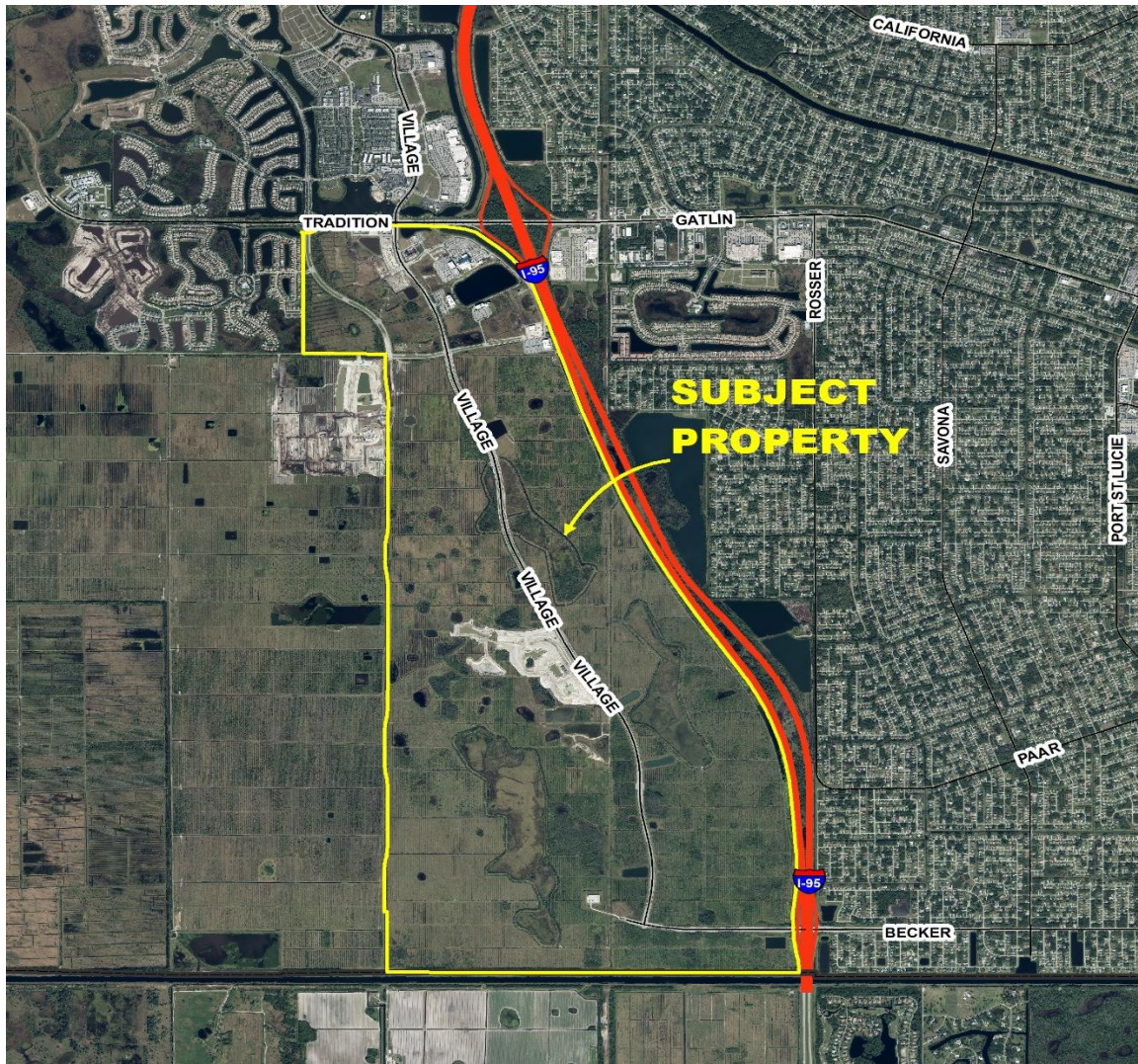




Southern Grove Development of Regional Impact (DRI) Amendment Application  
 8<sup>th</sup> Amendment to the DRI Development Order  
 Project No. P21-012



