

Mattamy Palm Beach, LLC, Large Scale Comprehensive Plan Text Amendment

Large Scale Comprehensive Plan Text Amendment Application
(P22-039)

City Council Adoption Hearing
September 26, 2022
Bridget Kean, AICP
Senior Planner



Applicant and Owner

Steve Garrett, Lucido and Associates,

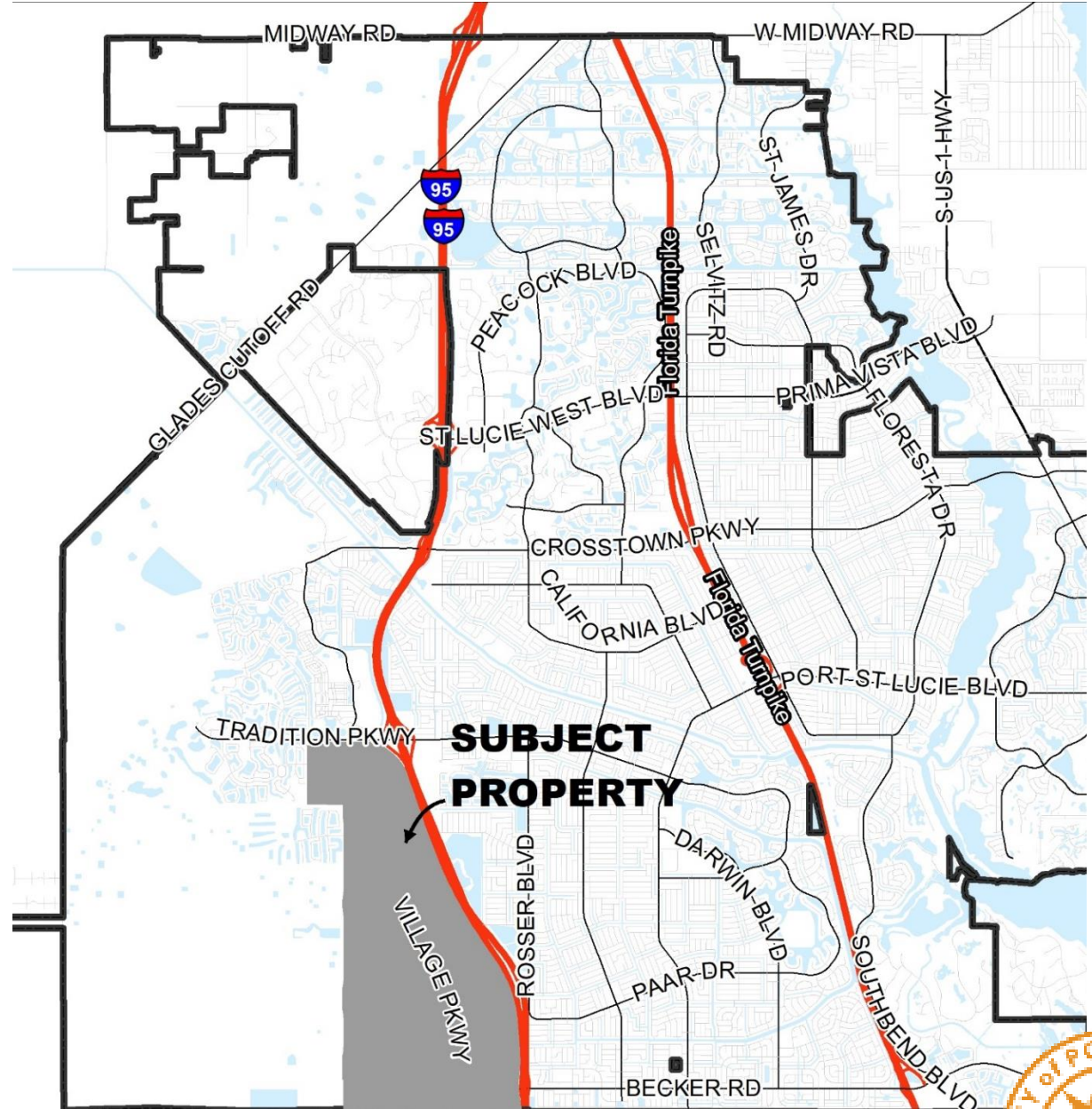
Acting as the agent for

Mattamy Palm Beach, LLC

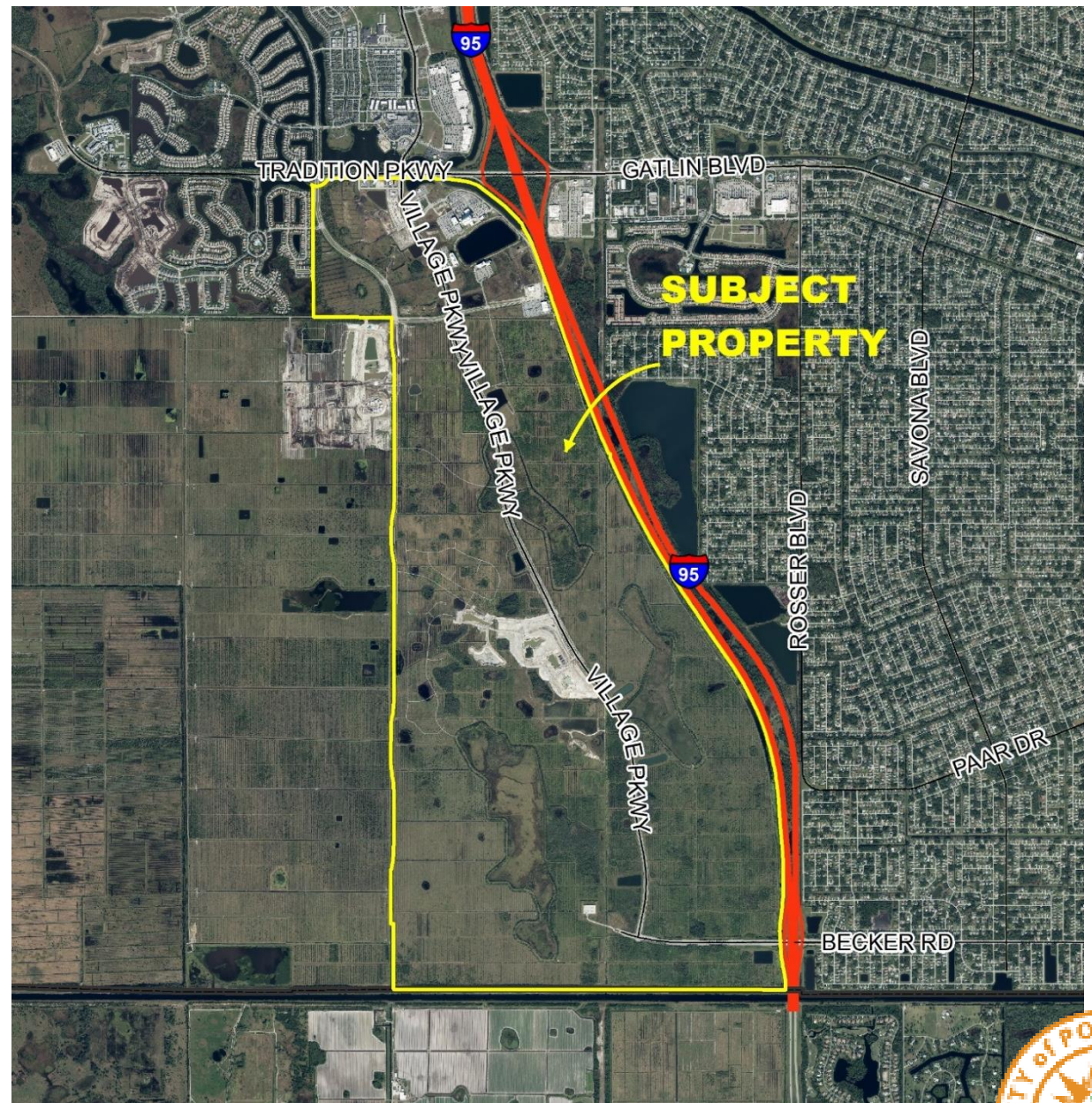
Port St. Lucie Governmental Finance Corporation



