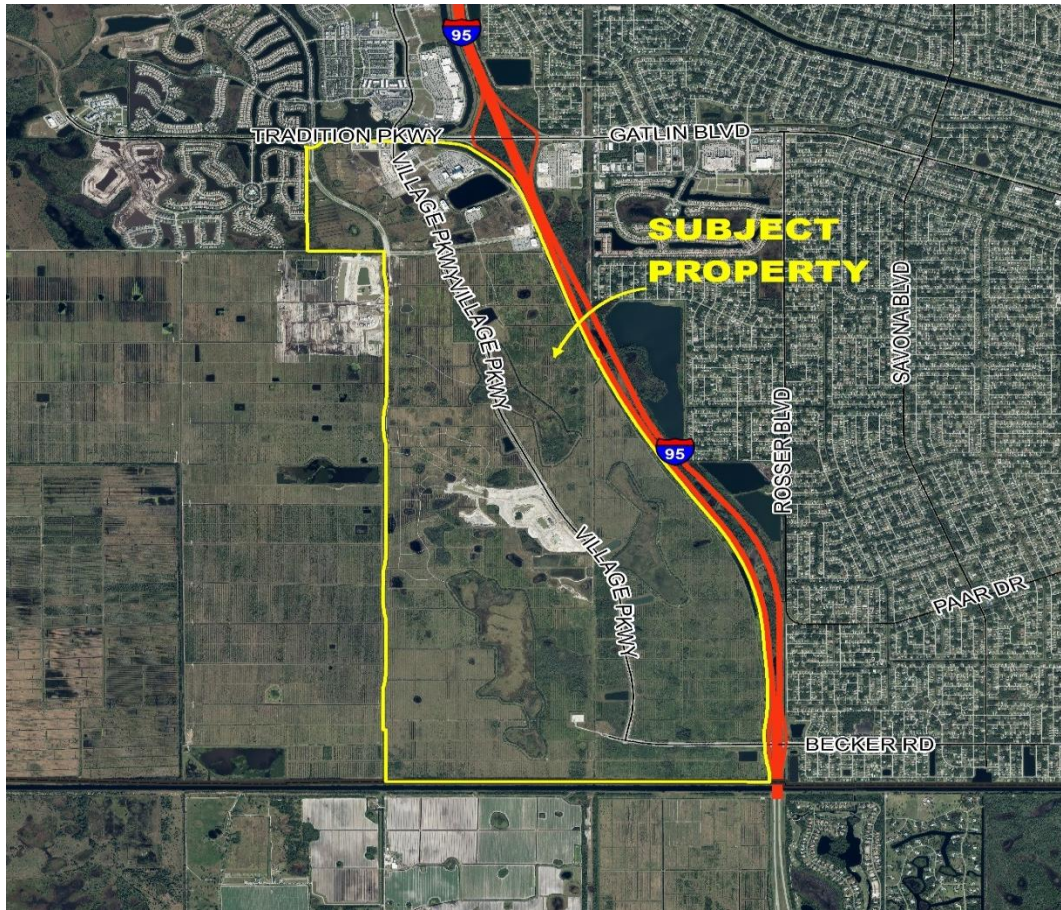




Comprehensive Plan Large Scale Text Amendment Application
 Mattamy Palm Beach, LLC
 Project No. P20-059



SUMMARY

Applicant's Request:	A comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.
Applicant:	Autumn Sorrow, AJ Entitlements and Planning and Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC as the developer of the Southern Grove DRI
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.
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 by Mattamy Palm Beach, LLC. The proposal is to amend the text of the future land use element by amending Figure 1-4. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. Figure 1-4 is required by Policy 1.2.1.3 of the comprehensive plan to illustrate how the land use sub-categories in Southern Grove are allocated, where they are located, and how they would function in relation to each other. 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). In total, the development program includes 7,388 residential dwelling units; 3,675,075 square feet of retail use; 2,430,728 square feet of office use; 2,498,602 square feet of research and development; 4,583,336 square feet of warehouse/industrial use; 791 hotel rooms; 300 hospital beds; and ancillary and support uses such as public facilities, recreational facilities, schools etc. as permitted within the NCD District.

