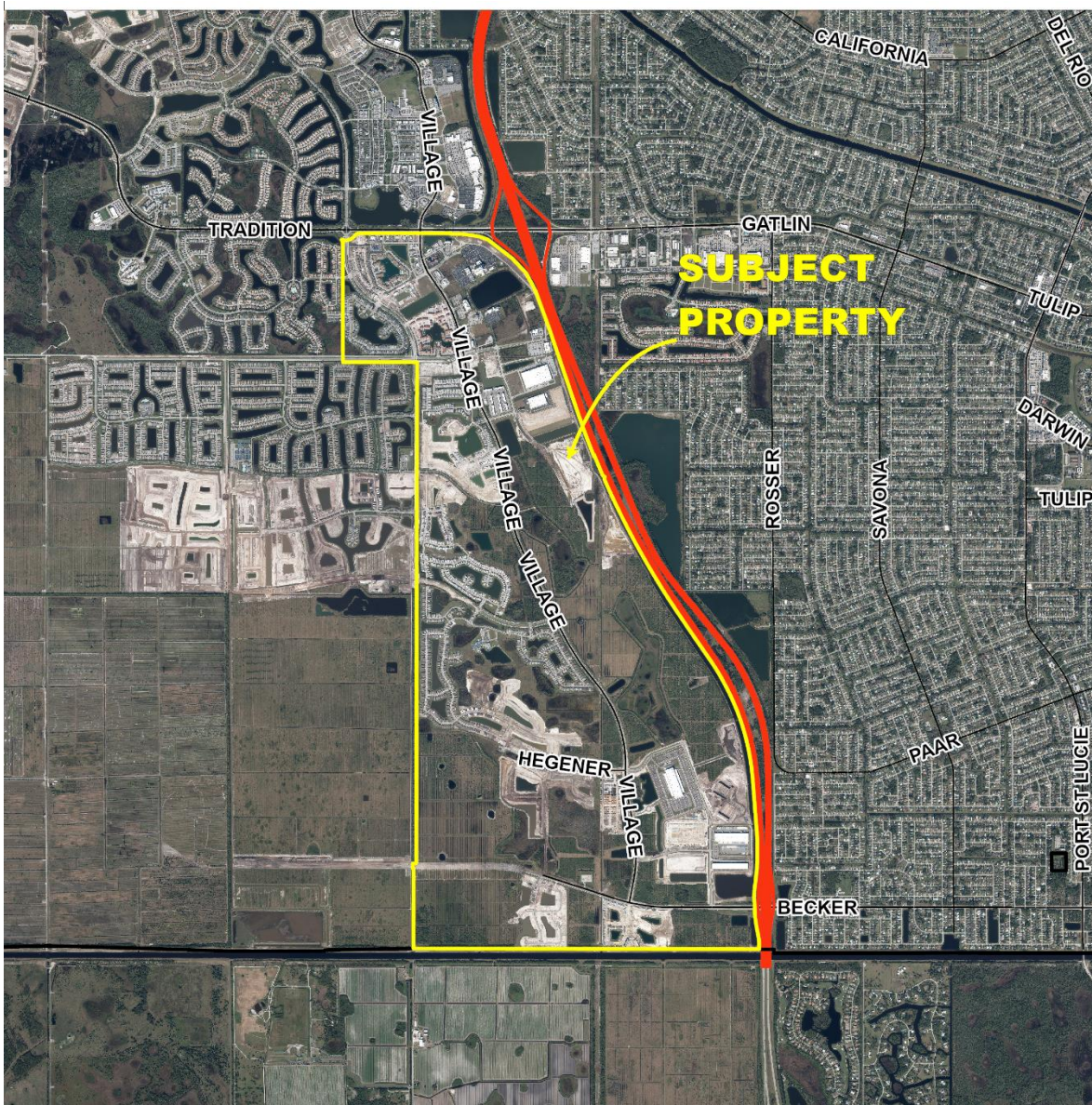


**Comprehensive Plan Large Scale Text Amendment
Southern Grove Figure 1-4
P24-065**



SUMMARY

Applicant's Request:	A large-scale comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicant:	Port St. Lucie Governmental Finance Corporation
Property Owners:	Port St. Lucie Governmental Finance Corporation, City of Port St. Lucie and Mattamy Palm Beach, LLC
Location:	The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.
Legal Description:	A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida.
Application Type:	Large Scale CPA Text Amendment
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

