

Mattamy Palm Beach, LLC, and Port St. Lucie Governmental Finance Corporation

Large Scale Comprehensive Plan Text Amendment Application
(P20-256)

City Council Transmittal Hearing

August 9, 2021

Bridget Kean, AICP

Senior Planner



Proposed Project

- An application to amend the text of the comprehensive plan by revising Figure 1-4 of the Future Land Use Element, Policies 1.2.9.1 and 1.2.9.2 of the Future Land Use Element, and several maps in the Future Land Use map series.



Applicants and Owners

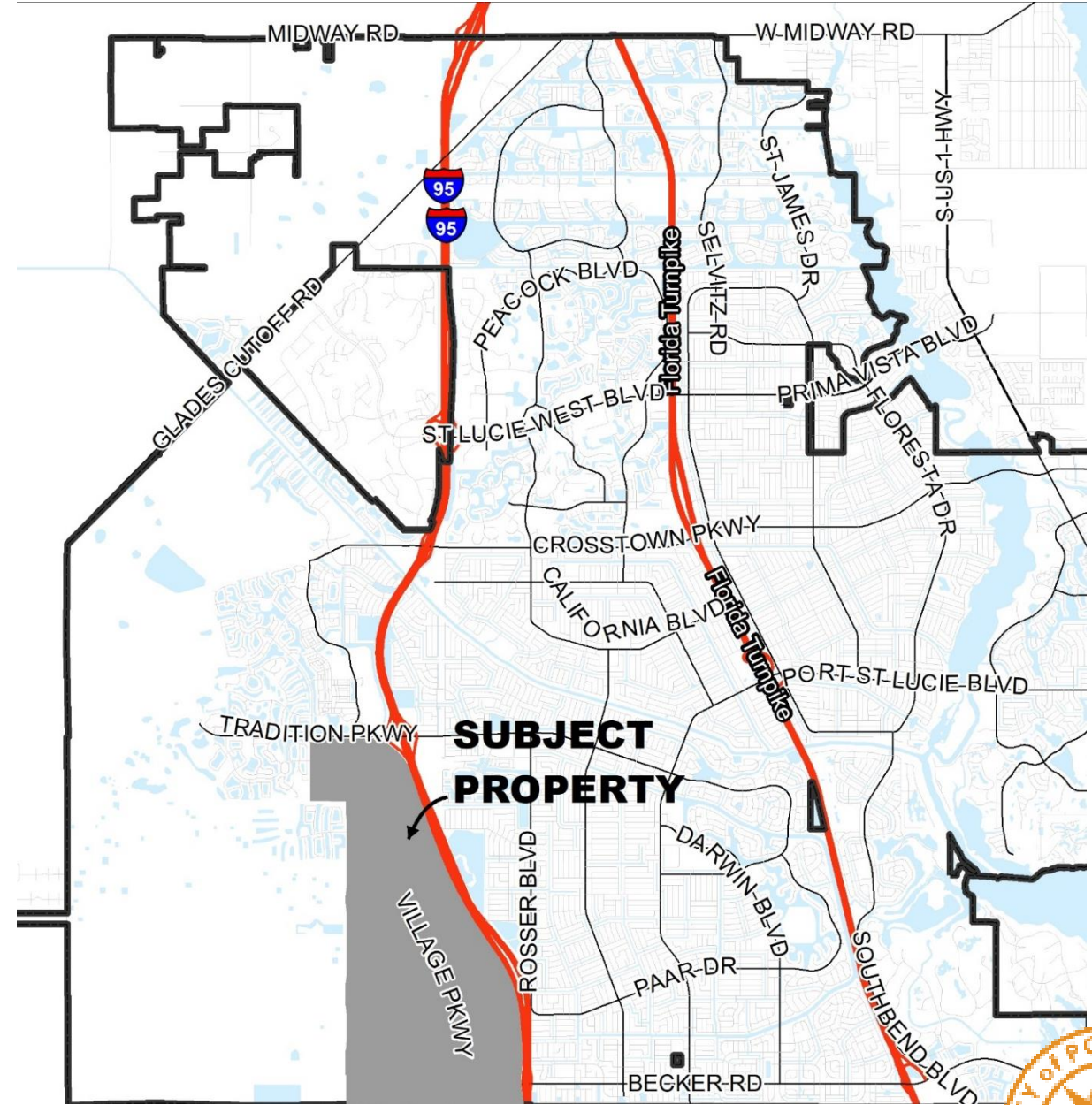
Autumn Sorrow, AJ Entitlements, and Steve Garrett, Lucido and Associates,
are the agents for

