

Legacy Park North@Southern Grove MPUD Rezoning Application P22-214

City Council Meetings
August 22, 2022 and September 12, 2022
Bridget Kean, AICP
Senior Planner



Request:

- The Port St. Lucie Governmental Finance Corporation (GFC) has applied to rezone approximately 345.5 acres of land from the zoning designation of SLC AG-5 to the City of Port St. Lucie MPUD (Master Planned Unit Development) for a project known as Legacy Park North@Southern Grove MPUD.
- The subject property is located within the Southern Grove DRI and within a Employment Center sub-district and Neighborhood/Village Commercial subdistrict as shown on Map H, the master development plan for the Southern Grove DRI.

General Information:

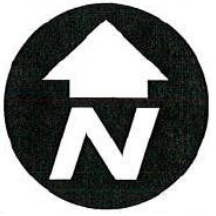
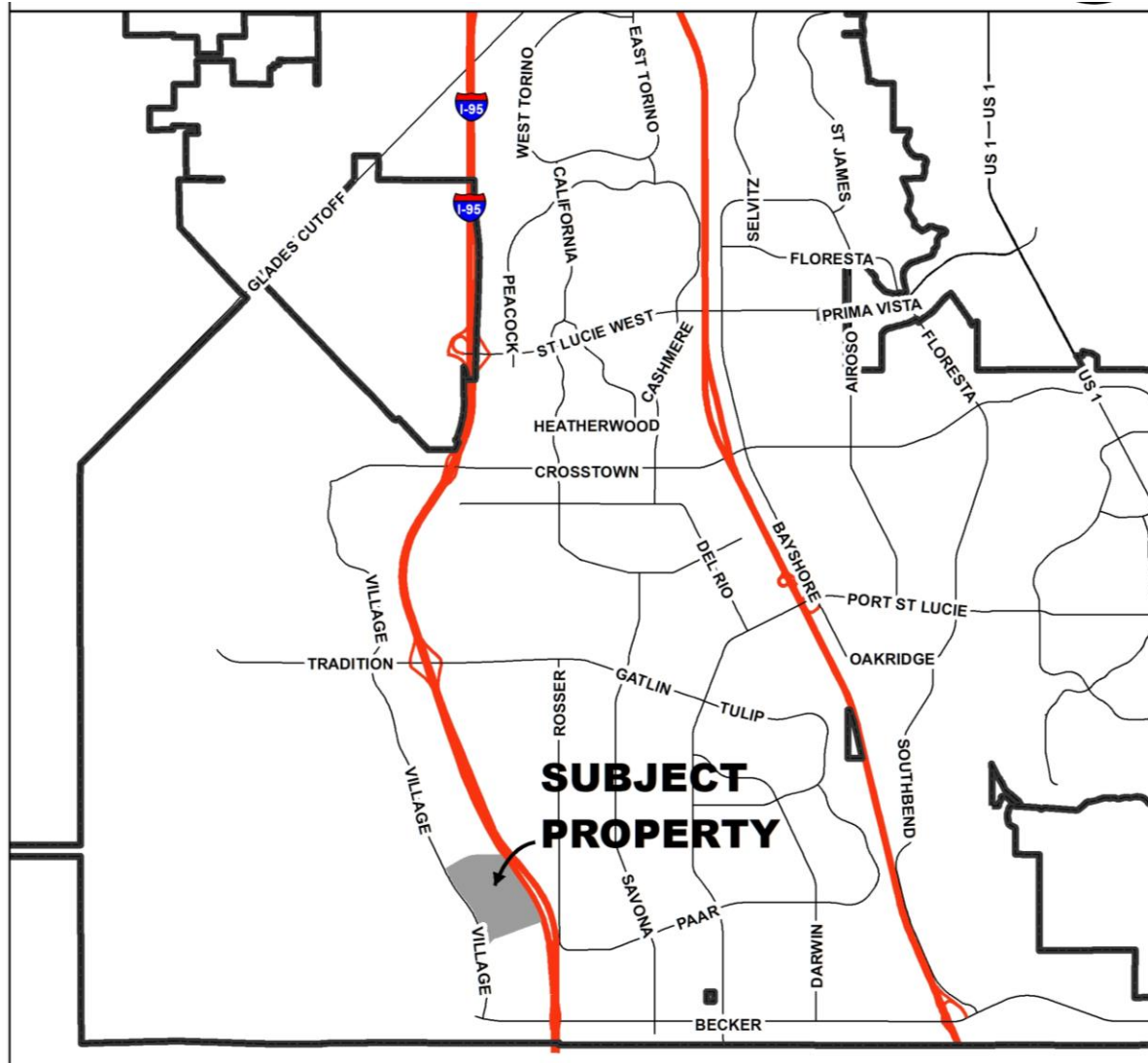
Owner and Applicant – Port St. Lucie Governmental Finance Corporation (GFC)

