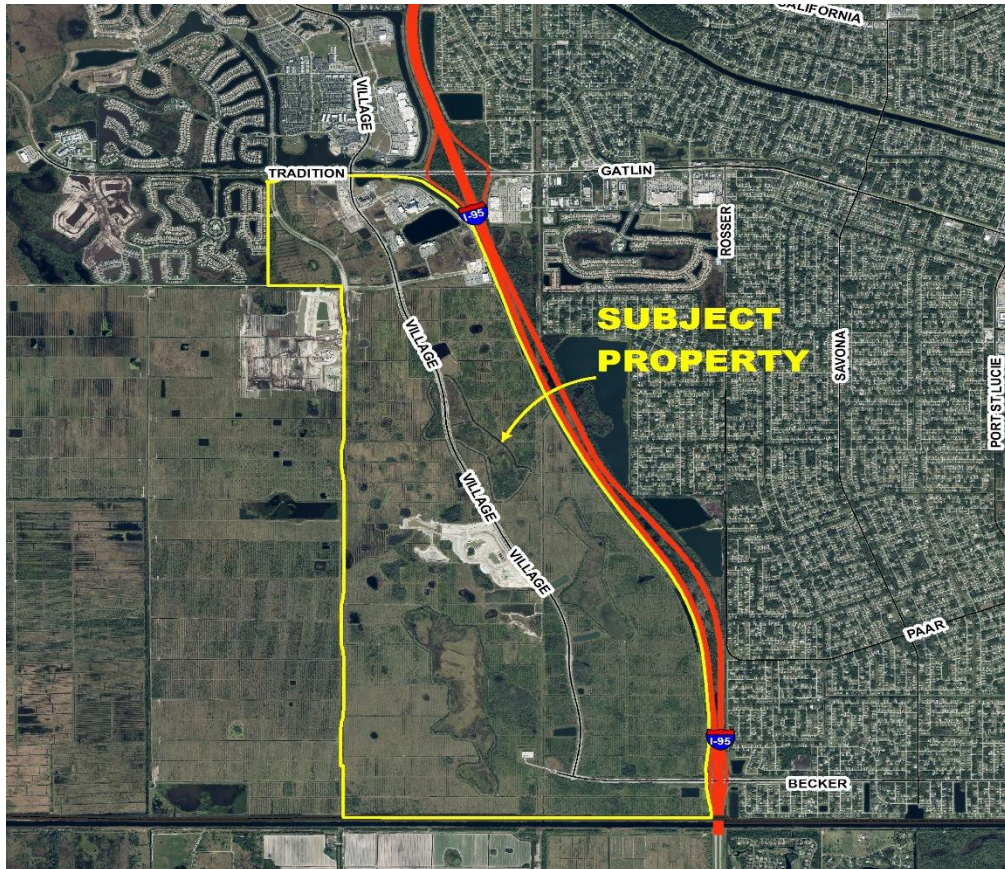




Comprehensive Plan Large Scale Text Amendment Application
 Mattamy Palm Beach, LLC and Port St. Lucie Governmental Finance Corporation
 Project No. P20-256



SUMMARY

Applicant's Request:	A comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element, Policies 1.2.9.1 and 1.2.9.2 of the Future Land Use Element, and several of the maps in the future land use map series.
Applicant:	Autumn Sorrow, AJ Entitlements and Planning Steve Garrett, Lucido and Associates
Property Owners:	Mattamy Palm Beach, LLC, and the Port St. Lucie Governmental Finance Corporation
Location:	The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by both the Tradition and Riverland/Kennedy DRIs.
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.
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description/Proposed Amendment

Mattamy Palm Beach, LLC, and the Port St. Lucie Governmental Finance Corporation (GFC) have applied for a text amendment to the City of Port St. Lucie Comprehensive Plan. The text amendment proposes to amend Figure 1-4 of the Future Land Use Element, Policies 1.2.9.1 and 1.2.9.2 of the Future Land Use Element, and Maps FLU-2b, TRN-2, TRN-3a, TRN-11, and TRN-12. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. Policy 1.2.9.1 sets forth the density and intensity for the Southern Grove NCD District. Policy 1.2.9.2 sets a minimum overall average density for a residential area near an Employment Center or a Mixed Use area. Map FLU-2b is the vacant land use map. Map TRN-2 depicts the future number of roadway lanes. Map TRN-3a shows the future functional classification of the roadways and Map TRN-11 shows the Existing/Future Transportation network for 2035. Map TRN-12 depicts the southwest annexation area roadway plan.

