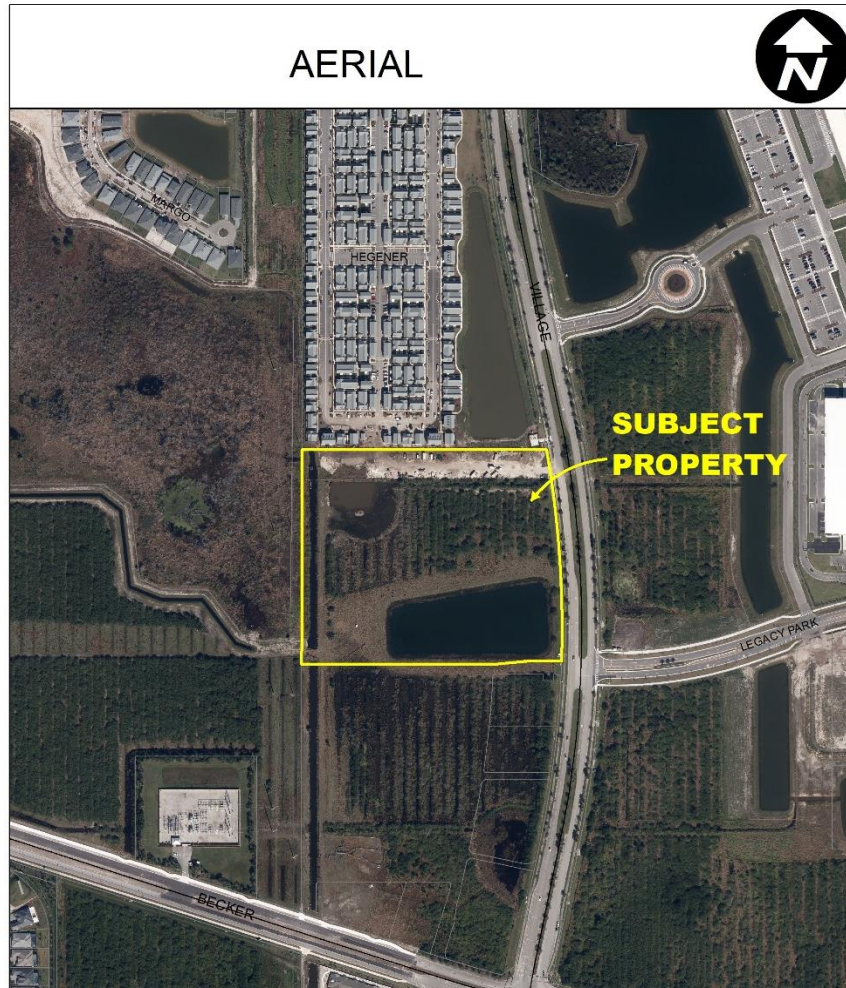


Southern Grove SG8 – Multi-Family Northern Parcel
Major Site Plan
P25-210



SUMMARY

Applicant’s Request:	A request for site plan approval for a multi-family residential development consisting of 312 units.
Applicant:	Derrick Phillips, Lucido & Associates
Property Owner:	Mattamy Palm Beach
Contract Purchaser:	NRP Group
Location:	The property is located on the west side of SW Village Parkway, directly north of the home improvement parcel and SW Becker Road.
Address:	Not assigned
Project Planner:	Sofia Trail, Planner I

Project Description

The City has received an application from Derrick Phillips with Lucido & Associates, the applicant, for major site plan approval for a 312-unit multi-family project known as Southern Grove SG8 – Multi-Family Northern Parcel. The subject property is owned by Mattamy Palm Beach, with the NRP group as the contract purchaser. It is located within the Southern Grove DRI and is within the Southern Grove SG8 Master Planned Unit Development (MPUD). Vertically attached multi-family dwellings are a permitted use within the MPUD. The project will include ten buildings of one-, two-, and three-bedroom apartments with onsite and offsite improvements. The project will also include a pool, clubhouse, and five garage buildings for tenant use. The parcel was originally owned by the master developer, Mattamy LLC, and was sold to the current owner, the NRP Group. The property is legally described as Tradition SG-8 (PB 132-34) Parcel F.

Ingress and egress to the parcel is located south of the subject property along a shared-access easement between the Home Improvement (Lowe’s) parcel and Parcel F. A right-turn only egress is located on the northeast side of the parcel along SW Village Parkway. The school bus stop is situated within the development, in front of the amenity center. A school bus turnaround exhibit is provided with this application.

