

August 16, 2024

The Honorable Shannon M. Martin
Mayor, City of Port St. Lucie
121 Southwest Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Dear Mayor Martin:

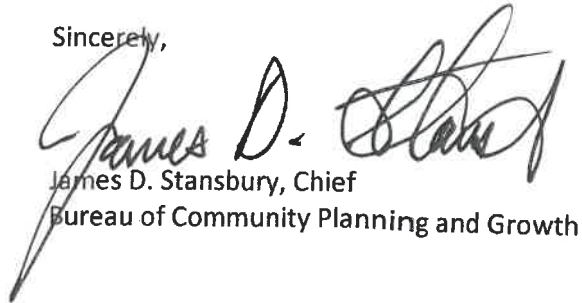
The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for the City of Port St. Lucie (Amendment No. 24-03ESR) received on July 24, 2024. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Christina Nazaire, Planning Analyst, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /cn

Enclosure(s): Procedures for Adoption

cc: Bridget Kean, AICP, Deputy Director, City of Port St. Lucie
Stephanie Heidt, Deputy Executive Director, Treasure Coast Regional Planning Council
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldeo.my.salesforce-sites.com/cpl/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, in **color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: City of Port St. Lucie

From: Staff

Date: August 16, 2024

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 24-03ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Port St. Lucie was received on July 24, 2024 and contains text amendments to the Future Land Use Element (FLUE) of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The amendments are being requested by Mattamy Palm Beach, LLC (Mattamy), as the developer of the Southern Grove Development of Regional Impact (DRI), and the Port St. Lucie Governmental Finance Corporation, which was deeded approximately 1,183 acres of land within the Southern Grove DRI in June 2018. The approved Southern Grove DRI is approximately 3,606 acres in size. The property is located directly west of I-95, between Tradition Parkway and the C-23 Canal, and bordered to the west by both the Tradition and Riverland/Kennedy DRIs.

The proposed text amendment will amend Figure 1-4, the Conceptual Land Use Plan for the Southern Grove New Community Development (NCD) District to revise land use sub-districts for approximately 528 acres of land on the east side of SW Village Parkway and between E/W 2 (Destination Way) and SW Hegener Drive; and adjust the alignment of certain roadways located between SW Village Parkway and Interstate 95 to accommodate a future interchange. Figure 1-4 is required by Policy 1.2.1.3 of the comprehensive plan to illustrate how the seven land-use sub-

categories (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use) in an NCD District are allocated, where they are located, and how they would function in relation to each other. As depicted on Figure 1-4, the Southern Grove NCD District includes the Residential, Mixed Use, Employment Center, Neighborhood Village Commercial, and Regional Business Center sub-districts. The proposed changes are as follows:

1. A realignment of the Marshall Parkway right-of-way for better alignment for a future I-95 and Marshall Parkway interchange.
2. A change to the land use sub-district classification for approximately 304 acres of property located east of SW Village Parkway and between Marshall Parkway and SW Hegener Drive from the Employment Center sub-district classification to the Regional Business Center sub-district classification.
3. A change to the land use sub-district classification for approximately 39 acres of property located at the southeast quadrant of the intersection of Marshall Parkway and SW Village Parkway from the Mixed-Use sub-district classification to the Regional Business Center sub-district classification.
4. A change to the land use sub-district classification for approximately 158 acres of property located east of SW Village Parkway and between E/W 2 (Destination Way) and Marshall Parkway from the Employment Center sub-district classification to the Regional Business Center sub-district classification.
5. A change to the land use sub-district classification for approximately 27 acres of property located at the northeast quadrant of the intersection of SW Marshall Parkway and SW Village Parkway from the Neighborhood/Village Commercial sub-district classification to the Regional Business Center sub-district classification.

The City staff reports indicates that this application is intended to create a more unified land use plan for the remaining undeveloped land in the Southern Grove DRI. The Regional Business Center sub-district provides for a wide variety of uses. Unlike the Employment Center sub-district, it does not limit retail development to a maximum of 100,000 square feet. Unlike the Mixed Use District, it does not require thirty (30) percent of the area to be developed for residential uses. Unlike the Neighborhood Village/Commercial sub-district it does not limit development to just those uses that serve adjacent residential neighborhoods.

