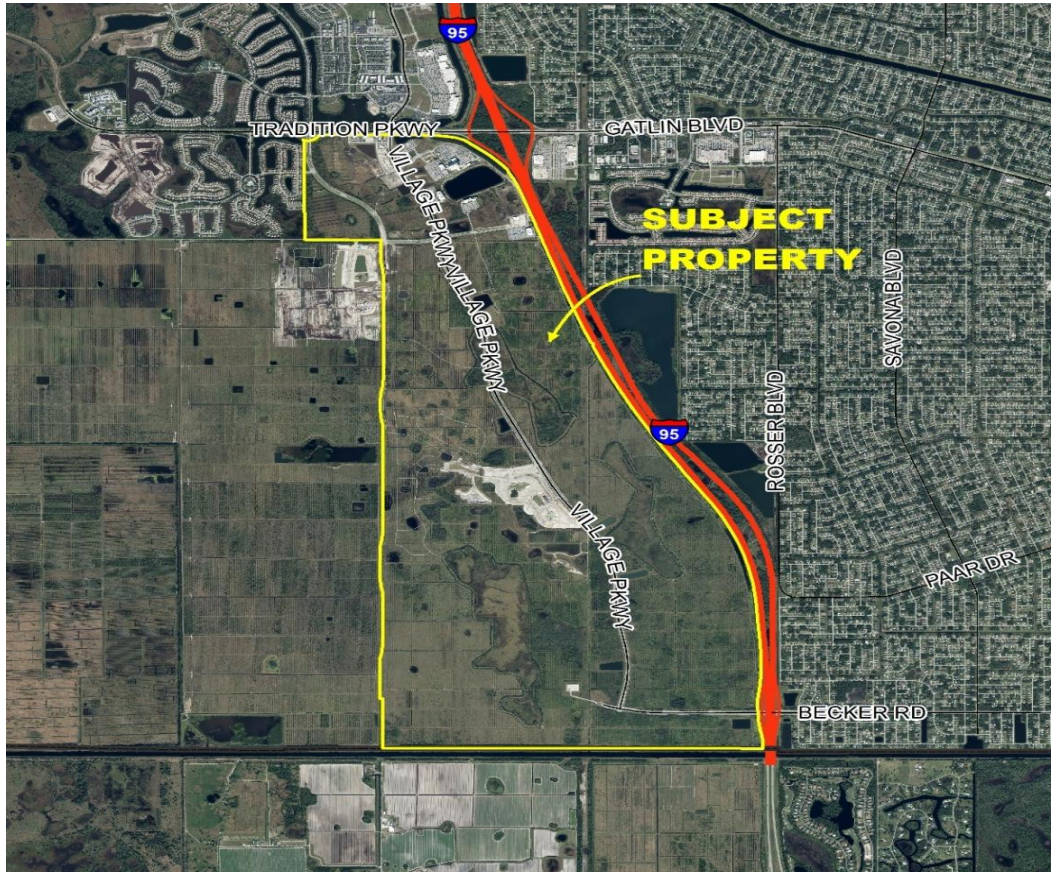




Southern Grove Development of Regional Impact (DRI) Amendment Application
 7th Amendment to the DRI Development Order
 Mattamy Palm Beach, LLC
 Project No. P21-058



SUMMARY

Applicant's Request:	An application to amend the development order for the Southern Grove DRI (7 th amendment).
Applicant:	Autumn Sorrow, AJ Entitlements and Planning and Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC, as the developer of the Southern Grove DRI
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. The future land use classification for the Southern Grove DRI is New Community Development District (NCD). 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.

On January 25, 2021, the City Council adopted Resolution 21-R05 approving the 6th amendment to the Southern Grove DRI Development Order (P20-067). The amendment revised the buildout and expiration dates to account for legislative extensions. It amended the master development plan, Map H, to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Regional Business Center subcategories. It shifted the location for a proposed school site and a proposed park site on SW Community Boulevard. It included the re-alignment of the Paar Road right-of-way between SW Village Parkway and Interstate 95 and the reconfiguration of Tradition Trail (Map H (2)). A condition in support of mass transit was inadvertently left out of the 6th amendment to the Southern Grove DRI.

Mattamy Palm Beach, LLC, is the successor in interest to the Tradition Land Company, LLC, and, as such, is the developer of the Tradition DRI, the Western Grove DRI, and the Southern Grove DRI. Mattamy Palm Beach, LLC, has introduced a pilot program in Tradition and Southern Grove for an autonomous vehicle shuttle service known as TIM (Tradition in Motion). At present, the service offers two operating routes. One route takes riders to and from the Manderlie subdivision on SW Community Boulevard to Tradition Town Square and the other route takes riders to and from Tradition Town Square to the Landings at Tradition Shopping Center (Target). The goal is to add additional routes to serve the residents of Tradition, Southern Grove, and the future residents of Western Grove. For financing purposes, the service needs to be a use allowed by the Southern Grove DRI development order. A condition in support of mass transit was included in the recent amendment to the Western Grove DRI (Resolution 21-R06). A condition in support of mass transit in Southern Grove was left out of the recent amendment to the Southern Grove DRI (Resolution 21-R05) by mistake.

