

# 10th Amendment to the Southern Grove DRI P23-141

City Council Meeting  
November 13, 2023



# Request Summary

Applicant's Request:	This is an application for the 10 <sup>th</sup> Amendment to the Southern Grove DRI. The proposal is to amend Map H and Map H-2, the DRI master development plans. No changes are proposed to the DRI development order conditions of approval.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc. with assistance from Lucido and Associates
Applicant /Property Owner:	Port St. Lucie Governmental Finance Corporation (GFC) with assistance from Mattamy Palm Beach, LLC, as the master developer of the Southern Grove DRI
Location:	The subject property is generally located west of Interstate 95, south of Tradition Parkway, north of the C-23 canal, and bordered by SW Community Boulevard to the west.

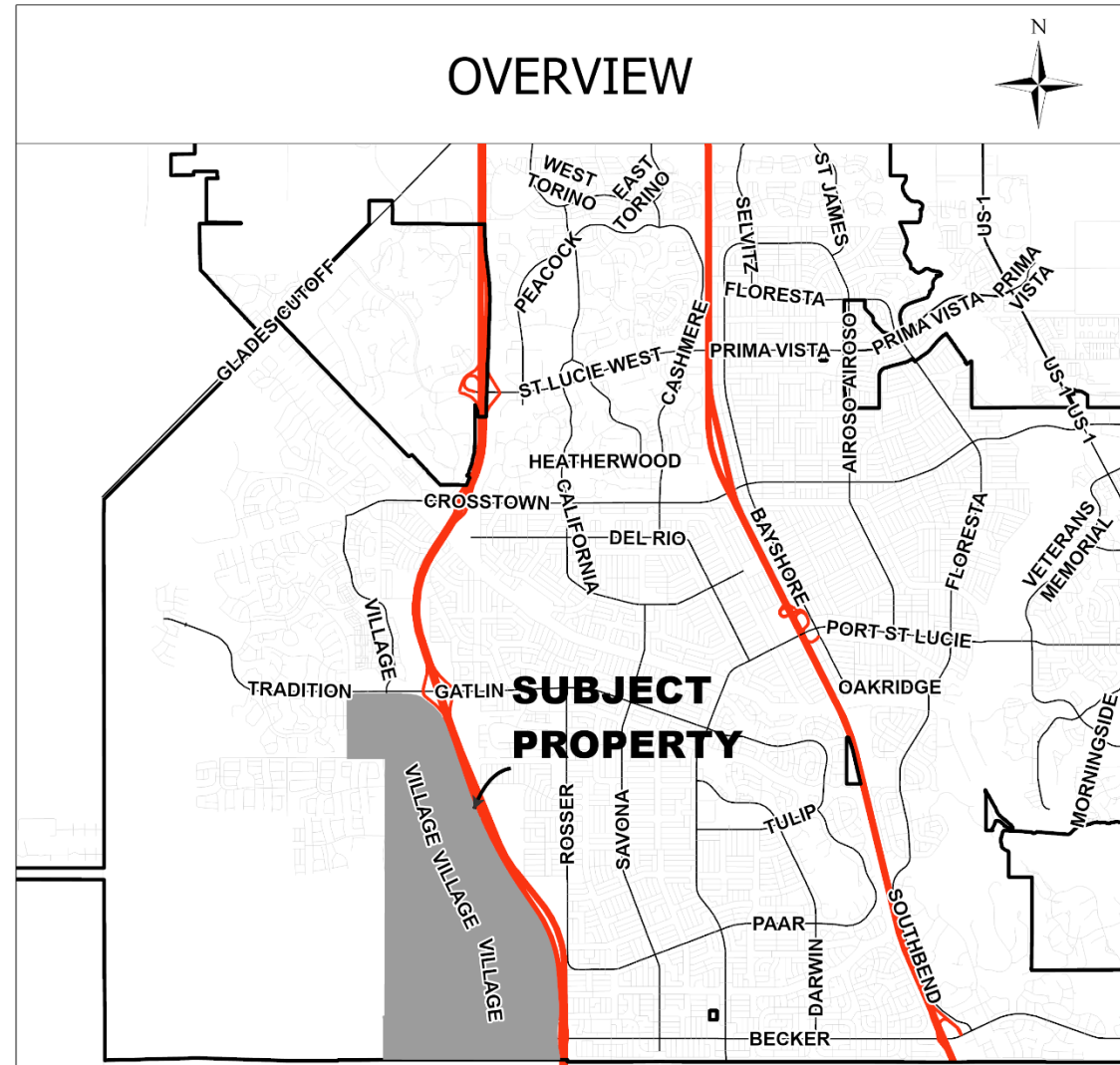


# Project Background

- Southern Grove is an approved Development of Regional Impact (DRI) and approximately 3,606 acres in size.
- Development program includes 7,674 residential dwelling units; 1.8 million sq ft of retail use; 1.4 million sq ft of office use; 1.2 million sq ft of research and development; 8.7 million sq ft of warehouse/industrial use; 1,051 hotel rooms; 300 hospital beds; and ancillary and support uses as permitted within the NCD District.
- The future land use classification for the Southern Grove DRI is New Community Development District (NCD).
- The Southern Grove DRI was last amended on 11/28/2022 through Resolution 22-R44.

