

Southern Grove 10 MPUD Rezoning

MPUD Rezoning
(P22-095)

May 3, 2022

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Senior Planner



Proposed Project

- The request is to rezone approximately 30.89 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).
- The proposed MPUD will provide: 19.67 ac. for residential development, 2.70 ac. for retail/commercial/office, and 8.49 ac. for warehouse/self-storage.
- The proposed MPUD will accommodate Tradition Trail.

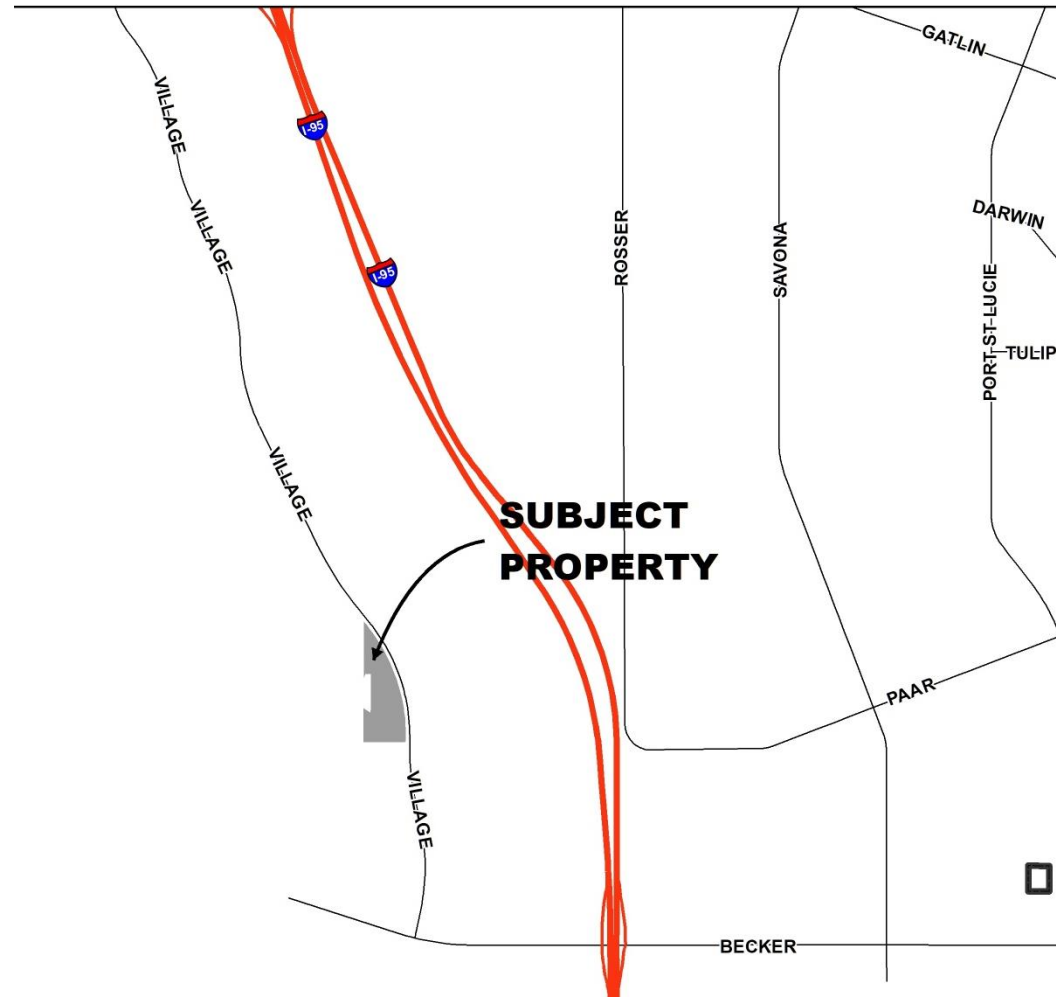


Applicant and Owner

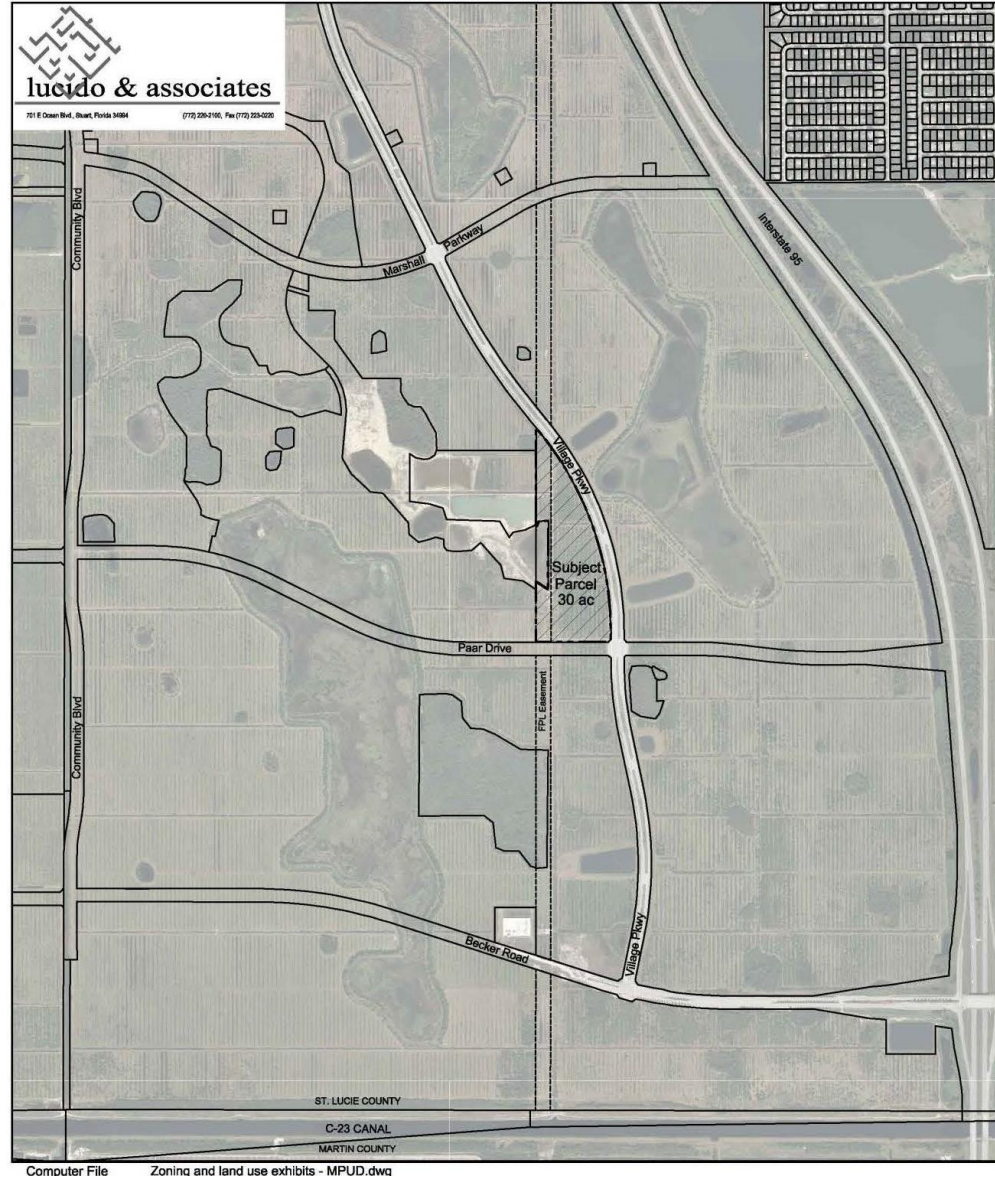
Steve Garrett, Lucido and Associates, is acting as the agent for
Mattamy Palm Beach, LLC.