Mattamy Palm Beach, LLC

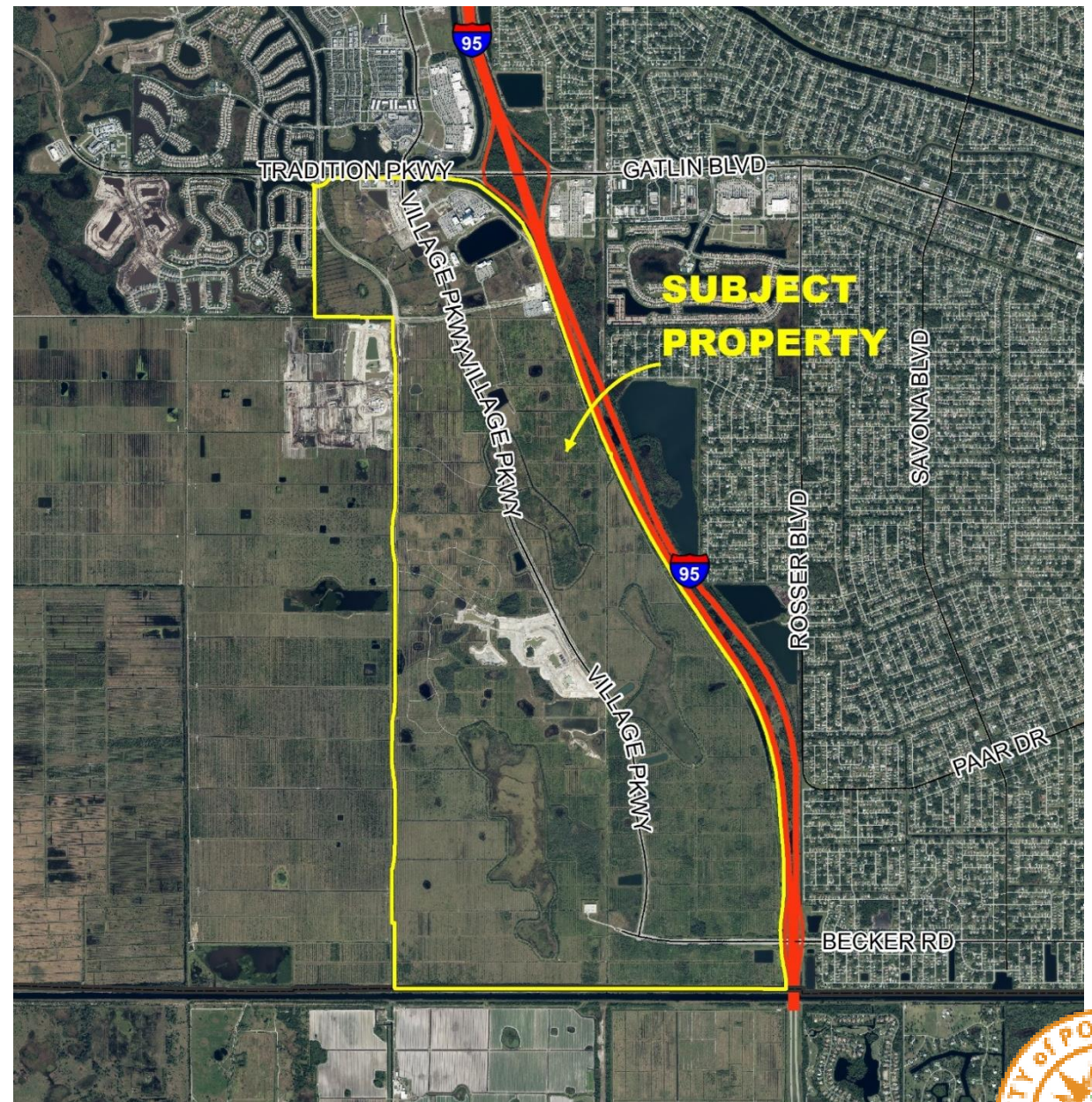
Port St. Lucie Governmental Finance Corporation



