



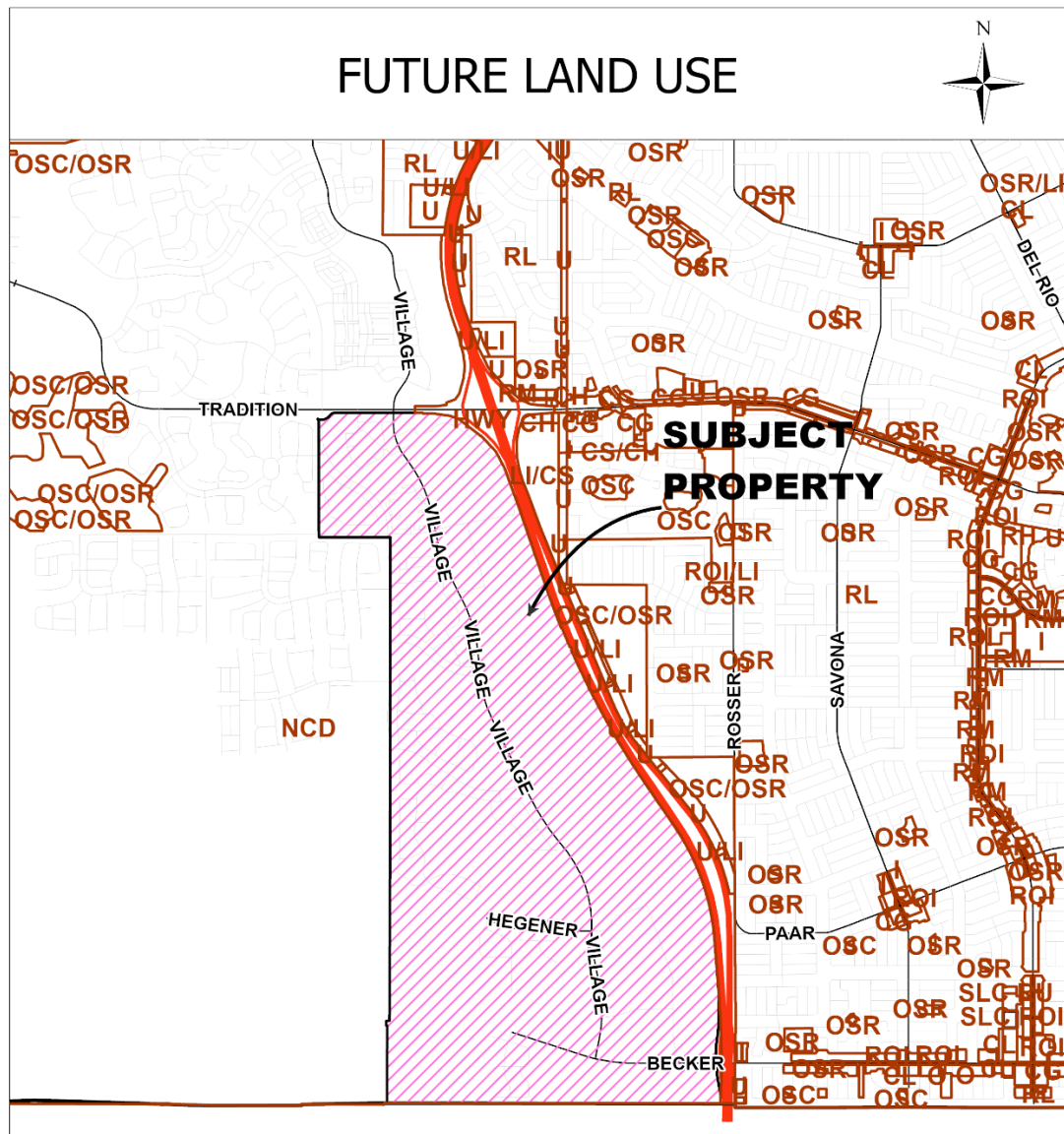
P24-065 Southern Grove Large Scale Text Amendment
Figure 1-4

