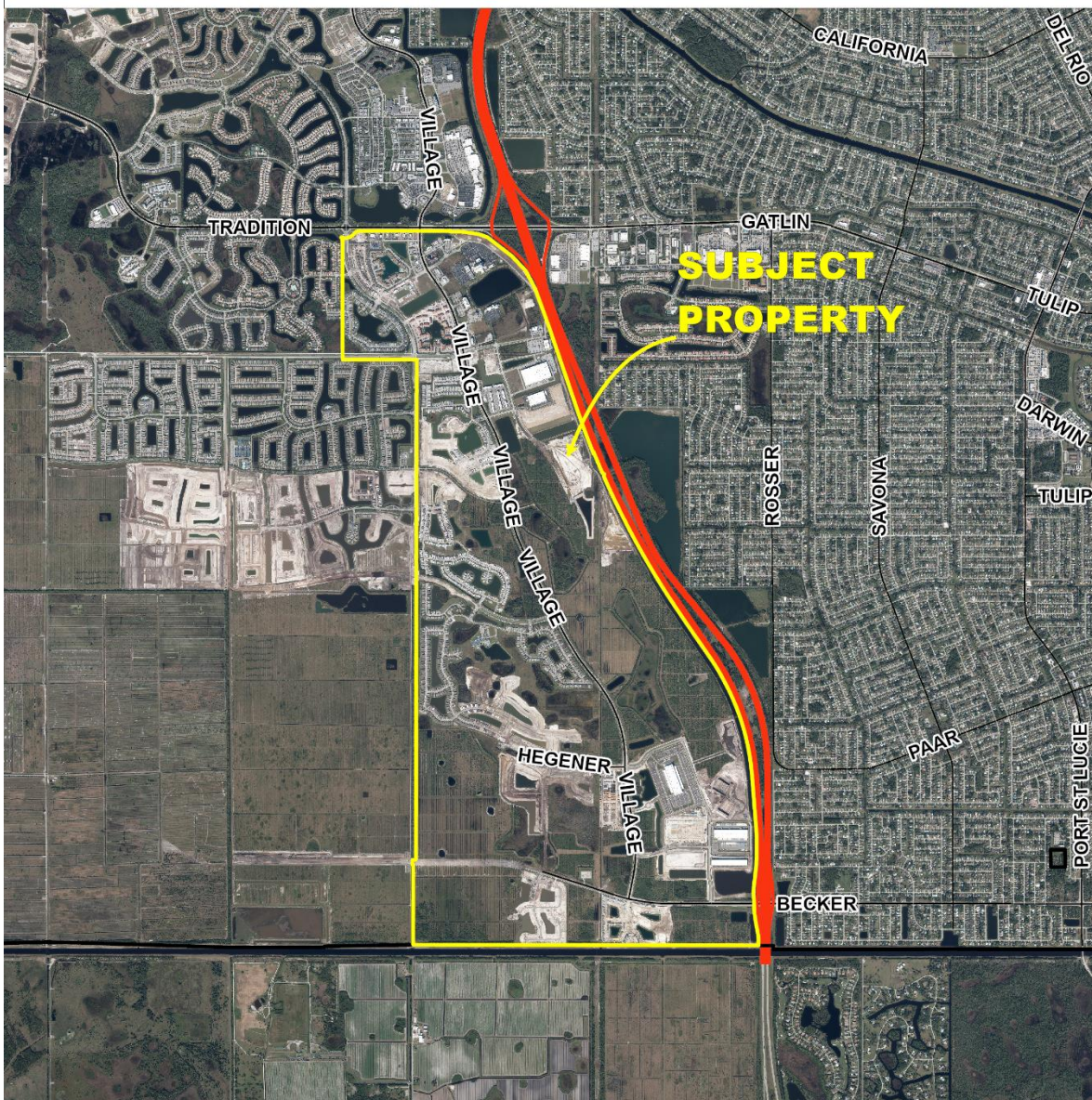


**Southern Grove DRI**  
**11<sup>th</sup> Amendment to the DRI Development Order to Amend Map H and Map H-2, the Master Development Plan**  
**P24-086**



**Project Location Map**

## **SUMMARY**

Applicant's Request:	An application for the 11 <sup>th</sup> Amendment to the Southern Grove DRI to modify Map H, the master development plan, and Map H-2, Tradition Trail and multi-use paths plan. No other changes are proposed to the DRI development order conditions.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicant:	Port St. Lucie Governmental Finance Corporation
Property Owners:	Port St. Lucie Governmental Finance Corporation, City of Port St. Lucie and Mattamy Palm Beach, LLC
Location:	The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.
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, Deputy Director