The Regional Business Center sub-district allows industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. Each Regional Business Center area must be a minimum of three (3) acres and a maximum of 500 acres. Each Regional Business Center requires a minimum of two uses and must contain over 1,000,000 million square feet of non-residential development.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on July 9, 2024. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Council Action – August 16, 2024

The next scheduled Council meeting is September 20, 2024. In order to avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approves this report and authorizes its transmittal to the City of Port St. Lucie and FloridaCommerce.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Aerial Location Map
- 3 Existing Figure 1-4 Conceptual Land Use Plan
- 4 Proposed Figure 1-4 Conceptual Land Use Plan

Exhibit 1 General Location Map

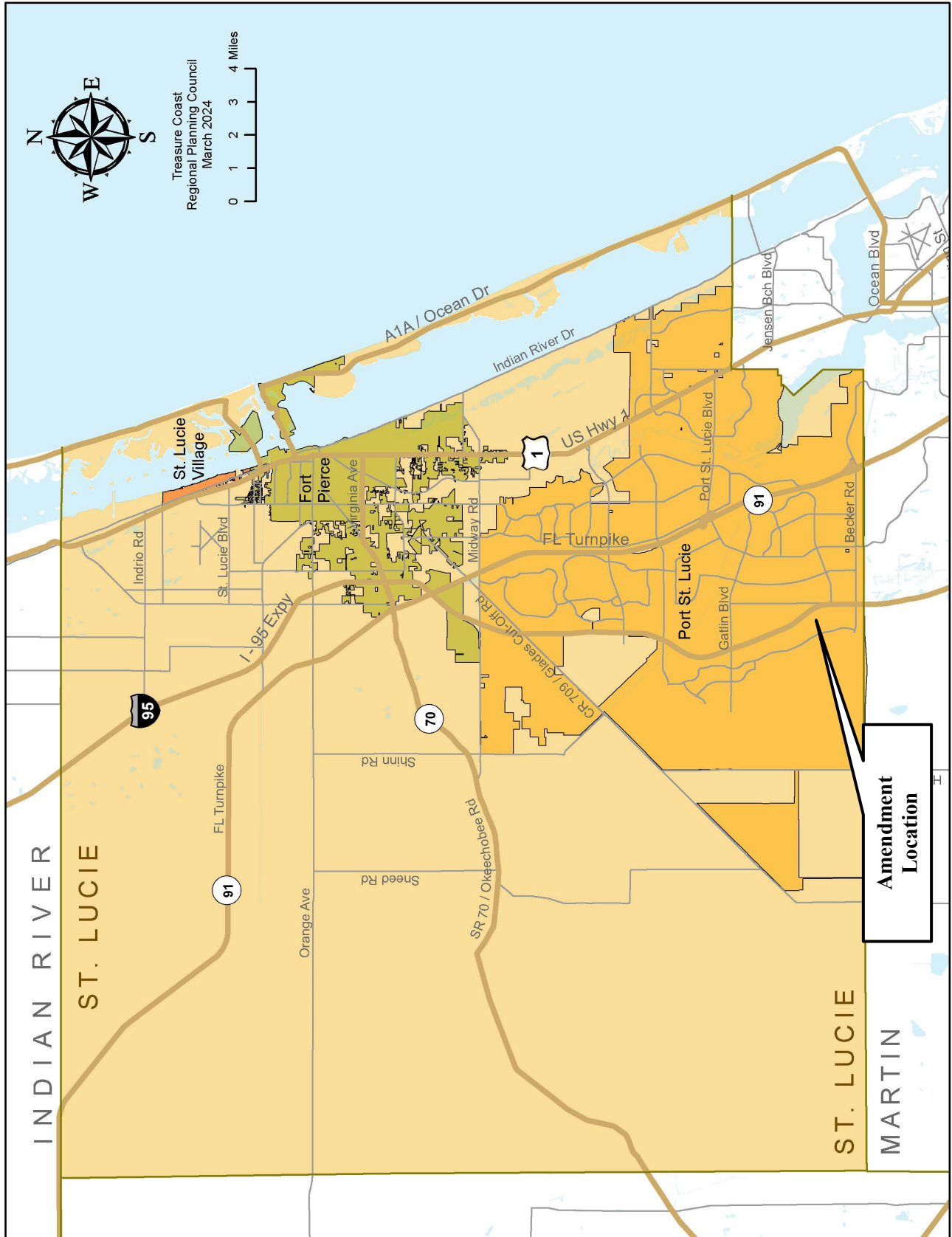


Exhibit 2 Aerial Location Map

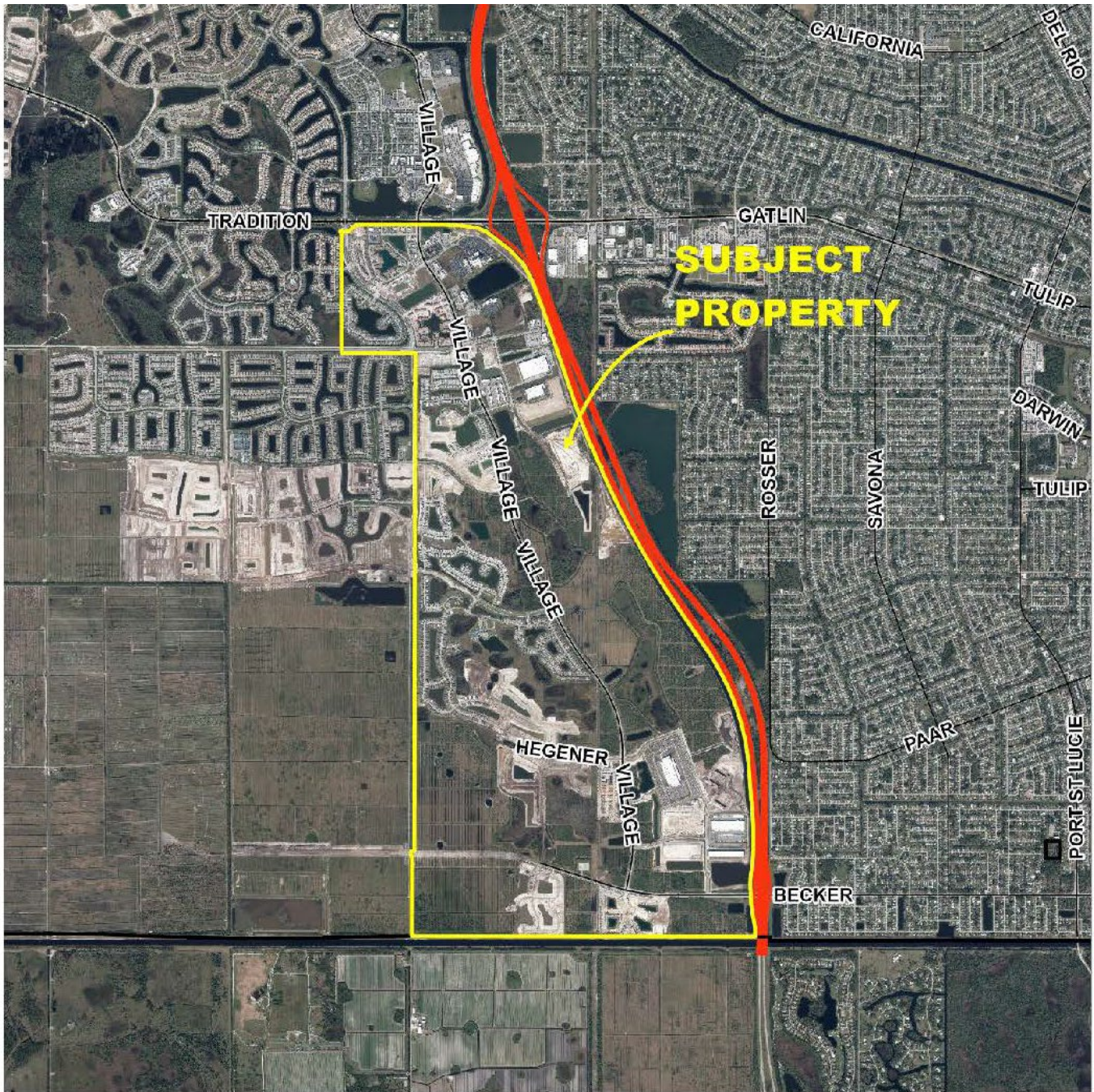
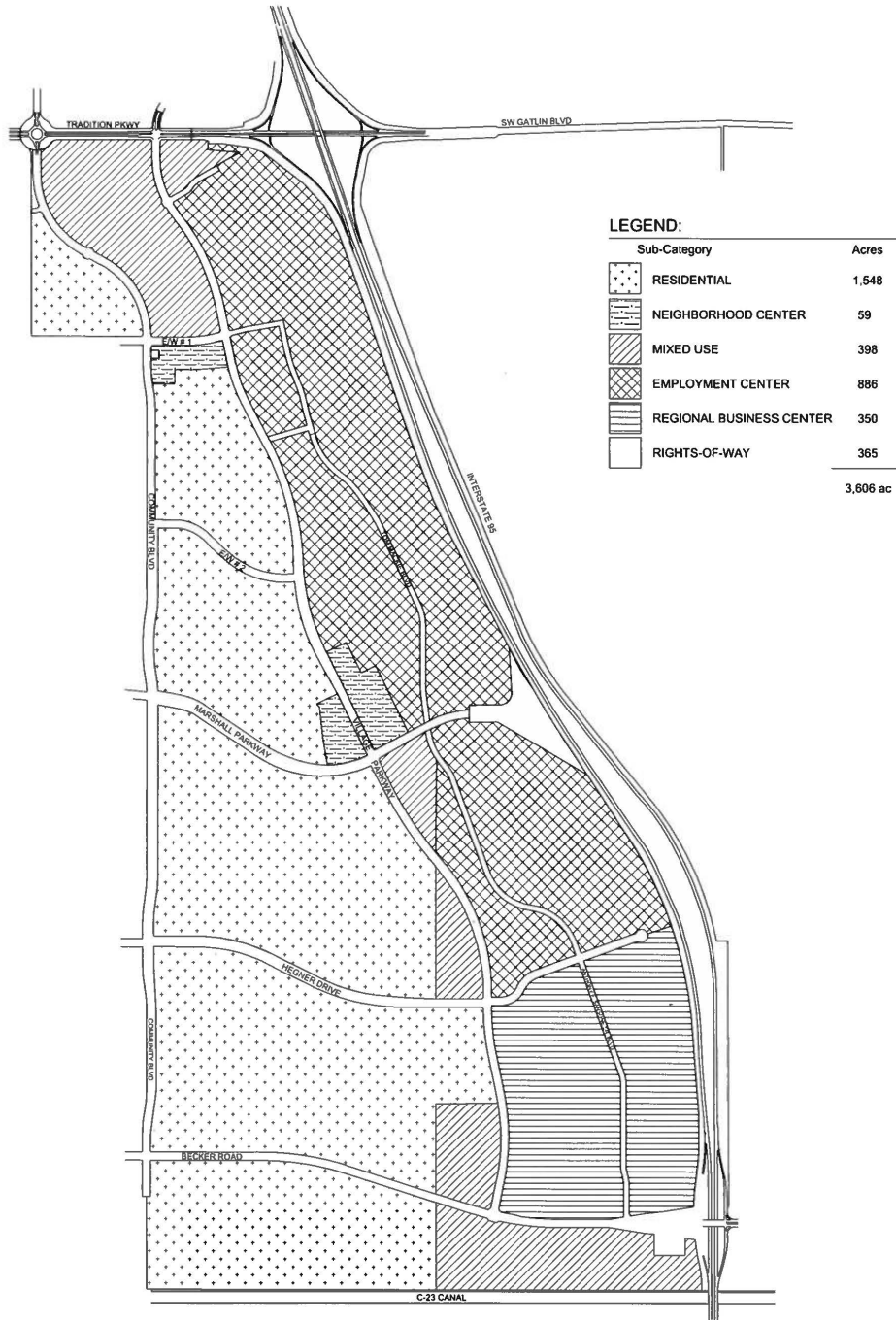


