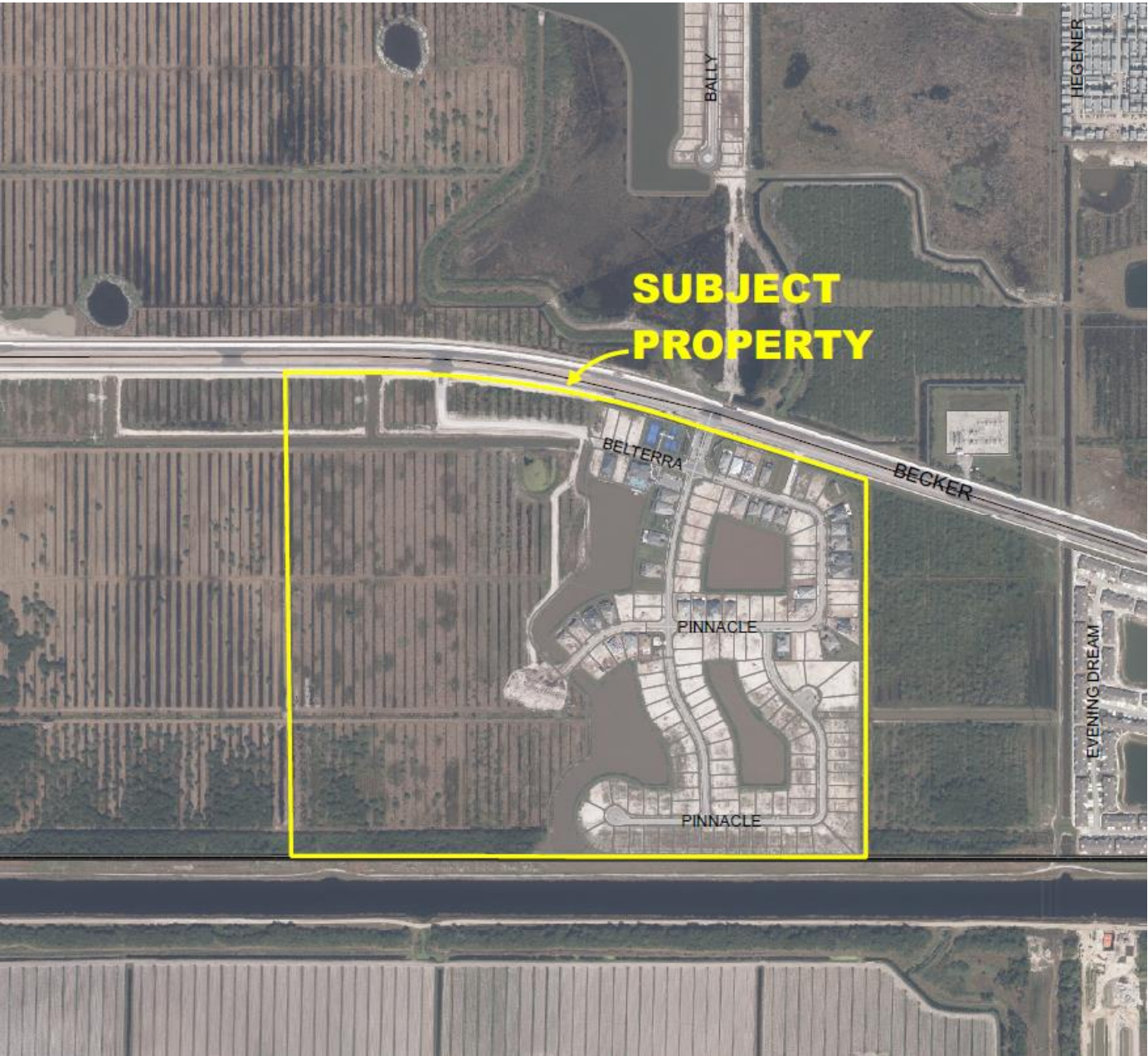




GHO Homes at Southern Grove MPUD
Master Planned Unit Development Major Amendment Application
P24-183