This is an application for a proposed large scale comprehensive plan text amendment to amend Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. NCD (New Community Development) is the future land use classification for the Southern Grove DRI. NCD is a future land use classification for developments of regional impact to facilitate the development of mixed-use communities. Each NCD District is divided into defined sub-districts. Policy 1.2.1.3 of the comprehensive plan requires a concept plan for each NCD District to illustrate how the seven land-use sub-categories (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use) in an NCD District are allocated, where they are located, and how they would function in relation to each other. The proposed amendment revises the land use sub-districts for approximately 528 acres of land on the east side of SW Village Parkway and between E/W 2 (Destination Way) and SW Hegener Drive. It provides for the realignment of Marshall Parkway east of SW Village Parkway, the extension of E/W 2 (Destination Way) east of SW Village Parkway, and other minor changes. The application was submitted on behalf of the Port St. Lucie Governmental Finance Corporation (GFC) and the City of Port St. Lucie in consultation with Mattamy Palm Beach, LLC, as the developer of the Southern Grove DRI.

Southern Grove is an approved Development of Regional Impact (DRI) and is approximately 3,606 acres in size. In total, the development program includes 7,674 residential dwelling units; 1,831,465 square feet of retail use; 1,409,903 square feet of office use; 1,201,557 square feet of research and development; 8,745,000 square feet of warehouse/industrial use; 1,051 hotel rooms; 300 hospital beds; and ancillary and support uses as permitted within the NCD District.

Proposed Amendment

The proposed changes to Figure 1-4 are as follows:

1. A realignment of the Marshall Parkway right-of-way for better alignment for a future I-95 and Marshall Parkway interchange including minor revisions to the alignment of Tom Mackie Boulevard and SW Anthony F. Sansone Sr. Boulevard.
2. The extension of E/W 2 roadway (Destination Way) east of SW Village Parkway.
3. A change to the land use sub-district classification for approximately 304 acres of property located east of SW Village Parkway and between Marshall Parkway and SW Hegener Drive from

the Employment Center sub-district classification to the Regional Business Center sub-district classification.

4. A change to the land use sub-district classification for approximately 39 acres of property located at the southeast quadrant of the intersection of Marshall Parkway and SW Village Parkway from the Mixed-Use sub-district classification to the Regional Business Center sub-district classification.
5. A change to the land use sub-district classification for approximately 158 acres of property located east of SW Village Parkway and between E/W 2 (Destination Way) and Marshall Parkway from the Employment Center sub-district classification to the Regional Business Center sub-district classification.
6. A change to the land use sub-district classification for approximately 27 acres of property located at the northeast quadrant of the intersection of SW Marshall Parkway and SW Village Parkway from the Neighborhood/Village Commercial sub-district classification to the Regional Business Center sub-district classification.