## **Project Description**

On behalf of the Port St. Lucie Governmental Finance Corporation (GFC) and Mattamy Palm Beach, LLC, Culpepper and Terpening, Inc. has submitted an application for an amendment to the development order for the Southern Grove DRI. The proposed amendment will amend Map H, the master development plan, and Map H-2, the Tradition Trail/multi-purpose pathways map, for the Southern Grove DRI. The amendment was prepared with assistance from Lucido and Associates. The proposed changes to Map H revise the land use sub-districts depicted for approximately 528 acres of land located on the east side of SW Village Parkway and between E/W 2 (Destination Way) and SW Hegener Drive and it revises the alignment for a future Marshall Parkway and Interstate 95 Interchange. The proposed changes to Map H-2 revise the alignment for Tradition Trail by removing on road and off road segments of the trail that were proposed for the area east of SW Village Parkway. In place of the trail, the roadways on the east side of SW Village Parkway are being designed with wider sidewalks to accommodate bicycle and pedestrian traffic. All of the property that is the subject of this application is within the area of the Southern Grove DRI that is owned or previously owned by the Port St. Lucie Governmental Finance Corporation (GFC).

Southern Grove is an approved Development of Regional Impact (DRI) and is approximately 3,606 acres in size. In total, the development program includes 7,674 residential dwelling units; 1,831,465 square feet of retail use; 1,409,903 square feet of office use; 1,201,557 square feet of research and development; 8,745,000 square feet of warehouse/industrial use; 1,051 hotel rooms; 300 hospital beds; and ancillary and support uses as permitted within the NCD District.

## **Proposed Amendment**

The proposed changes to Map H and Map H-2 are as follows:

1. A realignment of the Marshall Parkway right-of-way for better alignment for a future I-95 and Marshall Parkway interchange.
2. A change to the land use sub-district classification for approximately 304 acres of property located east of SW Village Parkway and between Marshall Parkway and SW Hegener Drive from the Employment Center sub-district classification to the Regional Business Center sub-district classification.

3. A change to the land use sub-district classification for approximately 39 acres of property located at the southeast quadrant of the intersection of Marshall Parkway and SW Village Parkway from the Mixed-Use sub-district classification to the Regional Business Center sub-district classification.
4. A change to the land use sub-district classification for approximately 158 acres of property located east of SW Village Parkway and between E/W 2 (Destination Way) and Marshall Parkway from the Employment Center sub-district classification to the Regional Business Center sub-district classification.
5. A change to the land use sub-district classification for approximately 27 acres of property located at the northeast quadrant of the intersection of SW Marshall Parkway and SW Village Parkway from the Neighborhood/Village Commercial sub-district classification to the Regional Business Center sub-district classification.
6. Removes the segments of Tradition Trail that were proposed for the area on the east side of SW Village Parkway between Becker Road and E/W 2.

