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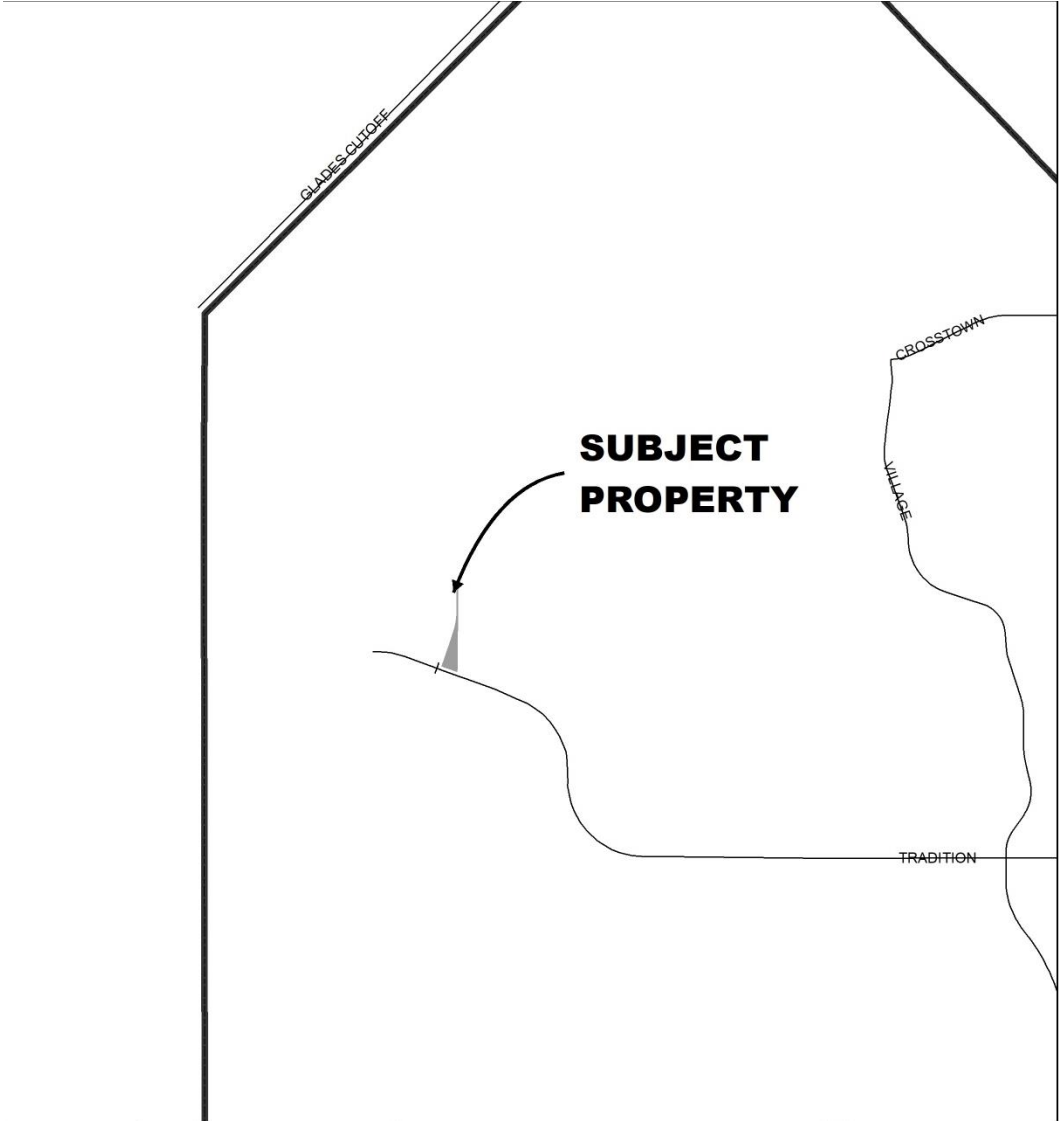
Western Grove 4 MPUD Rezoning Application  
P24-054

