

Mattamy Palm Beach at Southern Grove No. 3 Rezoning and MPUD Amendment No. 1

MPUD Rezoning and Amendment Application
(P20-066)

City Council Meetings

August 9, 2021 and August 23, 2021

Bridget Kean, AICP
Senior Planner

Proposed Project

- The request is to rezone 27 acres of property from the zoning designation of St. Lucie County AG-5 and to amend the Mattamy Palm Beach @ Southern Grove 3 MPUD.

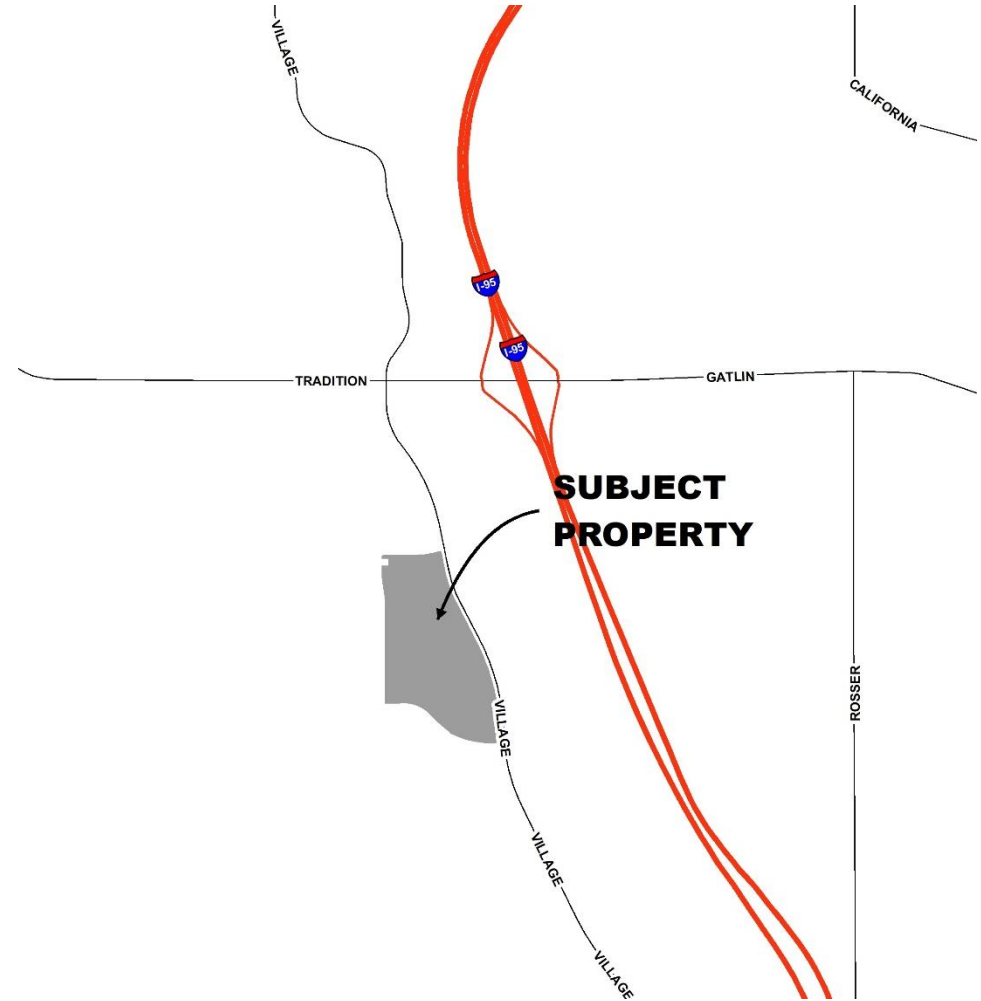


Applicant and Owner

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



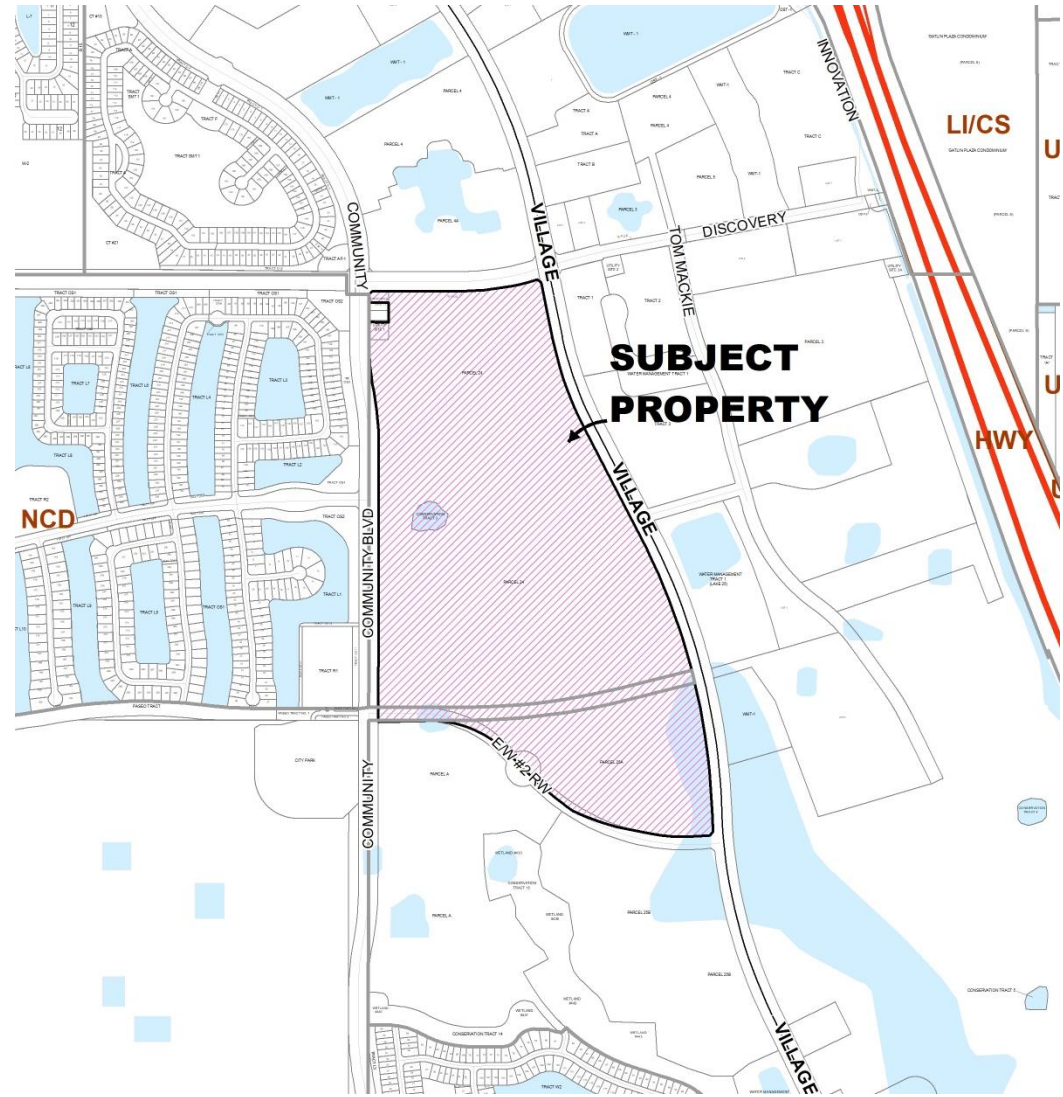
Location Map



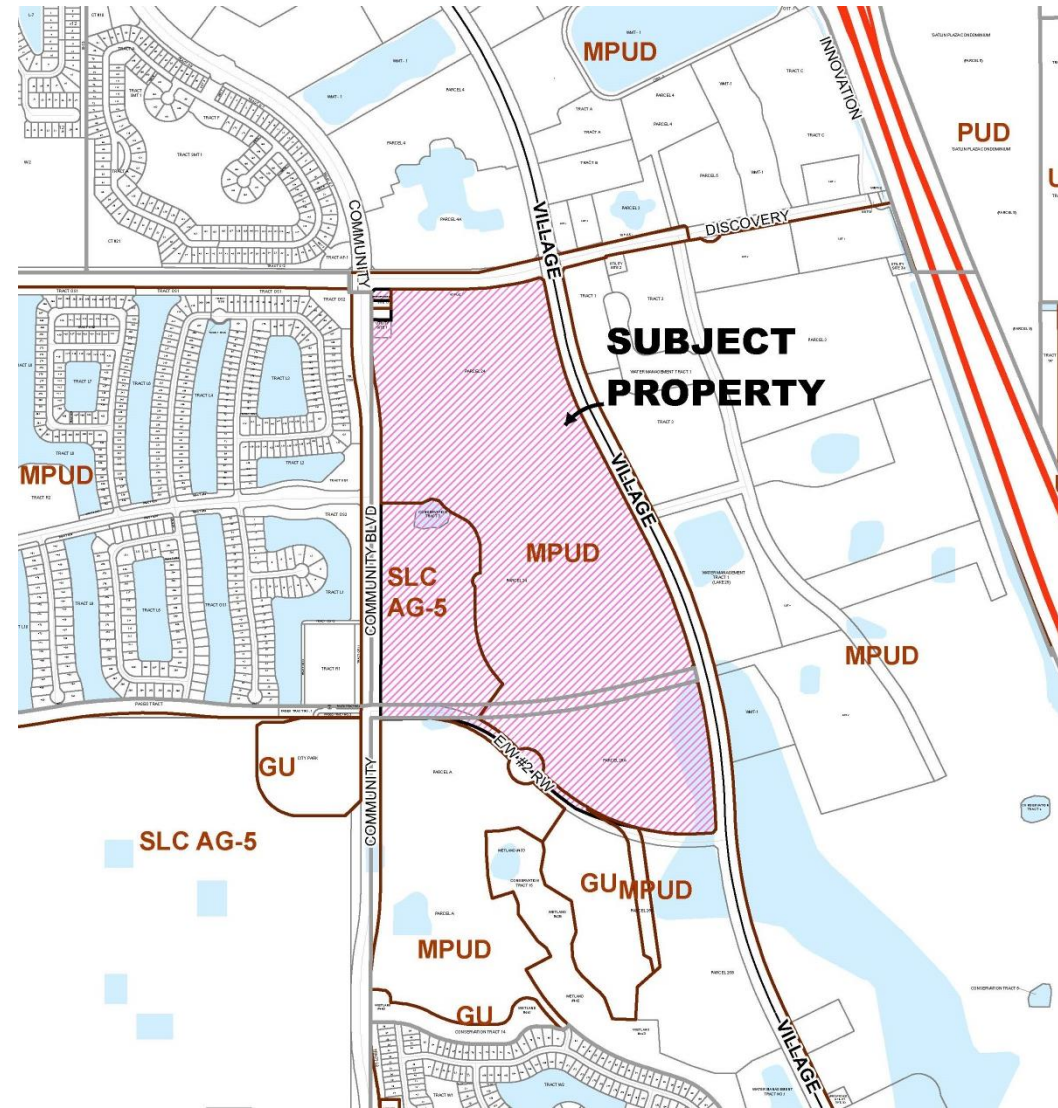
Aerial



Future Land Use



Zoning



Proposed Amendment

- Southern Grove 3 MPUD is approximately 138 acres and approved for 730 residential dwelling units on 96.6 acres, 151,200 S.F. of commercial development on 18.9 acres, and 22.5 acres of open space and stormwater lakes.
- Revised development program adds 27 acres to the MPUD for a revised total of 165 acres