Proposed Amendment

The proposed amendment adds Condition 72 to the conditions of approval for the Southern Grove DRI. No other changes are proposed to the Southern Grove DRI development order. The condition is as follows:

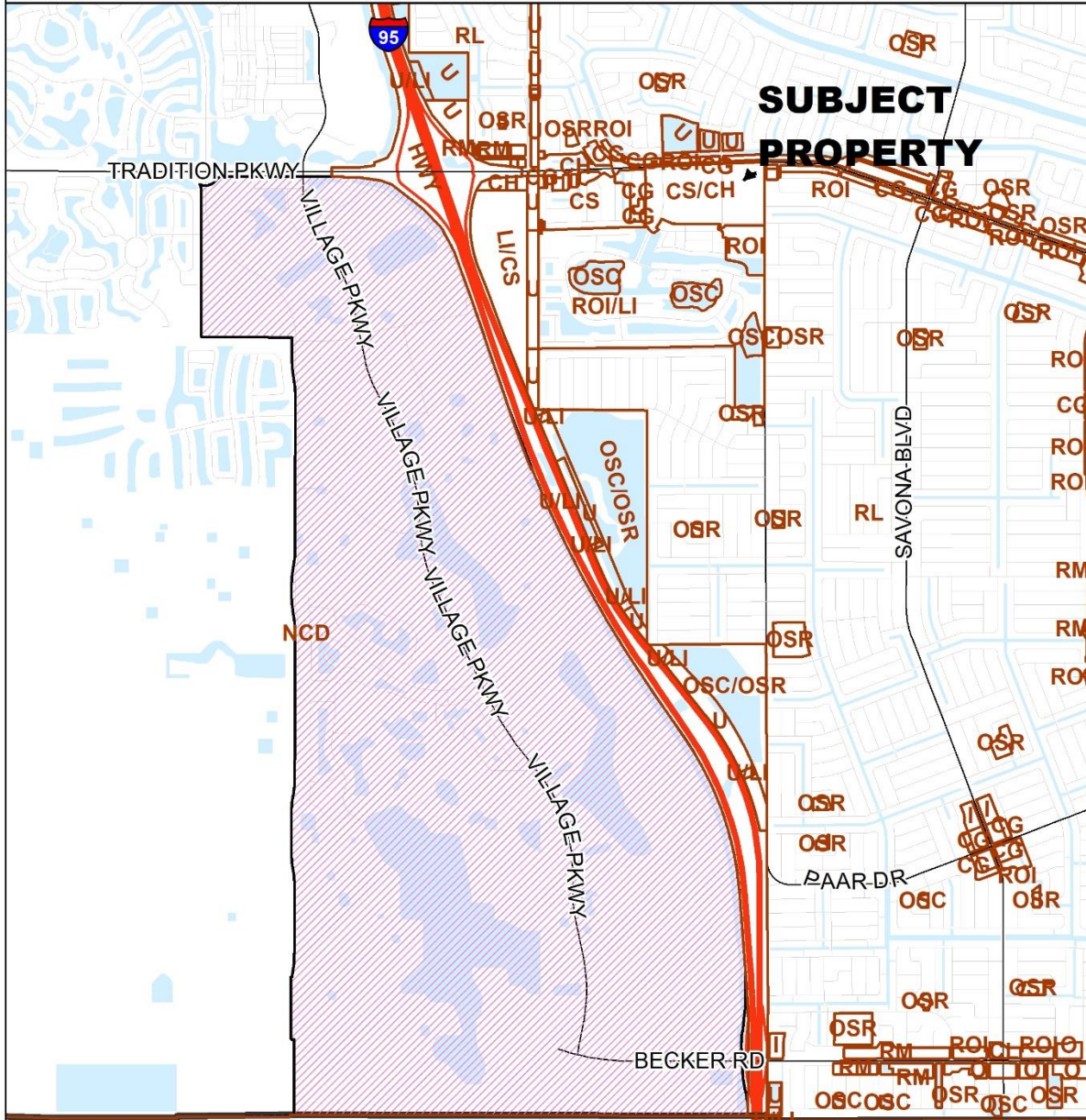
Mass Transit

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 16 to determine the effects of the mass transit system.