Location Map



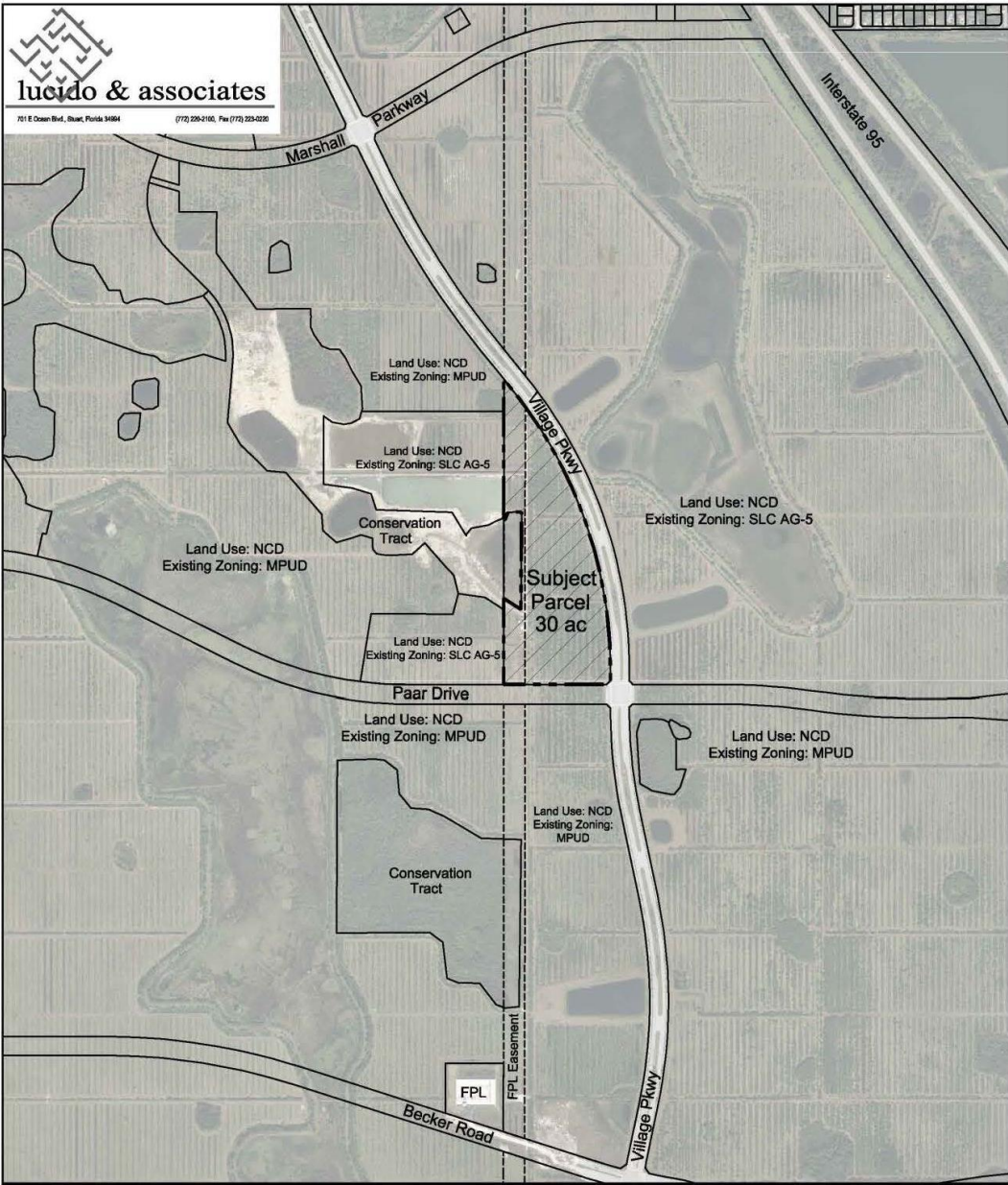
Aerial



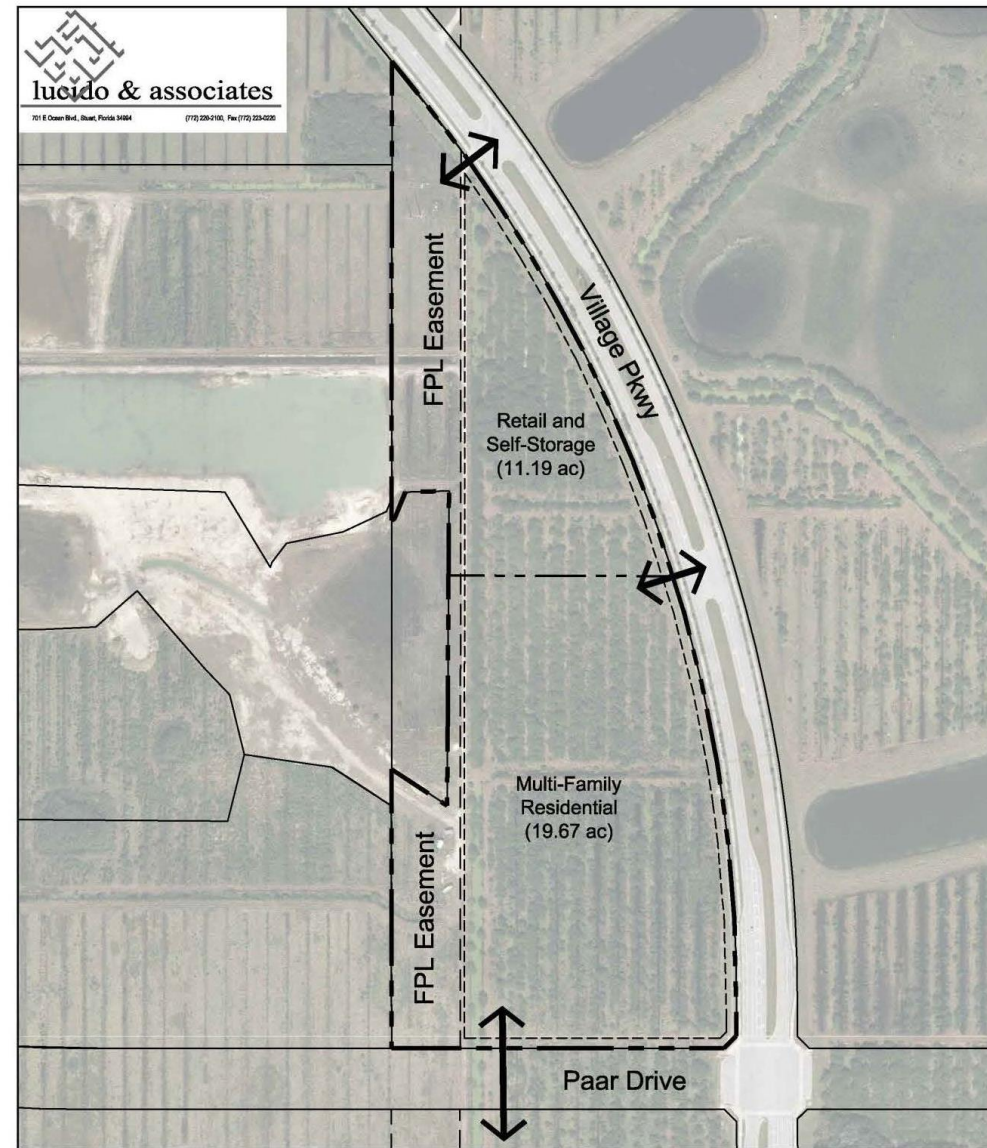
Computer File Zoning and land use exhibits - MPUD.dwg



Land Use and Zoning



SG 10 MPUD Concept Plan



Computer File
Project Number
Scale: 1" = NTS

Zoning and land use exhibits - MPUD.dwg
20-370



SG10-Conceptual Land Use Plan

Port St. Lucie, Florida



Impacts and Findings

- 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 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.
- The proposed Southern 10 MPUD is 30.89 acres in size and includes residential, commercial/retail and warehouse/self storage uses. Approximately sixty-four (64%) percent of the acreage is designated for residential development.



Recommendation

- The Planning and Zoning Department finds the petition to be consistent with the intent and direction of the comprehensive plan and recommends approval.

