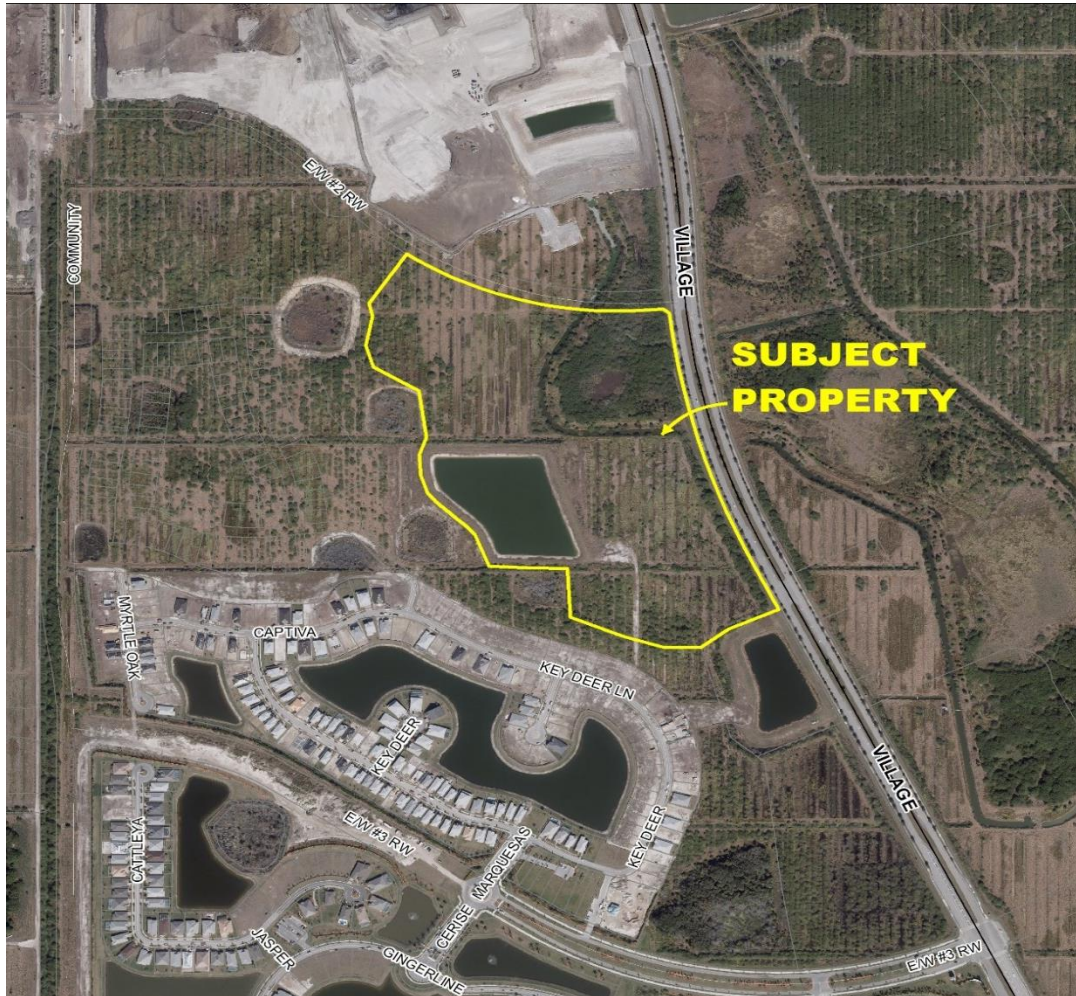




**City of Port St. Lucie – Southern Grove
 Rezoning Application
 P22-214**



Project Location Map

SUMMARY

Applicant's Request:	Rezoning of approximately 29.90 acres of land from the zoning designations of SLC AG-5 and City of Port St. Lucie MPUD (Master Planned Unit Development) to City of Port St. Lucie General Use (GU)
Applicant and Property Owner:	City of Port St. Lucie
Location:	The property is located on the west side SW Village Parkway, immediately south of the E/W 2 road right-of-way and north of Marshall Parkway.
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