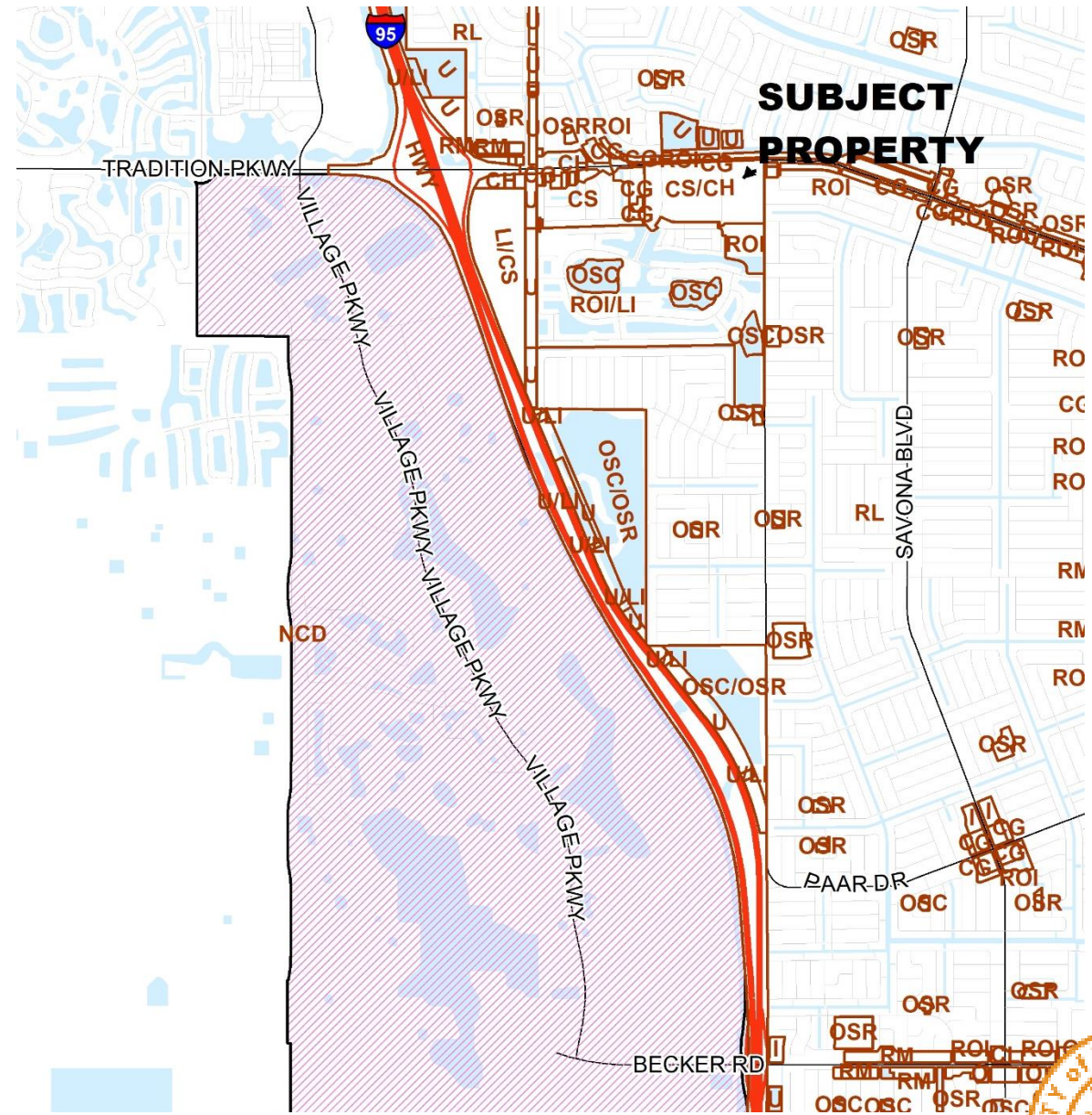
Location



Aerial



Future Land Use



Proposed Changes

- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District that shows how the land use subdistricts in Southern Grove are allocated, where they are located, and how they would function in relation to each other.
- Proposed amendment reclassifies \pm 7.8 acres of land located at the N/E corner of Paar Drive and SW Village Pkwy from Neighborhood/Village Commercial subdistrict to Employment Center subdistrict
- Reclassifies \pm 48 acres of land located north of Paar Drive and west of I-95 from Mixed Use to Employment Center and Regional Business Center
- Removes the Paar Drive overpass and the eastern portion of Paar Drive from SW Anthony F. Sansone Sr. Blvd. east to I-95