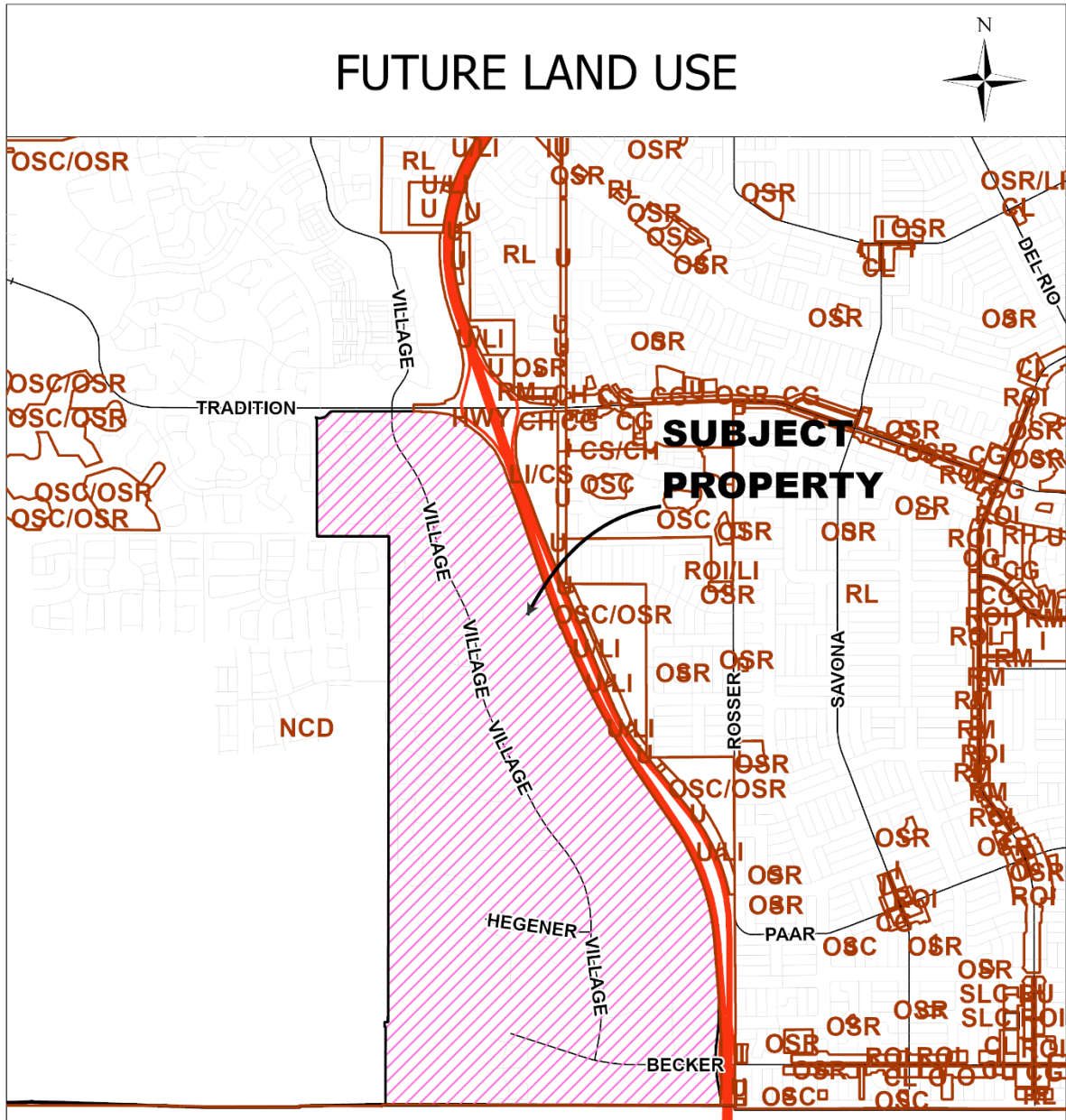
The purpose of this application is to create a more unified land use plan for the remaining undeveloped land in the GFC area of Southern Grove. The Regional Business Center sub-district provides for a wide variety of uses and is a more suitable land use for this area of the City. It can accommodate warehouse, manufacturing, and other employment generating uses and it allows for retail, office, restaurants, and residential uses. 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.

Map H-2 has been revised to more closely resemble the existing or proposed developments for this area of the Southern Grove DRI. To accommodate pedestrian and bicycle traffic, the roadways on the east side of SW Village Parkway are being designed with wide sidewalks between eight (8) and ten (10) feet.