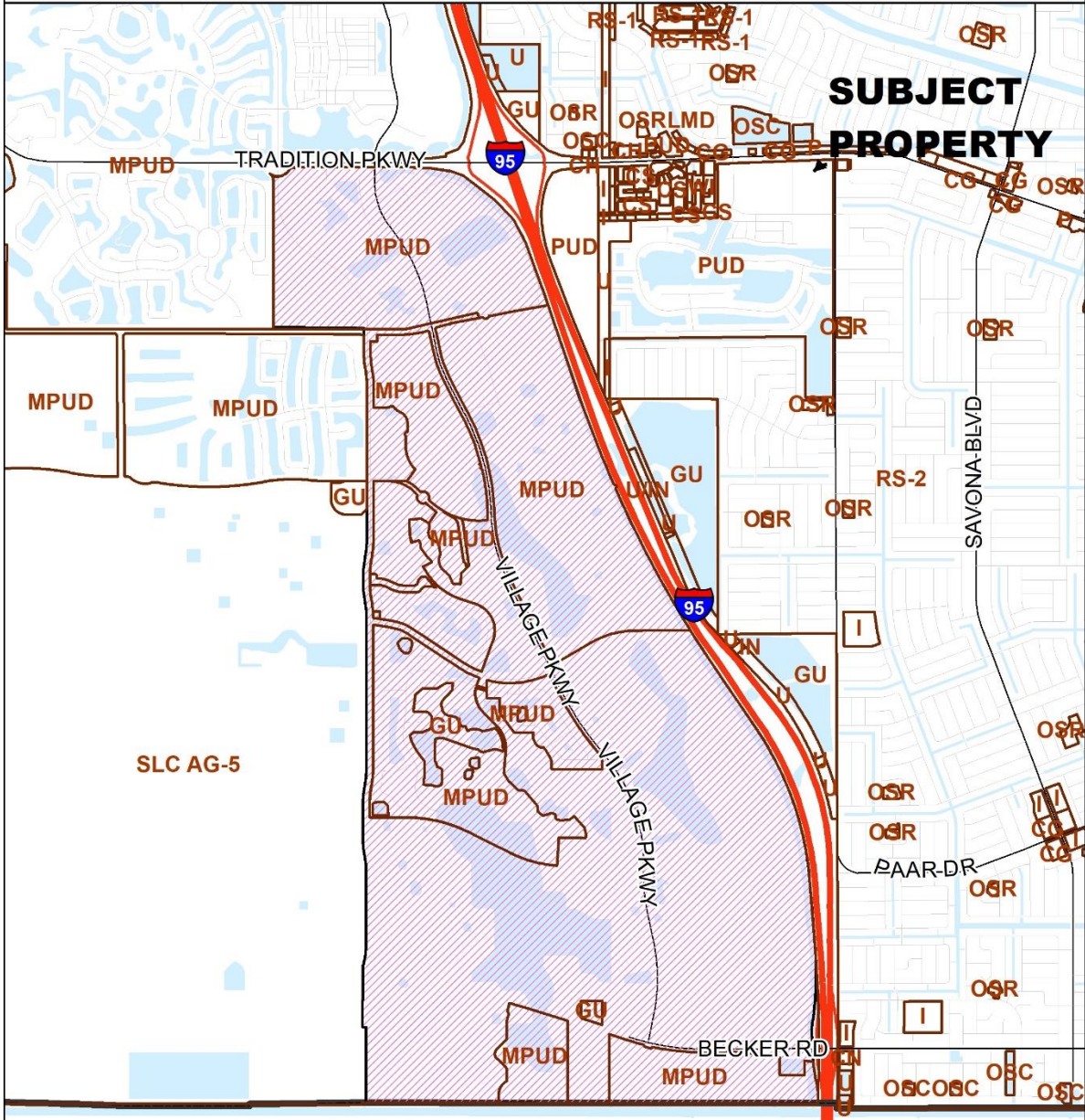
Previous Actions and Prior Reviews

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 five times. The last amendment was approved by the City Council on January 25, 2021 by Resolution 21-R05.

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 Southern Grove DRI has a future land use of New Community Development District or NCD. NCD is a future land use classification for DRIs to facilitate the development of mixed-use communities. The proposed amendment is supported by and consistent with the following NCD policies in the City's comprehensive plan:

Objective 1.2.2: Implement policies that ensure that development within the New Community Development District will be:

- a. Mixed-Use, providing a greater variety of uses closer to home and work;
- b. Pedestrian oriented, reducing reliance on the automobile and building a sense of place and community;
- c. Environmentally sensitive, providing wildlife corridors and upland habitat preservation; and,
- d. Able to provide a diversity of housing types to enable citizens from a wide range of economics levels and age groups to live within its boundaries.

Policy 1.2.3.4: In order to provide shortcuts and alternatives to travel along high-volume streets, a network of pedestrian/bicycle paths and accommodations for low speed vehicles may be provided within the residential areas and to interconnect residential and non-residential areas.

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.