Proposed Changes To Policies 1.2.9.1 and 1.2.9.2

- Policy 1.2.9.1 sets forth the density and intensity for the Southern Grove NCD District.
 - Policy 1.2.9.1: The density and intensity of the of the Southern Grove NCD District shall be limited to ~~7,388~~ 7,674 residential units, ~~13,187,743~~ 13,187,925 non-residential square feet, ~~791~~ 1,051 hotel rooms, 300 hospital beds and institutional, civic, recreation and accessory uses.
- Policy 1.2.9.2 sets a minimum overall average density for a residential area near an Employment Center or a Mixed Use area. It's proposed for deletion:
 - ~~Policy 1.2.9.2: The Residential Area will be developed at a minimum overall average density of 3.75 du/ac, when the Residential Area is located within one quarter mile of Employment Center or Mixed Use Areas.~~



Proposed Changes to Southern Grove DRI Entitlements

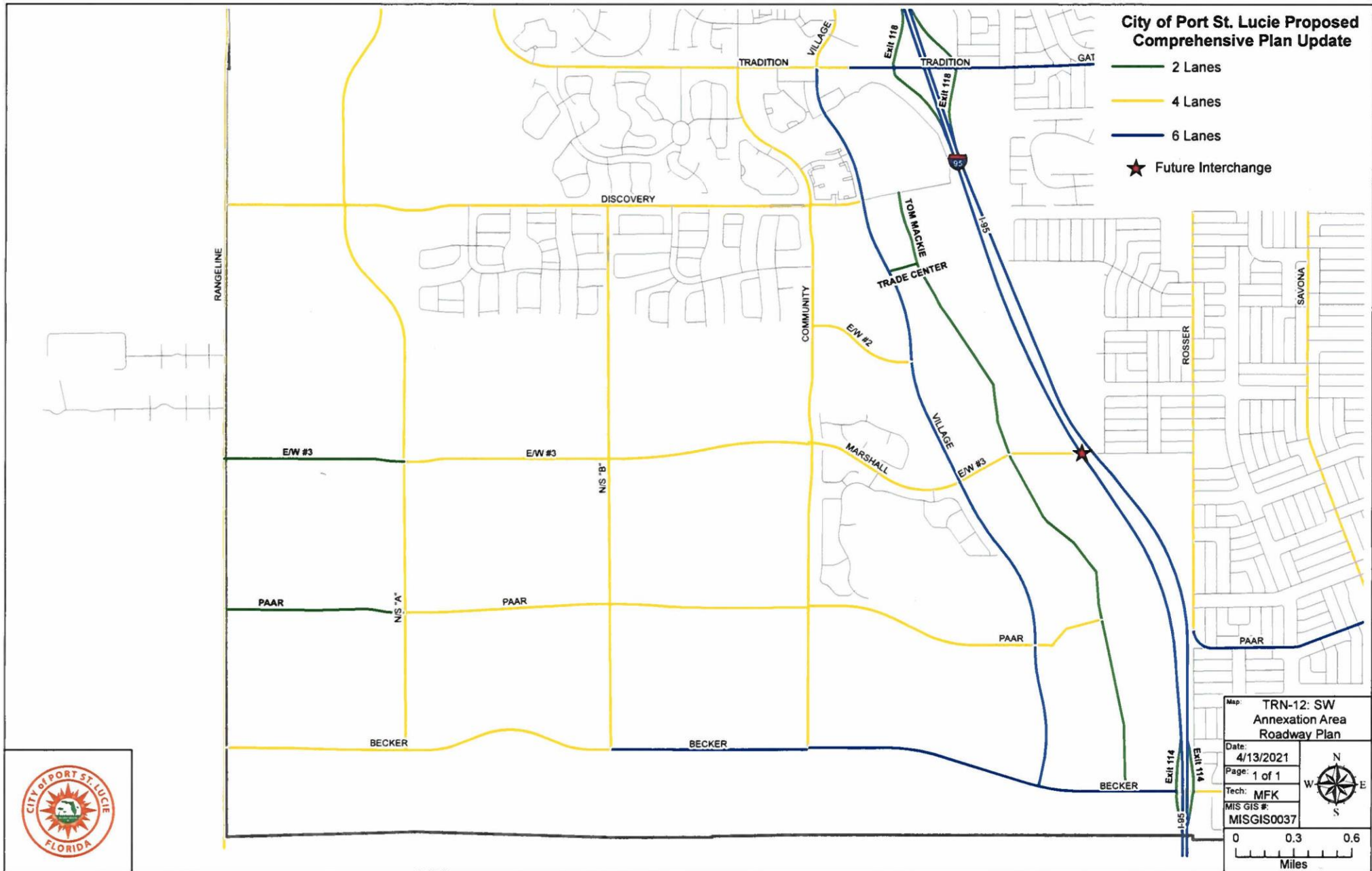
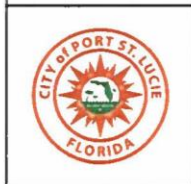
	Current SG DRI Entitlements	Proposed SG DRI Entitlements	Increase	Decrease
Residential	7,388	7,674	286	
Retail Square Footage	3,675,075	1,831,465		1,843,610
Office Square Footage	2,430,728	1,409,903		1,020,825
Research and Development Square Footage	2,498,602	1,201,557		1,297,045
Warehouse and Industrial Square Footage	4,583,336	8,745,000	4,161,664	
Hotel Rooms	791	1,051	260	
Hospital Beds	300	300	No change	No change