NCD is a future land use classification for developments of regional impact to facilitate the development of mixed use communities. Figure 1-4 is required by Policy 1.2.1.3 of the Comprehensive Plan to illustrate how the land use sub-categories (Residential, Neighborhood/Village Commercial, Employment Center, Regional Business Center and Mixed Use) are allocated, where they are located, and how they would function in relation to each other in the Southern Grove Development. As depicted on Figure 1-4, there are five subdistricts in Southern Grove. These five subdistricts are Residential, Neighborhood/Village Commercial, Employment Center, Regional Business Center and Mixed Use. The proposed amendment revises the acreages for each of the subdistricts based on the changes described below and an updated assessment of the acreage totals for each use.

In June 2018, the City of Port St. Lucie acquired approximately 1,183 acres of property within the Southern Grove DRI. The property was deeded to and is managed by the Port St. Lucie Governmental Finance Corporation. The Port St. Lucie Governmental Finance Corporation is a not for profit corporation incorporated in 1990 for the sole purpose of assisting the City in acquiring and constructing various governmental projects consisting of real and/or personal property. In October 2019, the City engaged the Treasure Coast Regional Planning Council (TCRPC) to create an updated land development and infrastructure master plan for the city owned land in Southern Grove, including a financial and market analysis, review of competitive markets, and strategies for property disposition. Based on a review of market conditions, the Southern Grove Master Plan recommended a reorganization of the land uses, infrastructure, and modifications to the DRI development entitlements to produce a more sustainable, economically viable development program for Southern Grove. The revised entitlements are intended to support the City's emphasis on job creation within Southern Grove with a balanced development program to strengthen the property's sense of place, efficiency, and attractiveness in the competitive economic development market. The program recommends increasing industrial and workplace uses, multi-family residential units, and hotel rooms while decreasing retail, office, and research/development square footage to better align with market conditions. The Southern Grove Master Plan was adopted on February 22, 2021 through Resolution 21-R18. The executive summary and the market analysis are provided as attachments to the staff report.

To assist the City in the implementation of the master plan, the Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC, have applied to amend the City's Comprehensive Plan to provide for a revised development plan for Southern Grove. There is an associated application for an amendment to the Southern Grove DRI (P21-012) that proposes to revise the entitlements in the DRI based on the market analysis and recommendations of the Southern Grove Master Plan and other changes. The proposed 8th amendment to the Southern Grove DRI is tentatively scheduled for the June 1, 2021 Planning and Zoning Board meeting.

Proposed Changes to Figure 1-4

The proposed revisions to Figure 1-4 include the removal of the Neighborhood Village Commercial subdistrict designation for approximately 7.8 acres of land located at the northeast corner of the intersection of Paar Drive and SW Village Parkway. The area is proposed to be designated as Employment Center. The Mixed Use subdistrict designation for approximately 48 acres of land located on the north side of Paar Drive and directly west of Interstate 95 has been removed. This area is proposed to be classified as Employment Center north of Paar Drive and Regional Business Center south of Paar Drive. The acreage sub-totals for each of the land use subdistricts have been revised to account for the aforementioned changes and to address errors in sub-area acreage calculations on the adopted Figure 1-4 dated October 12, 2020. Due to drafting errors, the wrong acreages are listed for most of subdistricts. The following table depicts the acreages on the adopted Figure 1-4, the corrected totals, and the proposed changes:

Sub-Category	Acreage totals as shown on adopted Figure 1-4 (Oct. 12, 2020)	Corrected Acreage totals for adopted Figure 1-4 (Oct. 12, 2020)	Proposed Amendment to Figure 1-4 Acreage Totals (April 21, 2021)
Residential	1,578	1,555	1,555
Neighborhood/Village Commercial (Neighborhood Center)	174	186	178
Mixed Use	343	337	289
Employment Center	881	852	870
Regional Business Center	339	339	350
Rights-Of-Way	291	337	364
Total	3,606	3606	3,606

The proposed changes to Figure 1-4 include the removal of the eastern portion of Paar Drive (E/W 4 road right-of-way) to Interstate 95 and the Paar Drive/I-95 overpass. As depicted on Figure 1-4, Paar Drive will terminate at SW Anthony F. Sansone Sr. Boulevard. A north-south roadway between SW Village Parkway and Interstate 95 (SW Anthony F. Sansone Sr. Boulevard) has been added to Figure 1-4. The roadway is depicted on Map H, the master development plan for the associated Southern Grove DRI. It was never included on Figure 1-4.