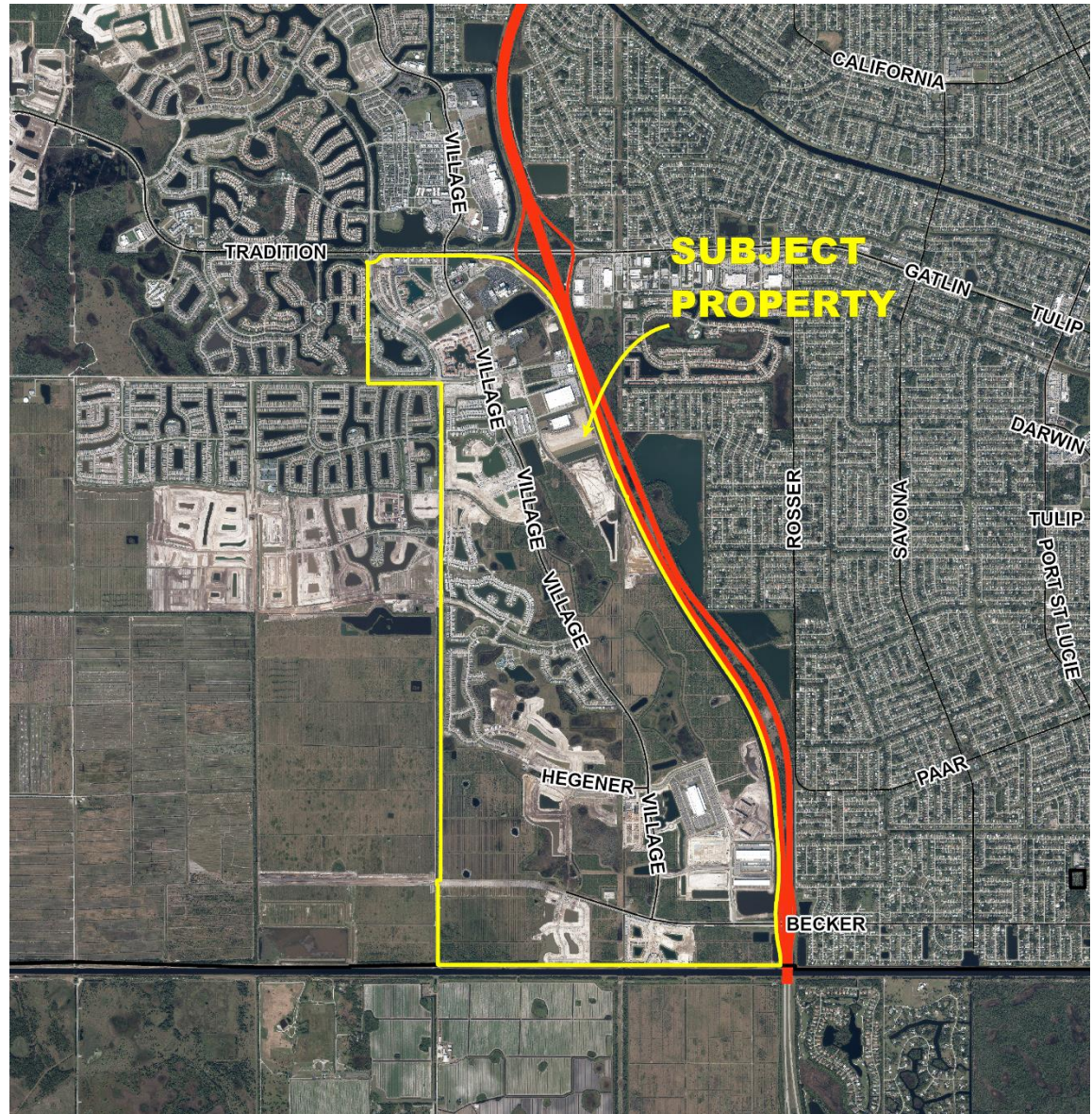


# Location





# Aerial







# Proposed Project

- This application is the 10<sup>th</sup> amendment to the Southern Grove DRI. It consists of amendments to Map H and Map H-2 to adjust the alignments of certain roadways and Tradition Trail between SW Village Parkway and Interstate 95 and other minor changes.
- The purpose of this amendment is to accommodate new development plans for this area of the city.
- No changes are proposed to the DRI development order conditions adopted under Res. 21-R136. These conditions will remain in full force and effect.



# Proposed Changes

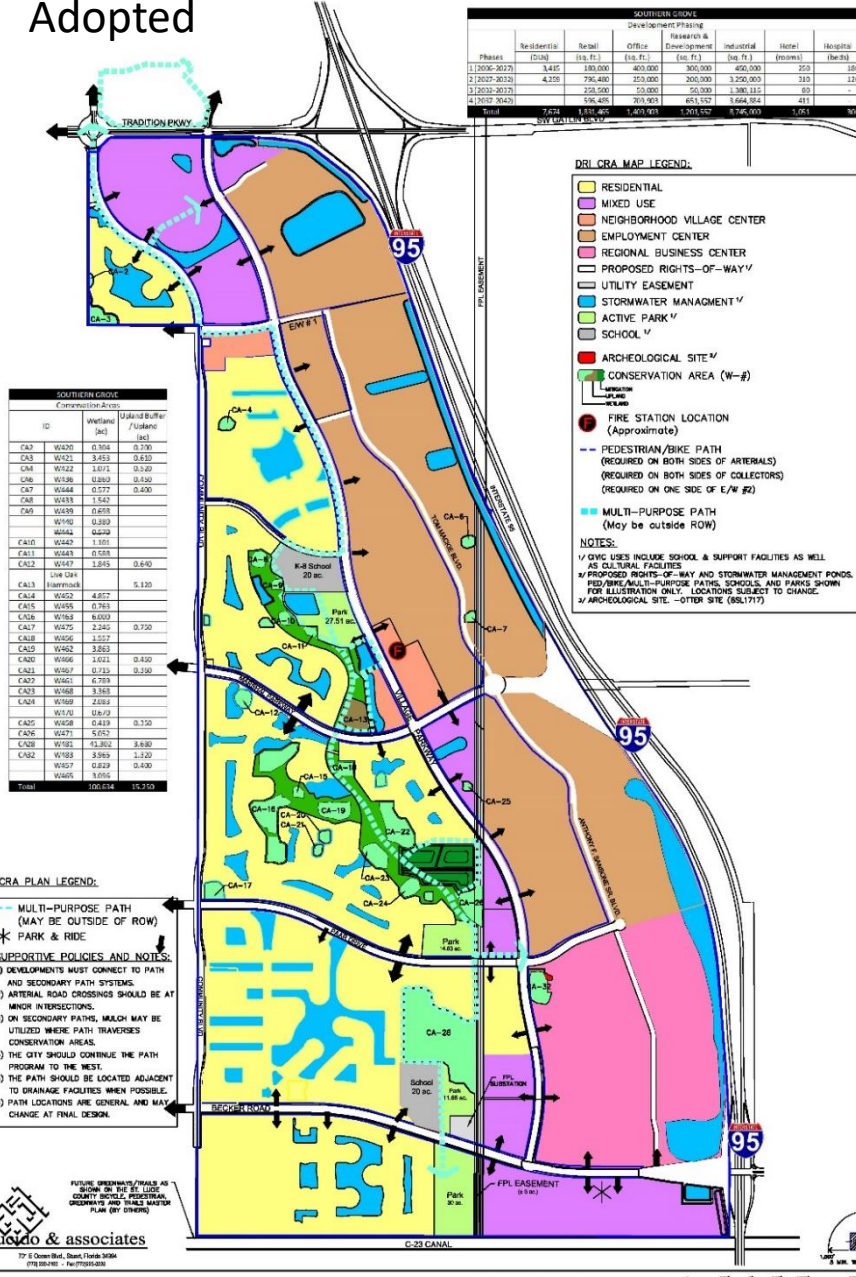
- The proposed changes to Map H and Map H-2 include:
  - The re-alignment of the extension of SW Anthony F. Sansone Sr Boulevard between SW Hegener Drive and Marshall Parkway
  - The re-alignment of the southern extension of Tom Mackie Boulevard north of Marshall Pkwy
  - As a result of the roadway re-alignments, the Mixed-Use sub-district acreage is decreased by one acre for a total of 398 acres and the Employment Center acreage is increased by one acre for a total of 886 acres.
  - The proposed changes to Map H-2 include the re-alignment of the multi-use trail known as Tradition Trail and the removal of two segments of Tradition Trail in the general area between Marshall Parkway and future road E/W 2 and west of Tom Mackie Boulevard.