Project Location Map

**SUMMARY**

Applicant's Request:	An application to amend the development order for the Southern Grove DRI (8 <sup>th</sup> amendment).
Applicant:	Autumn Sorrow, AJ Entitlements and Planning Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC, and Port St. Lucie Governmental Finance Corporation

Location:	The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by both the Tradition and Riverland/Kennedy DRIs.
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.
Application Type:	DRI Amendment
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Background**

Southern Grove is an approved Development of Regional Impact (DRI) that is located west of Interstate 95, south of Tradition Parkway, north of the C-23 canal and approximately 3,606 acres in size. In total, the development program includes 7,388 residential dwelling units; 3,675,075 square feet of retail use; 2,430,728 square feet of office use; 2,498,602 square feet of research and development; 4,583,336 square feet of warehouse/industrial use; 791 hotel rooms; 300 hospital beds; and ancillary and support uses such as public facilities, recreational facilities, schools etc. as permitted within the NCD District. The Southern Grove DRI has been amended seven times. The last amendment was approved on April 12, 2021 through Resolution 21-R34 (7<sup>th</sup> Amendment). It added a clause in support of mass transit to the development order for Beep or TIM (Tradition in Motion) autonomous vehicle shuttle service.

The future land use classification for the Southern Grove DRI is New Community Development District (NCD). NCD is a future land use classification for developments of regional impact to facilitate the development of mixed use communities. At the option of a developer, an NCD District may be divided into defined sub-districts. The development plan for Southern Grove divides the project into five sub-districts or uses consistent with the NCD future land use classification and policies. The conceptual development plan Southern Grove is adopted as Figure 1-4 of the future land use element of the City’s comprehensive plan.

In June 2018, the City of Port St. Lucie acquired approximately 1,183 acres of land within the Southern Grove DRI. The land was deeded to and is managed by the Port St. Lucie Governmental Finance Corporation (GFC). In October 2019, the City engaged the Treasure Coast Regional Planning Council (TCRPC) to create an updated land development and infrastructure master plan for the city owned land in Southern Grove including a financial and market analysis, review of competitive markets, and strategies for property disposition. Based on a review of market conditions, the Southern Grove Master Plan recommended changes to the development program for Southern Grove including a re-organization of the land use subdistricts, modifications to the DRI development entitlements, and modifications to infrastructure improvements to produce a more economically viable development program for Southern Grove. The Southern Grove Master Plan was adopted on February 25, 2021 through Resolution 21-R18.

**Proposed Amendments to the Southern Grove DRI Development Order**

Mattamy Palm Beach, LLC, and the Port St. Lucie Governmental Finance Corporation have applied to amend the development order for the Southern Grove Development of Regional Impact (DRI) by amending Exhibit “1”, General Conditions of Approval, Exhibit “B” to Exhibit “1”, Master Development Plan (Map H and Map H-2), Exhibit “D” to Exhibit “1”, Conversion Matrix, and Exhibit “E” to Exhibit “1”, DRI Trip Generation Rates. The proposed changes are based on the recommendations in the Southern Grove Master Plan.

- 1) The proposed changes to Exhibit “1”, General Conditions of Approval, include:

- a) Buildout, phase, and expiration dates are extended per the Governor’s executive orders for Hurricanes Dorian and Isaias and Covid 19.
- b) The addition of a definition for “age restricted community” has been added to the development order. The amendment proposes that the DRI will consist of a minimum of 1,379 single-family age restricted units and a minimum of 415 independent living age restricted units. A provision has been added to the development order to require restrictive covenants for age restricted communities. The proposed restrictive covenant requirements outlines the procedures and process for an age restricted community to transition to a non-age restricted community to address potential increase in transportation impacts.
- c) Proposed updates to the development order to identify when a condition has been satisfied or addressed and to remove reference to outdated statutory requirements or procedures.
- d) Proposed changes to the DRI development order entitlements to provide for increases in residential use, hotel use, warehouse/industrial use, and decreases in retail use, office use, and research and development as recommended by the Southern Grove Master Plan. An updated traffic study (2021 Southern Grove Traffic Study) was submitted with the proposed DRI amendment that shows the proposed changes to entitlements can be accommodated within the planned roadway network for the Southern Grove DRI.