Project Location Map

SUMMARY

Applicant's Request:	An application to create an additional single family lot that was originally platted and proposed as an emergency ingress/egress location. This will bring the total number of lots from 300 to 301.
Agent:	Carnahan-Proctor and Cross, Inc.
Property Owners:	GRBK GHO Belterra, LLC.
Location:	The property is located south of the intersection of Village Parkway and Becker Road, and south of the Becker Road right-of-way.
Address:	Not assigned
Project Planner:	Daniel Robinson, Planner III

Project Description

The GHO Homes at Southern Grove MPUD is located within the Southern Grove DRI in the area west of SW Village Parkway, and South of Becker Road. The MPUD was originally approved on September 9, 2019, by Ordinance 19-56. An administrative amendment was approved on January 19, 2022. This application is to change a 0.23- acre lot from an emergency exit to a single family lot, thus increasing the permitted number of lots from 300 to 301.

The proposed MPUD is attached as Exhibit "A" of the staff report. The proposed changes are included in the MPUD document and are shown as ~~strike through~~ and underlined.

An application to update the MPUD and concept plan to change the labeled emergency ingress/egress location to a buildable single family lot. This will bring the total number of permitted lots of the MPUD from 300 to 301.

The Belterra Phase 1 Plat 2 was originally platted with a temporary emergency access because the project only provided a single entrance. As the Belterra Phase 2 Plat has been approved with a full secondary entrance the emergency access is no longer required by code.

Other updates consist of property owner information being brought current.

The proposed updates are listed below:

1. Revised owner's information – Pages 1&4
2. Updated owner's information – Pages 6&7
3. List of exhibits on Page 3 & update introduction on Page 5
4. Updated owner's information on Exhibit 1A – Page 9
5. Revised Exhibit 2 item 7 – Page 10
6. Revised Exhibit 3 – Page 11
7. Updated lot description information Exhibit 5 – Page 15
8. Updated lot description on Exhibits 8&9 – Pages 22&24
9. Updated dates on Exhibits 11&12 – Pages 26-27
10. Updated Exhibit 12 and removed Mattamy authorization letter
11. Added Exhibit 8A to the list – Page 23

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the November 26, 2024, Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

