

Southern Grove 4 - MPUD Amendment No. 2 and Rezoning

MPUD Rezoning and Amendment Application
(P22-227)

Planning and Zoning Board Meeting January 3, 2022

Bridget Kean, AICP

Senior Planner



Applicant and Owner

Steve Garrett, Lucido and Associates, is acting as the agent for Mattamy Palm Beach, LLC and CCC-PSL, LLC (property owners)

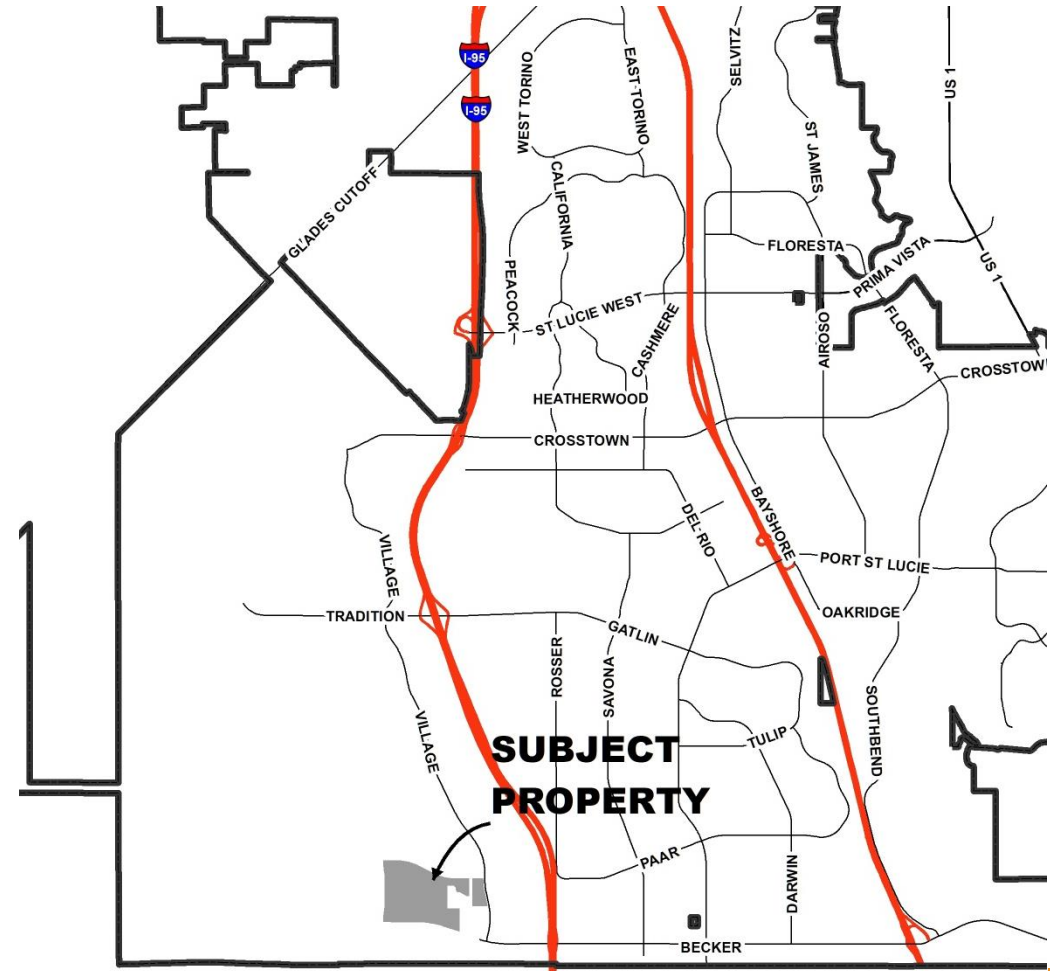


Proposed Project

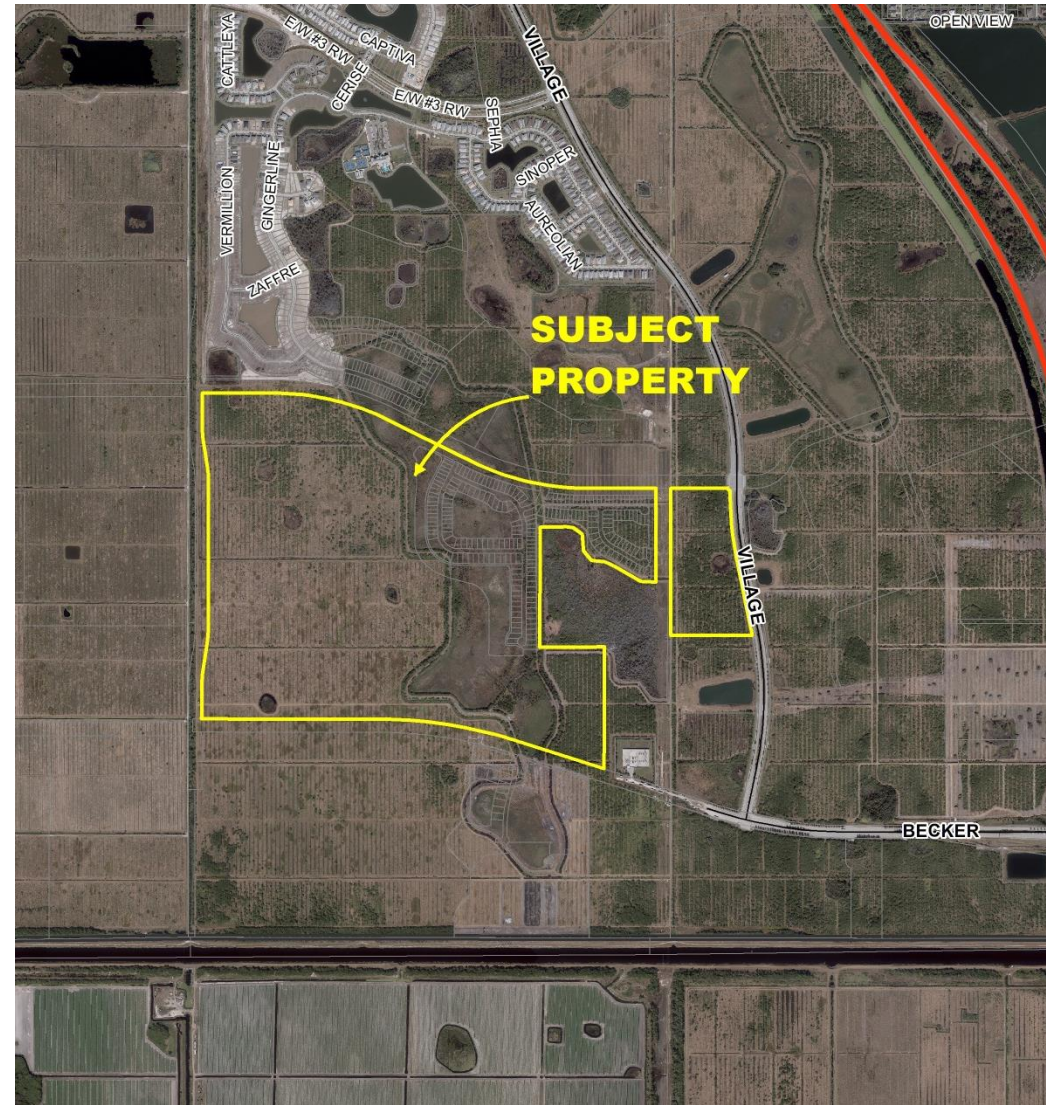
- The request is to rezone 31.788 acres of property from the zoning designation of St. Lucie County AG-5 to City MPUD and to amend the Southern Grove 4 MPUD.