Adoption Hearing
City Council Meeting
September 9, 2024

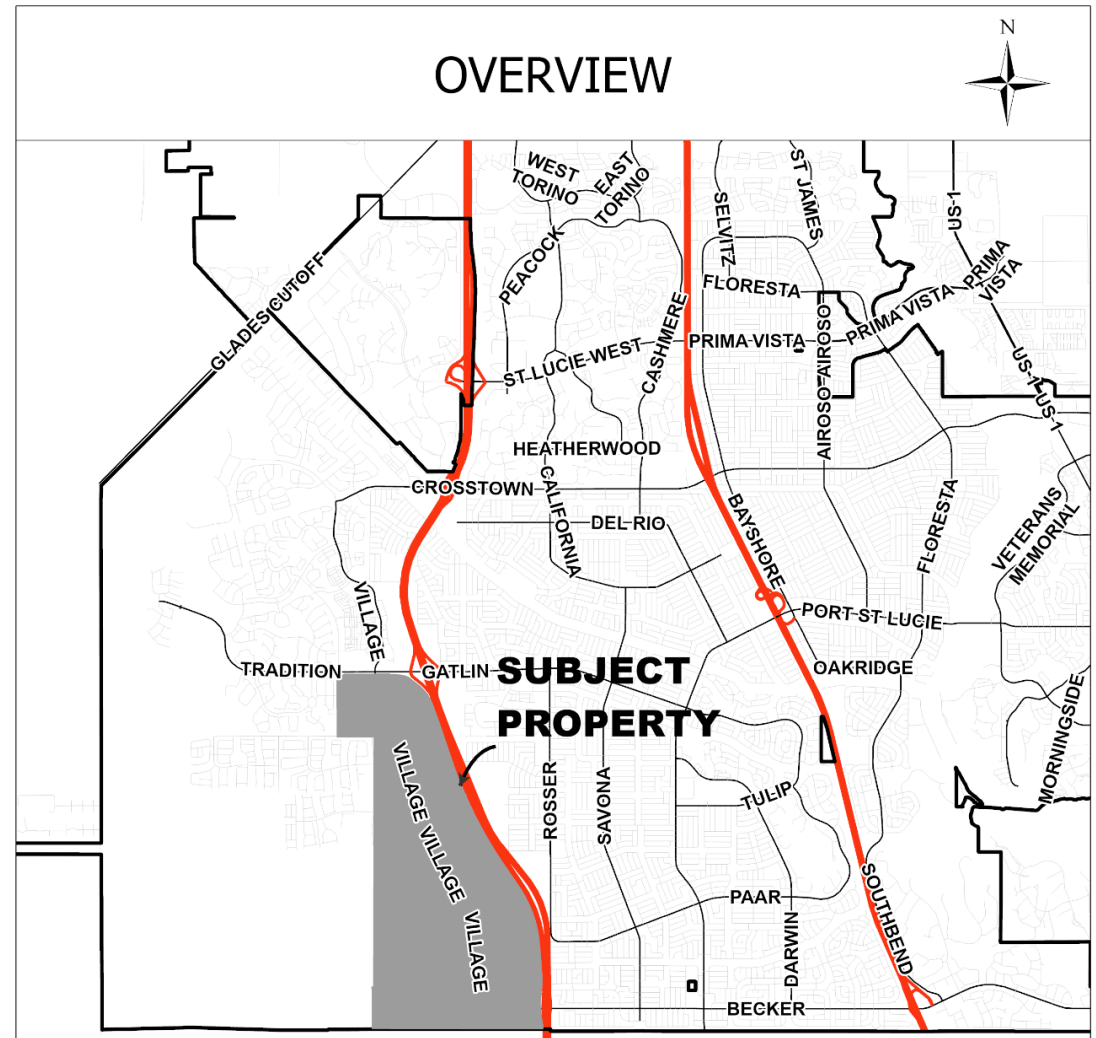
Request Summary

Applicant's Request:	A large-scale comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc. with assistance from Lucido and Associates
Applicant /Property Owner:	Port St. Lucie Governmental Finance Corporation (GFC), the City of Port St. Lucie and Mattamy Palm Beach, LLC
Location:	The subject property is generally located west of Interstate 95, south of Tradition Parkway, north of the C-23 canal, and bordered by SW Community Boulevard to the west.

