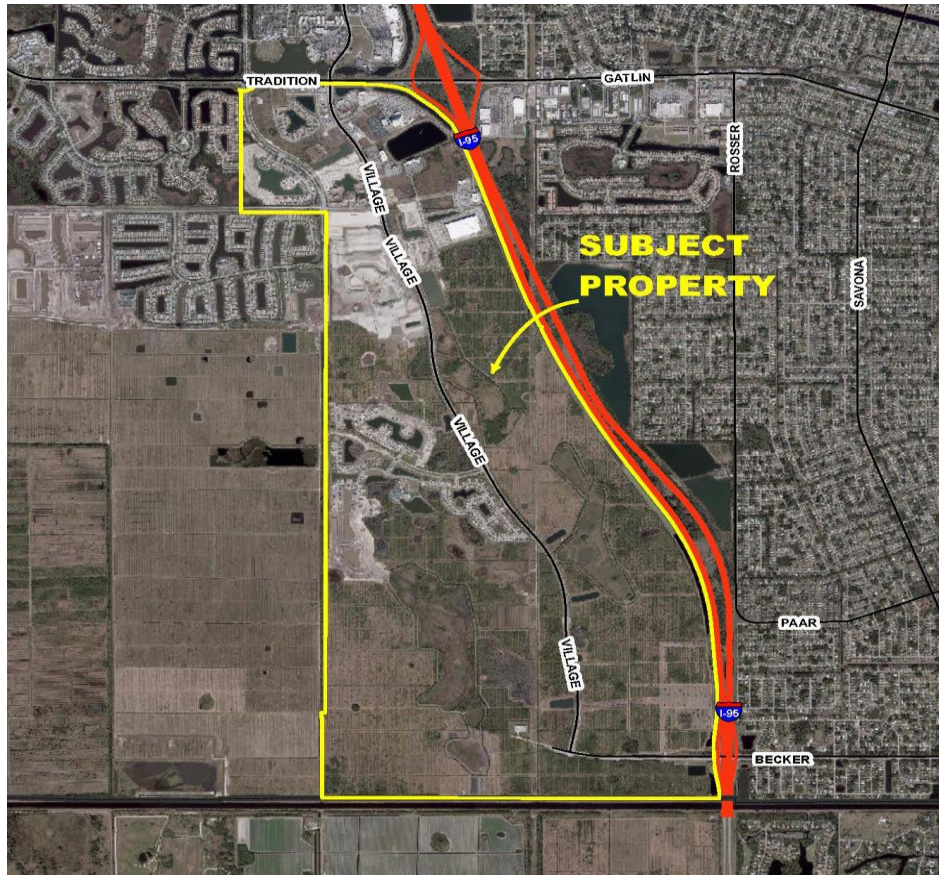




PLANNING AND ZONING BOARD STAFF REPORT
March 1, 2022 Planning and Zoning Board Meeting

Comprehensive Plan Large Scale Text Amendment Application
Mattamy Palm Beach, LLC
Project No. P22-039



SUMMARY

Applicant's Request:	A comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	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 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

This is an application for a proposed large scale comprehensive plan text amendment that was submitted on behalf of Mattamy Palm Beach, LLC, the developer of the Southern Grove DRI. Southern Grove is an approved Development of Regional Impact (DRI) that is located west of Interstate 95, south of Tradition Parkway, north of the C-23 canal and approximately 3,606 acres in size. 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, Employment Center and Regional Business Center sub-districts.

The proposed text amendment will amend Figure 1-4 of the Future Land Use Element to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts to accommodate new development proposals. The amendment includes changes proposed by Mattamy Palm Beach, LLC, and changes proposed by City staff to the Port St. Lucie Governmental Finance Corporation (GFC) owned land in Southern Grove.

The public meeting before the Planning and Zoning Board was held on March 1, 2022. The transmittal hearing before the City Council was held on March 28, 2022. The state land planning agency (DEO) issued their comment letter on April 28, 2022. There were no objections or comments on the proposed amendment from DEO or any of the reviewing agencies.