- Revised development plan of 500 dwelling units on ±129 acres; 128,000 square feet of non-residential development on ±16 acres; and 20 acres for lakes and open space.



EXHIBIT "B" TO EXHIBIT "1"
SOUTHERN GROVE

Phases	SOUTHERN GROVE Development Phasing					
	Residential (Sq. Ft.)	Office (Sq. Ft.)	Research & Development (Sq. Ft.)	Industrial (Sq. Ft.)	Hotel (Rooms)	Hospital (Beds)
1 (2006-2011)	300	400,000	300,000	50,000	400,000	375
2 (2012-2021)	2,000	1,210,000	690,000	50,000	1,410,000	250
3 (2022-2027)	2,000	1,200,000	690,000	50,000	1,360,000	175
4 (2028-2032)	2,400	1,200,000	690,000	50,000	1,360,000	175
Total	7,300	3,870,000	2,480,000	2,000,000	4,530,000	775

- DRI CRA MAP LEGEND:**
- RESIDENTIAL
 - MIXED USE
 - NEIGHBORHOOD VILLAGE CENTER
 - EMPLOYMENT CENTER
 - REGIONAL BUSINESS CENTER
 - PROPOSED RIGHTS-OF-WAY
 - UTILITY EASEMENT
 - STORMWATER MANAGEMENT
 - ACTIVE PARK
 - SCHOOL
 - ARCHAEOLOGICAL SITE
 - CONSERVATION AREA (W-#)
 - FIRE STATION LOCATION (Approximate)
 - PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS) (REQUIRED ON ONE SIDE OF E/W #2)
 - MULTI-PURPOSE PATH (May be outside ROW)

NOTES:
 v CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
 w PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PARK/BIKE/MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
 w ARCHAEOLOGICAL SITE - OTHER SITE (881717)

SOUTHERN GROVE Conservation Areas		
ID	Westface (ac)	Upland Buffer / Upland
CA2	W420	0.304
CA3	W421	0.453
CA4	W422	1.971
CA5	W423	0.869
CA7	W444	0.377
CA8	W433	1.542
CA9	W435	0.688
CA10	W442	1.191
CA11	W443	0.588
CA12	W442	0.865
CA13	W442	0.640
CA14	W442	1.129
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CA98	W440	1.920
CA99	W440	1.920
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- CRA PLAN LEGEND:**
- MULTI-PURPOSE PATH (MAY BE OUTSIDE OF ROW)
 - PARK & RIDE
- SUPPORTIVE POLICIES AND NOTES:**
- DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
 - ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
 - ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.
 - THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
 - THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
 - PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.