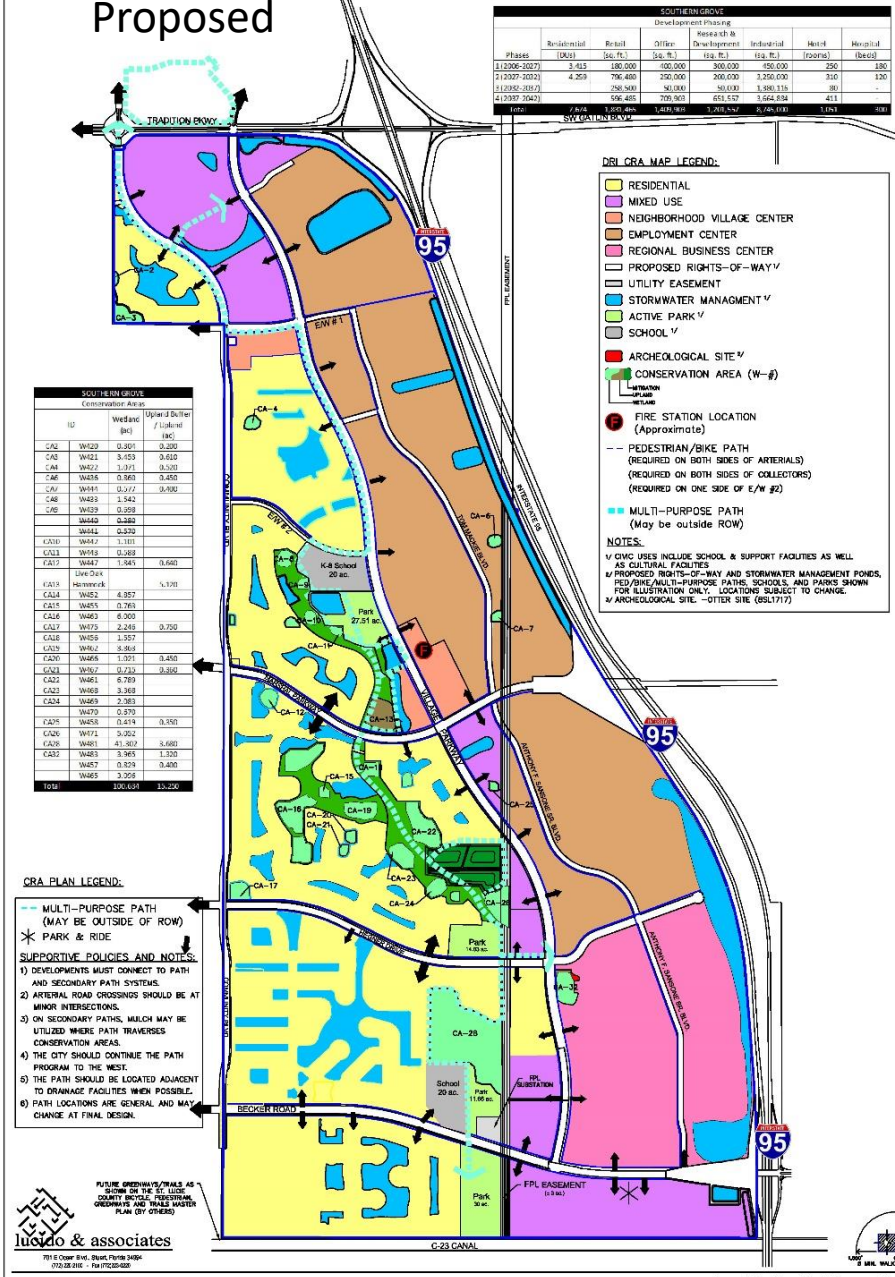
# EXHIBIT "B" TO EXHIBIT "1" SOUTHERN GROVE