NCD is a future land use classification for developments of regional impact to facilitate the development of mixed use communities. At the option of a developer, an NCD District may be divided into defined sub-districts. A plan depicting these sub-districts is adopted into the City's comprehensive plan. The conceptual land use plan for the Southern Grove DRI is adopted as Figure 1-4 of the Future Land Use Element. Figure 1-4 depicts the location for the five sub-districts in Southern Grove. The five sub-districts are Residential, Neighborhood/Village Commercial, Employment Center, Regional Business Center and Mixed Use. Any change to the approved locations for each of these sub-districts requires City Council approval of a comprehensive plan text amendment.

Mattamy Palm Beach, LLC, is applying to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, Regional Business Center sub-districts to accommodate new development proposals. The proposed changes are as follows:

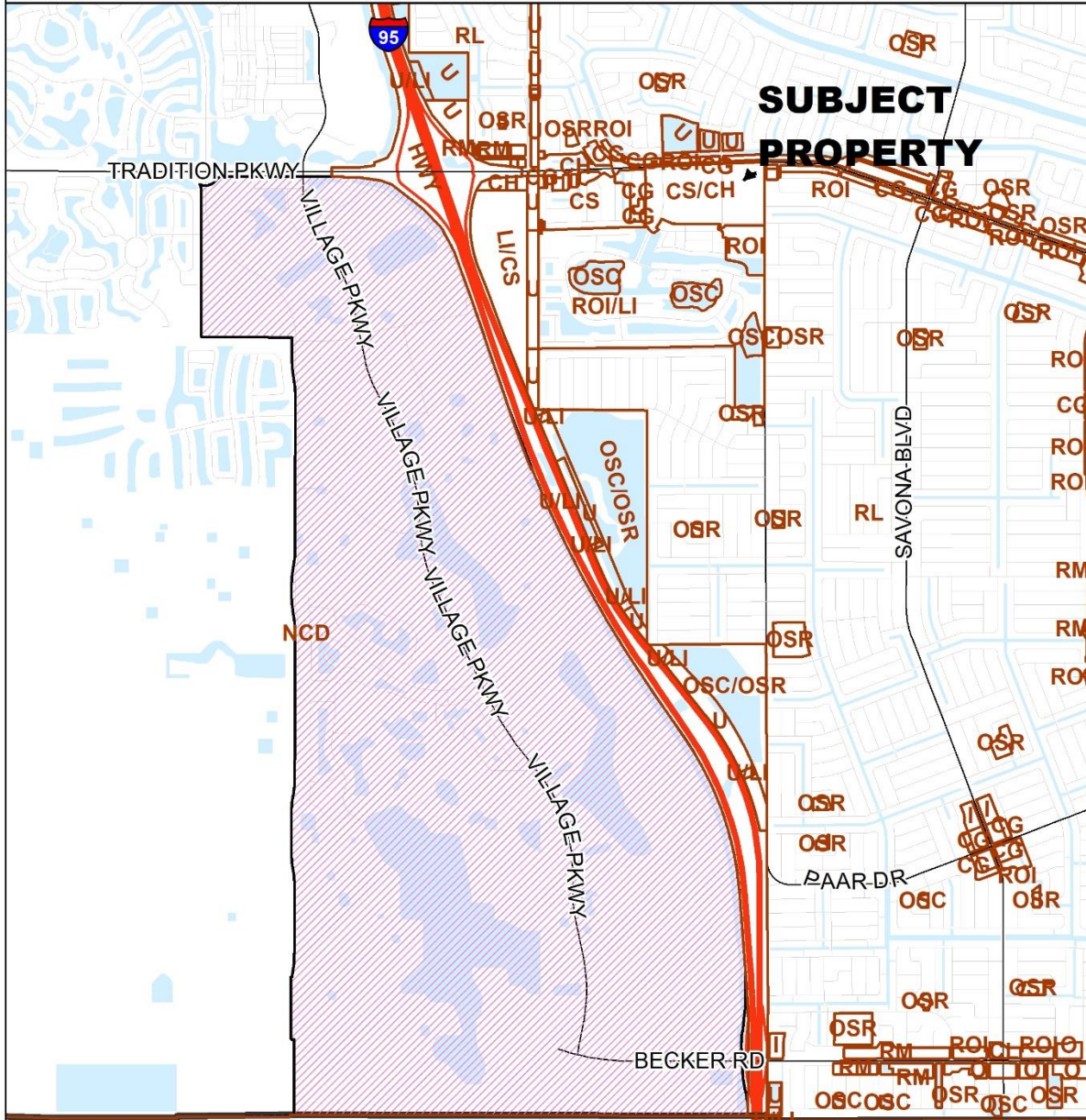
1. Approximately 138 acres of land located south of SW Discovery Way, west of SW Village Parkway and east of Community Boulevard from the Mixed-Use sub-district classification to 16 acres of Neighborhood/Village Commercial sub-district classification and 121.96 acres to the Residential sub-district classification.
2. Approximately 231.92 acres of land located south and west of the Becker Road and SW Village Parkway intersection from the Mixed Use sub-district classification to the Residential sub-district classification.
3. Approximately 20 acres of land located in the northwest quadrant of the Becker Road and SW Village Parkway intersection from the Mixed Use sub-district classification to the Neighborhood/Village Commercial sub-district classification
4. Approximately 21.35 acres of land located in the northwest quadrant of the Becker Road and SW Village Parkway intersection and directly north of the 20 acres identified under #3 from Residential to Neighborhood/Village Commercial
5. Approximately 36 acres located east of SW Village Parkway and north of the Paar Road right-of-way from the Mixed Use and Neighborhood Commercial subdistrict classifications to the Regional Business Center sub-district classification. This change is at the request of the Port St. Lucie Governmental Finance Corporation to accommodate a proposed re-alignment of the Paar Road right-of-way.