Exhibit 3

Existing Figure 1-4 Conceptual Land Use Plan

Attachment A Existing **FIGURE 1-4**



SOUTHERN GROVE NCD
FIGURE 1-4 CONCEPTUAL LAND USE PLAN
 August 2023

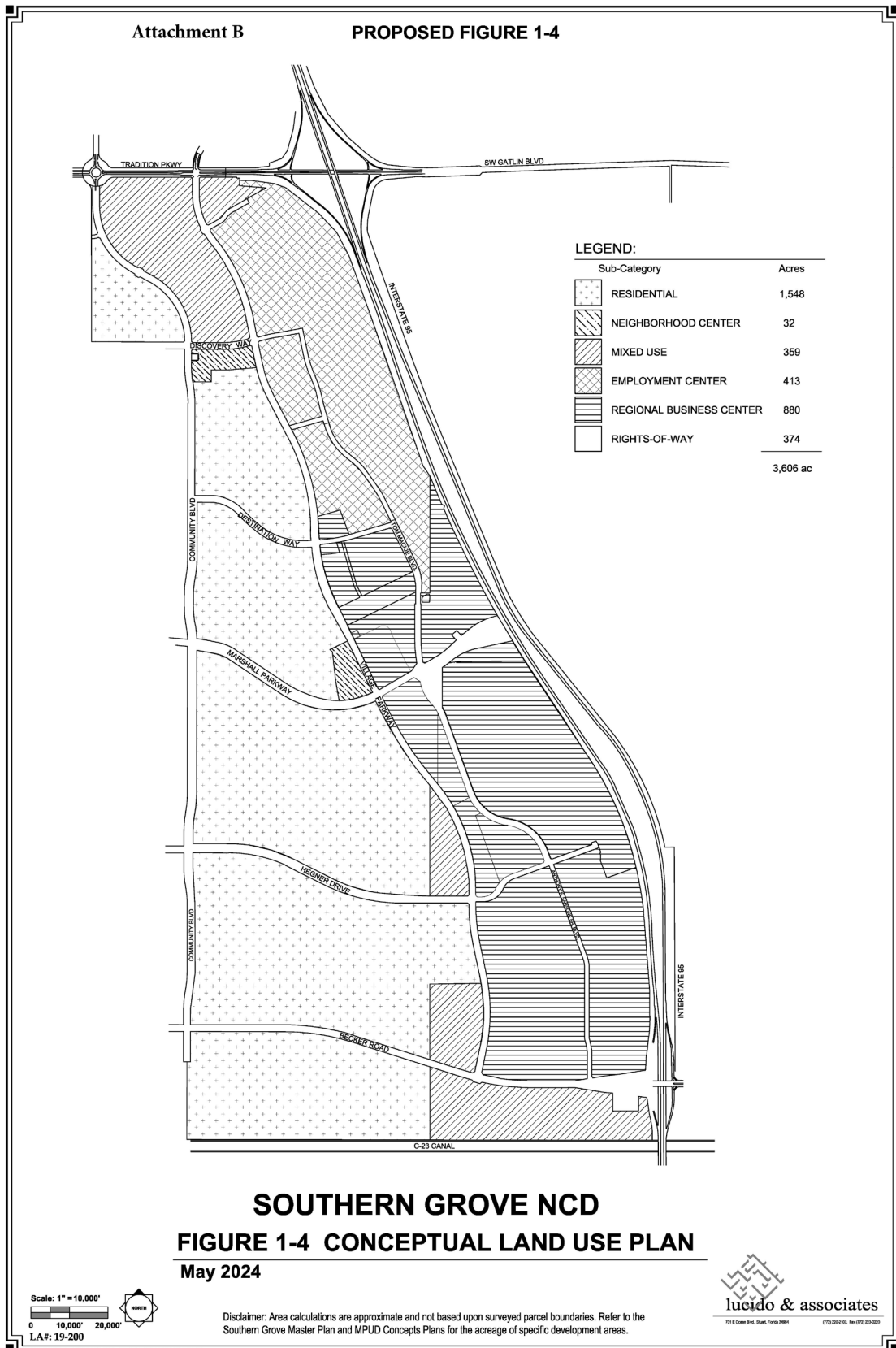
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 LA-2: 19-200

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.



Exhibit 4

Proposed Figure 1-4 Conceptual Land Use Plan



From: [Plan Review](#)
To: [Bridget Kean](#); DCPexter@commerce.fl.gov
Cc: [Plan Review](#)
Subject: Port St. Lucie 24-03ESR Proposed
Date: Friday, August 23, 2024 2:37:19 PM
Attachments: [image001.png](#)

To: Bridget Kean, AICP, Deputy Director

Re: Port St. Lucie 24-03ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