Agent – Dennis Murphy, Culpepper and Terpening

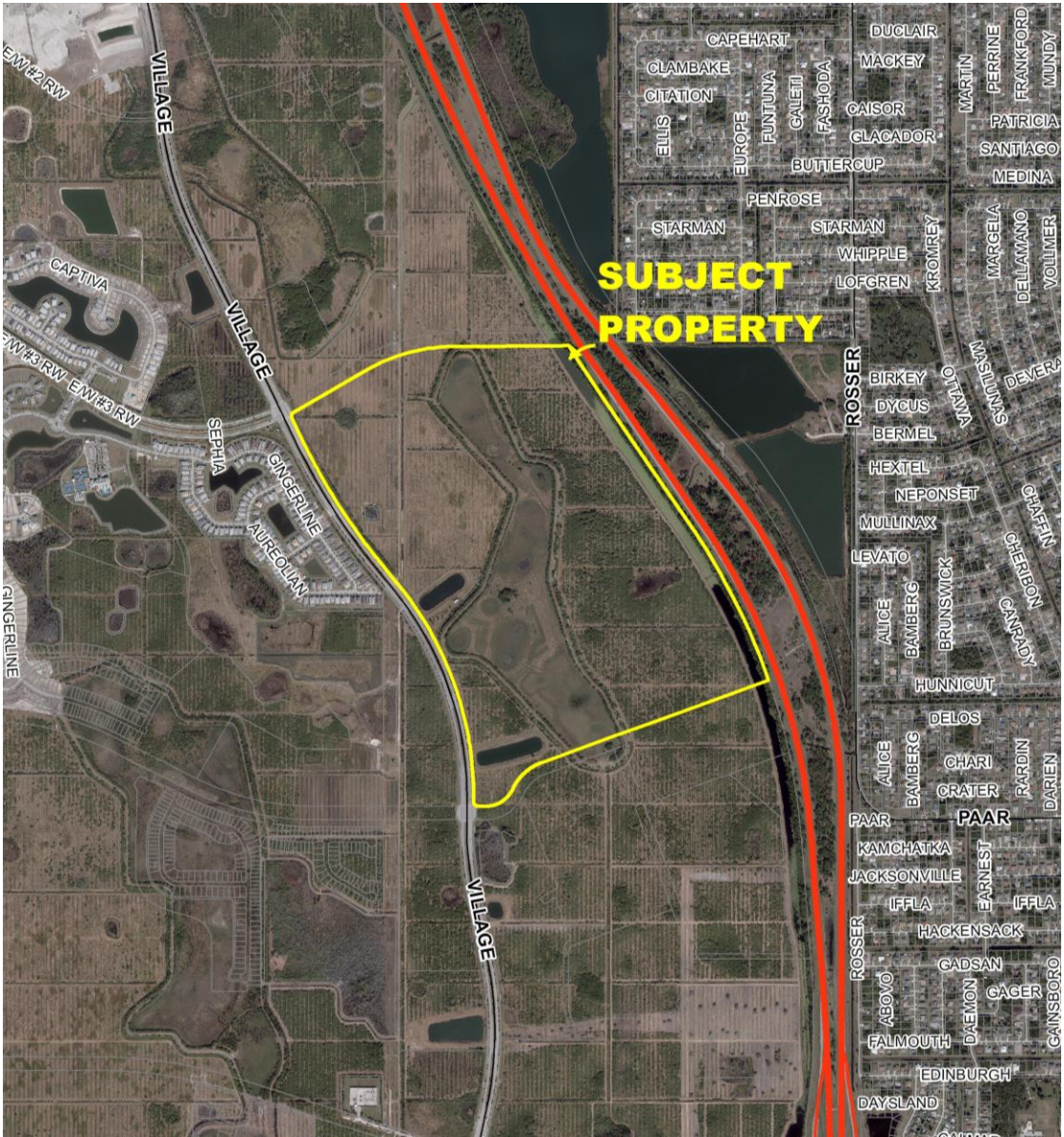
Location – west of Interstate 95, east of south SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way

