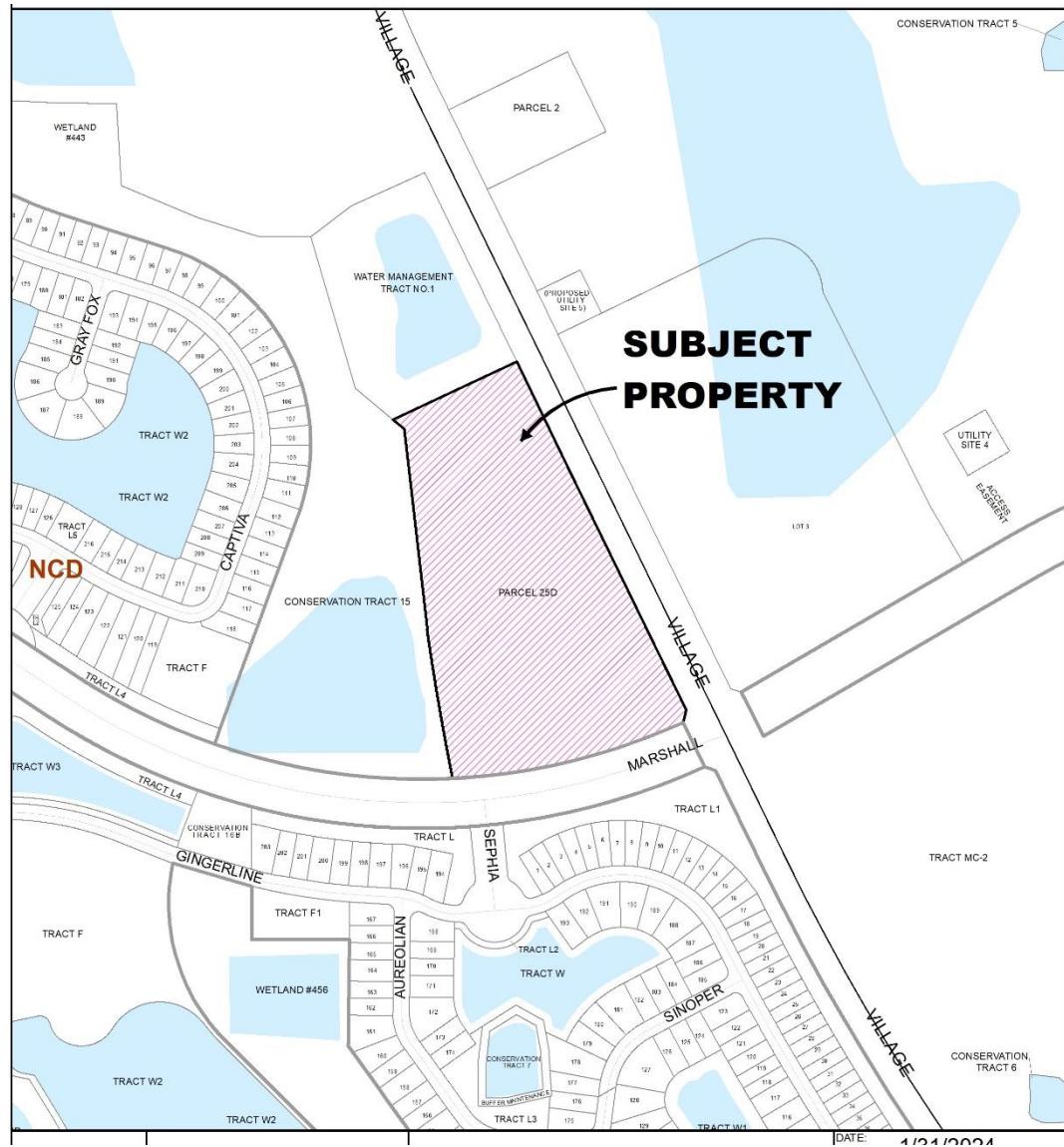
Location



Aerial



Future Land Use



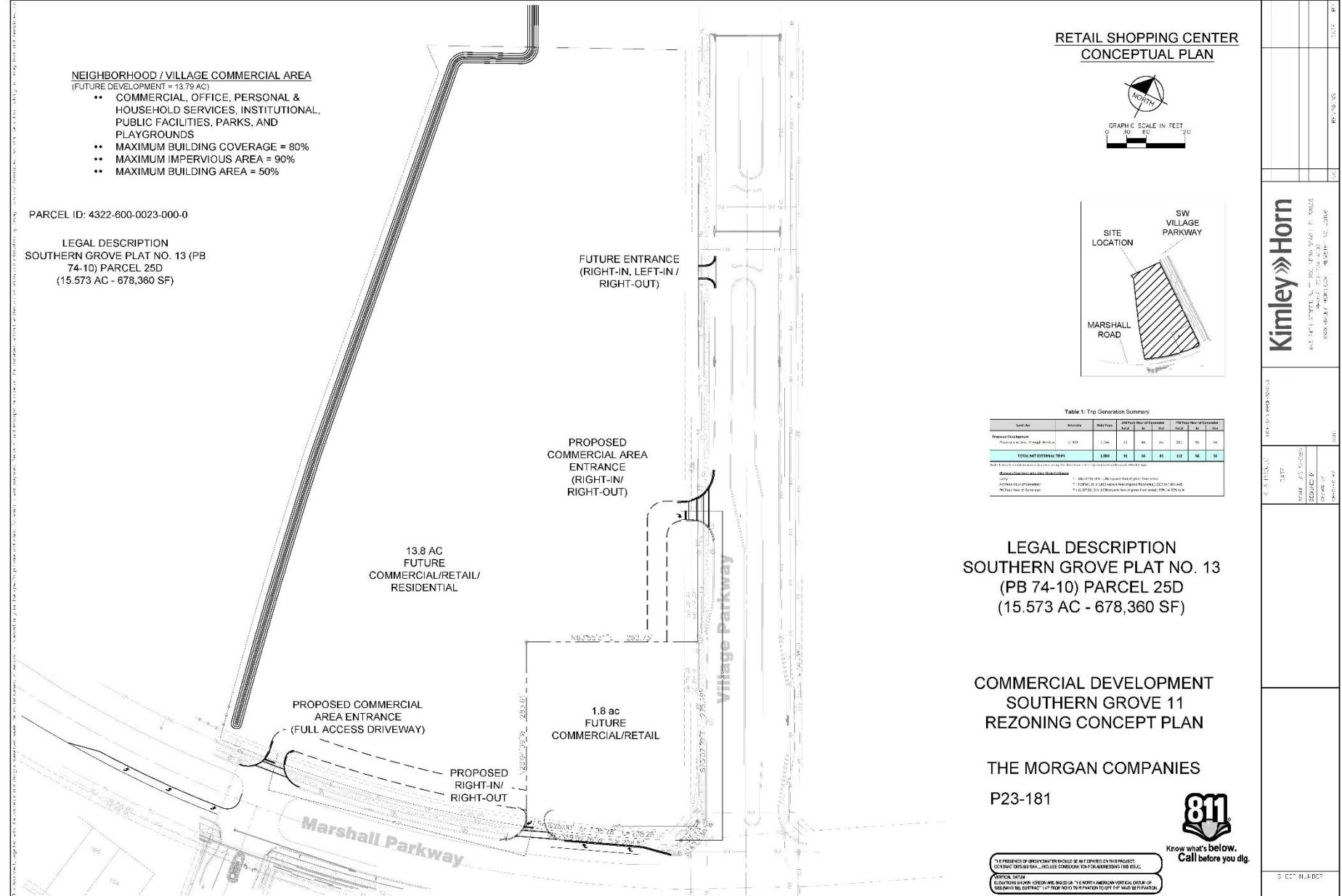
Proposed Project

- The subject property is located within the Southern Groves DRI and within a designated Neighborhood/Village Commercial sub-district.
- Southern Grove 11 MPUD is divided into two areas:
 1. A 13.89 acre area that is designated for commercial and residential uses
 2. A 1.8 acre area that is designated for retail and office uses.
- There is an associated site plan application for the 1.8 acre property for a future 10,000 square foot pharmacy (P23-189).
- There are no development plans for the 13.89 acres at this time.

Project Access

- The proposed MPUD concept plan, Exhibit 8, depicts the driveway locations for the project.
- 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.

MPUD Concept Plan



Land Use Consistency

- The subject property is located within a designated Neighborhood/Village Commercial sub-district.
- Per Policy 1.2.2.4 of the City's Comprehensive Plan, Neighborhood/Village Commercial areas are to function as a community of compatible uses and serve adjoining neighborhoods.
- A minimum of two uses is required and they may be a mix of residential and non-residential land uses, commercial and office uses, institutional uses, and parks and playgrounds.
- The Neighborhood/Village Commercial sub-district requires a minimum size of 3 acres and a maximum size of 35 acres.
- Southern 11 MPUD is approximately 15.6 acres in size.

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



SOUTHERN GROVE NCD

FIGURE 1-

Disclaimer: Area calculations are approximate and not based upon surveyed ground boundaries. Reflects the



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.