Location



Aerial



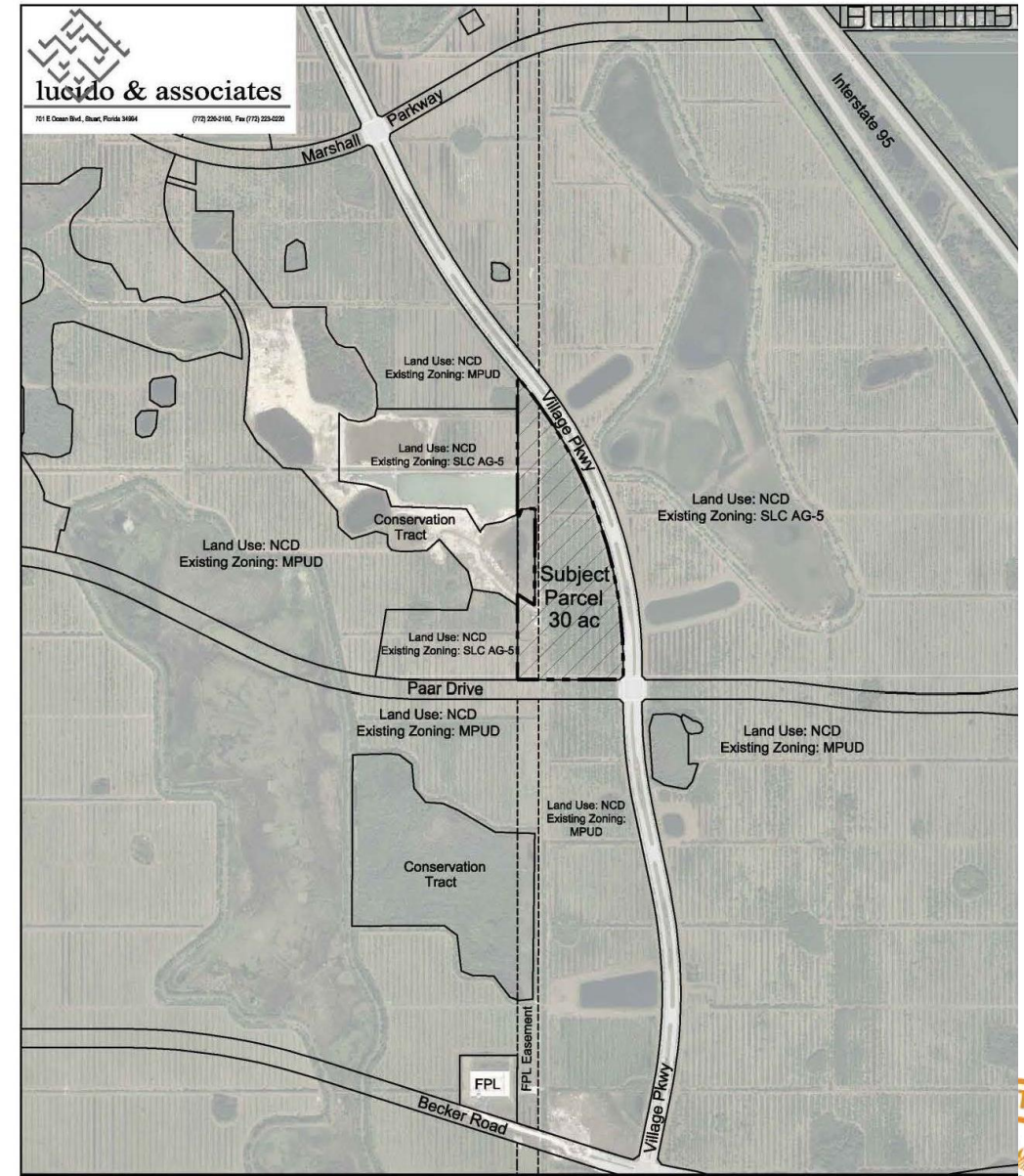
Proposed Project

- An application to amend the text of the comprehensive plan by revising Figure 1-4 of the Future Land Use Element
- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.
- 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.



Project Background

- Includes a change to 30.86 acres located on the west side of SW Village Parkway and north of Paar Drive from Neighborhood/Village Commercial sub-district to a Mixed Use subdistrict to allow warehouse use (self storage) at this location.