The proposed changes to entitlements and the revised phasing plan are shown below:

Phase	Years	Residential (DU)	Retail (SF)	Office (SF)	Research & Development (SF)	Warehouse / Industrial (SF)	Hotel (Rooms)	Hospital (Beds)
1	2006-2017 <u>2026</u>	900 <u>3,415</u>	465,000 <u>180,000</u>	350,000 <u>400,000</u>	915,00 0 <u>300,00</u> 0	450,000	371 <u>250</u>	300 <u>180</u>
2	2018 <del>27</del> - <u>2022-31</u>	2,000 <u>4,259</u>	1,210,075 <u>796,480</u>	693,576 <u>250,000</u>	527,86 7 <u>200,00</u> 0	1,411,112 <u>3,250,000</u>	250 <u>310</u>	0 <u>120</u>
3	2023 <u>32-</u> <u>2027-36</u>	2,018	1,000,000 <u>258,500</u>	693,576 <u>50,000</u>	527,86 7 <u>50,000</u>	1,361,112 <u>1,380,116</u>	80	0
4	2028 <del>37</del> - <u>2032-41</u>	2,470	1,000,000 <u>596,485</u>	693,576 <u>709,903</u>	527,86 8 <u>651,55</u> 7	1,361,112 <u>3,664,884</u>	0 <u>411</u>	0
Total	2006- <u>2032-41</u>	7,388 <u>7,674</u>	3,675,075 <u>1,831,465</u>	2,430,728 <u>1,409,903</u>	2,498,6 02 <u>1,201,5</u> <u>57</u>	4,583,336 <u>8,745,000</u>	       <u>791</u> <u>1,051</u>	300

