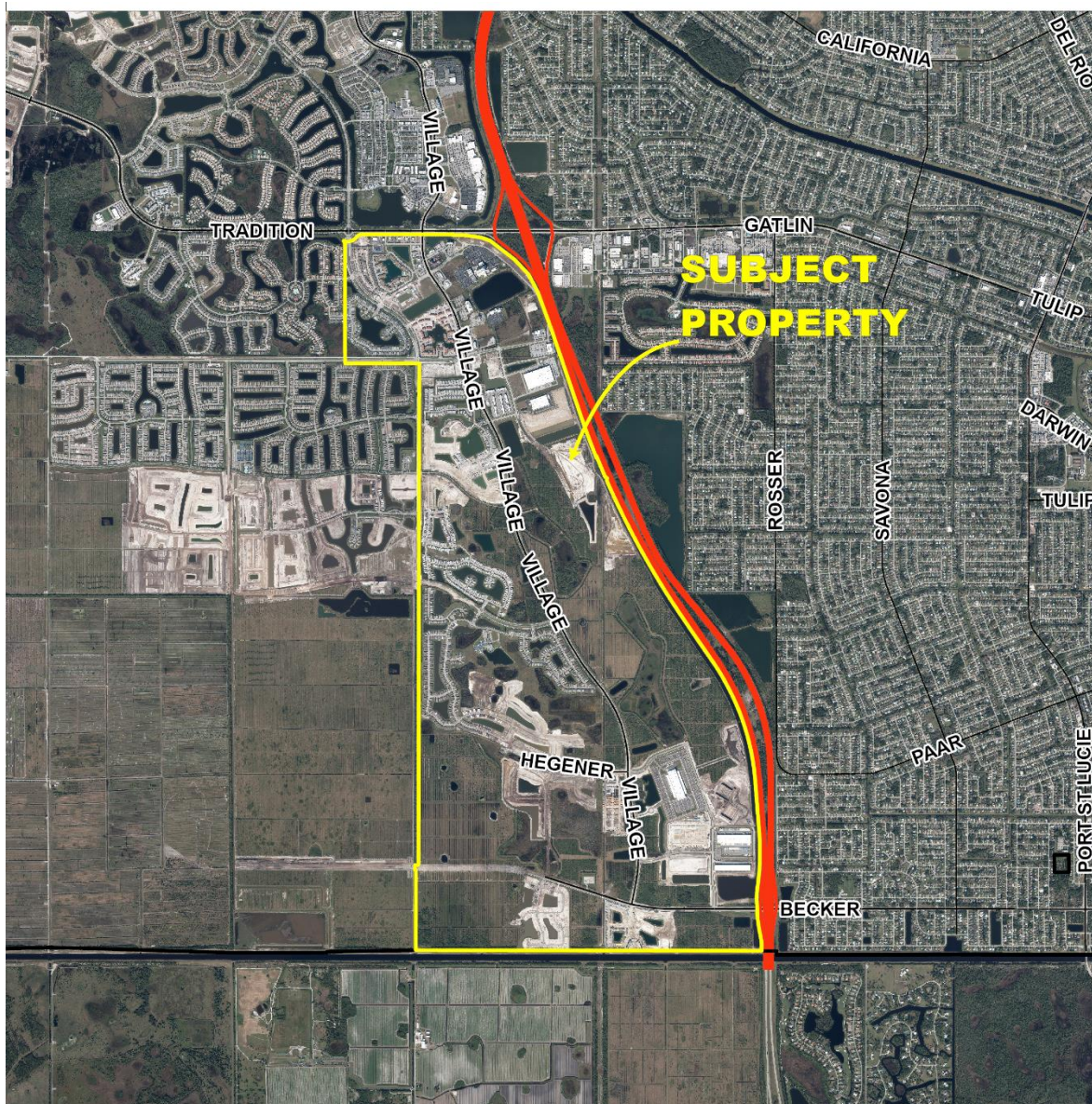




PLANNING AND ZONING BOARD STAFF REPORT
September 5, 2023 Planning and Zoning Board Meeting