Related Comprehensive Plan Policies

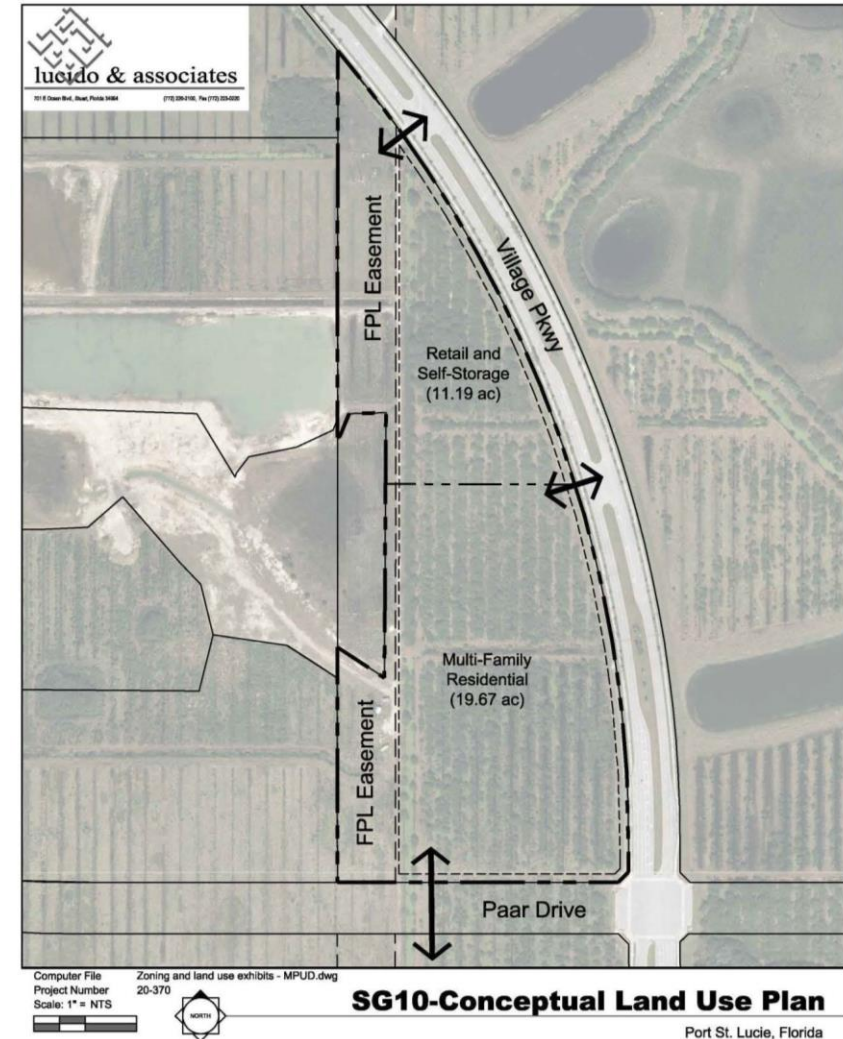
- Policy 1.2.2.4: Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. Non-residential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods.
- Policy 1.2.2.7: Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.

Associated Applications

- P22-101 – Application to amend Map H, the master development plan for the Southern Grove DRI to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts.
 - Changes the land use subdistrict for the 30.86 acres from Neighborhood/Village Commercial sub-district to a Mixed Use subdistrict to allow warehouse use (self storage) at this location.
- P22-095 – Southern Grove 10 MPUD - Application to rezone the 30.86 acres to a mixed use MPUD to permit self-storage facility.

Associated Applications (cont.)

- If the three applications are approved, the applicant can move forward with:
 - P22-121 – Farrell Storage Site Plan
 - P22-136 – Eden at Tradition Site Plan (multi-family residential)
 - P22-134 – SG 10 Replat (creates parcels)



Proposed Changes to Figure 1-4

1. ± 30.86 acres located at the NW corner of SW Village Parkway and Paar Drive from 23.98 acres of Neighborhood/Village Commercial and 6.88 acres of Residential to Mixed Use
2. ± 40.05 acres located at the northwest corner of SW Village Parkway and Becker Road from Neighborhood/Village Commercial to Mixed Use
3. ± 32.20 acres located at the SE corner of SW Village Parkway and Marshall Parkway from Neighborhood/Village Commercial to Mixed Use (GFC owned land)
4. ± 15.49 acres located at NE corner of SW Village Parkway and Marshall Parkway from Neighborhood/Village Commercial to Employment Center (GFC owned land)





SOUTHERN GROVE NCD
FIGURE 1-4 CONCEPTUAL LAND USE PLAN
April 20, 2021

Scale: 1" = 10,000'

0 10,000' 20,000'

LA#: 19-200

Disclaimer: Area calculations are approximate and not based upon surveyed parcel boundaries. Refer to the Southern Grove Master Plan and MPUD Concepts Plans for the acreage of specific development areas.



PROPOSED FIGURE 1-4



SOUTHERN GROVE NCD
FIGURE 1-4 CONCEPTUAL LAND USE PLAN
 February 17, 2022

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

Disclaimer: Area calculations are approximate and not based upon surveyed parcel boundaries. Refer to the Southern Grove Master Plan and MPUD Concepts Plans for the acreage of specific development areas.



Impacts and Findings

- Policy 1.2.1.3 of the Comprehensive Plan requires the adoption of a conceptual land use plan for a DRI with the NCD Future Land Use classification.
- The conceptual plan is to illustrate how the land use sub-categories are allocated, where they are located, and how they would function in relation to each other.
- Policy 1.2.2.1 of the Comprehensive Plan requires an NCD District to contain a minimum of three land use subdistricts.
- 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 text amendment to Figure 1-4 is consistent with these policies.



Recommendation

- The Planning and Zoning Board held a public hearing on March 1, 2022.
- The City Council held a transmittal hearing on March 28, 2022.
- The Department of Economic Opportunity (DEO) completed their review and issued a no comment letter on April 28, 2022.
- 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.