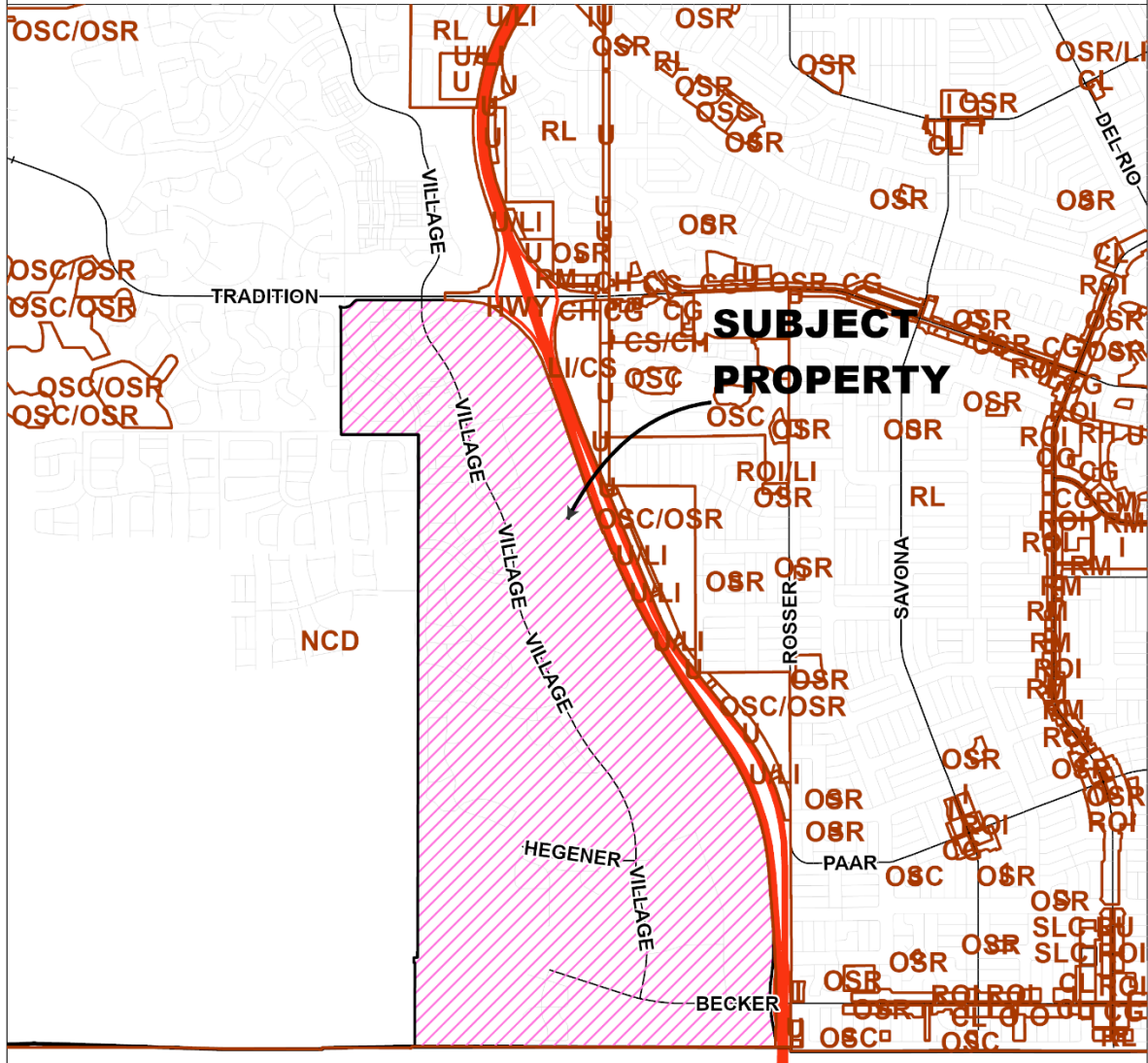
All of the property that is the subject of this application is within the area of the Southern Grove DRI that is owned or overseen by the Port St. Lucie Governmental Finance Corporation (GFC). This application is intended to create a more unified land use plan for the remaining undeveloped land in the GFC area of Southern Grove. The Regional Business Center sub-district provides for a wide variety of uses. Unlike the Employment Center sub-district, it does not limit retail development to a maximum of 100,000 square feet. Unlike the Mixed Use District, it does not require thirty (30) percent of the area to be developed for residential uses and unlike the Neighborhood Village/Commercial sub-district it does not limit development to just those uses that serve adjacent residential neighborhoods.

Per Policy 1.2.2.8, a Regional Business Center sub-district allows industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. Each Regional Business Center area must be a minimum of three (3) acres and a maximum of 500 acres. Each Regional Business Center requires a minimum of two uses and must contain over 1,000,000 million square feet of non-residential development.