Comprehensive Plan Large Scale Text Amendment
Southern Grove Figure 1-4
Project No. P23-142



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 and Mattamy Palm Beach, LLC.
Property Owners:	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 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, Senior Planner

Project Description

On behalf of the Port St. Lucie Governmental Finance Corporation (GFC), Culpepper and Terpening, Inc. has submitted an application for a large-scale comprehensive plan text amendment to amend Figure 1-4 of the Future Land Use Element. The amendment was submitted with assistance from Lucido and Associates and 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. The future land use classification for the Southern Grove DRI is New Community Development District (NCD). 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.

Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. It is required by Policy 1.2.1.3 of the comprehensive plan 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. As depicted on Figure 1-4, the Southern Grove NCD District includes the Residential, Mixed Use, Employment Center, Neighborhood Village Commercial, and Regional Business Center sub-districts.

The proposed text amendment will amend Figure 1-4 of the Future Land Use Element to adjust the alignment of certain roadways located between SW Village Parkway and Interstate 95 to accommodate revised development plans in this area. As a result of the roadway re-alignments, a minor adjustment was made to the acreage totals for the Mixed Use and Employment Center sub-districts. The proposed changes are as follows:

1. The proposed re-alignment of the extension of SW Anthony F. Sansone Sr Boulevard between SW Hegener Drive and Marshall Parkway. As currently depicted on Map H and Map H-2, SW Anthony F. Sansone Sr. Boulevard extends from Becker Road north to Marshall Parkway where it connects

to Tom Mackie Boulevard on the east side of a 110-foot-wide FPL easement. Under the proposed amendment, the section of SW Anthony F. Sansone Sr. Boulevard that is located between Marshall Parkway and SW Hegener Drive will shift further to the west so that the road connects to Tom Mackie Boulevard on the west side of the 110-foot-wide FPL easement.

