

P21-200

Mattamy Palm Beach LLC

TYPE	STATUS	BUILDING TYPE
CPA	CITY COUNCIL MEETING SCHEDULED	

ASSIGNED TO
Bridget Kean

ADDRESS

SECTION	BLOCK	LOT

LEGAL DESCRIPTION

SITE LOCATION

PARCEL #

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST
The subject application involves a request by Mattamy Palm Beach LLC., for a Comprehensive Plan Text Amendment to amend the text of the Future Land Use Element of the City’s Comprehensive Plan by amending Goal 1.2, Objective 1.2.6, Policy 1.2.6.2. regarding the minimum acreage requirements for Multiple Planned Unit Developments (MPUD) within the New Community Development (NCD) Future Land Use designation.

Primary Contact Email
Autumn@ajentilements.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
	Sorrow

Business Name

ADDRESS
2565 Stockbridge Square SW

CITY	STATE	ZIP
Vero Beach	FL	32962

EMAIL	PHONE
Autumn@ajentilements.com	5612842472

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY STATE ZIP

EMAIL PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME LAST NAME

Business Name

ADDRESS

CITY STATE ZIP

EMAIL PHONE

PROPERTY OWNER

Business Name

ADDRESS

CITY STATE ZIP

EMAIL PHONE



City of Port St. Lucie Florida
COMPREHENSIVE PLAN TEXT AMENDMENT
APPLICATION
PROJECT NARRATIVE/COVER LETTER
AUGUST 31, 2021

REQUEST SUMMARY

The subject application involves a request by Mattamy Palm Beach LLC., for a Comprehensive Plan Text Amendment to amend the text of the Future Land Use Element of the City's Comprehensive Plan by amending Goal 1.2, Objective 1.2.6, Policy 1.2.6.2. regarding the minimum acreage requirements for Multiple Planned Unit Developments (MPUD) within the New Community Development (NCD) Future Land Use designation.

BACKGROUND AND FUTURE LAND USE

NCD is a future land use classification for Developments of Regional Impact (DRI) to facilitate the development of mixed communities. At present, the City of Port St. Lucie has nine active DRIs; with the exception of two, all the DRIs represent annexations west of Interstate 95 that occurred between the years 200-2006. Pursuant to Objective 1.2.6, Policy 1.2.6.1, the MPUD Zoning District is the preferred allowable zoning designation in the NCD future land use category and the minimum acreage requirement for all MPUDs is 50-acres. Compliance with the minimum acreage requirement for all MPUDs is not achievable as some parcels fall below this threshold, especially commercial and other nonresidential parcels. To ensure that all parcels are developable and consistent with the overall intent of the NCD future land use designation parcel size requirements, the applicant proposes to amend the minimum 50 acreage requirement to be consistent with the acreage already established in the land use sub-districts.

PROPOSED AMENDMENT:

With this request, the applicant is proposing to amend the following:

Proposed language modification:

Objective 1.2.6, Policy 1.2.6.2:

Policy 1.2.6.2: Adoption of MPUD zoning must be accompanied by a MPUD Conceptual Master Plan and Regulation Book that will serve as the District or sub-district zoning and meet the following criteria:

- a. Contain a minimum ~~area of 50 acres~~ acreage consistent with the Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use subdistricts as indicated in Policies 1.2.2.2 through 1.2.2.8;
- b. Identification of MPUD boundaries;
- c. Identification of extent and location of natural features in the MPUD area;
- d. Identification of the preliminary areas suitable to address stormwater management requirements;
- e. Identification of Residential, Neighborhood/village Commercial, Town Center, Resort or Mixed-Use Areas consistent with Policies 1.2.2.1 through 1.2.2.10. A computation of residential density and non-residential intensity shall be provided along with permitted uses, the character of proposed uses and proposed lot sizes;
- f. Identification of open space and recreational areas consistent with Policy 1.2.2.1;
- g. Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding areas. For each facility to be included in the MPUD, design criteria shall be included addressing:
 - Right-of-way width
 - On-street parking (if applicable)
 - Design cross-sections
 - Streetscape design
- h. Preliminary design criteria for each land use proposed including, but not limited to:
 - Minimum lot size
 - Setbacks and build-to lines
 - Building Height
 - Density
 - Building Coverage

CONCLUSION

On behalf of the Property Owner and consultant team, AJ Entitlements and Planning LLC respectfully request favorable review and consideration of this application. The agent at AJ Entitlements and Planning is Autumn Sorrow who can be reached at autumn@ajentitlements.com.



Mattamy Homes • Southeast Florida
Division
2500 Quantum Lakes Dr., Suite 215
Boynton Beach, FL 33426
T 561-413-6101

LETTER OF AUTHORIZATION

August 16, 2021

Teresa Lamar-Sarno, Assistant to the City Manager for Land Development Services
Planning and Zoning Department
City of Port St. Lucie
121 S.W. PSL Blvd
Port St. Lucie FL, 34984

RE: Comprehensive Plan Text Amendment to Goal 1.2: New Community Development District Future Land Use designation

Dear Mrs. Lamar-Sarno:

I hereby give consent to Autumn Sorrow/AJ Entitlements and Planning LLC and Steve Garrett/Lucido and Associates to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the parties designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have full knowledge the property that have an ownership interest in is the subject of this application. I further certify the statement or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material, and all attachments become official records of the City of Port St. Lucie. I acknowledge that additional information may be required to process this application. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Tony Palumbo".

10B952D8D6A7499...

Tony J. Palumbo, III Assistant Vice President
Mattamy Palm Beach LLC