City Council Meeting September 23, 2024

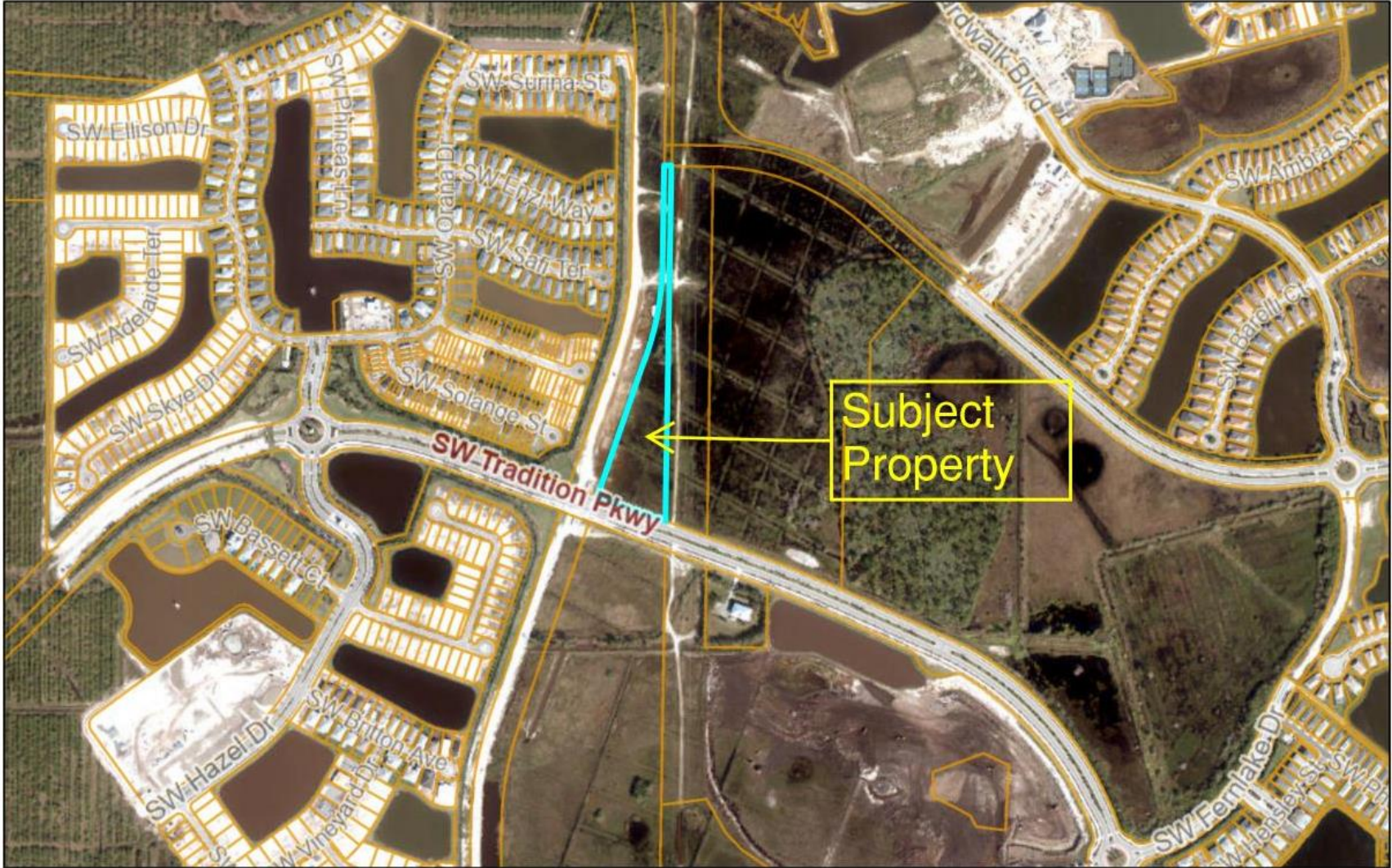
# Request Summary

Applicant's Request:	A request is to rezone approximately 4.89 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)
Agent:	Steve Garrett, Lucido and Associates Derrick Phillips, Lucido and Associates
Applicant /Property Owner:	B-D2 Holdings, LLC
Location:	The property is generally located in the northeast quadrant of the intersection of Tradition Parkway and future N/S "A" roadway.

