



**SOUTHERN GROVE DRI  
City of Port St. Lucie Florida  
DEVELOPMENT ORDER AMENDMENT  
APPLICATION  
PROJECT NARRATIVE/COVER LETTER  
MARCH 3, 2021**

Ms. Teresa Lamar-Sarno, AICP  
Assistant to the City Manager  
City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

Dear Ms. Lamar-Sarno:

On behalf of Mattamy Palm Beach, LLC. we are pleased to submit this application for an amendment to the Southern Grove DRI Map Changes and Development Order Amendment.

**REQUEST SUMMARY**

The subject application involves a request by Mattamy Palm Beach, LLC. for a Development Order (DO) Amendment to the Southern Grove Development of Regional Impact (DRI). As more specifically described herein and indicated on the accompanying documents the proposed amendment includes a proposed condition of approval to allow for a mass transit system within the Southern Grove DRI. There are no other changes proposed to the DRI with this application.

**BACKGROUND AND PROJECT DESCRIPTION**

The Southern Grove DRI was originally approved by the City Council on September 25, 2006, pursuant to the adoption of Resolution 06-R90. Since the initial approval, the DRI has been amended several times with the most recent approvals on January 13, 2020, adopted pursuant to Resolution 20-R05 and on January 25, 2021, adopted pursuant to Resolution 21-05.

The entirety of the Southern Grove DRI (3,606 acres, more or less) has a Future Land Use Designation of New Community Development (NCD). The NCD is a Future Land Use designation for DRIs to facilitate the development of mixed use communities. The five sub-

districts in Southern Grove are: Residential, Neighborhood/Village Commercial, Employment Center, Regional Business Center, and Mixed Use.

**PROPOSED AMENDMENTS TO THE CONDITIONS OF APPROVAL:** ~~Strikethrough~~ language indicates deleted text and underline language indicates new language.

Resolution 20-R05, exhibit 1, Condition 72: The Southern Grove DRI developer has the right, but not the obligation to develop and construct a mass transit system within and extending outside of the Southern Grove property. The mass transit system may include autonomous vehicles, trollies, cargo vans, and buses. The developer may monitor the roadways consistent with Condition 15 to determine the effects of the mass transit system.

*Applicant's justification: The purpose of the proposed condition of approval is to allow for mass transit opportunities within the Southern Grove DRI. It is important to note that a similar condition was recently approved for the Western Grove DRI. It is anticipated that the same mass transit system will operate between both Southern Grove, Western Grove, and Tradition for ridership and mass transit opportunities.*

## **CONCLUSION**

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