



AGENDA REQUEST

10.A.2.
ORD-2023-16
PUBLIC HEARINGS -
PLANNING &
DEVELOPMENT
SERVICES
DATE: **11/7/2023**
*ORDINANCE ITEM -
FUTURE LAND USE MAP
AMENDMENT
QUASI-JUDICIAL ITEM?
NO

TO: Board of County Commissioners

PRESENTED BY: Thad Crowe, Senior Planner

SUBMITTED BY: Planning & Development Services

SUBJECT: Adoption Hearing - P1 Motor Club - Proposed Comprehensive Plan Future Land Use Map Amendment from AG-5 (Agricultural-5) to SD (Special District)

BACKGROUND:

The property owner has petitioned for an amendment of the Comprehensive Plan Future Land Use Map for approximately 629 acres located at 5325 Summerlin Road, located west of the intersection of Summerlin Road and Okeechobee Road, from AG-5 (Agricultural-5) to SD (Special District), with associated Special District standards regulating a motorsports community, to be developed pursuant to a Planned Mixed Use Area (PMUD).

PREVIOUS ACTION:

On July 20, 2023, the Planning & Zoning Commission, acting as the Local Planning Agency, unanimously voted to forward a recommendation of approval of the proposed Future Land Use Map Amendment to the Board of County Commissioners.

On August 1, 2023, the Board of County Commissioners held the required public hearing, of which due notice was published in the St. Lucie News Tribune, placed a sign on the property and provided courtesy mailings to owners of property within 2-miles, and voted 4-1 to transmit the proposed Future Land Use Map Amendment to the State Land Planning Agency.

On September 19, 2023, the Board of County Commissioners held a public hearing, of which due notice was published in the St. Lucie News Tribune and voted unanimously to approve Ordinance No. 23-011, amending the County's noise ordinance to exempt motor vehicles operating within the confines of a closed-course motorsport track within a Special District (SD) future land use designation, with special district regulatory standards.

FINANCIAL IMPACT:

The applicant estimated that \$107 million in property improvements will be completed over a ten-year period, which will have an impact on County tax revenues.

RECOMMENDATION:

Staff recommends the Board approve Ordinance 2023-16, adopting the proposed Future Land Use Map Amendment from AG-5 (Agricultural-5) to SD (Special District), including the Special District regulating standards as recommended by staff.

COMMISSION ACTION:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
EXCUSED:	None

Coordination/Signatures



Benjamin Balcer, Planning & Development Services Director

Date: October 30, 2023



Daniel McIntyre, County Attorney

Date: October 31, 2023



Mayte Santamaria, Deputy County Administrator

Date: October 31, 2023