The site acreage data has been adjusted under the legend to reflect the proposed changes and to correct previous errors in acreage calculations. All acreages have been rounded to the nearest whole number. Overall, Residential acreage has increased by 366 acres; Neighborhood Center has increased by 52 acres; Mixed-Use acreage has decreased by 455 acres; Regional Business Center acreage has increased by 36 acres; Rights-of-Way has increased by 1-acre and Employment Center acreages has not changed. 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".

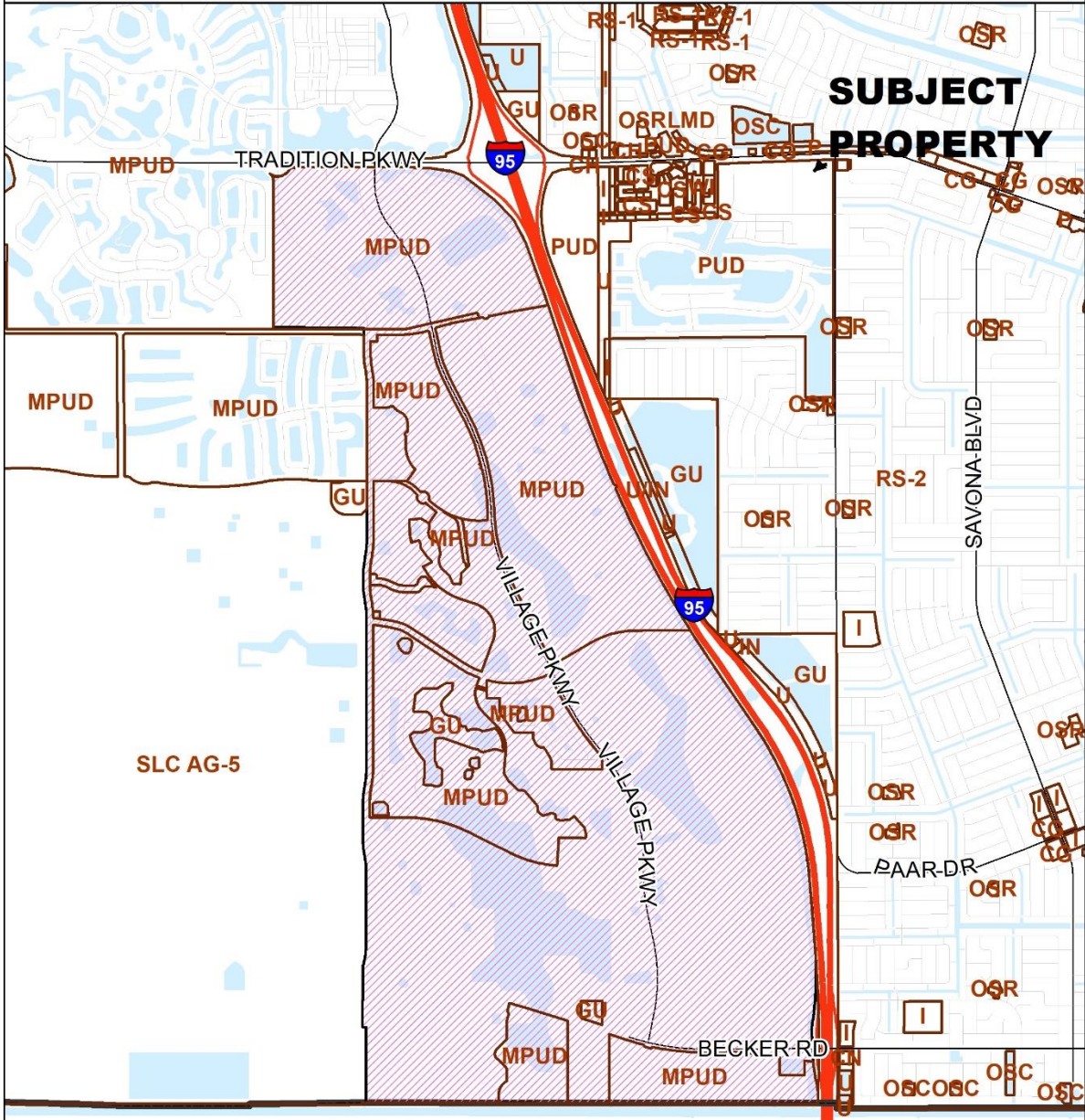
Previous Actions and Prior Reviews

Figure 1-4 of the comprehensive plan was last amended on January 13, 2020 through Ordinance 19.55.

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.

The proposed Comprehensive Plan Amendment is consistent with an application the City has received to amend the DRI Development Order for Southern Grove (P20-067). The proposed DRI amendment amends Map H and Map H-2, the master development plan for the Southern Grove DRI, to accommodate the previously mentioned sub-district land area changes and the re-alignment of Paar Road. The proposed amendment to Map H-2 shows the revised alignment for the proposed multi-use trail known as Tradition Trail.