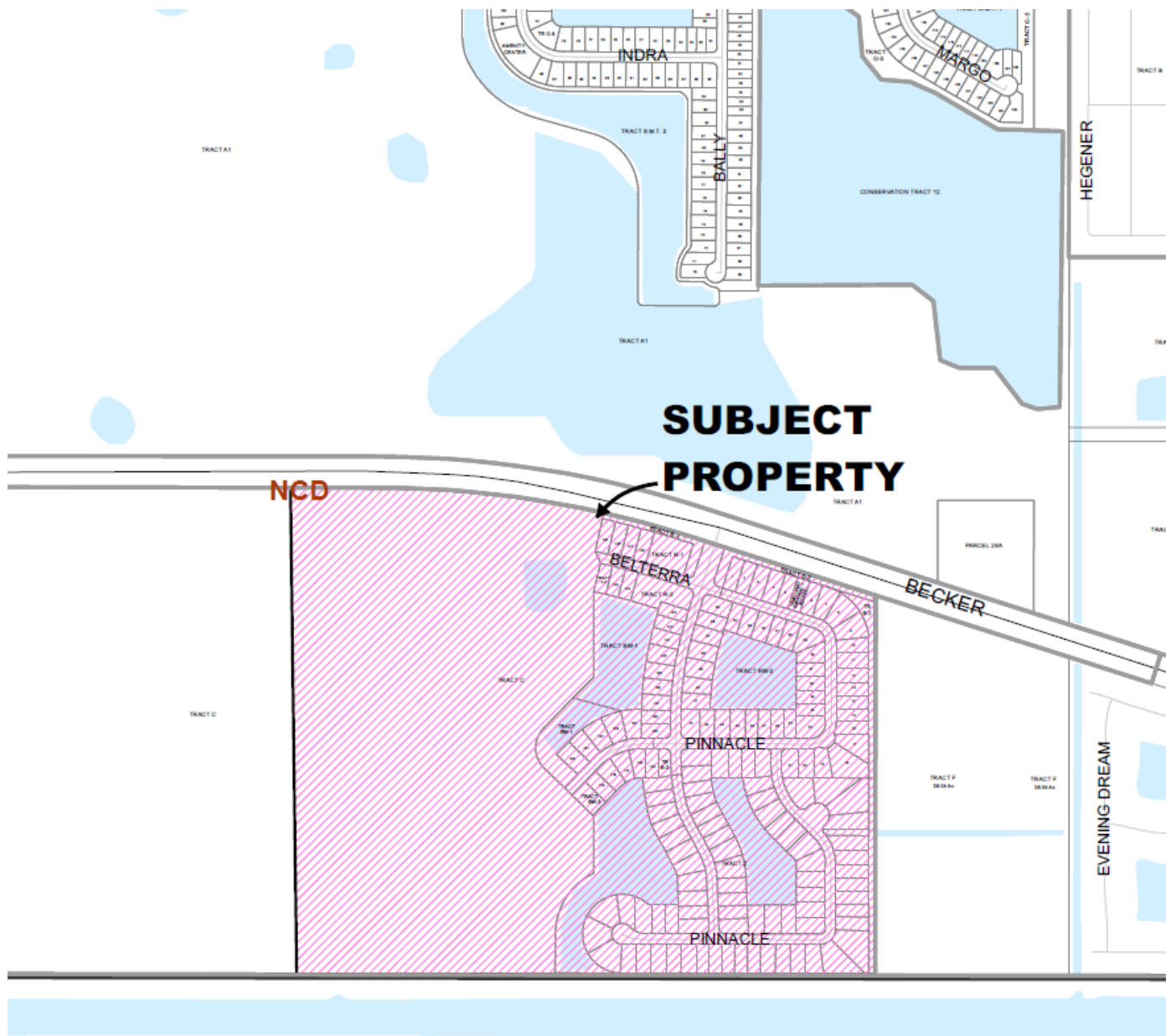
Location and Site Information

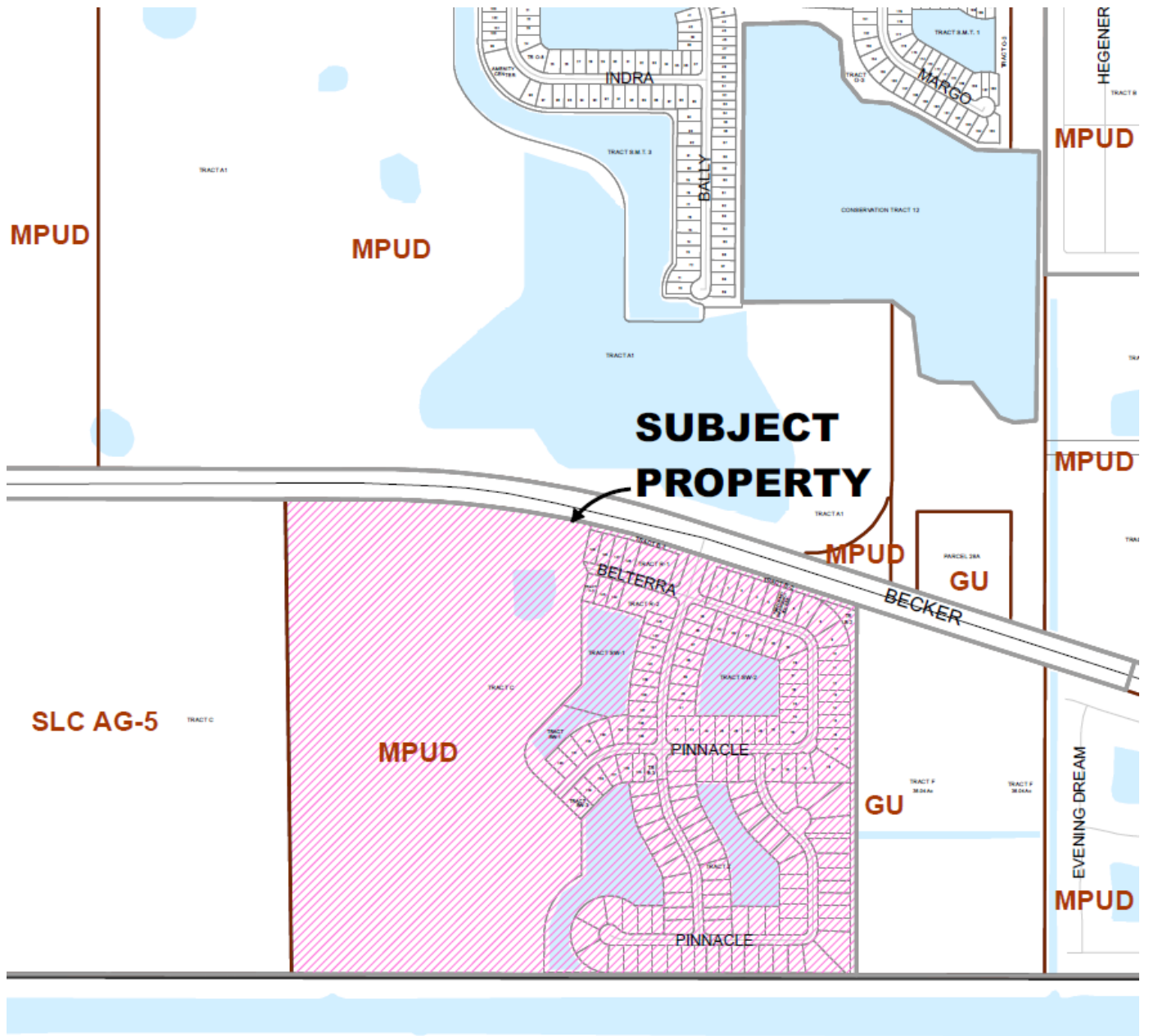
Parcel Numbers:	4315-700-0032-000-1
Property Size:	Approximately 141 acres
Legal Description:	Included in the MPUD document
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Belterra Development