This is a city-initiated application to rezone approximately 29.90 acres of city owned land from the zoning designations of St. Lucie County Agricultural-5 (SLC AG-5, one dwelling unit per five acres) and City of Port St. Lucie MPUD (Master Planned Unit Development) to the City of Port St. Lucie General Use Zoning District (GU). The subject property is a portion of Southern Grove Plat No. 13, Parcel 25B. Southern Grove Plat No. 13, Parcel 25B is a 47.52 acre, more or less, city owned parcel that is located in the Southern Grove DRI. The parcel was deeded to the City of Port St. Lucie by the Tradition Land Company in 2018. The subject property is designated as a future school site and future park site on Map H, the master development plan for the Southern Grove DRI (Res. 21-R136). The future land use is NCD (New Community Development) District. There are three separate zoning designations on the subject property as a result of previous applications as show below:

1. Approximately 27.49 acres is zoned SLC AG-5
2. Approximately 2.40 acres is zoned MPUD for the Tradition Lagoon MPUD (expired project that was never constructed)
3. 17.63 acres is zoned GU

This application will rezone the portions of the property zoned for agricultural use and MPUD to General Use so that the entire parcel is zoned General Use. As depicted on Map H, the designated uses for the 47.52 acres are a twenty (20) acre school site and a twenty-seven (27) acre park site. Public schools and parks are permitted under the General Use Zoning category. Once rezoned, the property will need to be subdivided to create the school and park parcels. Mattamy Palm Beach, LLC, has submitted an application for the proposed park site for a project known as Stars and Stripes Park (P22-195). The application is pending the approval of the rezoning application and approval of a subdivision plat to create the park parcel.

To assist the Planning and Zoning Board in the review of this application, the following exhibits are attached to the staff report:

1. Exhibit "1" depicts the current zoning for the property
2. Exhibit "2" depicts the proposed zoning for the property
3. Exhibit "3" is the master development plan for the Southern Grove DRI (Map H)

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:	4322-600-0021-000-6
Property Size:	Approximately 29.90 acres
Legal Description:	A portion of Parcel 25B, Southern Grove Plat No. 13 The completed legal description is attached to the ordinance.
Future Land Use:	New Community Development District (NCD)
Existing Zoning:	SLC Agriculture 1 unit per 5 acres (AG-5) and City of Port St. Lucie MPUD
Existing Use:	Vacant land
Requested Zoning:	City of Port St. Lucie General Use (GU)
Proposed Use:	Propose school and park site in the Southern Grove DRI