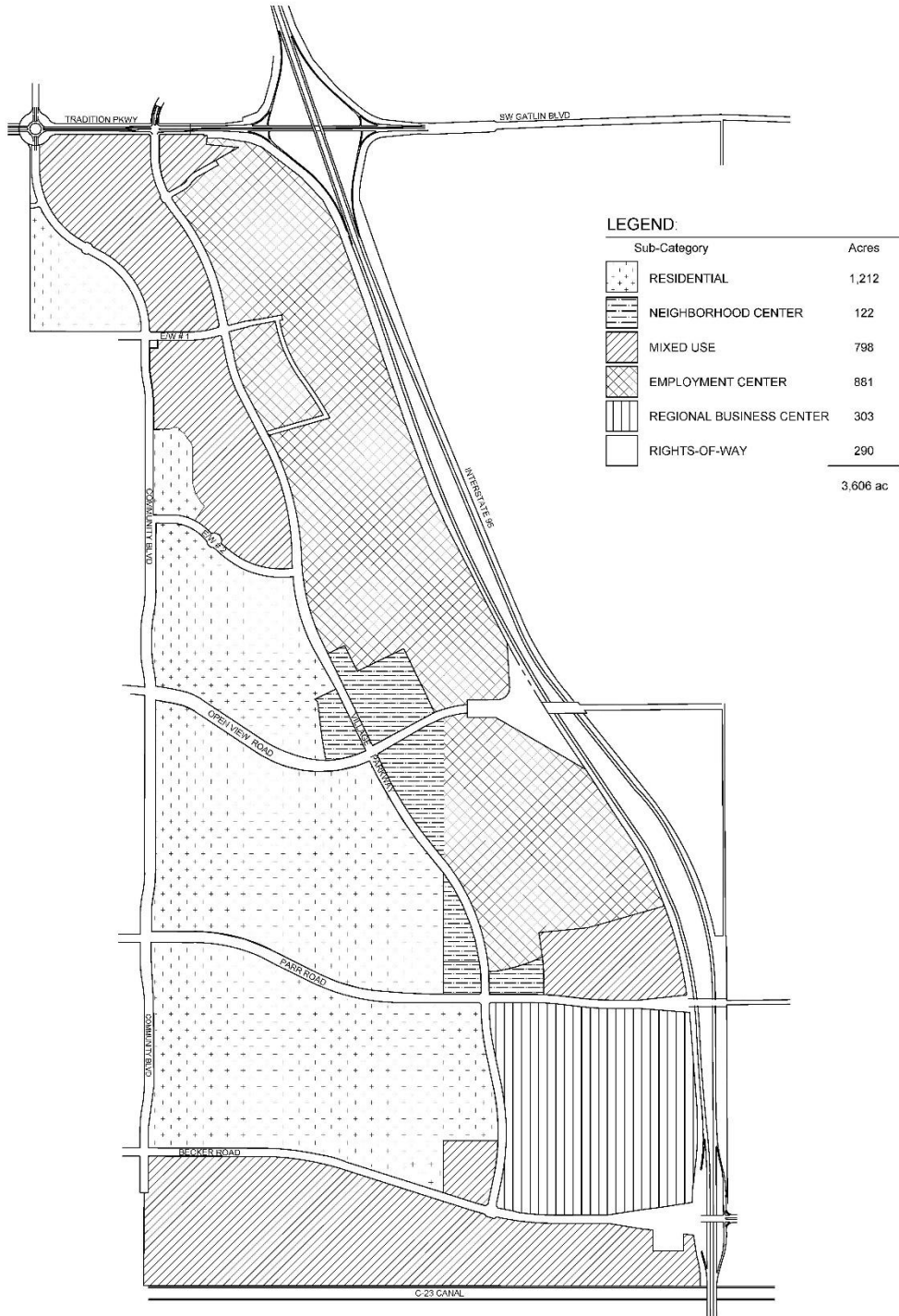
RELATED PROJECTS

P19-067 - Mattamy Palm Beach, LLC, DRI Amendment
P20 – 066 Mattamy Palm Beach @ Southern Grove No. 3 MPUD Amendment

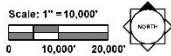
STAFF RECOMMENDATION

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.