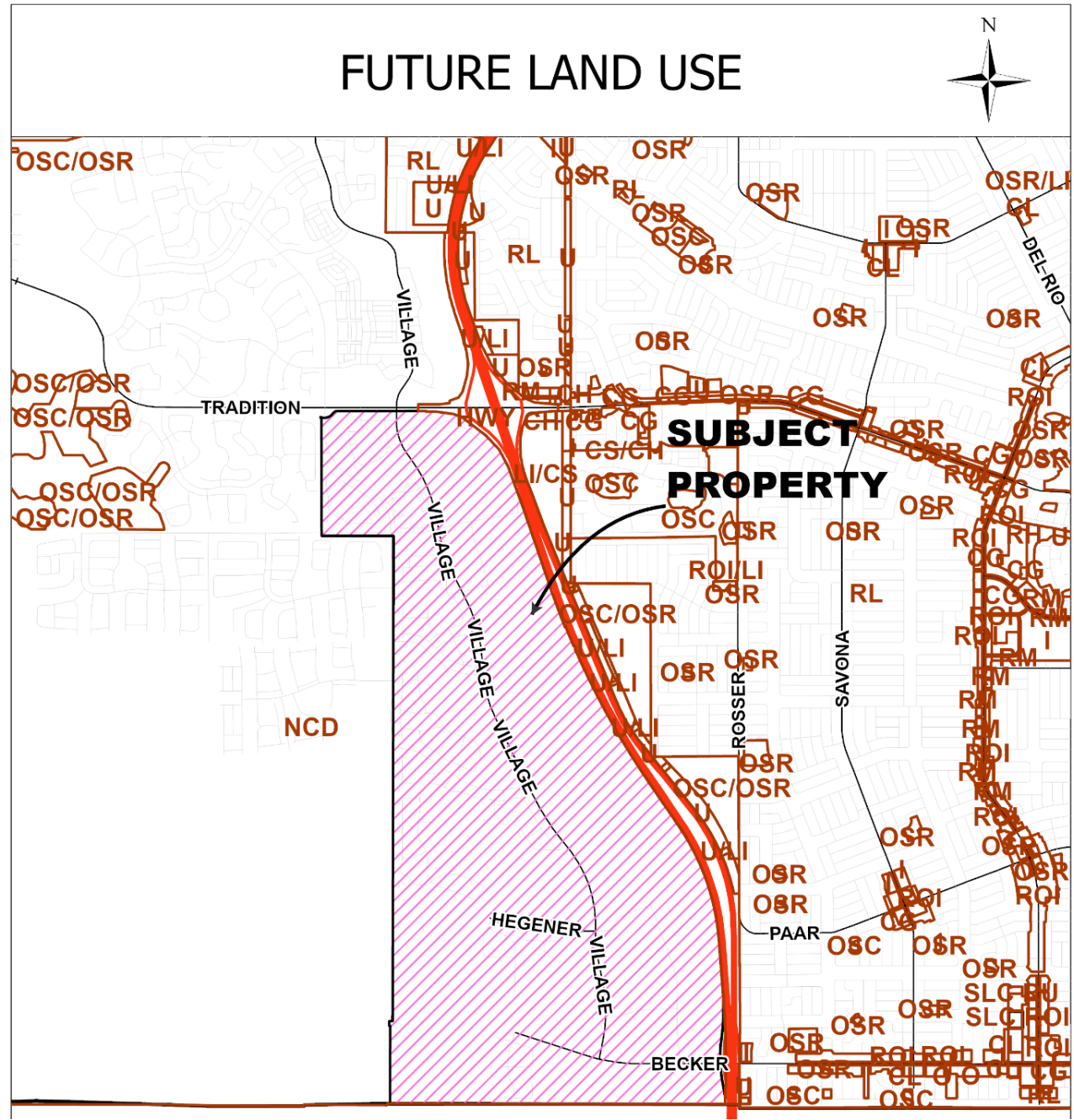
2. The proposed re-alignment of Tom Mackie Boulevard north of Marshall Parkway. As a result of the realignment of SW Anthony F. Sansone Sr Boulevard, a slight adjustment has been made to the alignment of Tom Mackie Boulevard north of Marshall Parkway so that the road connects to SW Anthony F. Sansone Sr. Blvd on the west side of the existing 110-foot-wide FPL easement.
3. The proposed re-alignment of SW Anthony F. Sansone Sr. Blvd. results in a slight change to the total acreage for the Employment Center land use sub-district and the Mixed-Use land use sub-district. The Mixed-Use sub-district acreage is decreased by one acre for a total of 398 acres and the Employment Center acreage is increased by one acre for a total of 886 acres.