FUTURE LAND USE



OVERVIEW

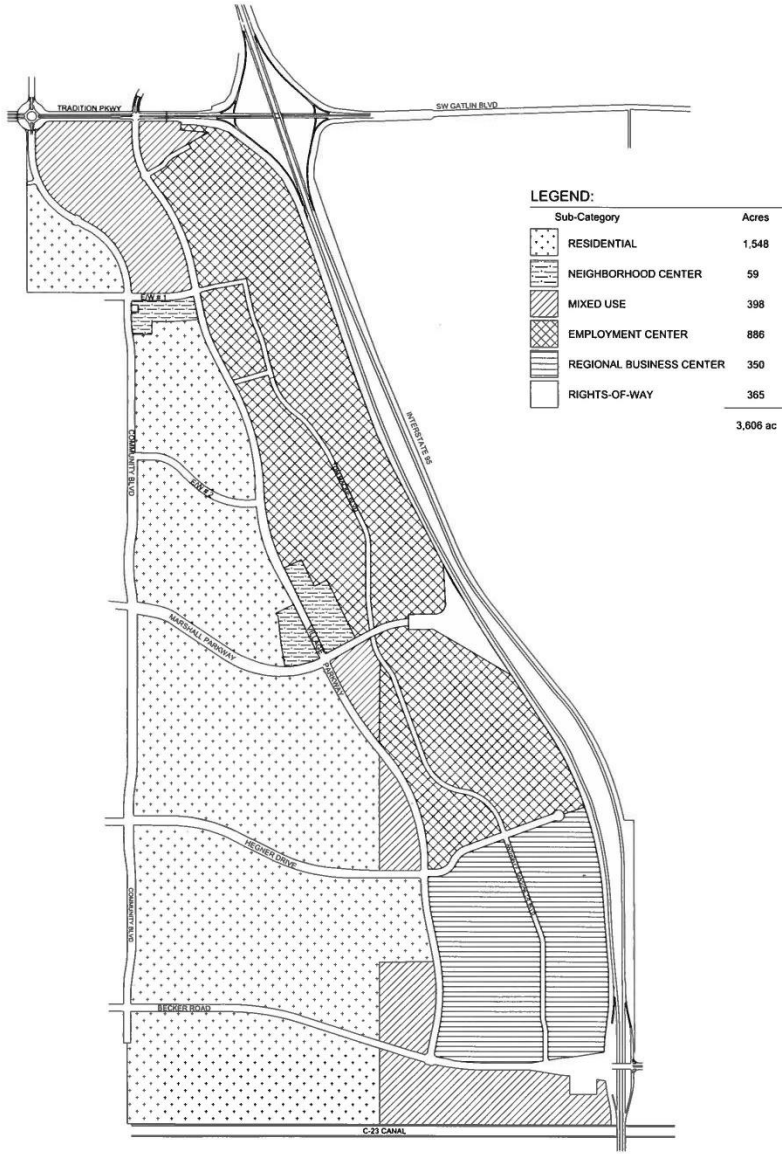


Project Background

- Southern Grove is an approved Development of Regional Impact (DRI) and approximately 3,606 acres in size.
- Southern Grove DRI is approved for: 7,674 residential dwelling units; 1.8 million sq ft of retail use; 1.4 million sq ft of office use; 1.2 million sq ft of research and development; 8.7 million sq ft of warehouse/industrial use; 1,051 hotel rooms; and 300 hospital beds
- The future land use classification for the Southern Grove DRI is New Community Development District (NCD).
- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Proposed Project