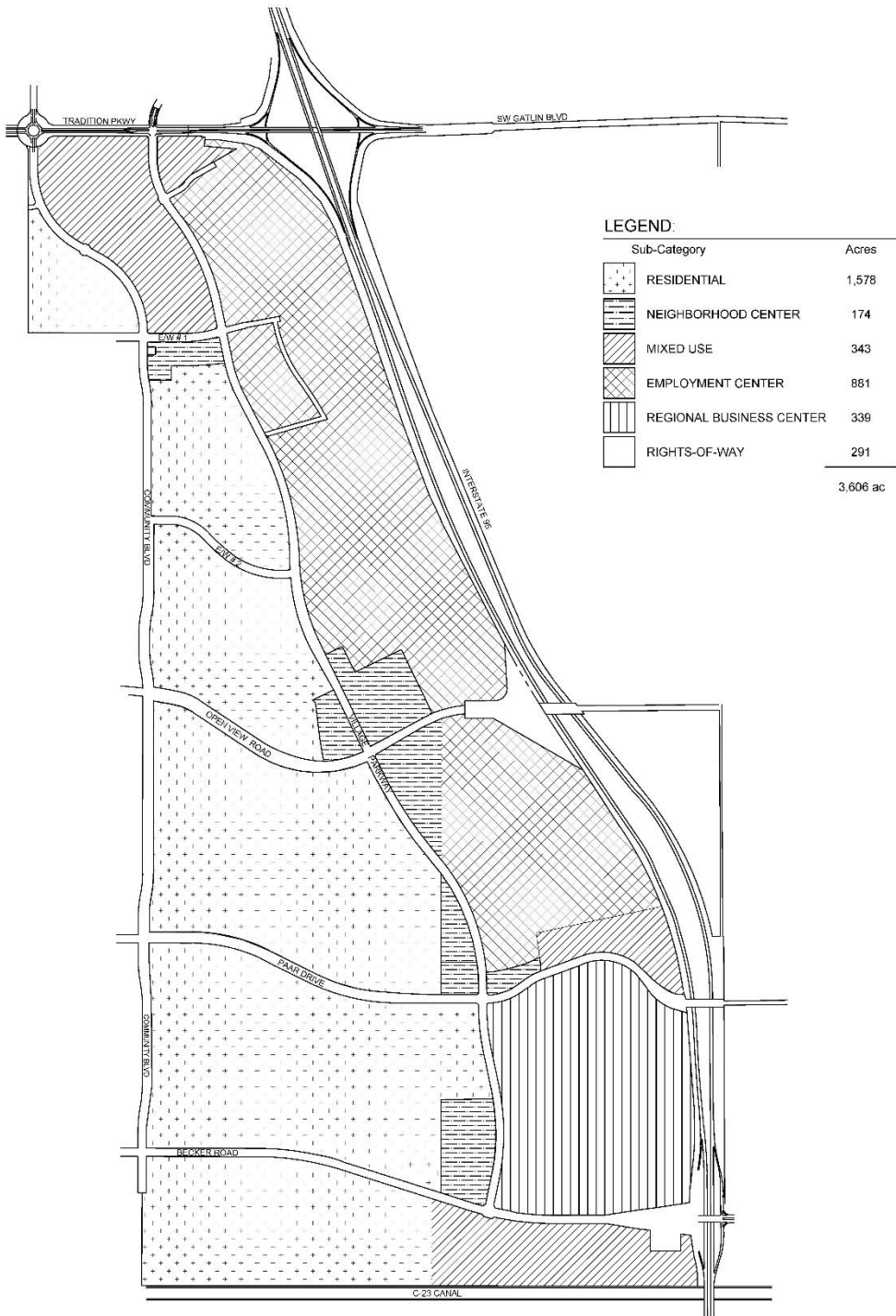
Attachment "A"
Current Figure 1-4



SOUTHERN GROVE NCD
FIGURE 1-4 CONCEPTUAL LAND USE PLAN
July 24, 2019



PROPOSED FIGURE 1-4



SOUTHERN GROVE NCD
FIGURE 1-4 CONCEPTUAL LAND USE PLAN
 October 12, 2020

Scale: 1" = 10,000'
 0 10,000' 20,000'
 L.A.#: 19-200