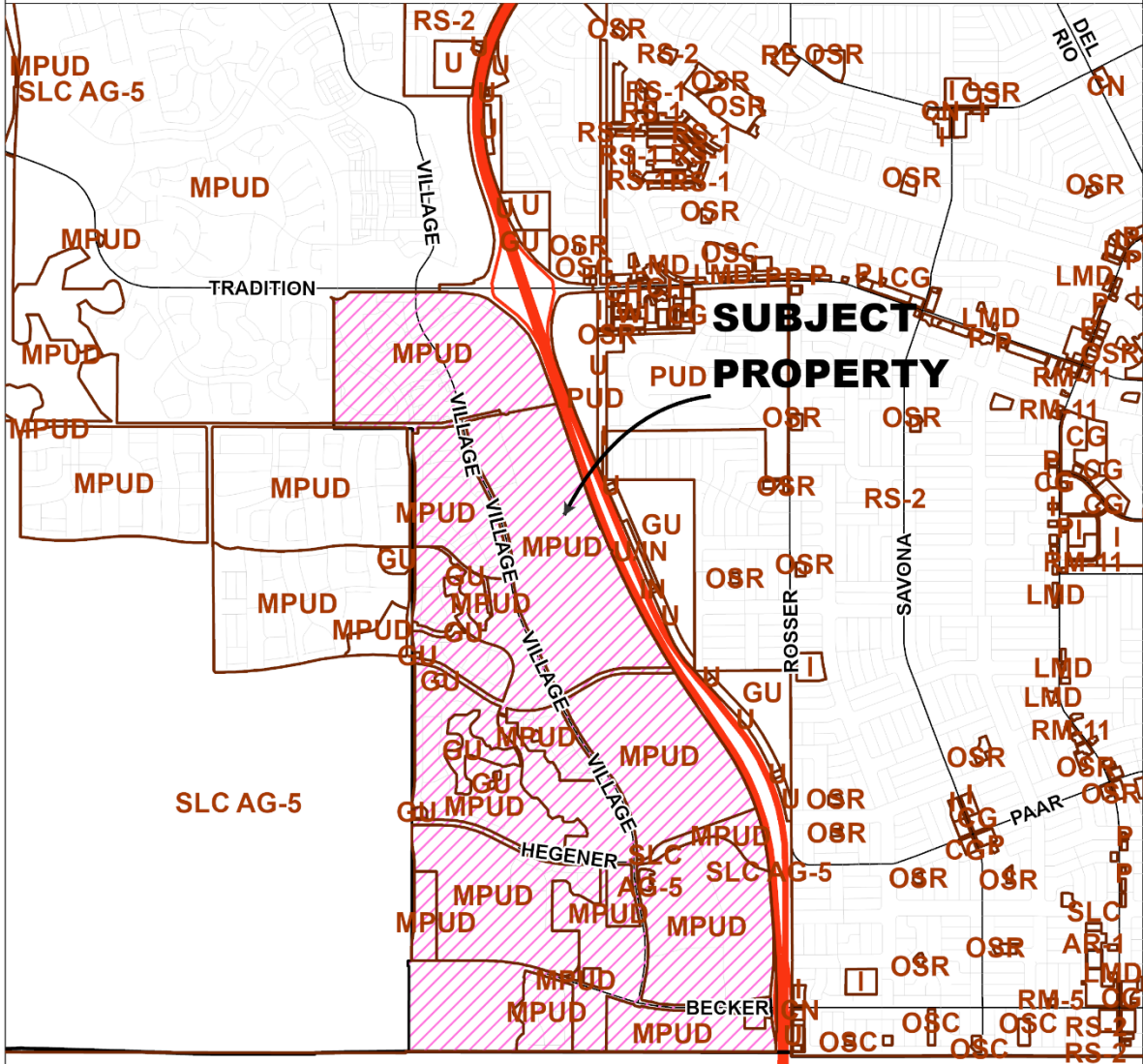
No changes are proposed to the land use sub-districts for existing development other than the Costco site plan (P23-168) or the St. Lucie County Fire Station site plan (P23-117). The approval of those projects will not be affected by this application because those uses are allowed within the Regional Business Center sub-district.

The site acreage data on Figure 1-4 has been adjusted under the legend to reflect the proposed changes. All acreages have been rounded to the nearest whole number. Overall, Regional Business Center acreage has increased by 530 acres; Neighborhood/Village Commercial acreage has decreased by 27 acres; Mixed-Use acreage has decreased by 39 acres; Employment Center acreage has decreased by 473 acres, and Right-of-Way acreage has increased by 14 acres. No changes were made to the Residential Land Use sub-district. The current Figure 1-4 is attached to the staff report as Attachment "A" and the revised (proposed) Figure 1-4 is attached as Attachment "B" with deletions shown as ~~striketrough~~ and additions as underlined.

FUTURE LAND USE



EXISTING ZONING



ANALYSIS: As stated in Policy 1.2.2.1 of the Comprehensive Plan, an NCD District must contain a minimum of three land use sub-districts. Policy 1.2.9.1 states that the Southern Grove NCD District shall, at a minimum, contain the Residential, Mixed Use and Employment Center as the three areas required by Policy 1.2.2.1. The proposed amendment to Figure 1-4 maintains the Residential, Mixed Use, and Employment Center sub-districts as well as the Neighborhood/Village Commercial and Regional Business Center sub-districts that are shown on the existing approved Figure 1-4 and the approved DRI Development Order Map H.

Future Applications

This application will be followed by a future application to amend Map H, the master development plan for the Southern Grove DRI, to reflect the proposed changes to the land use sub-districts and applications to amend the zoning on the subject properties to reflect the proposed changes to the land use sub-districts.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction 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.