As part of the Southern Grove Master Plan, the City evaluated the necessity for an I-95 overpass at Paar Drive. The Paar Drive overpass would connect Southern Grove to existing residential neighborhoods to the east. When the Southern Grove DRI was adopted in 2006, it was assumed that the southern portion of the DRI (the northwest quadrant of the I-95 and Becker Road Interchange) would be developed as a regional mall. The area is now developing as a warehouse and distribution hub. To avoid the intrusion of truck/freight traffic into residential neighborhoods, the comprehensive plan amendment and the associated DRI amendment propose the removal of the Paar Drive overpass.

Proposed Changes to Policy 1.2.9.1 and Policy 1.2.9.2

The proposed changes to Policy 1.2.9.1 increase the development thresholds for residential, non-residential, and hotel uses. Residential density is increased by 286 units from 7,388 residential units to 7,674 units. Non-residential square footage is increased by 182 square feet from 13,187,743 square feet to 13,187,925 square feet. Hotel rooms are increased by 260 rooms from 791 rooms to 1,051 rooms. The changes reflect the proposed modifications to the Southern Grove DRI entitlements in the associated DRI amendment application (P21-012) as recommended by the Southern Grove Master Plan. As noted, the

master plan recommended increases to industrial and workplace uses, multi-family residential units, and hotel rooms and decreases to retail, office, and research/development square footage to better align with market conditions.

The proposed changes to Policy 1.2.9.2 include the deletion of the policy in its entirety. Policy 1.2.9.2 sets a minimum overall average density of 3.75 dwelling units per acre for a residential area that is located within a quarter mile of an Employment Center or a Mixed Use area. The policy is unnecessary. The comprehensive plan establishes the residential density thresholds for each of the land use subdistricts. Specific requirements can be included in an MPUD zoning regulation book.

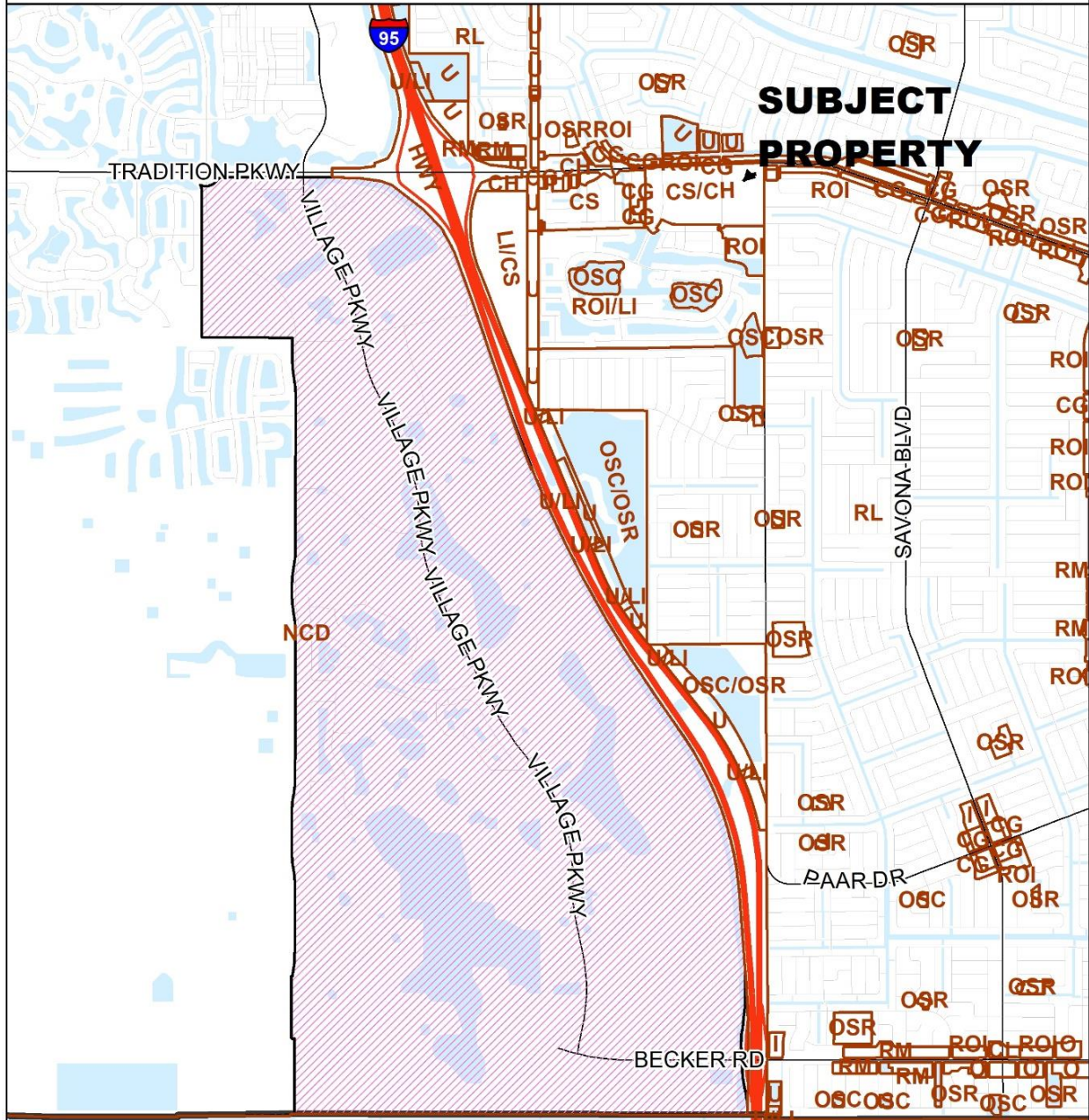
Proposed Changes to Future Land Use Map Series