The proposed changes are shown below:

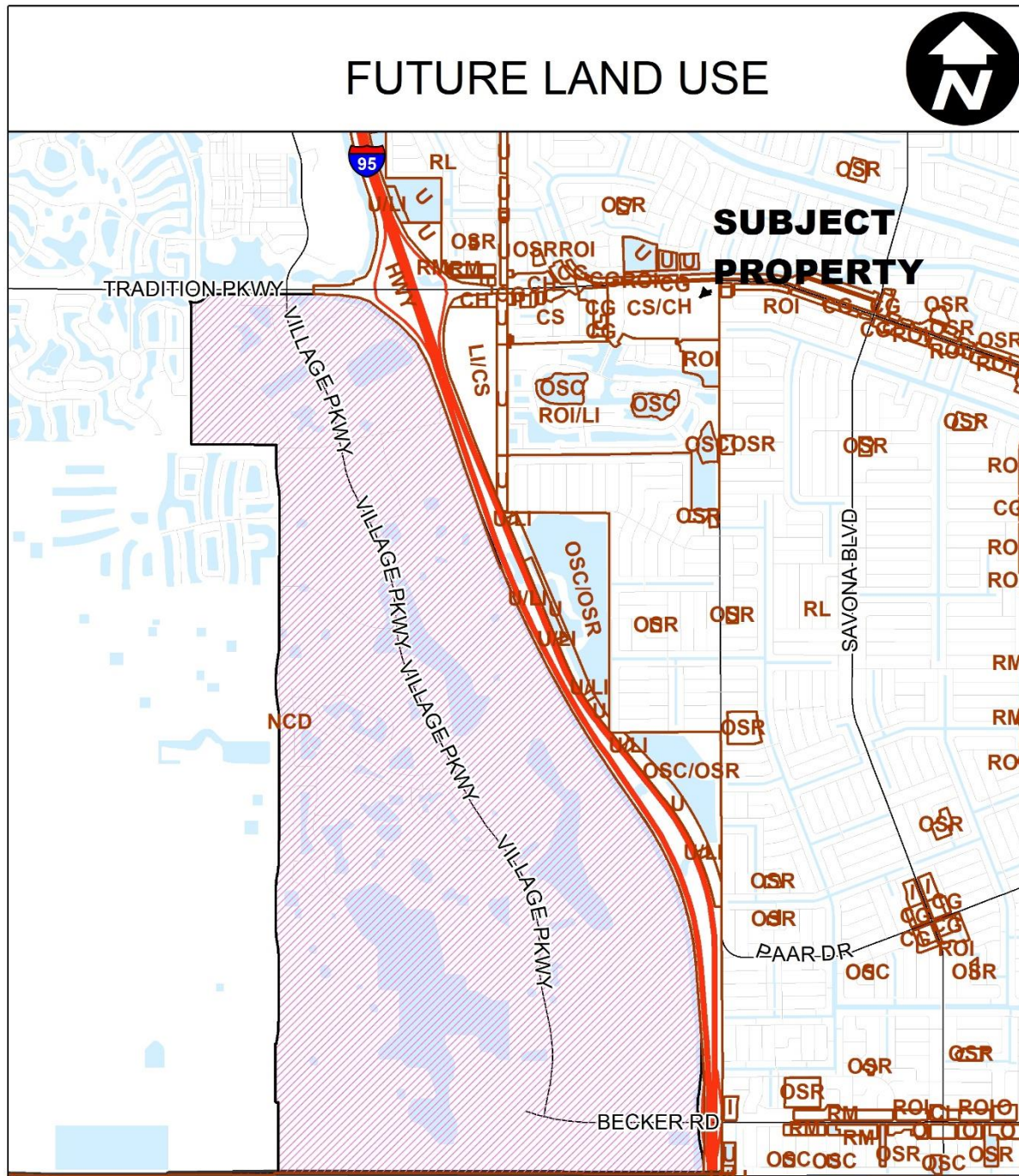
1. Approximately 30.86 acres of land located at the northwest quadrant of the intersection of SW Village Parkway and Paar Drive from 23.98 acres of Neighborhood/Village Commercial sub-district classification and 6.88 acres of Residential sub-district classification to the Mixed Use sub-district classification.
2. Approximately 40.05 acres of land located at the northwest quadrant of the intersection of SW Village Parkway and Becker Road from the Neighborhood/Village Commercial sub-district classification to the Mixed Use sub-district classification.
3. Approximately 32.20 acres of land located in the southeast quadrant of the intersection of SW Village Parkway and Marshall Parkway from the Neighborhood/Village Commercial sub-district classification to the Mixed Use sub-district classification (GFC owned land).
4. Approximately 15.49 acres of land located in the northeast quadrant of the intersection of SW Village Parkway and Marshall Parkway from the Neighborhood/Village Commercial sub-district classification to Employment Center sub-district classification (GFC owned land).