# Location

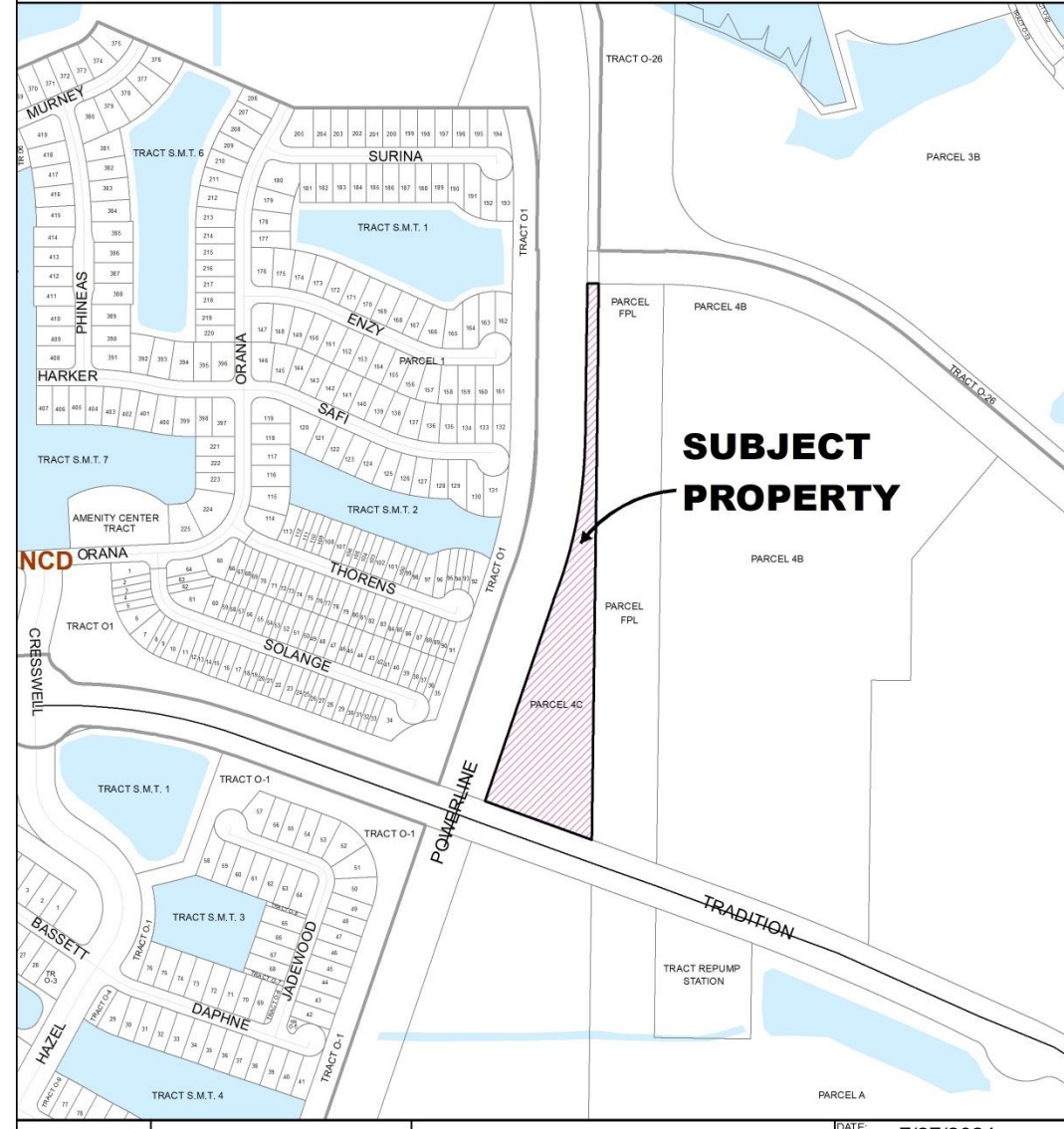


# Aerial



# Future Land Use Map

## FUTURE LAND USE



DATE: 7/27/2024

# Future Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	NCD	SLC AG-5	Vacant Land
Surrounding Uses			
<b>North</b>	NCD	MPUD	Esplanade at Tradition
<b>South</b>	NCD	MPUD	Vacant land in Western Grove
<b>East</b>	NCD	MPUD	FPL easement and proposed multi-family development in Tradition (Slope Side Site Plan)
<b>West</b>	NCD	MPUD	Cadence at Tradition Residential Community

# Proposed Project

- The subject property is located within the Western Grove DRI and within a designated Neighborhood/Village Commercial sub-district.
- The Western Grove 4 MPUD will provide for a mix of compatible uses including retail, restaurant, office, and daycare center with a maximum intensity of 30,000 S.F.
- No residential development is proposed for this MPUD.

# Proposed Project

- The proposed MPUD concept plan, Exhibit 7, depicts the driveway locations approved for the project per the City of Port St. Lucie Code of Ordinances and the Public Works Department's Engineering Standards.
- It depicts one driveway Tradition Parkway and two driveways along North/South A.
- The construction of N/S "A" is necessary to meet site access requirements for the two driveways along N/S "A".