Surrounding Uses

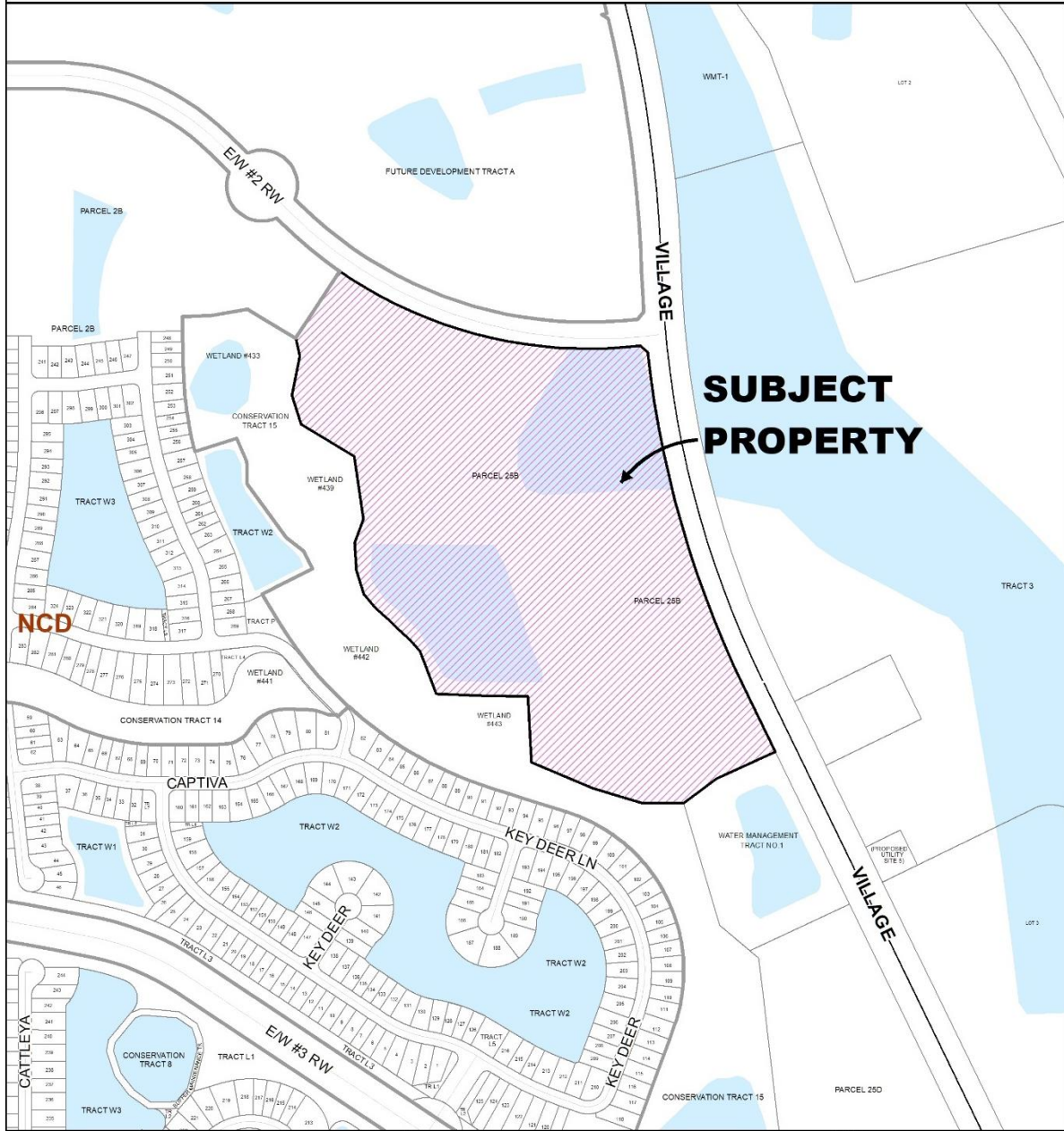
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Telaro Residential Subdivision
South	NCD	SLC AG-5	Water Management Tract and Conservation Land
East	NCD	MPUD	Vacant land in Tradition Commerce Park MPUD
West	NCD	SLC AG-5 and MPUD	Conservation Land and west of the conservation land is the Heron Preserve residential subdivision