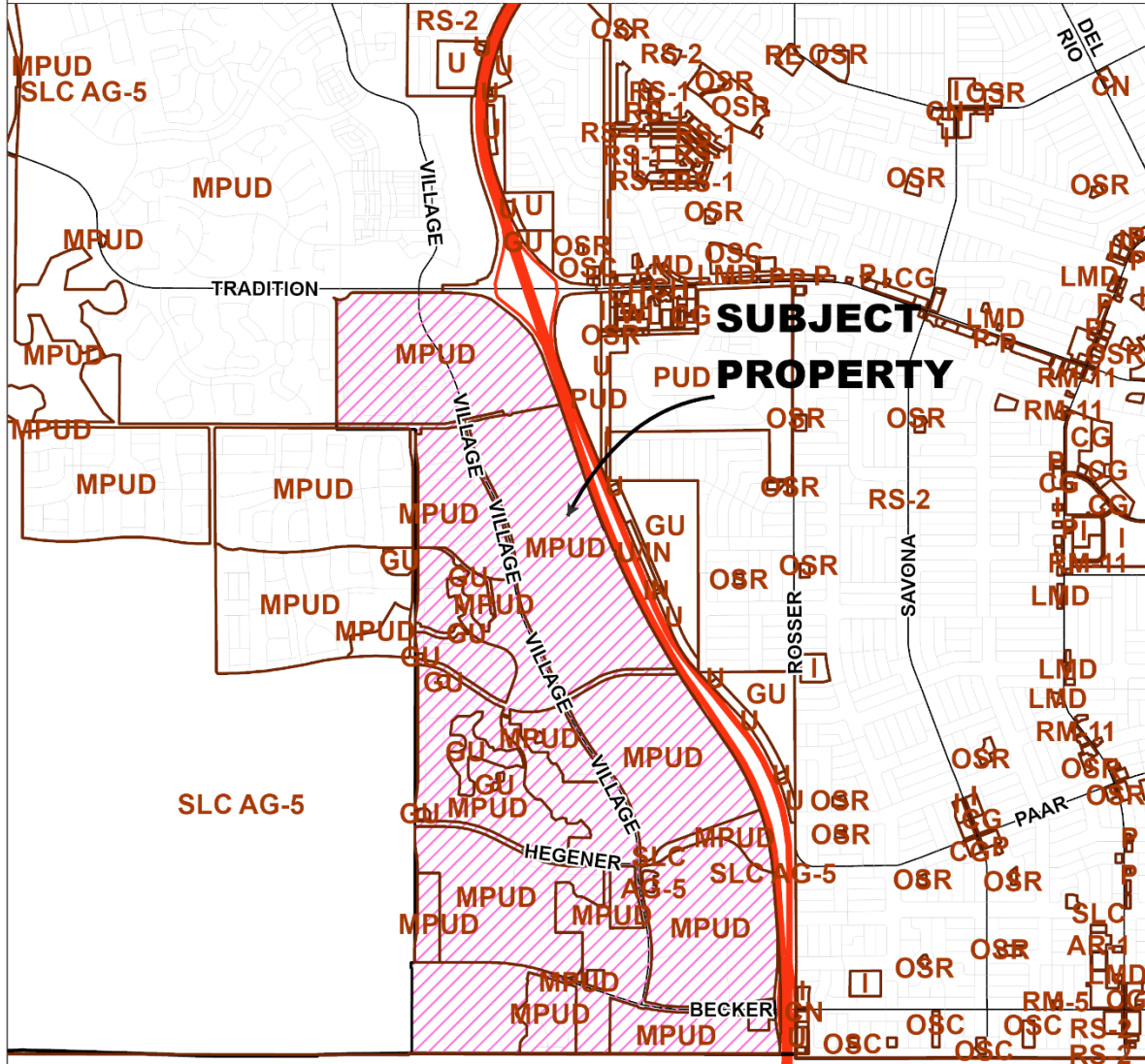
With the exception of the proposed changes to Map H and Map H-2 (Exhibit “B” and “B-2” to Exhibit 1 of Resolutions 21-R136 and Resolution 23-R121), no changes are proposed to the development order conditions adopted under Resolution 21-R136. With the exception of the changes to described above, the existing development order approved under Resolution 21-R136 will remain in full force and effect.

The proposed changes are attached as Exhibit “A” with the existing maps struck-through and the new maps added.





# EXISTING ZONING



**ANALYSIS:** Section 380.06(7)(a), 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 and Map H-2 are consistent with a proposed large scale comprehensive plan text amendment to amend Figure 1-4 of the Future Land Use Element (P24-065). Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. The proposed amendment revises the land use sub-districts for approximately 528 acres of land on the east side of SW Village Parkway and between E/W 2 (Destination Way) and SW Hegener Drive from Employment Center, Mixed Use, and Neighborhood/Village Commercial to the Regional Business Center. It revises the alignment for a proposed Marshall Parkway and Interstate 95 Interchange.

The proposed large scale comprehensive plan text amendment was recommended for approval by the Planning and Zoning Board at the July 2, 2024 Planning and Zoning Board meeting. The proposed amendment was approved for transmittal to the Florida Department of Commerce at the July 22, 2024 City Council meeting. The adoption hearing for the proposed DRI amendment will be scheduled to follow the adoption hearing for the proposed comprehensive plan text amendment.

In 2021, the City Council adopted the 8<sup>th</sup> Amendment to the Southern Grove DRI through Resolution 21-R136 (P21-012). The 8<sup>th</sup> Amendment to the Southern Grove DRI provided for revised development entitlements, revised conditions of approval, revised buildout and expiration dates, a revised master development plan (Map H), and a revised Tradition Trail and multi-purpose plan (Map H-2). The 8<sup>th</sup> amendment to the Southern Grove DRI included an updated traffic study for Southern Grove and the City's western annexation area referred to as WATS 3.0. It showed that the updated development plan for the Southern Grove DRI could be accommodated within the existing transportation conditions. The 9<sup>th</sup> and 10<sup>th</sup> amendments to the Southern Grove DRI Development Order were also map amendments to Map H and Map H-2 with no other changes to the development order conditions. This application further refines the land use plan for the Southern Grove DRI to accommodate new development plans for the GFC area of Southern Grove. The proposed map changes can be accommodated within the existing DRI development order conditions for Southern Grove DRI.

## **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 approval to the City Council - with conditions
- 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.