

TYPE	STATUS	BUILDING TYPE	
CP	CITY COUNCIL MEETING SCHEDULED		
ASSIGNED TO			
Bridget Kean			
ADDRESS			
Discovery Way			
SECTION	BLOCK	LOT	
	SouthernGrove		
LEGAL DESCRIPTION			
The entire Southern Grove DRI, approximately 3,606 acres - provided under separate cover			
SITE LOCATION			
west of Village Parkway and south of Tradition Boulevard			
PARCEL #			
4315-700-0025-000-9			
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD	NCD	MPUD	MPUD
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
3606			
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
0	0		
UTILITY PROVIDER			
CITY OF PORT ST. LUCIE			
DESCRIBE REQUEST			
The proposed amendment is intended to update the comprehensive plan exhibits to be consistent with the amended DRI Development Order. Changes include: 1. amendments to the Southern Grove NCD Objective, 1.2.9, Policy 1.2.9.1 and Policy 1.2.9.2; 2. Figure 1-4 Conceptual Land Use Plan; and 3. Comprehensive Plan Transportation Maps RESOLUTION 21-R57 PASSED AND ADOPTED 5/10/21			
Primary Contact Email			
Autumn@ajentilements.com			
AGENT/APPLICANT			
FIRST NAME	LAST NAME		
	Sorrow		
Business Name			
ADDRESS			
6311 Riverwalk Lanue Unit 4			
CITY	STATE	ZIP	
Jupiter	FL	33458	
EMAIL	PHONE		
Autumn@ajentilements.com	5612842472		
AUTHORIZED SIGNATORY OF CORPORATION			
FIRST NAME	LAST NAME		
ADDRESS			

CITY	STATE	ZIP
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EMAIL	PHONE
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PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME
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Business Name

ADDRESS

CITY	STATE	ZIP
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EMAIL	PHONE
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PROPERTY OWNER

Business Name

[object Object]

ADDRESS

2500 Quantum Lakes Drive, Ste 215

CITY	STATE	ZIP
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Boynton Beach	FL	33458
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EMAIL	PHONE
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tony.palumbo@mattamycorp.com	(561) 413-6096
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**SOUTHERN GROVE DRI
City of Port St. Lucie Florida
COMPREHENSIVE PLAN AMENDMENT
APPLICATION
PROJECT NARRATIVE/COVER LETTER
DECEMBER 29, 2020**

REQUEST SUMMARY

The subject application involves a request by Mattamy Palm Beach LLC and Government Finance Corporation 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).

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. There is a subsequent Comprehensive Plan amendment in process with an expected approval date of January 25, 2021, by the Port St. Lucie City Council. 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 facility 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.

PROPOSED AMENDMENT:

With this request, the applicant is proposing to amend the following:

Comprehensive Plan Southern Grove NCD Objectives and Policies:

1. Objective 1.2.9, Policy 1.2.9.1 - amendments to the entitlement thresholds for certain uses.
2. Objective 1.2.9, Policy 1.2.9.2 - amendments to the overall average density.

Proposed language modification:

Objective 1.2.9, Policy 1.2.9.1:

The density and intensity of the ~~of the~~ Southern Grove NCD District shall be limited to ~~7,388~~ ~~7,674~~ residential units, ~~13,187,743~~ 13,187,925 non-residential square feet, ~~791~~ 1,051 hotel rooms, 300 hospital beds and institutional, civic, recreation and accessory uses. The City may increase or decrease the above development units as may be provided for in an Equivalency Matrix adopted as part of an approved DRI Development Order. The Southern Grove NCD District shall, at minimum, contain the Residential, Mixed Use and Employment Center as the three areas required by Policy 1.2.2.1.

Objective 1.2.9, Policy 1.2.9.2:

~~The Residential Area will be developed at a minimum overall average density of 3.75 du/ae, when the Residential Area is located within one quarter mile of Employment Center or Mixed-Use Area.~~

Figure 1-4 Conceptual Land Use Plan:

1. Remove of Paar Road overpass
2. Remove E/W 3 (Marshall Parkway) interchange

Comprehensive Plan Transportation Maps:

1. TRN-2 - future number of lanes
2. TRN-3a - future functional class
3. TRN - 12 SW Annexation Area Roadway Plan

CONCLUSION

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

Port St. Lucie Governmental Finance Corporation
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

AGENT CONSENT FORM

Project Name(s): P20-256 Project Southern Grove Comprehensive Plan Amendment and P21-012 Project Southern Grove DRI Amendment

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida

I hereby give CONSENT to Lucido & Associates and AJ Entitlements and Planning to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

Russ Blackburn
Signature _____
CEO
Title

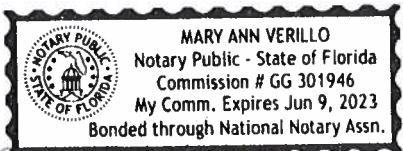
4/27/2021
Date

Russ Blackburn
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April, 2021, by Russ Blackburn, CEO, who is personally known to me.

Mary Ann Verillo
Signature of Notary Public



NOTARY SEAL/STAMP

MARY ANN VERILLO
Print Name of Notary Public

Notary Public, State of Florida
My Commission expires 06/09/2023



Mattamy Homes • Southeast Florida Division
2500 Quantum Lakes Dr., Suite 215
Boynton Beach, FL 33426
T 561-413-6101

LETTER OF AUTHORIZATION

January 20, 2021

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 and DRI DO Amendment

Dear Mrs. Lamar-Sarno:

I hereby give consent to Autumn Sorrow/AJ Entitlements and Planning LLC and Steve Garrett/Lucido and Associates 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:

10B952D8D6A7499...
Tony J. Palumbo, III Assistant Vice President
Mattamy Palm Beach LLC