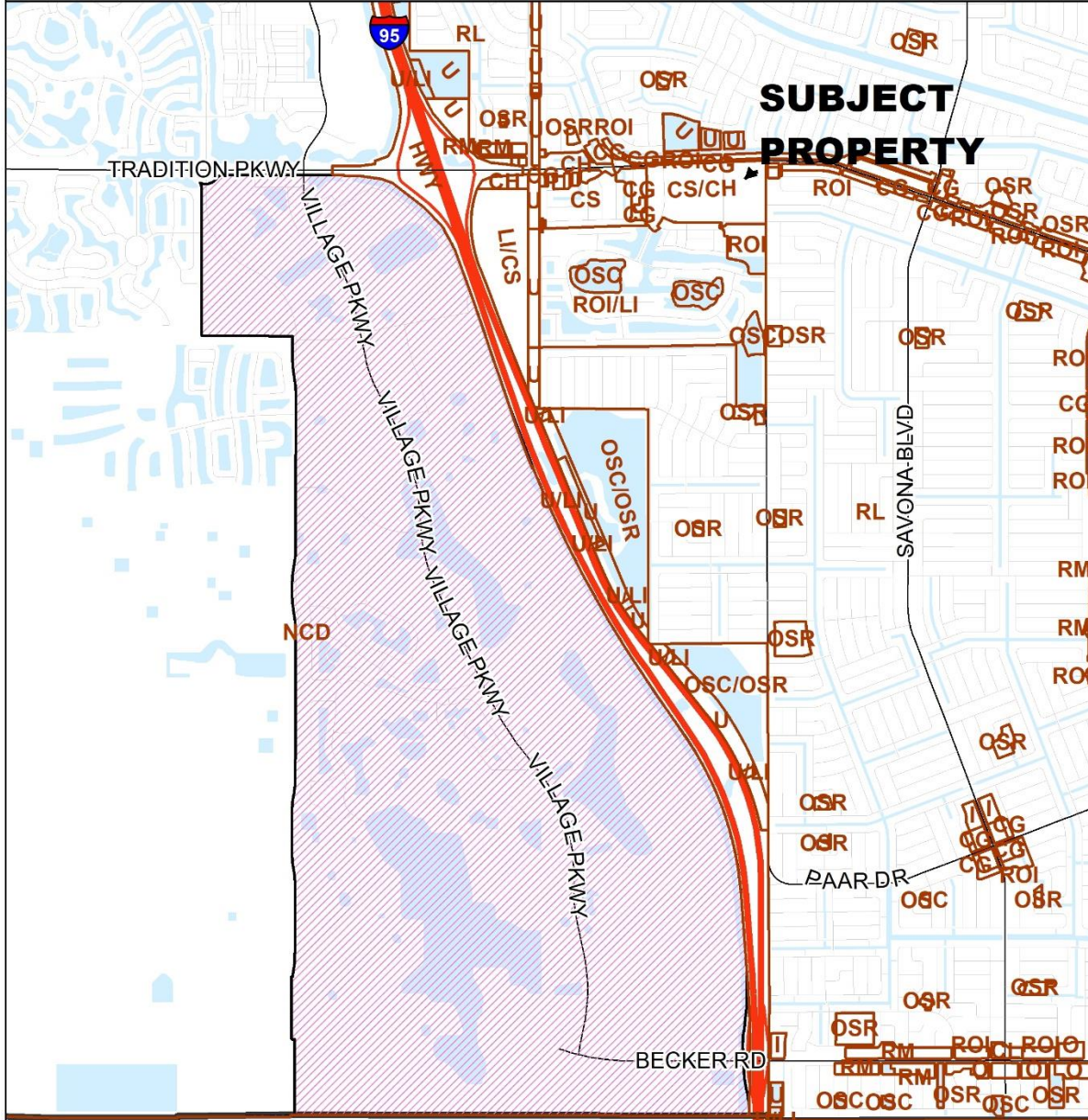
- e) The proposed changes include the deletion of Condition 15. Condition 15 establishes the requirements for the conveyance of right of way for a proposed bridge across I-95 at Paar Drive. The Paar Drive overpass was recommended for removal as part of the Southern Grove master

- plan. The 2021 Southern Grove Traffic Study determined that the Paar Drive overpass could be removed from the Southern Grove DRI with no adverse impacts the regional roadway network.
- f) Revisions to Condition 21, Table 1, and Condition 22, Table 2, to provide revised trip thresholds for each of the required transportation improvements based on the updated 2021 Southern Grove Traffic Study.
  - g) Condition 23 is proposed for deletion. The condition references the Paar Drive overpass which is proposed for deletion as part of this DRI amendment.
  - h) A proposed modification to Condition 28 which addresses a requirement for an interchange Justification Report (IJR) for a potential third interchange at I-95 and Marshall Parkway (fka E/W 3). The updated 2021 Southern Grove Traffic Study showed a third interchange was not needed at Marshall Parkway and I-95 to serve development in Southern Grove. The proposed modification removes the requirement for the developer to fund an IJR. If an interchange is desired or needed in the future to serve the City's jobs corridor, the City could work with the St. Lucie County Transportation Planning Organization (TPO) to identify a funding source for the study.
  - i) Revisions to Condition 30 to remove specific intersection design standards and to allow for a traffic study/analysis to determine the design of an intersection at the time of construction. This change was recommended by the Public Works Department.
  - j) Revisions to Condition 31 to identify required improvements to the Interstate 95 and Becker Road interchange based on the revised development program and the 2021 Southern Grove Traffic Study.
- 2) The proposed changes to Exhibit B, Southern Grove DRI Master Development Plan (Map H and Map H-2) are as follows:
- a) Approximately 7.8 acres of land located at the northeast corner of the intersection of Paar Drive and SW Village Parkway is changed from the Neighborhood/Village Commercial subdistrict to the Employment Center subdistrict.
  - b) Approximately 48 acres of land located on the north side of Paar Drive (E/W 4) and directly west of Interstate 95 is changed from the Mixed Use subdistrict to the Employment Center district and the Regional Business Center subdistrict.
  - c) The eastern segment of Paar Drive from SW Anthony F. Sansone Sr. Boulevard to I-95 and the I-95 overpass have been deleted.
  - d) Pedestrian, bicycle, and multi-modal connections are updated.
  - e) Relocation of a twenty (20) acre school site and ten (10) acre park site from the northeast corner of the intersection of SW Community Boulevard and Becker Road to the area immediately west of the FPL substation on Becker Road.
- 3) The proposed changes to Exhibit "D" to Exhibit "1", Conversion Matrix, and Exhibit "E" to Exhibit "1", DRI Trip Generation Rates, are based on proposed changes to the DRI development order entitlements and the updated 2021 Southern Grove Traffic Study.