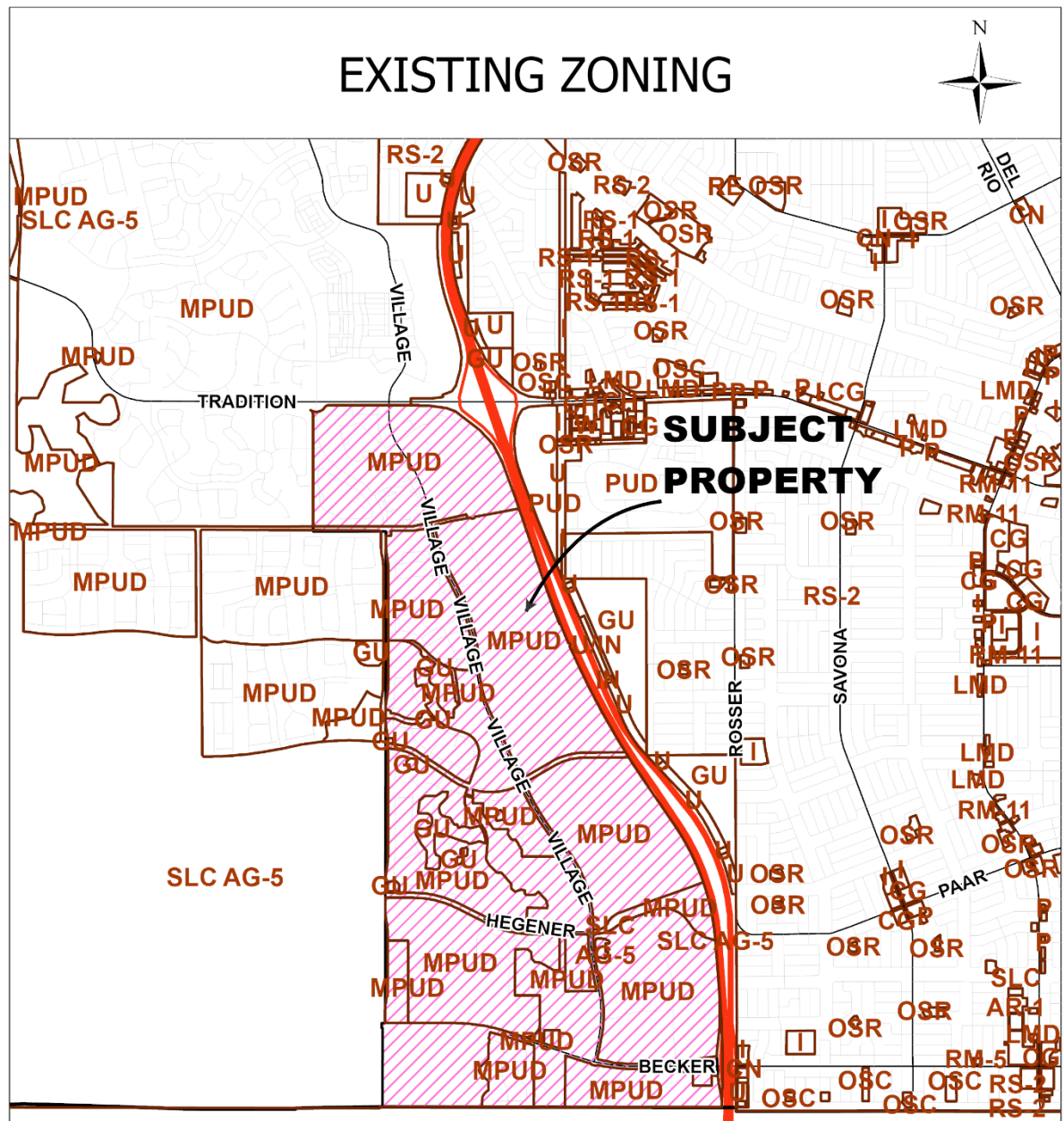
The site acreage data has been adjusted under the legend to reflect the proposed changes. All acreages have been rounded to the nearest whole number. No changes are proposed to the acreages for the Residential sub-district, Neighborhood Village Commercial sub-district, and the Regional Business Center sub-district.

The adopted Figure 1-4 is provided as Attachment “A” to the staff report and the proposed amendment to Figure 1-4 is provided as Attachment “B” to the staff report.

Previous Actions and Prior Reviews

Figure 1-4 of the comprehensive plan was last amended on October 24, 2022 through Ordinance 22-20.





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. It provides for the realignment of certain roadways depicted on Figure 1-4 to accommodate new development proposals for the area. In association with the application for a proposed comprehensive plan text amendment, the City has received an application for an amendment to the Southern Grove DRI (P23-141). The amendment to the DRI amends Map H and Map H-2 to provide for the re-alignments of SW Anthony F. Sansone Sr Boulevard and Tom Mackie Boulevard and other minor changes.

If the proposed large scale text amendment is approved by the Planning and Zoning Board, it will be transmitted to the state land planning agency, Department of Commerce for review and comment. Following state review, the adoption hearing for the proposed amendment will be scheduled for the City Council. Once the comprehensive plan is adopted, the adoption hearing for the proposed changes to Map H and Map H-2 can be scheduled for City Council.

RELATED PROJECTS

P23 -141 – Southern Grove 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 of the proposed comprehensive plan text amendment as depicted in Attachment "B" to the staff report.

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.