

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE
 Planning & Zoning Department
 121 SW Port St. Lucie Boulevard
 Port St. Lucie, Florida 34984
 (772) 871-5213

RECEIVED

APR - 1 2020

 PLANNING DEPARTMENT
 CITY OF PORT ST. LUCIE FL
FOR OFFICE USE ONLY
 Planning Dept P20-059
 Fee (Nonrefundable) \$ 3960.00
 Receipt # 266332

Refer to "Fee Schedule" for application fee. Make checks payable to the 'City of Port St. Lucie.' Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: Autumn@ajentitlements.com

PROPERTY OWNER

Name: Mattamy Palm Beach LLC
 Address: 2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426
 Telephone No.: _____

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: Tony Palumbo/Mattamy Palm Beach, LLC
 Address: 1500 Gateway Blvd, Suite 215, Boynton Beach, FL 44326
 Telephone No.: 5614136100

AGENT OF OWNER (if any)

Name: AJ Entitlements - Autumn Sorrow
 Address: 6311 Riverwalk Lane Unit 4 Jupiter Fl. 33458
 Telephone No.: 561-284-2472

PROPERTY INFORMATION

Boundary Description The entire Southern Grove DRI, approximately 3,606 acres - provided under separate cover
 (attach map) _____
 Property Tax I.D. Number See attached property cards
 Current Land Use NCD Proposed Land Use NCD
 Current Zoning Varies Acreage of Property 3,606

Reason for Comprehensive Plan Amendment: _____

The proposed amendment is intended to update the comprehensive plan exhibits to be consistent with the amended DRI Development Order

DocuSigned by:

Tony Palumbo

Tony Palumbo

3/27/2020

*Signature of Owner

Hand Print Name

Date

*If signature is not that of owner, a letter of authorization from the owner is needed.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.



**SOUTHERN GROVE DRI
City of Port St. Lucie Florida
COMPREHENSIVE PLAN AMENDMENT
APPLICATION
PROJECT NARRATIVE/COVER LETTER**

MARCH 31, 2020, REVISED 4/16/2020; 4/20/2020; 8/25/2020; 9/21/2020; AND **9/25/2020**

REQUEST SUMMARY

The subject application involves a request by Mattamy Palm Beach LLC for a Comprehensive Plan Amendment to amend the text of the Future Land Use Element of the City's Comprehensive Plan by amending Figure 1-4. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. As part of a concurrent application series, the applicant is also seeking an amendment to the: 1) Southern Grove Development of Regional Impact (DRI) Development Order (DO); and the Southern Grove 3 Multiple Planned Unit Development (MPUD).

BACKGROUND AND FUTURE LAND USE

Figure 1-4 of the City of Port St. Lucie Comprehensive Plan was last amended by the Port St. Lucie City Council on January 13, 2020. The entirety of the Southern Grove property has a New Community Development (NCD) Future Land Use designation. NCD is a Future Land Use classification for Developments of Regional Impact to facilitate the development of mixed use communities. 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 six subdistricts in Southern Grove.

CHANGES TO PROPOSED AMENDMENT REQUESTS:

During the initial submittal of the application, the applicant was requesting: 1) the removal of the E/W 2 Roadway segment from the DRI roadway network; 2) land swap between the City of Port St. Lucie and Mattamy Palm Beach for the acreage formally reserved for roadway E/W2 and the relocation of the school and parks site (City owned to Mattamy owned); and 3) relocation of the school and parks site from Village Parkway to Community Boulevard. To achieve the previous proposal, the applicant was also requesting to amend: 1) Comprehensive Plan Maps TRN-2 and TRN-3a; 2) Table 2-8 "Roadway Needs Assessment"; and 3) Table 2-9, "2035 Cost Feasible Projects Roadway Needs Assessment (2016-2035)".

AJ ENTITLEMENTS & PLANNING, LLC

6311 Riverwalk Lane, Unit 4 | Jupiter, FL 33458
(561) 284-2472 | autumn@ajentitlements.com

After much consideration, the applicant is withdrawing the request to remove E/W 2 and the associated land swap(s) with the City of Port St. Lucie. As such, there they are no longer proposed changes to: 1) Comprehensive Plan Maps TRN-2 and TRN-3a; 2) Table 2-8 “Roadway Needs Assessment”; and 3) Table 2-9, “2035 Cost Feasible Projects Roadway Needs Assessment (2016-2035)”.

PROPOSED AMENDMENT REQUEST:

Figure 1-4 Conceptual Land Use Plan:

1. Re-designation of Southern Grove 3 MPUD commercial (#2 on the Conceptual Master Plan) from Mixed Use to Neighborhood Center (16-acres).
2. Re-designation of the Southern Grove 3 MPUD from Mixed Use to Residential (121.96-acres).
3. Re-designation of Southern Grove 7a and 7b (north of Becker and west of Village Parkway) from Residential (21.35-acres) and Mixed Use (20-acres) to Neighborhood Center (41.35-acres).
4. Re-designation of Southern Grove 8a (GHO project) Replat NO-30 from Mixed Use to Residential (231.92-acres).
5. Minor re-designations of GFC property north and south of Paar Drive from Mixed Use to Regional Business Center (34-acres).
6. Site acreage data area calculations have been adjusted accordingly per the land use change and all acreages rounded to the nearest whole number. Overall, Residential acreage has increased by 366 acres; Neighborhood Center has increased by 53 acres; Mixed-Use acreage has decreased by 454 acres; Regional Business Center has increased by 34 acres; Rights-of-Way has increased by 1-acre and Employment Center acreages has not changed.

CONCLUSION

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

Mattamy Homes

March 31, 2020

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: Southern Grove DRI - Comprehensive Plan Amendment, DRI DO Amendment, SG-3 MPUD Amendment, and Preliminary and Final Plat applications.

Dear Mrs. Lamar-Sarno:

I hereby give consent to Autumn Sorrow/AJ Entitlements and Planning LLC 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:

10B952D8D6A7469...

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

I witness whereof, I hereunto set my hand and official seal

DocuSigned by:

20F4FF2B87DB4A0...

Notary Public

3/27/2020

Date

My Commission expires
January 08, 2024

TANIA CONTRERAS
Notary Public-State of Florida
Commission # GG945497
Commission Expires 1/8/2024