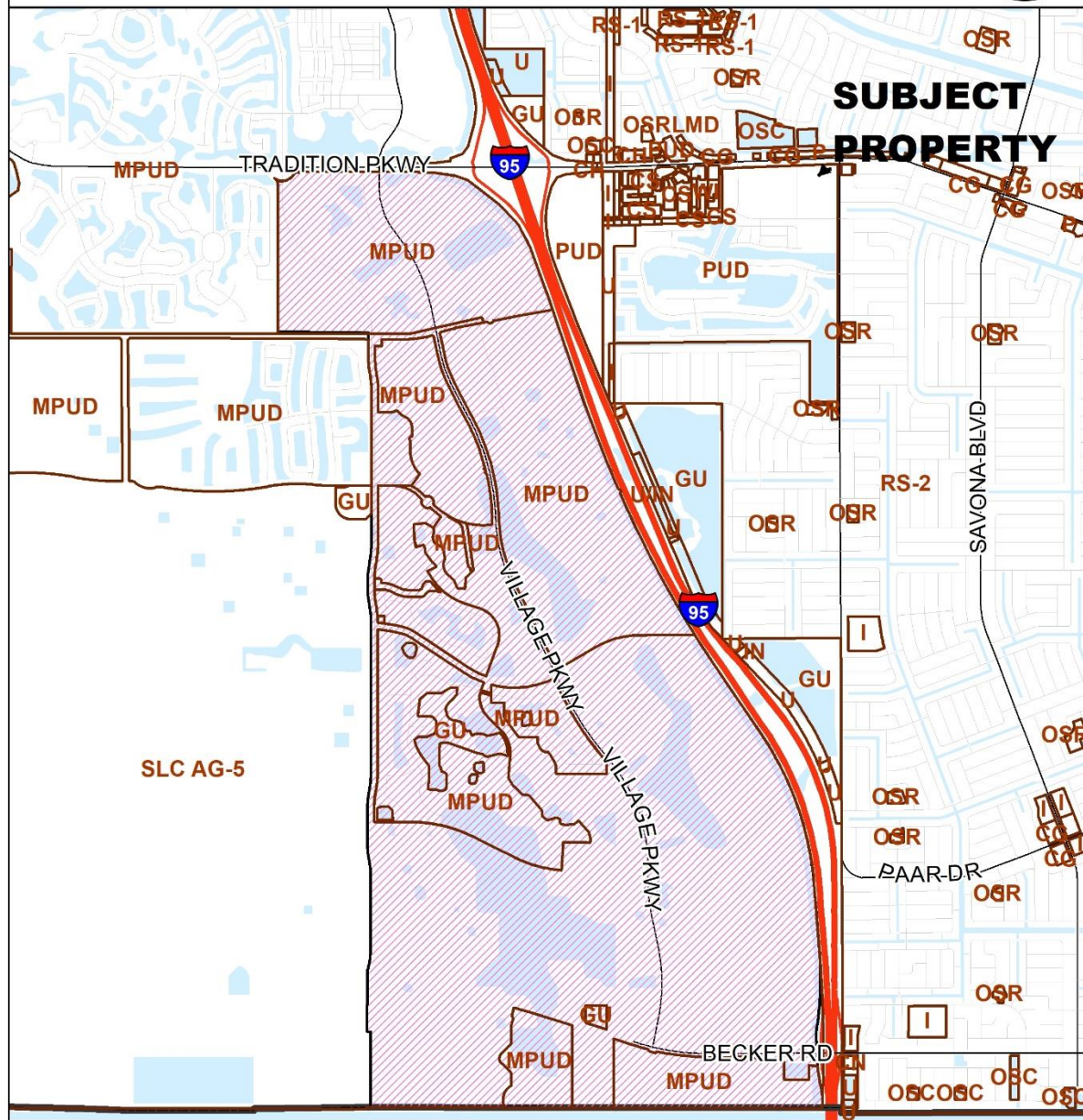
The site acreage data has been adjusted under the legend to reflect the proposed changes. All acreages have been rounded to the nearest whole number. Overall, Mixed Use acreage has increased by 110 acres; Employment Center acreage has increased by 15 acres; Neighborhood Village Commercial acreage has decreased by 119 acres; and Residential acreage has decreased by 7 acres. No changes are proposed to the acreages for the Regional Business Center sub-district classification and road rights-of-way. 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”.

Previous Actions and Prior Reviews

Figure 1-4 of the comprehensive plan was last amended on October 25, 2021 through Ordinance 21-46.





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. In association with the application for a comprehensive plan text amendment, the developer has applied for an amendment to the Southern Grove DRI to ensure Map H, the master development plan, is updated to match the changes to Figure 1-4 .

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.