Existing Use – Vacant land

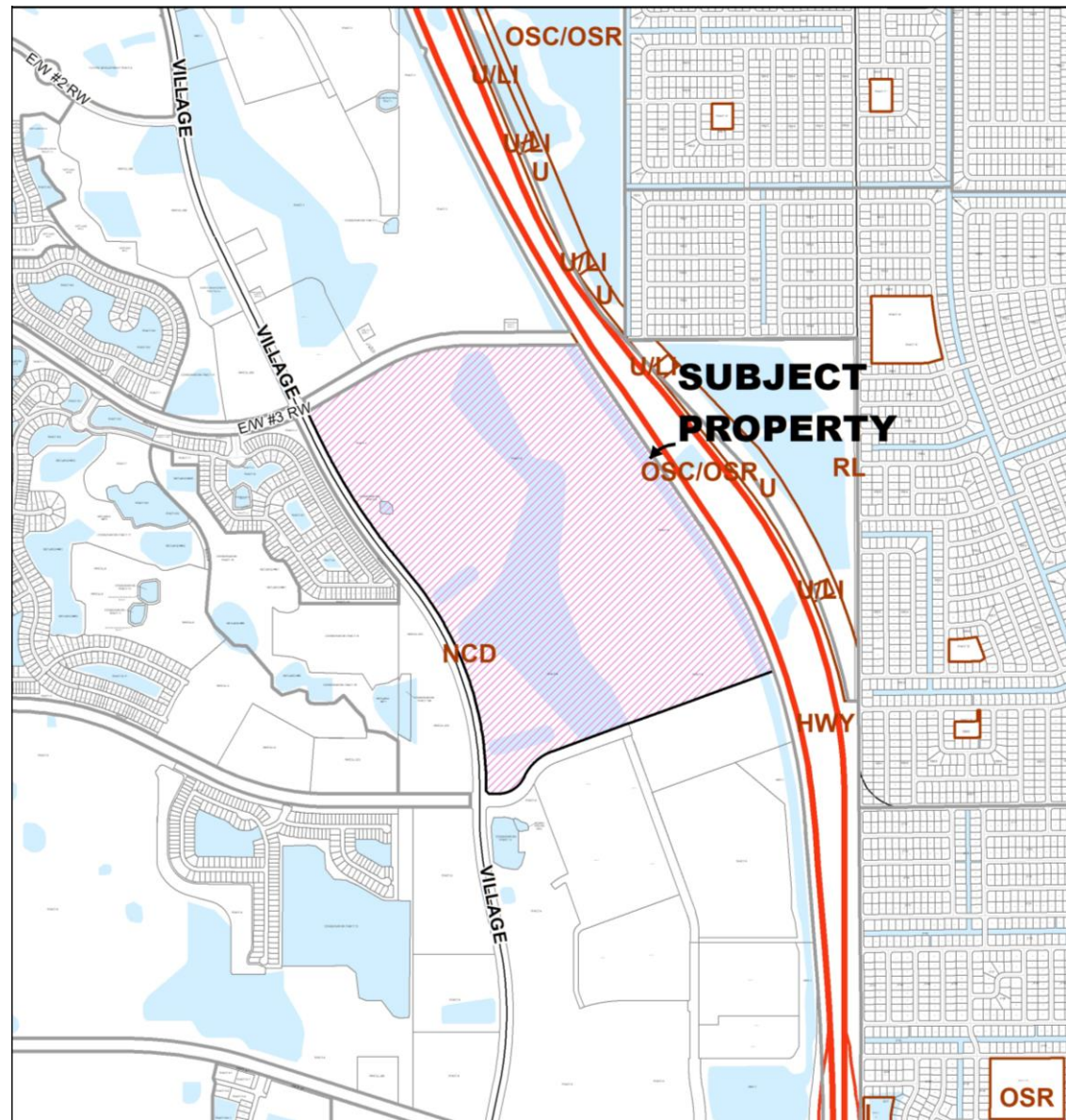
Location Map



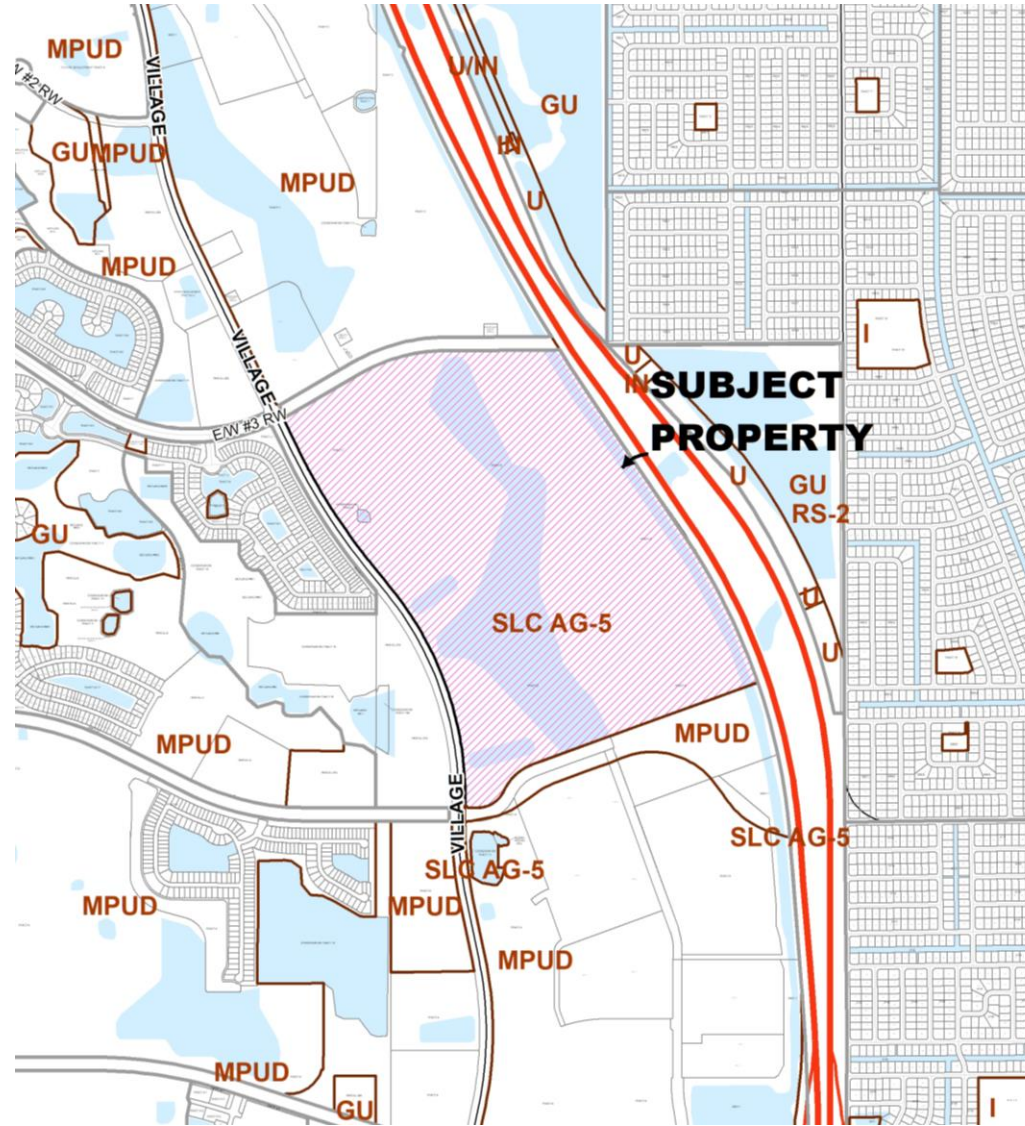
Aerial



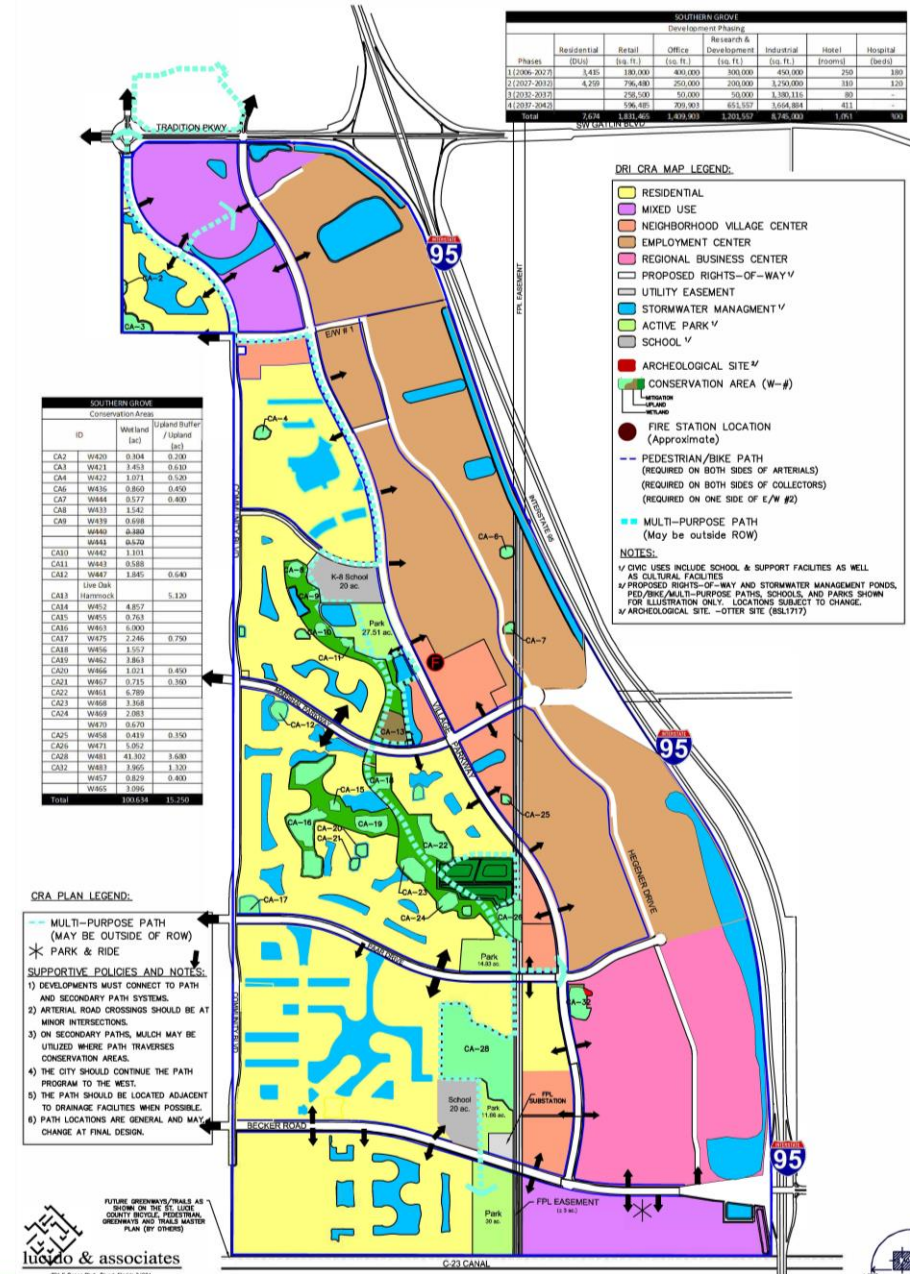
Future Land Use



Zoning



Map H



Surrounding Uses

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

Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
NCD (New Community Development) District	MPUD (Master Planned Unit Development), GU (General Use), OSC (Open Space Conservation)

Legacy Park North MPUD

- Proposed entitlements include:
 - 3,675,000 square feet of industrial use
 - 200,000 square feet of retail use
 - 80,000 square feet of office use
 - 400 Residential Units
- Retail and residential entitlements are proposed for the areas fronting SW Village Parkway between Paar Drive and Marshall Parkway.
- 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.