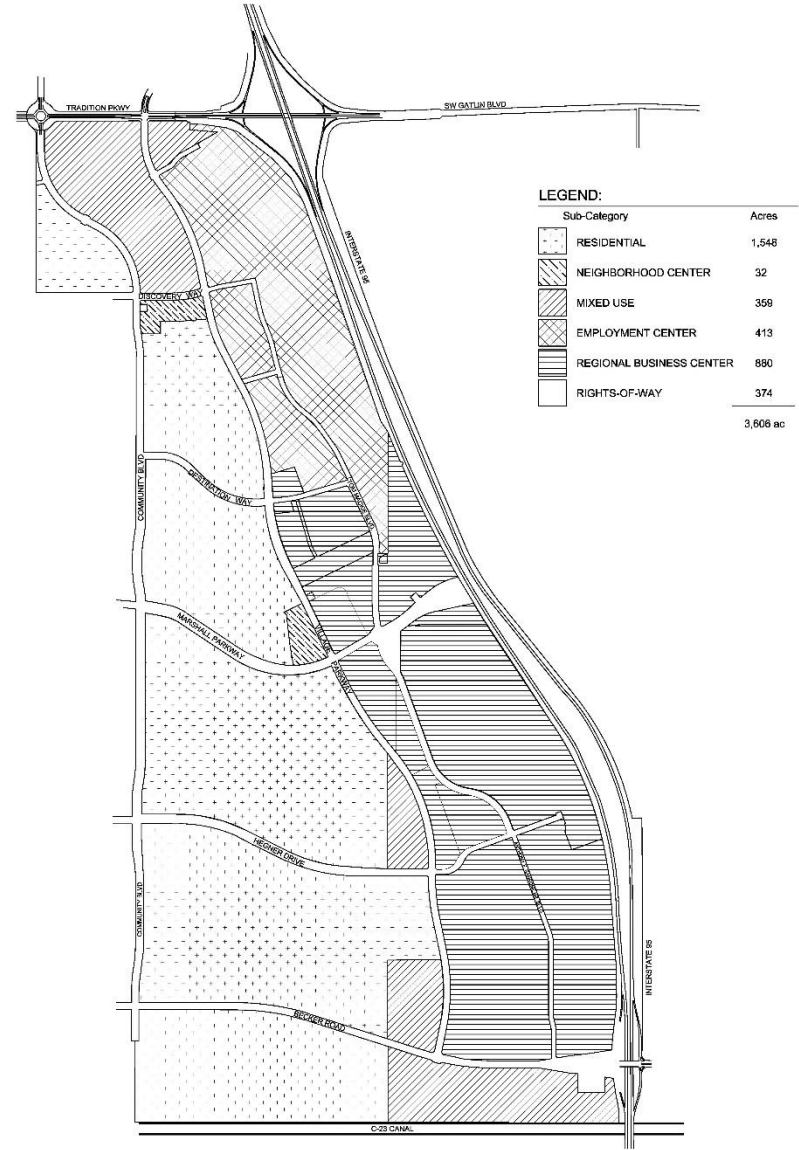
- This amendment will change the land use subdistrict on approximately 528 acres of land from the Employment Center sub-district, the Mixed-Use sub-district, and the Neighborhood/Village Commercial sub-district to the Regional Business Center sub-district.
- Provides for the realignment of the Marshall Parkway right-of-way from Tom Mackie Blvd west to I-95 to better align the roadway for a future interchange.
- Provides for the extension of E/W 2 east of SW Village Parkway
- Other minor changes to the alignment of Tom Mackie Blvd and SW Anthony F. Sansone Sr Blvd.



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

Scale: 1" = 10,000'
 0 10,000' 20,000'
 L.A.#: 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.



SOUTHERN GROVE NCD
FIGURE 1-4 CONCEPTUAL LAND USE PLAN
 May 2024

Scale: 1" = 10,000'
 0 10,000' 20,000'
 L.A.#: 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.



-  MIXED USE
-  EMPLOYMENT CENTER
-  REGIONAL BUSINESS CENTER
-  RIGHTS-OF-WAY



-  RIGHTS-OF-WAY



Impacts and Findings

- This application is intended to create a more unified land use plan for the remaining undeveloped land in the GFC area of Southern Grove.
- Per Policy 1.2.2.8, a 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.

Impacts and Findings

- Policy 1.2.2.1 of the Comprehensive Plan requires an NCD District to contain a minimum of three land use subdistricts.
- Policy 1.2.9.1 states that the Southern Grove NCD District shall, at a minimum, contain the Residential, Mixed Use and Employment Center as the three areas required by Policy 1.2.2.1.
- The proposed text amendment to Figure 1-4 is consistent with these policies.

Staff Recommendation

- The Planning and Zoning Board recommended approval at the July 2, 2024 Planning and Zoning Board meeting.
- City Council transmittal hearing was held on July 22, 2024.
- The proposed amendment was transmitted to the Department of Commerce, the Treasure Coast Regional Planning Council, St. Lucie County, and the reviewing agencies.
- There were no objections or comments on the proposed amendment.
- 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.