Proposed Changes

- The following maps are updated in Future Land Use Map Series to remove Paar Drive/I-95 overpass and Paar Drive east of SW Anthony F. Sansone Sr. Blvd.
 - Map FLU-2b, Vacant Lands with Future Land Use Code
 - Map TRN-2, Future Number of Lanes
 - Map TRN-3a, Future Functional Class
 - Map TRN-11, Existing/Future Transportation (2035)
 - Map TRN-12, SW Annexation Area Roadway Plan include the.





Map:	TRN-12: SW Annexation Area Roadway Plan
Date:	4/13/2021
Page:	1 of 1
Tech:	MFK
MIS GIS #:	MISGIS0037

0 0.3 0.6
Miles

Impacts and Findings

- The proposed changes to conceptual land use plan and development entitlements for the Southern Grove NCD District are intended to support the adopted Southern Grove Master Plan and creation of an economically viable development program for Southern Grove.
- The updated Southern Grove Traffic Study 2021 shows the proposed changes to entitlements can be accommodated within the planned roadway network for the Southern Grove DRI and the Paar Drive overpass could be removed from the Southern Grove DRI with no adverse impacts the regional roadway network.
- The proposed Comprehensive Plan Amendment is consistent with an application the City has received to amend the Southern Grove DRI Development Order (P21-012).



Public Works Department Review Traffic Impact Analysis

- Traffic Analysis received April 2021
- Traffic Analysis completed by Mackenzie Engineering & Planning, Inc. for Mattamy Palm Beach, LLC
- Reviewed by 3rd party traffic consultant (Marlin Engineering) hired by City to review
- Found to be consistent with the latest Southern Grove DRI
- 3rd party traffic consultant was supplied a response from the applicant and we should be hearing soon if the response is acceptable.



Public Works Department Review Traffic Impacts

- The removal of the Paar Drive Overpass at I-95 is included in this updated Traffic Analysis. It was found to have no adverse impacts to the roadway network.
- The other changes in uses, change in use locations, and change in Trip Generation methodology resulted in a substantial reduction in trip generation for the DRI. Therefore, less impact on the roadway network is expected.



Impacts and Findings

- Policy 8.2.1.1 of the Economic Development Element states that the City should ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City.
- Policy 8.2.1.2 states that the City should prioritize the development of sites with high visibility and direct access to major transportation corridors for targeted industries and uses that encourage job creation.
- Policy 8.2.1.4 encourages the designation and preservation of industrial land for industrial uses.



Recommendation

- The Planning and Zoning Board recommended approval of the proposed amendment at the May 4, 2021 Planning and Zoning Board meeting.
- 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.