The proposed changes to Map FLU-2b, Vacant Lands with Future Land Use Code, Map TRN-2, Future Number of Lanes, Map TRN-3a, Future Functional Class, Map TRN-11, Existing/Future Transportation (2035), and Map TRN-12, SW Annexation Area Roadway Plan include the removal of the eastern portion of Paar Drive to Interstate 95, the removal of the Paar Drive/I-95 overpass, and the addition of Hegener Drive from Becker Road north to SW Discovery Way. In addition, the vacant lands map (Map FLU-2b) is updated to current conditions.

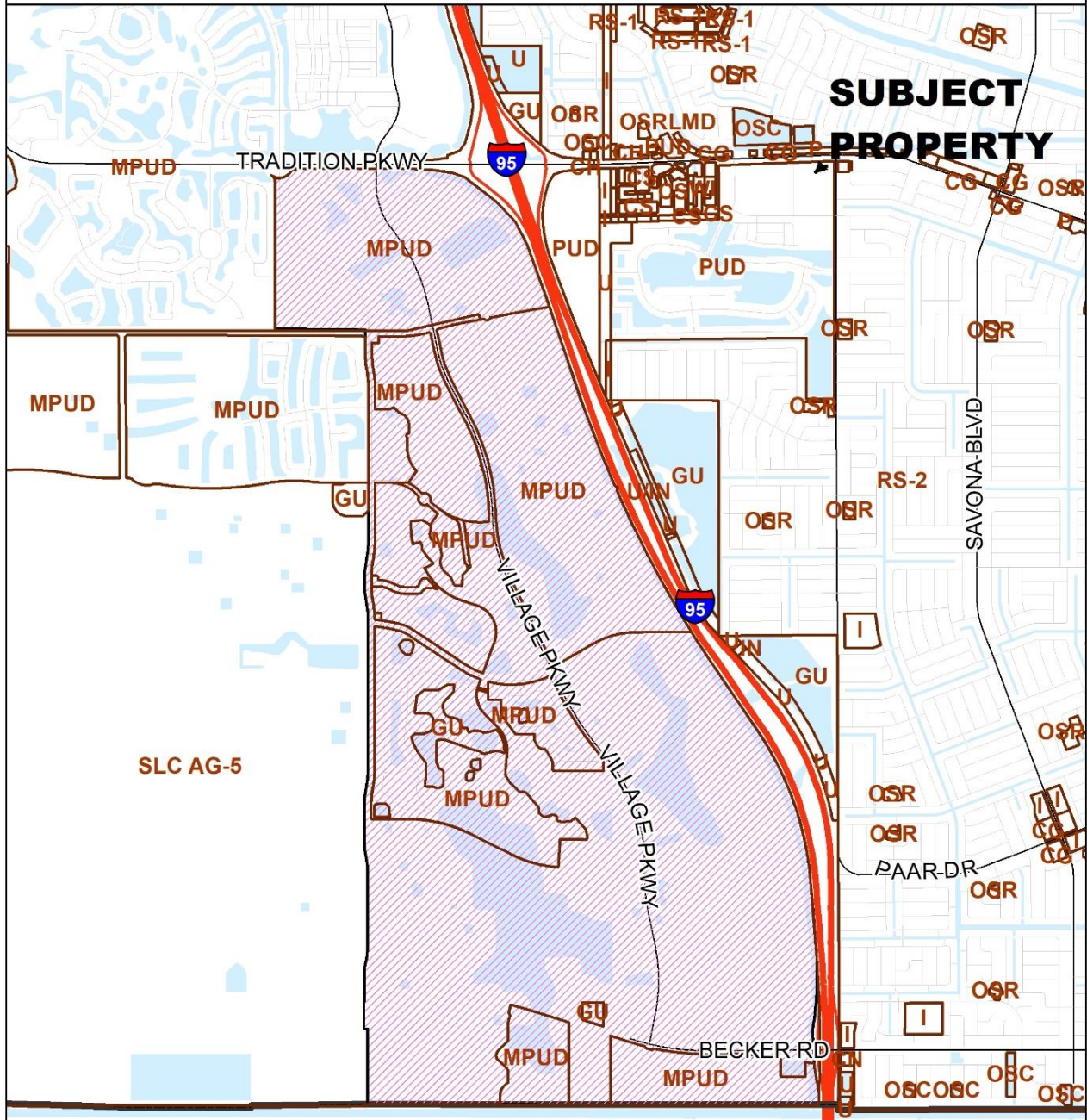
Previous Actions and Prior Reviews

Figure 1-4 of the comprehensive plan was last amended on January 25, 2021 through Ordinance 20-56.

FUTURE LAND USE



EXISTING ZONING



ANALYSIS

The proposed Comprehensive Plan Amendment is consistent with an application the City has received to amend the Southern Grove DRI Development Order (P21-012). The proposed DRI amendment revises the entitlements in the DRI based on the market analysis and recommendations of the Southern Grove Master Plan. It revises Map H, the master development, to better align the land uses with the revised development plan. It removes the Paar Drive Interstate 95 overpass and other changes. An updated traffic study was submitted with the proposed DRI amendment that shows the proposed changes to entitlements can be accommodated within the planned roadway network for the Southern Grove DRI. The traffic study determined that the Paar Drive overpass could be removed from the Southern Grove DRI with no adverse impacts the regional roadway network. Adjacent roadways will be able to provide connectivity with adequate capacity. The traffic study is currently being finalized in response to comments from City staff. Once the final draft is submitted, the traffic study will be set to the City's Third Party traffic consultant for review and comment. Once all comments have been addressed, the proposed comprehensive plan text amendment will be submitted to the City Council for first reading of the ordinance and transmittal to the state land planning agency (DEO) and the reviewing agencies for review and comment.

