

9th Amendment to the Southern Grove DRI P22-101

City Council Meeting
September 26, 2022
Bridget Kean, AICP
Senior Planner



Applicant and Owner

Steve Garrett, Lucido and Associates,

Acting as the agent for

Mattamy Palm Beach, LLC

Port St. Lucie Governmental Finance Corporation

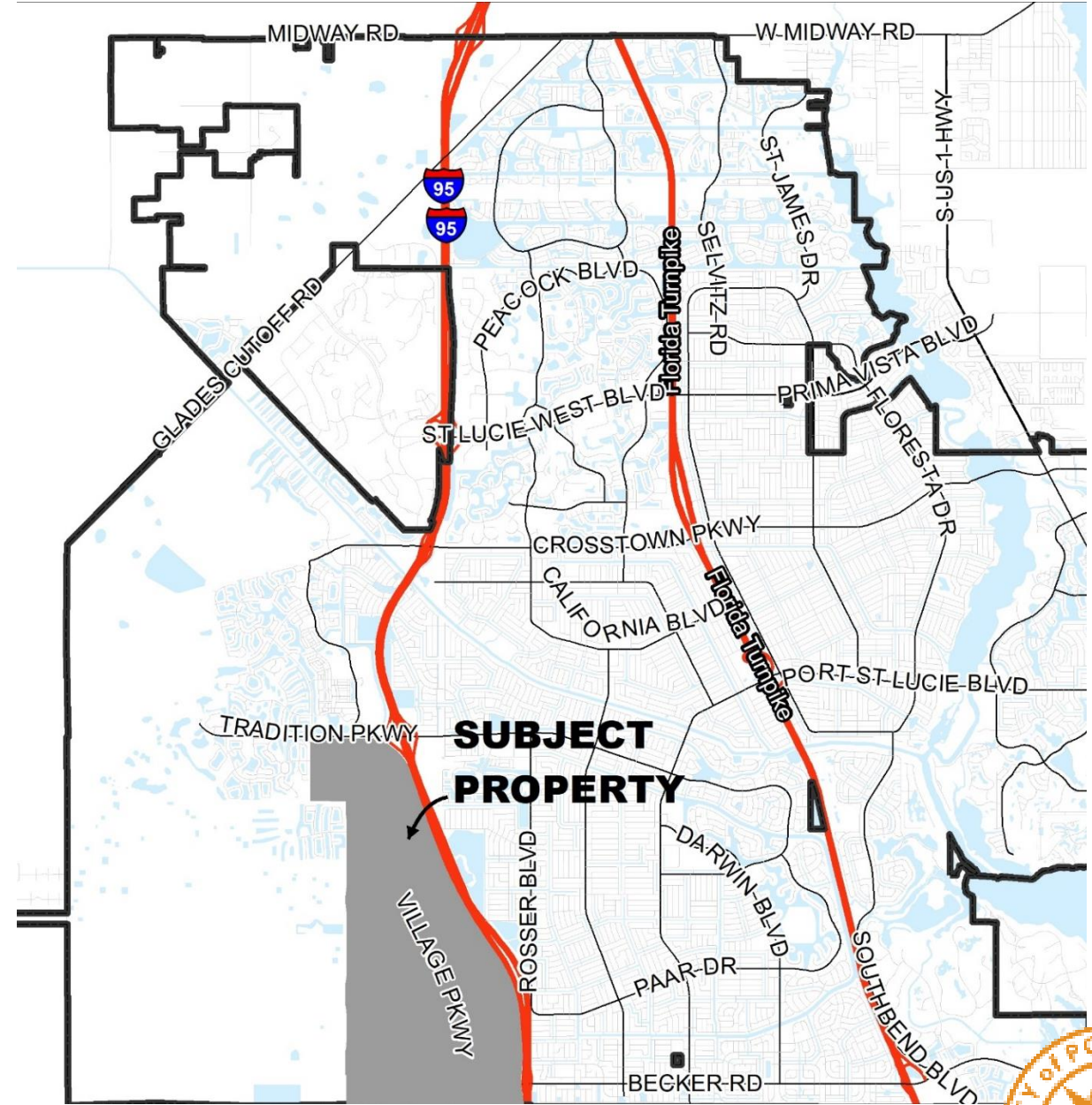


Proposed Project

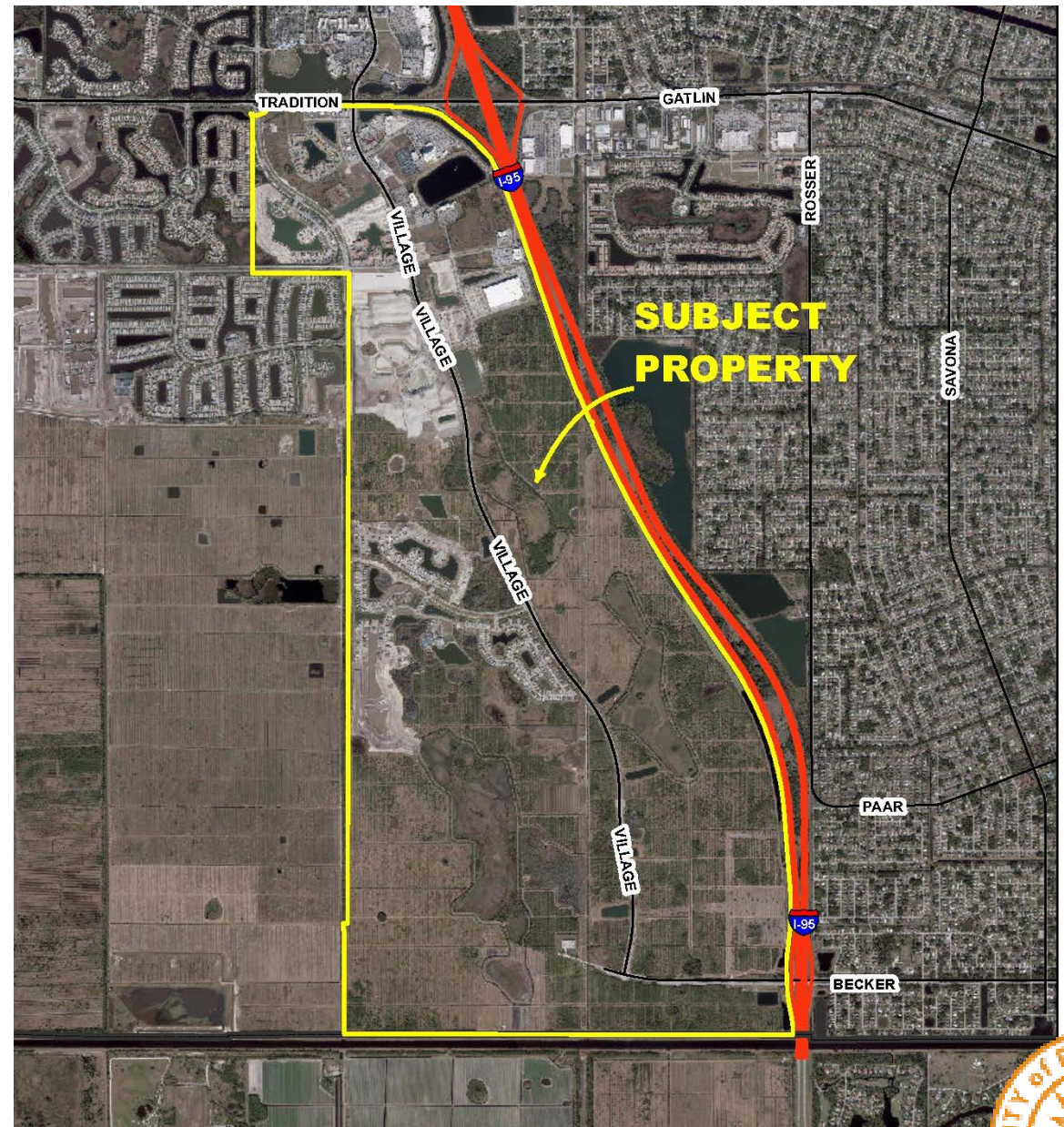
- An application to modify the master development plan, Map H, of the Southern Grove DRI.
- No other changes are proposed to the DRI development order conditions approved through Resolution 21-R136 on November 8, 2021.



Location



Aerial



Proposed Changes to Map H

1. ± 30.86 acres located at the NW corner of SW Village Parkway and Paar Drive from 23.98 acres of Neighborhood/Village Commercial and 6.88 acres of Residential to Mixed Use
2. ± 40.05 acres located at the northwest corner of SW Village Parkway and Becker Road from Neighborhood/Village Commercial to Mixed Use
3. ± 32.20 acres located at the SE corner of SW Village Parkway and Marshall Parkway from Neighborhood/Village Commercial to Mixed Use.
4. ± 15.49 acres located at NE corner of SW Village Parkway and Marshall Parkway from Neighborhood/Village Commercial to Employment Center.



EXHIBIT "B" TO EXHIBIT "I"
SOUTHERN GROVE

Phase	SOUTHERN GROVE Development Phasing					
	Residential (sq. ft.)	Retail (sq. ft.)	Office (sq. ft.)	Research & Development (sq. ft.)	Industrial (sq. ft.)	Hotel (Rooms)
1 (2006-2017)	3,435	180,033	400,114	300,000	453,000	250
2 (2017-2021)	4,259	276,480	250,000	200,000	1,200,000	300
3 (2021-2027)	2,360,000	20,000	20,000	20,000	1,300,000	30
4 (2027-2042)	6,945	489,811	65,527	1,049,128	413	113
TOTAL	10,705	4,976,324	745,641	5,772,128	1,663	693

DRI CRA MAP LEGEND:

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL BUSINESS CENTER
- PROPOSED RIGHTS-OF-WAY
- UTILITY EASEMENT
- STORMWATER MANAGEMENT
- ACTIVE PARK
- SCHOOL
- ARCHAEOLOGICAL SITE
- CONSERVATION AREA (W-#)
- FIRE STATION LOCATION (Approximate)
- PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS) (REQUIRED ON ONE SIDE OF E/W #2)
- MULTI-PURPOSE PATH (May be outside ROW)

NOTES:
 1/ CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
 2/ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, FUTURE MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
 3/ ARCHAEOLOGICAL SITE - OTHER SITE (08L1777)

SOUTHERN GROVE		
ID	Work Area (Ac)	Volume / Upward (cu ft)
CA2	W420	0.334
CA3	W424	1.453
CA4	W422	1.071
CA5	W426	0.830
CA7	W444	3.977
CA8	W432	1.552
CA9	W436	0.638
CA10	W440	0.280
CA11	W448	1.331
CA12	W447	1.852
CA13	LW DAK	5.130
CA14	W452	1.827
CA15	W456	0.751
CA16	W454	4.000
CA17	W458	2.586
CA18	W462	1.227
CA19	W466	2.943
CA20	W464	1.071
CA21	W468	0.175
CA22	W466	4.786
CA23	W470	3.228
CA24	W474	2.011
CA25	W478	0.670
CA26	W482	0.415
CA27	W486	3.623
CA28	W490	41.323
CA29	W494	3.292
CA30	W498	0.403
CA31	W502	0.166
TOTAL	120,031	12,220

CRA PLAN LEGEND:

- MULTI-PURPOSE PATH (MAY BE OUTSIDE OF ROW)
 - PARK & RIDE
- SUPPORTIVE POLICIES AND NOTES:
 1) DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
 2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
 3) ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.
 4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
 5) THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
 6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.



Proposed EXHIBIT "B" TO EXHIBIT "I"
SOUTHERN GROVE

Phase	SOUTHERN GROVE Development Phasing					
	Residential (sq. ft.)	Retail (sq. ft.)	Office (sq. ft.)	Research & Development (sq. ft.)	Industrial (sq. ft.)	Hotel (Rooms)
1 (2006-2017)	3,435	180,033	400,114	300,000	453,000	250
2 (2017-2021)	4,259	276,480	250,000	200,000	1,200,000	300
3 (2021-2027)	2,360,000	20,000	20,000	20,000	1,300,000	30
4 (2027-2042)	6,945	489,811	65,527	1,049,128	413	113
TOTAL	10,705	4,976,324	745,641	5,772,128	1,663	693

DRI CRA MAP LEGEND:

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL BUSINESS CENTER
- PROPOSED RIGHTS-OF-WAY
- UTILITY EASEMENT
- STORMWATER MANAGEMENT
- ACTIVE PARK
- SCHOOL
- ARCHAEOLOGICAL SITE
- CONSERVATION AREA (W-#)
- FIRE STATION LOCATION (Approximate)
- PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS) (REQUIRED ON ONE SIDE OF E/W #2)
- MULTI-PURPOSE PATH (May be outside ROW)

NOTES:
 1/ CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
 2/ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, FUTURE MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
 3/ ARCHAEOLOGICAL SITE - OTHER SITE (08L1777)

SOUTHERN GROVE		
ID	Work Area (Ac)	Volume / Upward (cu ft)
CA2	W420	0.334
CA3	W424	1.453
CA4	W422	1.071
CA5	W426	0.830
CA7	W444	3.977
CA8	W432	1.552
CA9	W436	0.638
CA10	W440	0.280
CA11	W448	1.331
CA12	W447	1.852
CA13	LW DAK	5.130
CA14	W452	1.827
CA15	W456	0.751
CA16	W454	4.000
CA17	W458	2.586
CA18	W462	1.227
CA19	W466	2.943
CA20	W464	1.071
CA21	W468	0.175
CA22	W466	4.786
CA23	W470	3.228
CA24	W474	2.011
CA25	W478	0.670
CA26	W482	0.415
CA27	W486	3.623
CA28	W490	41.323
CA29	W494	3.292
CA30	W498	0.403
CA31	W502	0.166
TOTAL	120,031	12,220

CRA PLAN LEGEND:

- MULTI-PURPOSE PATH (MAY BE OUTSIDE OF ROW)
 - PARK & RIDE
- SUPPORTIVE POLICIES AND NOTES:
 1) DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
 2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
 3) ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.
 4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
 5) THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
 6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.



Impacts and Findings

- 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 Map H are consistent with a proposed large scale comprehensive plan text amendment to amend Figure 1-4 of the Future Land Use Element (P22-039).
- Transmittal hearing for the proposed comprehensive plan amendment was held on March 28, 2022.
- DEO completed their review and issued a no comment letter on April 28, 2022.
- The adoption hearing for the proposed comprehensive plan amendment is scheduled for 9/26/2022 Special City Council meeting.



Recommendation

- The Planning and Zoning Board recommended approval of the proposed amendment at the April 5, 2022 Planning and Zoning Board meeting.
- 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 of the proposed 9th amendment to the Southern Grove DRI to amend Map H.