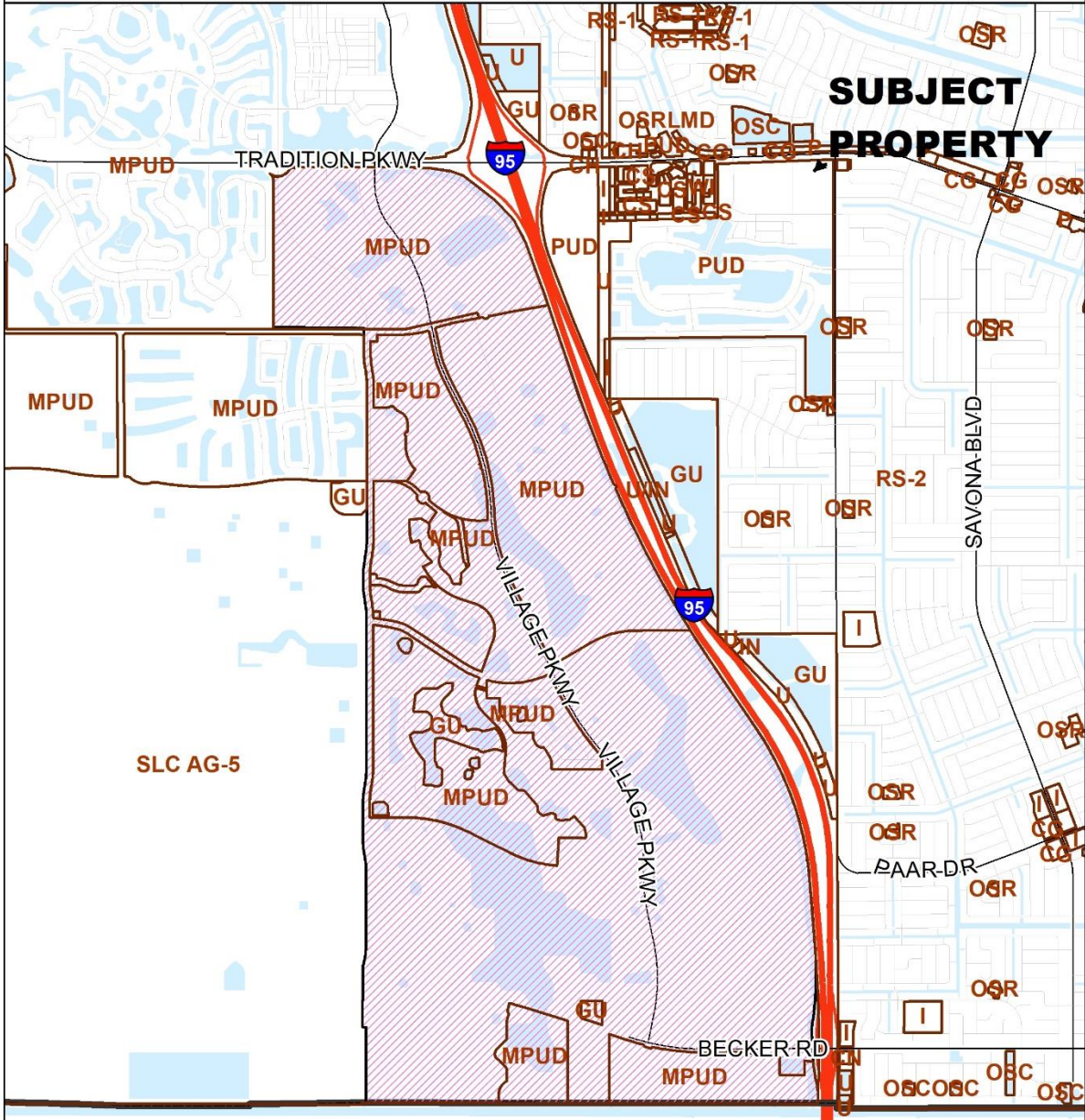
#### **Previous Actions and Prior Reviews**