The applicant has applied for a landscape modification request (P25-168) to provide enhanced landscaping in lieu of a wall or fence along the western boundary where the property abuts land with a residential land use designation for the western perimeter landscape buffer wall requirement. This requirement is stated in the Southern Grove SG-8 MPUD. The application for the landscape modification is tentatively scheduled for the June 2, 2026, Planning and Zoning Board public hearing. The site plan and preliminary landscape plan depict the required wall with a note that states that the wall is to be removed if the landscape modification request is approved by the Planning and Zoning Board.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the major site plan and landscape plans at their March 11, 2026, meeting.

Location and Site Information

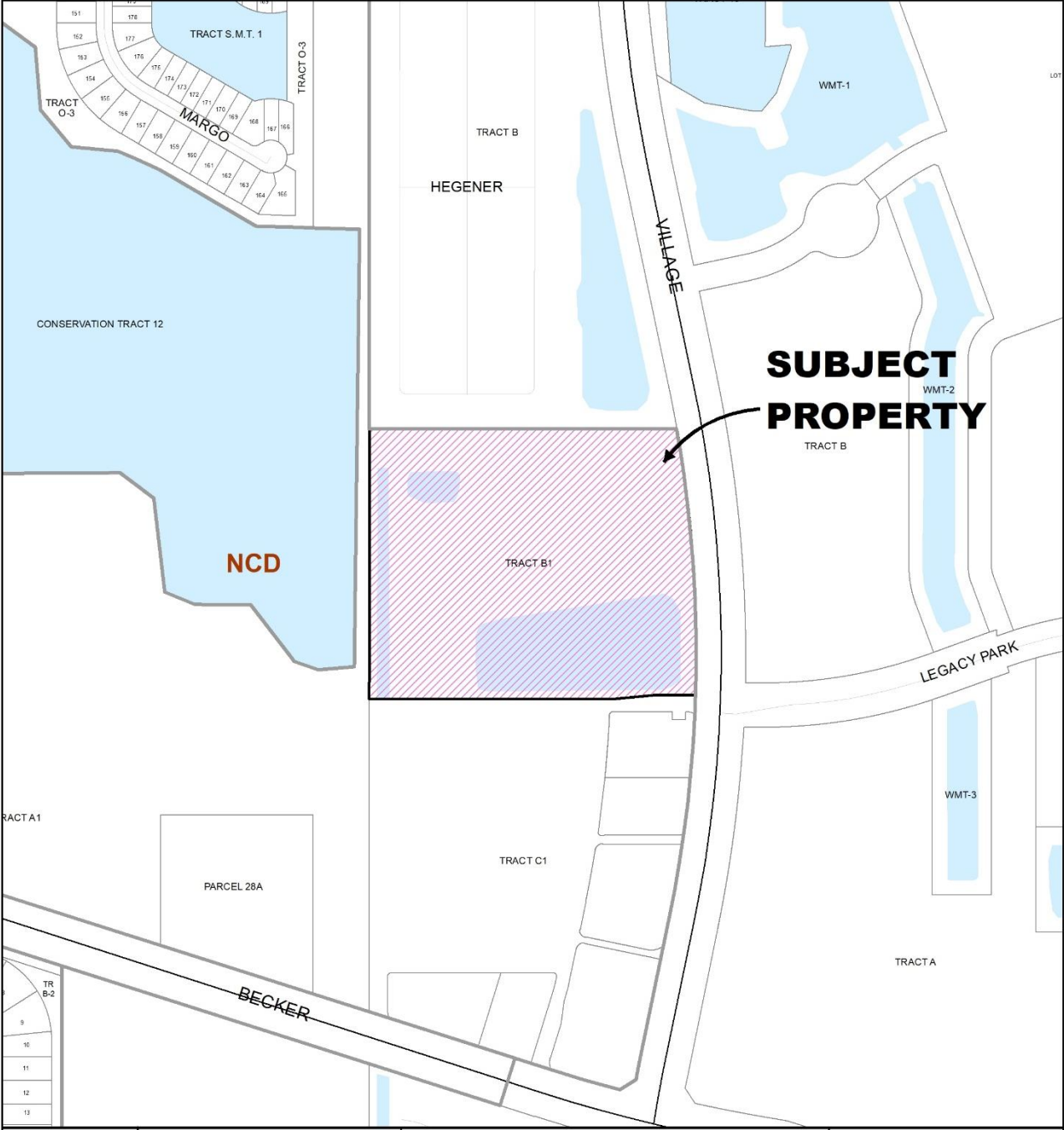
Parcel Number:	4335-600-0006-000-5
Property Size:	18.372 acres
Legal Description:	Tradition SG-8 Parcel F
Future Land Use:	New Community Development District (NCD)
Existing Zoning:	Southern Grove SG-8 Master Planned Unit Development (MPUD)
Existing Use:	Vacant land
Proposed Use:	Multi-family vertical apartment complex

