Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council 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 September 10, 2019 and contains one text amendment to the Future Land Use Element (FLUE) of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The purpose of the amendment is to change Figure 1-4, the Conceptual Land Use Plan for the Southern Grove NCD District (Southern Grove). Southern Grove is an approved 3,606-acre Development of Regional Impact (DRI) located west of I-95, south of Tradition Parkway, and north of the C-23 Canal in the southwestern area of the City. The Future Land Use designation for Southern Grove DRI is New Community Development (NCD) District. The City has assigned the NCD designation to projects that have been designated as DRIs pursuant to Chapter 380, Florida Statutes. Within the NCD District designation, there are seven sub-district categories: Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center, and Mixed Use. Each NCD District is required to have a minimum of three sub-districts. The five sub-districts contained within Southern Grove are Residential, Neighborhood/Village Commercial, Employment Center, Regional Business Center, and Mixed Use.
Policy 1.2.1.3 of the FLUE requires that the comprehensive plan illustrate how the land use subcategories are allocated, where they are located, and how they will function in relation to each other within Southern Grove. The amendment is being requested by the owner of the amendment property, Mattamy Palm Beach, LLC, in order to allow them to adjust the locations for the Residential and Mixed Use subcategories to accommodate new development proposals. The proposed amendment will change approximately 138 acres from the Residential sub-district to the Mixed Use sub-district and 86 acres from the Mixed Use sub-district to the Residential sub-district. The net result will be an increase of 52 acres for the Mixed Use Subdistrict and a decrease of 52 acres for the Residential Subdistrict. More specifically, the proposed adjustments are:

1. Changing approximately 138 acres of land south of Discovery Way, west of SW Village Parkway, and east of Community Boulevard from Residential to Mixed Use.
2. Changing an approximately 38-acre strip of land along the northern side of Becker Road from Mixed Use to Residential.
3. Changing an approximately 48-acre rectangular portion of land located at the southwest corner of Paar Road and SW Village Parkway from Mixed Use to Residential.

**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 September 11, 2019. No extrajurisdictional impacts have been identified.

**Conclusion**

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

**Recommendation**

Council should approve this report and authorize its transmittal to the City of Port St. Lucie and the Florida Department of Economic Opportunity.

**Council Action – December 13, 2019**

Commissioner Smith from Martin County moved approval of the staff recommendation. Vice Mayor Weinroth from Palm Beach County seconded the motion, which carried unanimously.

**Attachments**
List of Exhibits

Exhibit

1. General Location Map
2. Aerial Location Map
3. Future Land Use Map
4. Current Figure 1-4: Conceptual Land Use Plan for Southern Grove NCD
5. Proposed Figure 1-4: Conceptual Land Use Plan for Southern Grove NCD
Exhibit 2
Aerial Location Map
Exhibit 4
Current Figure 1-4: Conceptual Land Use Plan for Southern Grove NCD

Figure 1-4
Conceptual Land Use Plan

Revised 10/26/2015 OR 15-62
Exhibit 5
Proposed Figure 1-4: Conceptual Land Use Plan for Southern Grove NCD