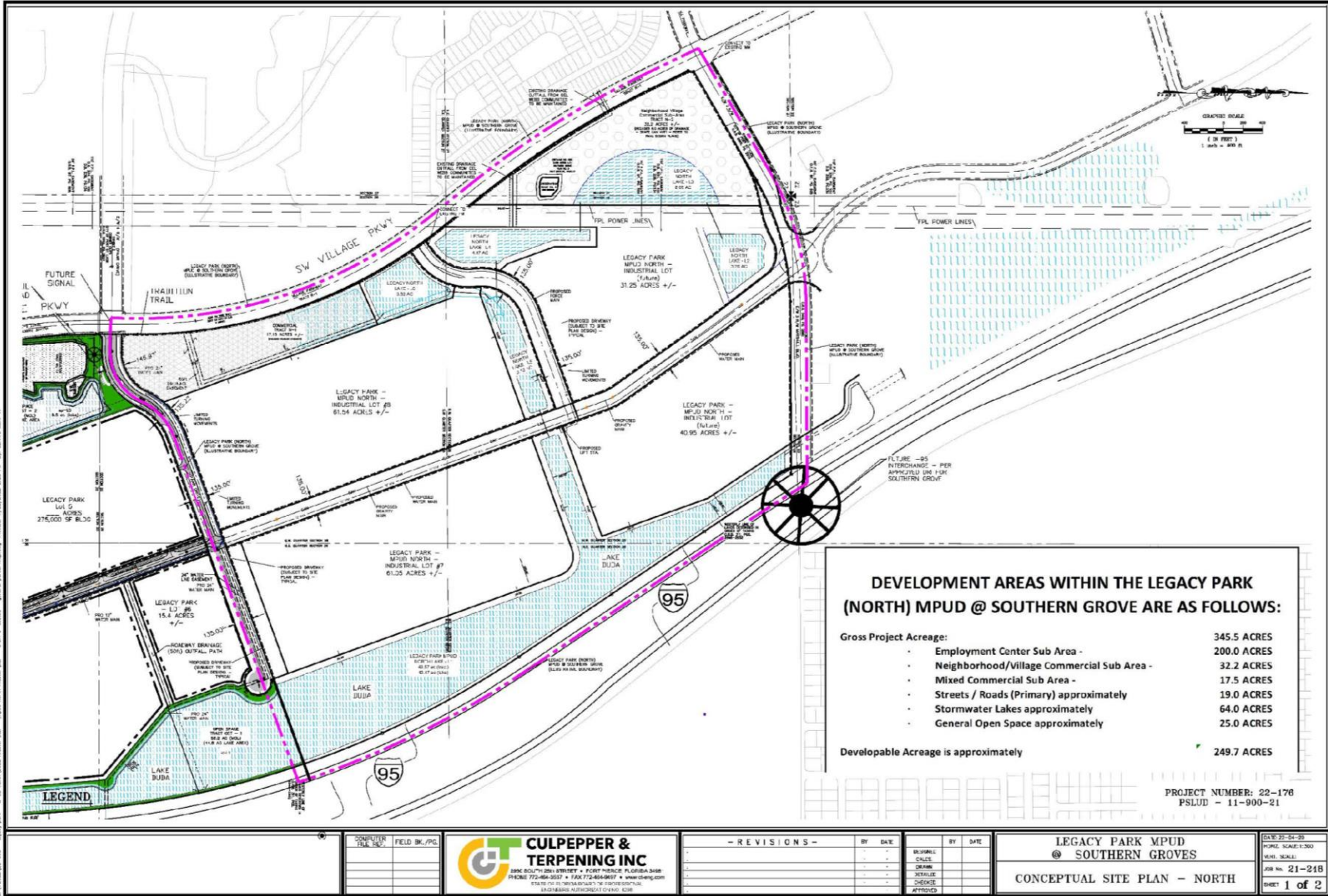
Access

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 (under construction)
- Extension of SW Anthony F. Sansone Sr. Blvd. north of Paar Drive to Marshall Parkway Road Right-of-Way (under design)
- Extension of Marshall Parkway east of SW Village Parkway to SW SW Anthony F. Sansone Sr. Blvd. (under design)
- 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 (under design)



Concept Plan



Justification

- The proposed MPUD is consistent with Policy 1.2.2.4 regarding the rezoning of property under the Neighborhood/Village Commercial sub-district and 1.2.2.10 of the Future Land Use Element regarding the rezoning of property under the Employment Center sub-district.



Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD and concept plan at the June 8, 2022 Site Plan Review Committee meeting.
- The Planning and Zoning Board recommended approval of the proposed MPUD and concept plan at the August 2, 2022 Planning and Zoning Board meeting.