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Mattamy Development
South	NCD	SLC AG-5	C-24 Canal
East	NCD	MPUD	Vacant
West	NCD	MPUD	Vacant

NCD – New Community Development District - MPUD – Master Planned Unit Development – SLC AG-5-St Lucie County Agricultural





IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The subject property is located within the Southern Grove Development of Regional Impact (DRI) and is within an area designated as a Mixed-Use sub-district on Map H of the Southern Grove DRI and Figure 1-4 of the Future Land Use Element. Map H is the master development plan for the Southern Grove DRI and Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.7 of the Future Land Use Element, Mixed Use Area 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/destitution, residential and other similar services designed to meet the needs of the larger area.

At 141 acres, more or less, the GHO Homes at Southern Grove MPUD falls within the size requirements for a Mixed-Use sub-district. Policy 1.2.2.7 establishes a minimum size of 30 acres and a maximum size of 500 acres. Residential density is set at a minimum of five (5) dwelling units per acre and a maximum of Twenty-eight (28) dwelling units per acre. The proposed MPUD amendment is within the parameters set by this policy.

MPUD REZONING REQUIREMENTS

Project Description: The MPUD regulations and concept plan are attached as Exhibit "A".

Standards for District Establishment

Area Requirement	A minimum size of 30 acres and a maximum size of 500 acres is required to rezone property to an MPUD under the Mixed-Use sub-district classification. The GHO Homes at Southern Grove MPUD is approximately 141 acres in size.
Relation to Major Transportation Facilities	The GHO Homes at Southern Grove MPUD property is located on the west side of SW Village Parkway and immediately south of Becker Road. The area is served by two north-south roadways - SW Village Parkway and SW Anthony F. Sansone Sr Blvd and three east west roadways – Marshall Parkway, SW Hegener Drive, and Becker Road.
Development of Regional Impact	The subject property is located with the Southern Grove DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, and the other private and public utility providers in the Tradition area.
Evidence of Unified Control of Area	Evidence of unified control has been provided

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	The GHO Homes at Southern Grove MPUD property is within a designated Mixed-Use sub-district as shown on Figure 1-4 of the Comprehensive Plan. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the neighborhoods.
Transit Oriented Design Features	A sidewalk system will be provided with connections to neighborhoods, community services, and districts.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground
Open Space	Provided for in the MPUD zoning document including requirements for usable open space.
Wetlands and Uplands	No wetland or upland habitat preservation areas exist or are proposed within the GHO Homes at Southern Grove MPUD.
Stormwater	Each application for site plan approval with be reviewed for stormwater management.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the November 26, 2024, 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.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.