Location Map



Aerial



Future Lane Use and Zoning

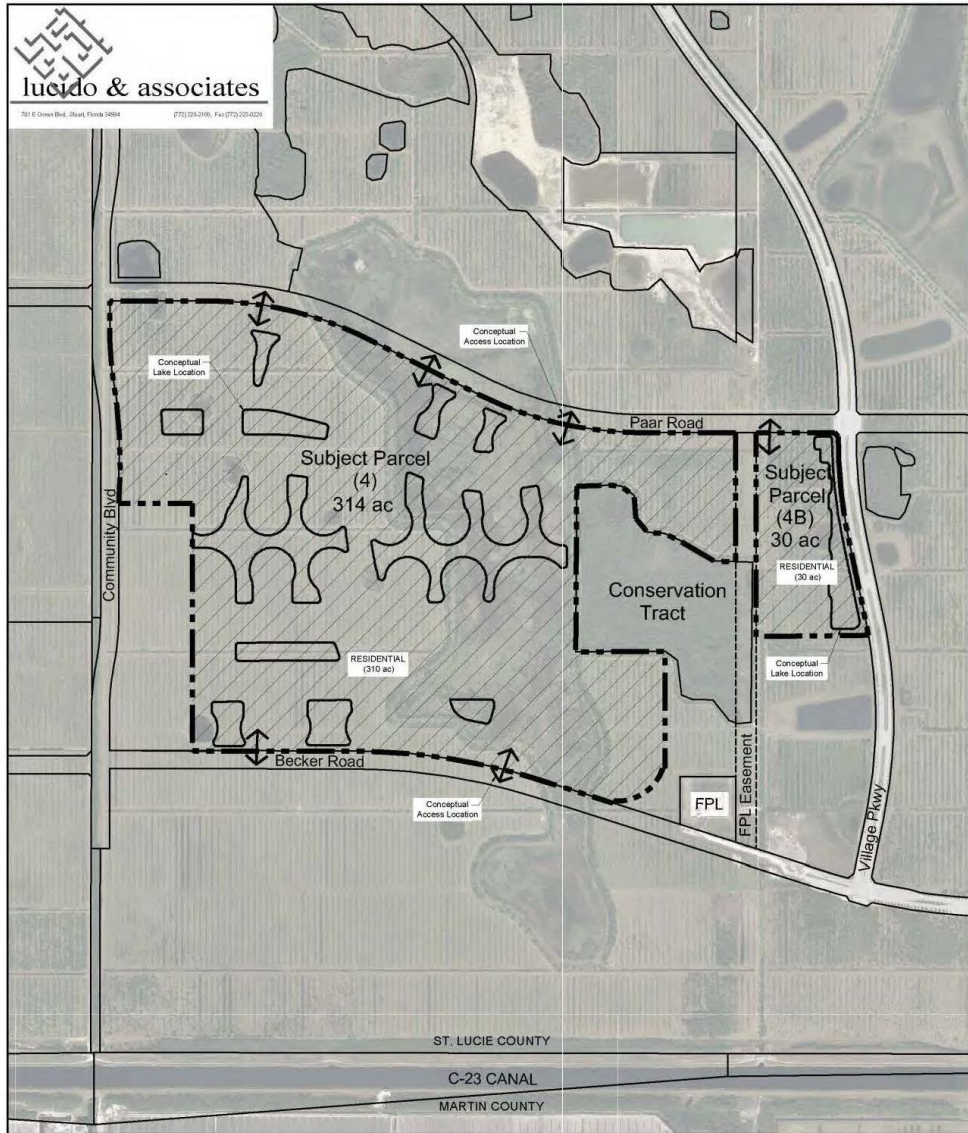


Proposed Amendment

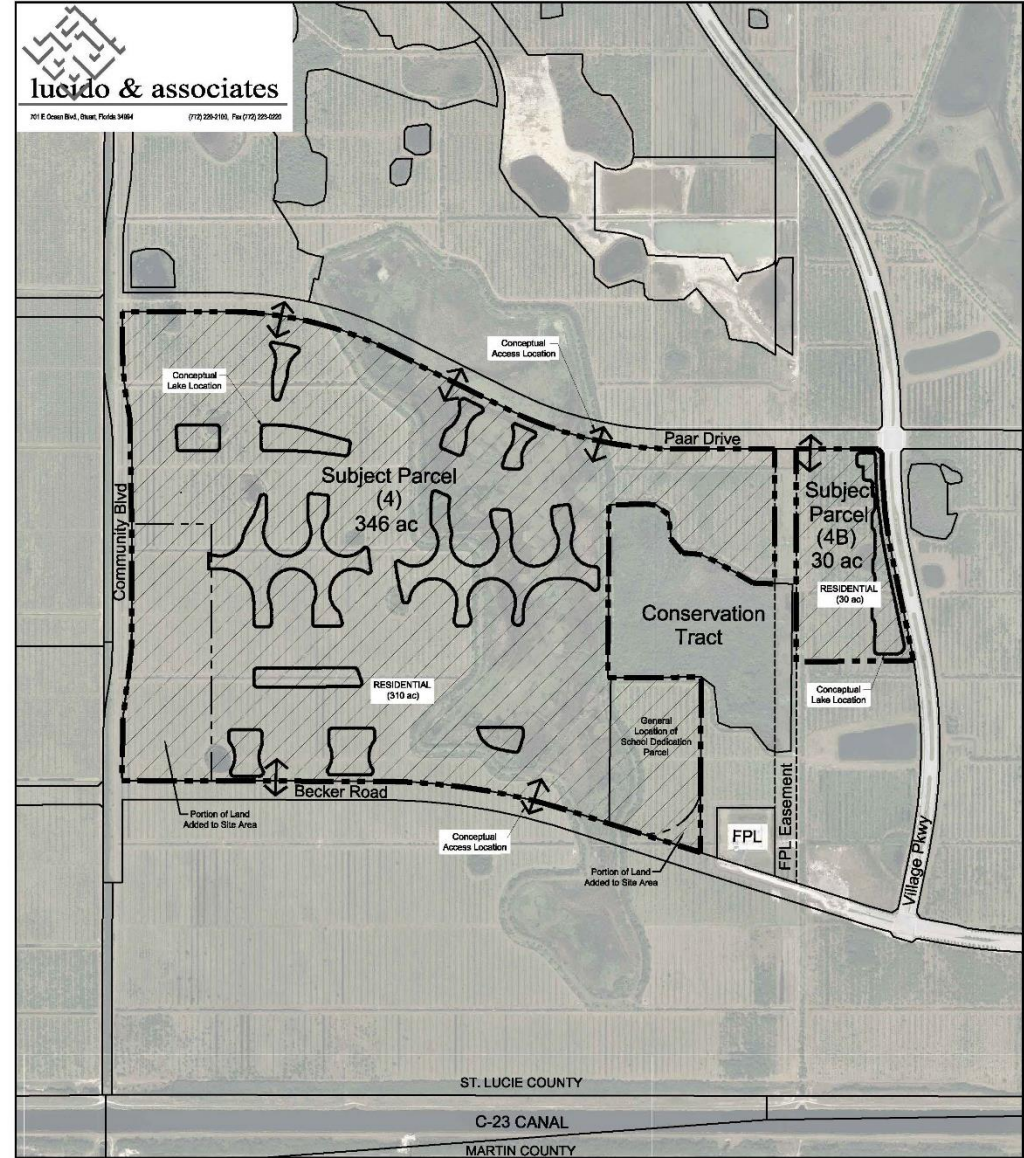
- Southern Grove 4 MPUD is within a residential land use sub-district and approximately 344 acres.
- Revised development program adds 31.788 acres to the MPUD for a revised total of 376 acres.
- It allows up to 1,300 residential units and includes Cottages at Tradition multi-family development, the Kenley single-family subdivision, a proposed active adult community, and a proposed school site on Becker Road.
- The legal description, maps, were updated to include the new acreage and school site.



Existing Concept Plan



Revised Concept Plan



Impacts and Findings

- The proposed MPUD is consistent with Policies 1.2.2.2 and 1.2.2.3 of the Future Land Use Element regarding the development of residential neighborhoods within an NCD District and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.



Recommendation

- The Site Plan Review Committee recommended approval of the proposed rezoning and MPUD amendment at the August 24, 2022 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.