NCD – New Community Development District

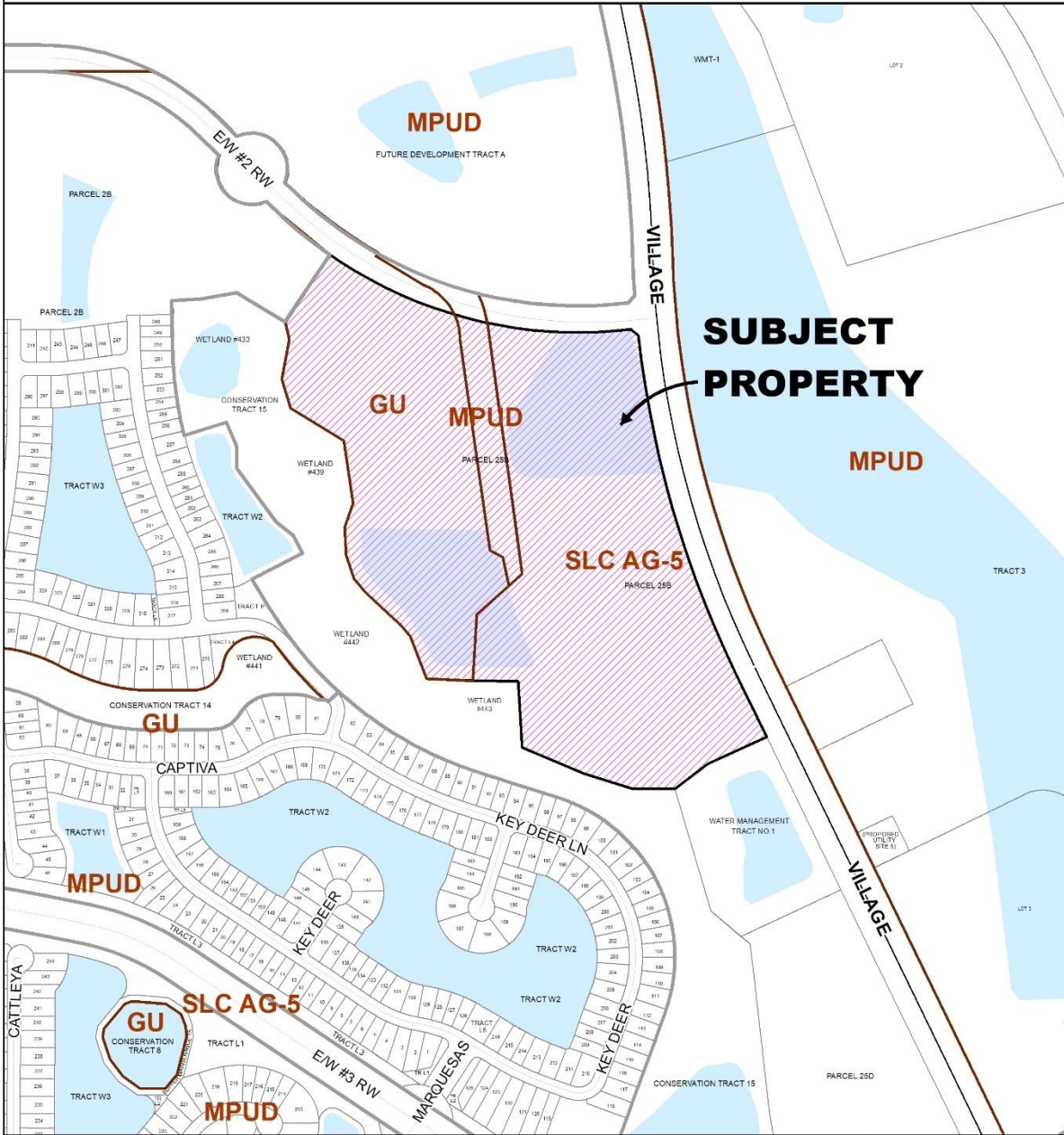
MPUD – Master Planned Unit Development


SLC AG-5 – St. Lucie County Agriculture (1 dwelling unit per 5 acres)

FUTURE LAND USE



EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	REZONING SOUTHERN GROVE PLAT 13, PARCEL 25B SOUTHERN GROVE MPUD	DATE: 7/7/2022
			APPLICATION NUMBER: P22-214
			USER: patricias
			SCALE: 1 in = 500 ft

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 and Policy 1.2.6.1 of the Future Land Use Element. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. Policy 1.2.6.1 pertains to the rezoning of property under the NCD Future Land Use Classification.

Policy 1.1.4.13: The following conversion chart is established to illustrate compatible land use and zoning categories:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
NCD (New Community Development)	MPUD (Master Planned Unit Development) GU (General Use) OSC (Open Space Conservation)

Policy 1.2.6.1: The City shall allow development of part or all of the NCD District, or any sub-district, as a Master Planned Unit Development (MPUD) zoning category and will require the preparation, submission and approval of a Conceptual Master Plan and MPUD Regulation book prior to the initiation of construction within the NCD District, or any sub-districts, or portion thereof. Map H, as approved and appended to a DRI Development Order, may serve as the Conceptual Master Plan. The MPUD Regulation Book shall contain planning and design principles and standards that shall govern development within the MPUD. Where the MPUD Regulation Book conflicts with City Land Development Regulations, the MPUD Regulation book shall prevail. The City shall also allow parcels within the NCD District to be zoned General Use (GU), and Open Space Conservation (OSC) where appropriate.

ZONING REVIEW

Applicant's Justification Statement: The subject property has 27.49 acres zoned SLC Ag-5 (St. Lucie County Agriculture, one dwelling unit per 5 acres), 2.40 acres zoned MPUD and 17.63 acres zoned General Use zoning. This application will rezone the agricultural and MPUD acreage to General Use so that the entire parcel has General Use (GU) zoning. The GU zoning will allow the property to be developed as a school and park site.

Staff Analysis: The General Use Zoning Designation (GU) is compatible with the property's NCD future land use classification. Publicly owned or operated building or use and park or playground, or other public recreation are permitted uses in a GU zoning district.

RELATED PROJECTS

P22-195 – Stars and Stripes Park Site Plan

P22-224 Stars and Stripes Preliminary and Final Subdivision Plat

STAFF RECOMMENDATION

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- 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.