The DRI development order was originally approved by the City Council on September 25, 2006 by Resolution 06-R90. The development order has been amended seven times. The last amendment was approved by the City Council on April 12, 2021 through Resolution 21-R34.

# FUTURE LAND USE



# EXISTING ZONING



## **Analysis**

Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations. The proposed changes to the Southern Grove DRI are consistent with a proposed large-scale text amendment to the City's comprehensive plan (P20-256). The text amendment amends Figure 1-4 of the Future Land Use Element, Policies 1.2.9.1 and 1.2.9.2 of the Future Land Use Element, and the following maps in the future land use map series: Maps FLU-2b, TRN-2, TRN-3a, TRN-11 and TRN-12.

Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. The proposed amendment revises Figure 1-4 to reclassify approximately 7.8 acres of land located at the northeast corner of the intersection of Paar Drive and SW Village Parkway from the Neighborhood/Village Commercial subdistrict to the Employment Center subdistrict. In addition, approximately 48 acres of land located on the north side of Paar Drive and directly west of Interstate 95 is reclassified from the Mixed Use subdistrict designation to the Employment Center subdistrict and the Regional Business Center subdistrict. The proposed amendment removes the eastern portion of Paar Drive from SW Anthony F. Sansone, Sr. Blvd east to Interstate 95 and the Paar Drive/I-95 overpass.

Policy 1.2.9.1 sets forth the density and intensity for the Southern Grove NCD District. The proposed changes increase the development thresholds for residential, non-residential, and hotel uses. Policy 1.2.9.2 sets a minimum overall average density for a residential area near an Employment Center or a Mixed Use area. The proposed amendment deletes the policy from the comprehensive plan. Map TRN-2 depicts the future number of roadway lanes. Map TRN-3a shows the future functional classification of the roadways and Map TRN-11 shows the Existing/Future Transportation network for 2035. Map TRN-12 depicts the southwest annexation area roadway plan. The proposed changes to these maps remove the eastern segment of Paar Drive from SW Anthony F. Sansone Sr. Boulevard and I-95 and the Paar Drive and I-95 overpass.

The proposed large scale amendment was recommended for approval by the Planning and Zoning Board on May 4, 2021. The first reading of the ordinance was heard by the City Council on August 9, 2021 for transmittal to the state land planning agency. If there are no objections to the proposed comprehensive plan amendment from the state land planning agency and the reviewing agencies, the proposed comprehensive plan amendment will be scheduled for a future adoption hearing before the City Council. The adoption hearing for the DRI amendment will occur after the adoption hearing for the comprehensive plan amendment.

## **RELATED PROJECTS**

P20 - 067 - Mattamy Palm Beach, LLC, Comprehensive Plan Amendment

## **STAFF RECOMMENDATION**

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.

### Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.