Lucido & associates
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 www.lucido.com

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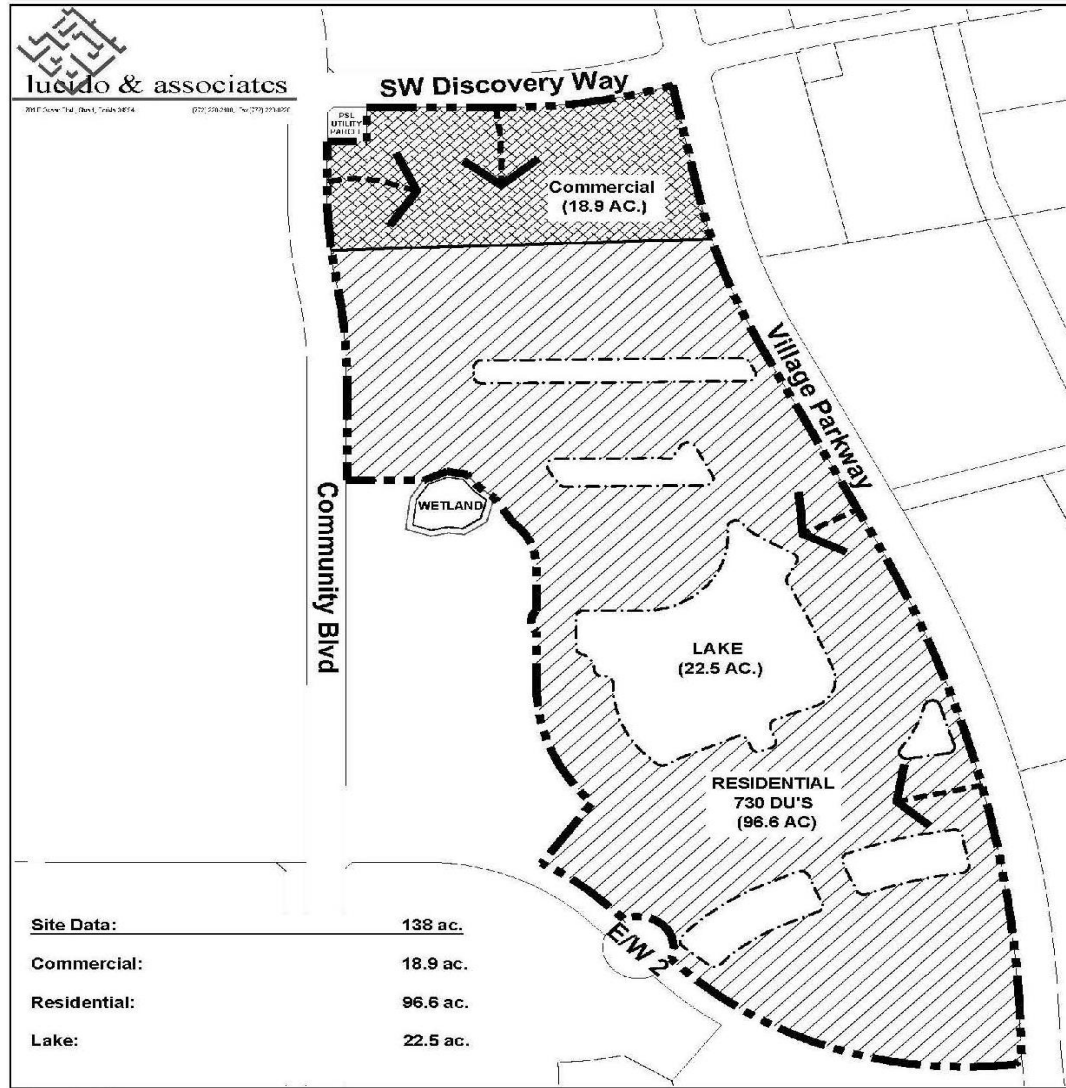
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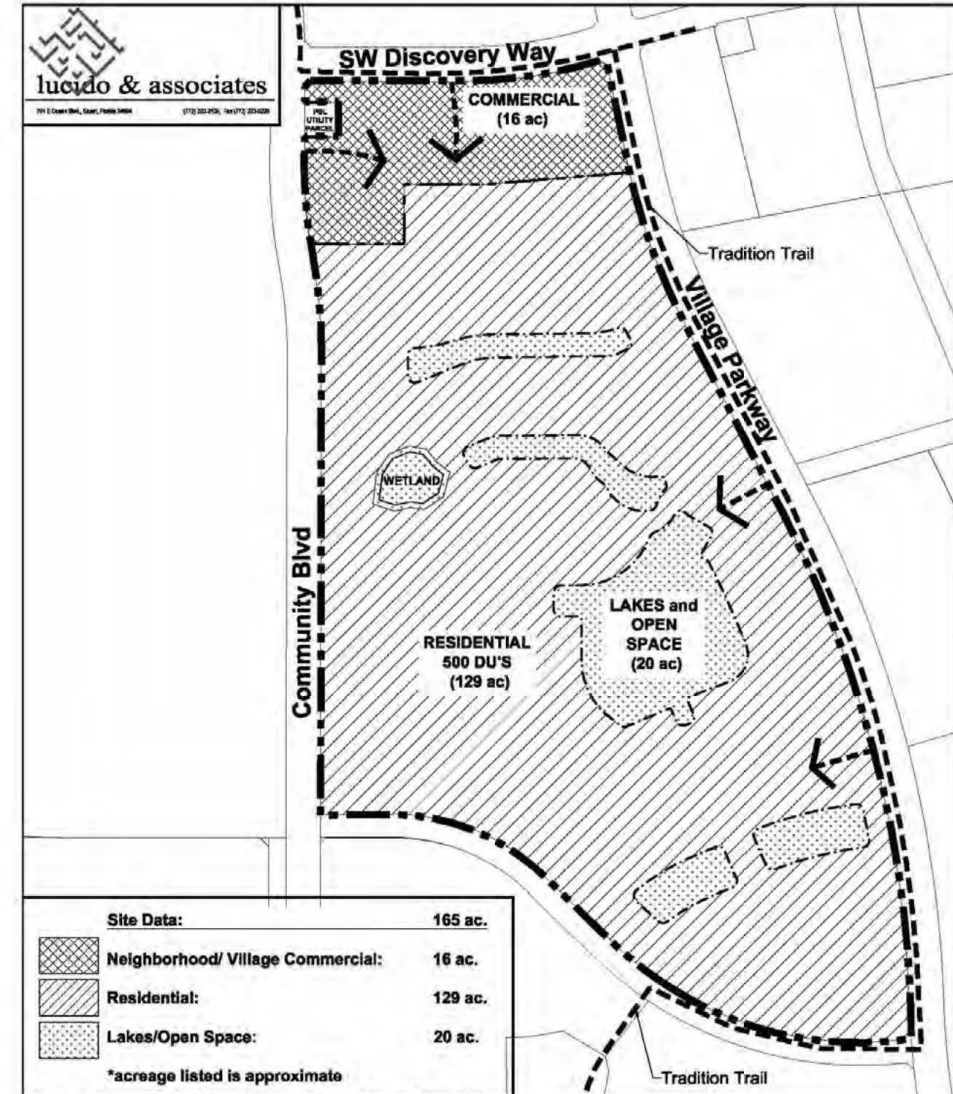
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Existing Concept Plan



Revised Concept Plan



Revised Development Program

EXHIBIT 9

DEVELOPMENT PROGRAM (previous)

Mixed Used Development Program		
Use	Acreage	Yield
Residential	96.6 ac	730 units
Commercial	18.9 ac	151,200 sf
Open Space / Lakes	22.5 ac	

DEVELOPMENT PROGRAM (revised)

Mixed Used Development Program		
Use	Acreage	Yield
Residential	129 ac	500 units
Commercial	16 ac	128,000 sf
Open Space / Lakes	20 ac	
Total	165 ac	

* acreages listed are approximate



Impacts and Findings

- Proposed MPUD is consistent with:
 - Policy 1.2.2.4 of the Future Land Use Element regarding Neighborhood/Village Commercial Areas
 - Policies 1.2.2.2 and 1.2.2.3 regarding Residential Areas
 - Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas



Recommendation

- The Planning and Zoning Board recommended approval of the proposed rezoning and MPUD amendment at the March 2, 2021 Planning and Zoning Board meeting.