The proposed comprehensive plan amendment is consistent with Policy 1.2.9.1 of the Future Land Use Element. Policy 1.2.9.1 requires the Southern Grove NCD District to contain the Residential, Mixed Use and Employment Center subdistricts. The proposed amendment to Figure 1-4 maintains the Residential, Mixed Use, and Employment Center subdistricts as well as the Neighborhood/Village Commercial and Regional Business Center subdistricts. The proposed comprehensive plan amendment is also consistent with Policy 1.2.3.1 of the Future Land Use Element which promotes a mix of land uses within close proximity to work and home.

Policy 8.2.1.1 of the Economic Development Element states that the City should ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City. Per Policy 8.2.1.2, the City should prioritize the development of sites with high visibility and direct access to major transportation corridors for targeted industries and uses that encourage job creation. Policy 8.2.1.4 encourages the designation and preservation of industrial land for industrial uses.

The proposed changes to Figure 1-4 are shown in Attachment "A". The proposed changes to Policies 1.2.9.1 and 1.2.9.2 are included as Attachment "B". The proposed changes to the future land use maps series are included under Attachment "C". Additions to text are indicated by underline, deletions by ~~strikethrough~~. Attachment "D" is the Southern Grove Master Pan Executive Summary and Attachment "E" is the associated Southern Grove Master Plan Market Analysis.

RELATED PROJECTS

P21-012 - Mattamy Palm Beach, LLC, and GFC DRI Amendment

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 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.