## Adopted



# EXHIBIT "B" TO EXHIBIT "1" SOUTHERN GROVE

## Proposed





# EXHIBIT "B-2" TO EXHIBIT "1" SOUTHERN GROVE

GRA PLAN 1 (FOND)

- PROPOSED RIGHTS-OF-WAY
- UTILITY EASEMENT
- STORMWATER MANAGEMENT (EXISTING)
- ACTIVE PARK
- SCHOOL
- ARCHAEOLOGICAL SITE
- CONSERVATION AREA (W-#)
- PEDESTRIAN/BIKE PATH
- TRAIL
- MULTI-PURPOSE PATH
- PARK & RIDE

NOTES:

- PROPOSED RIGHTS OF WAY AND STORMWATER MANAGEMENT, PARKS, PEDESTRIAN/BIKE PATHS, SCHOOLS, AND PARKS ARE SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE. VARIOUS OTHER NOTES ARE LOCATED IN THE PLAN.
- DEVELOPMENTS MUST CONNECT TO PATH AND MULTI-PURPOSE PATH SYSTEMS.
- ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
- ON MULTI-PURPOSE PATHS, MULTI-PURPOSE PATHS MAY BE UTILIZED WHERE PATH "TRAVERSES" CONSERVATION AREAS.
- THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
- THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
- PATH LOCATIONS ARE DEFINED AND MAY CHANGE AT FINAL SITE PLANS.

TRAIL

MULTI-PURPOSE PATH

PARK & RIDE

PEDESTRIAN/BIKE PATH

CONSERVATION AREA (W-#)

STORMWATER MANAGEMENT (EXISTING)

UTILITY EASEMENT

PROPOSED RIGHTS-OF-WAY

ARCHAEOLOGICAL SITE

SCHOOL

ACTIVE PARK

STORMWATER MANAGEMENT (EXISTING)

UTILITY EASEMENT

PROPOSED RIGHTS-OF-WAY

ARCHAEOLOGICAL SITE

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ACTIVE PARK

STORMWATER MANAGEMENT (EXISTING)

UTILITY EASEMENT

# 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 (P23-142).
- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.
- The proposed text amendment will amend Figure 1-4 of the Future Land Use Element to adjust the alignments of SW Anthony F. Sansone Sr Boulevard and Tom Mackie Boulevard between SW Village Parkway and Interstate 95 to accommodate revised development plans in this area and adjust the acreage totals for the Mixed Use and Employment Center sub-districts.



# Recommendation

- The Planning and Zoning Board recommend approval of the proposed amendment at their meeting on September 5, 2023.
- 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 DRI amendment.