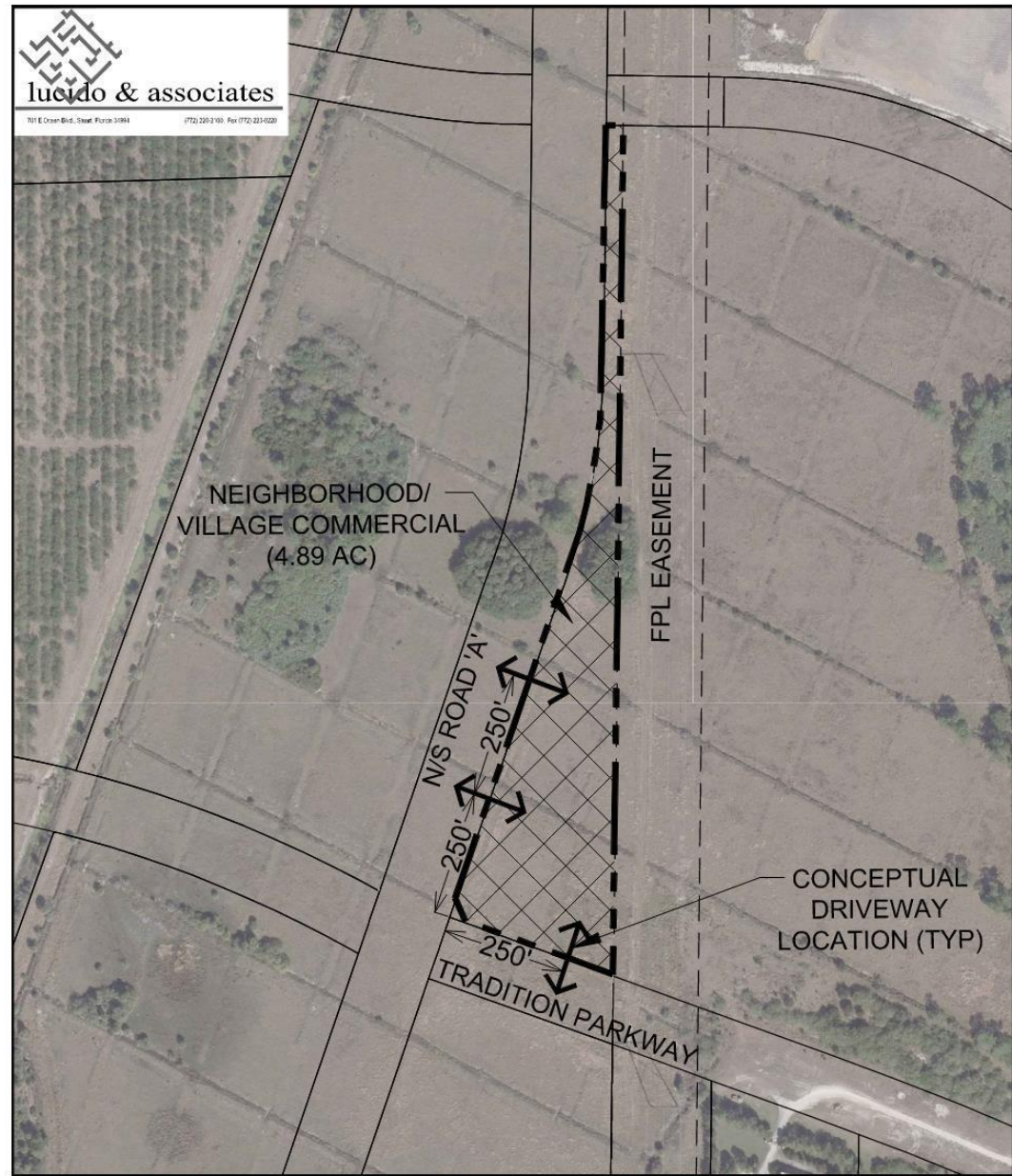
# Land Use Consistency

- The subject property is located within a Neighborhood/Village sub-district and the proposed MPUD is consistent with Policy 1.2.2.4 of the Comprehensive plan.
- Per Policy 1.2.2.4, Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses including commercial, office uses, personal and household service establishments, institutional uses, parks, and other similar services designed to meet the needs of adjoining neighborhoods.
- The Neighborhood/Village Commercial sub-district requires a minimum size of three (3) acres, a maximum size of 35 acres. The proposed Western Grove 4 MPUD is approximately 4.89 acres in size.

# Traffic Statement

- A traffic statement from MacKenzie Engineering and Planning, Inc. was provided for the rezoning.
- Reviewed by City Staff
- The proposed development of 30,000 S.F. of retail/commercial entitlements with generate approximately 397 PM Peak Hour Trips.

# MPUD Concept Plan



Computer File Zoning and land use exhibits - MPUD.dwg  
Project Number 24-090  
Scale: 1" = 250'



## WG4 NVC-Conceptual Land Use Plan

Port St. Lucie, Florida - 2024-09-03 11:51:20 AM - DWG To PDF.pc3

Port St. Lucie, Florida



# Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD regulation book and concept plan at the May 22, 2024, Site Plan Review Committee meeting.
- The Planning and Zoning Board recommended approval of the proposed MPUD regulation book and concept plan at the September 5, 2024, Planning and Zoning Board 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.