Surrounding Uses

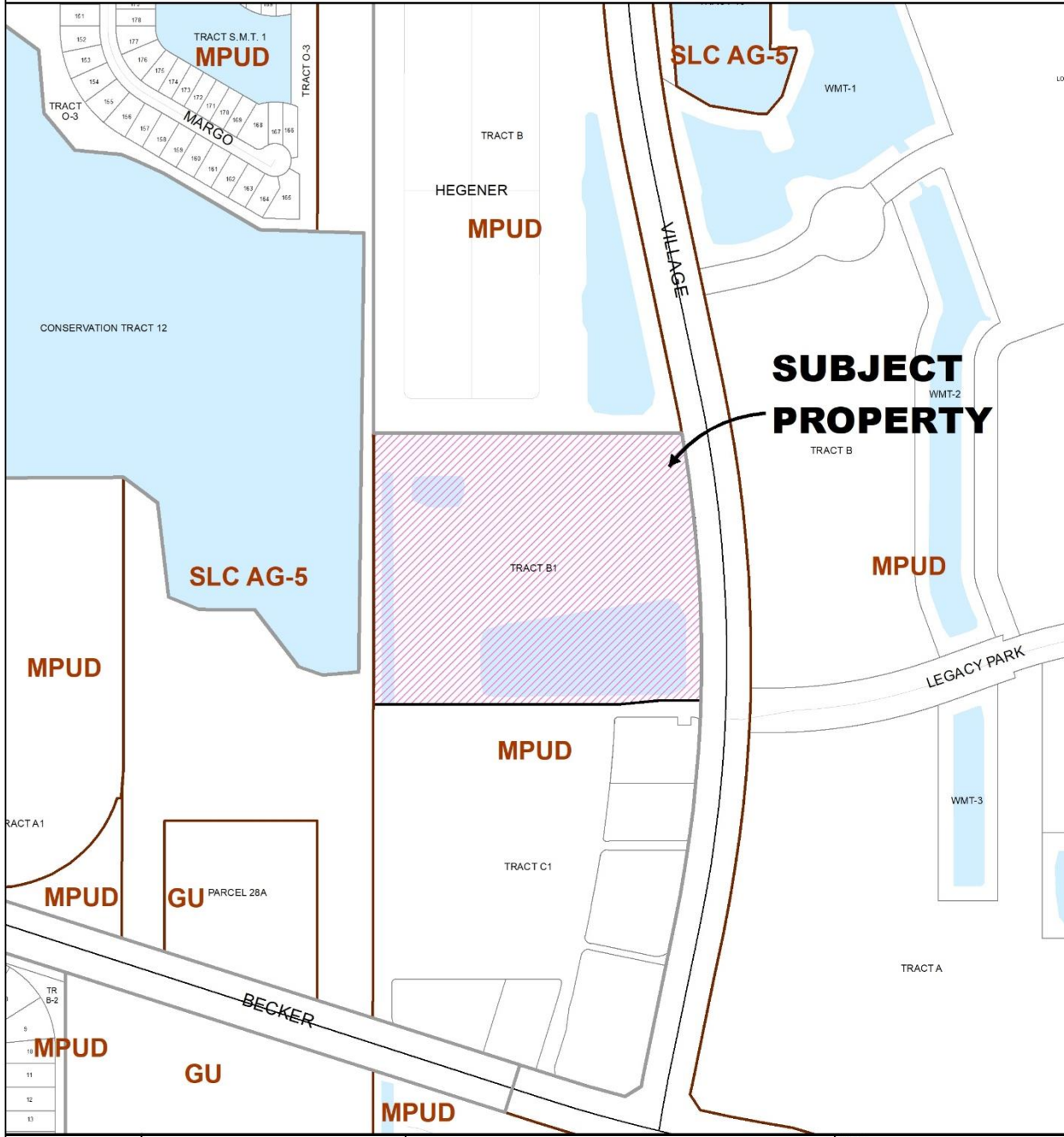
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Multi-family Residential (The Cottages)
South	NCD	MPUD	Lowe’s Commercial
East	NCD	MPUD	Vacant (Tradition Regional Business Park)
West	NCD	MPUD	Vacant land

NCD – New Community Development District
MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Southern Grove SG-8 Master Planned Unit Development (MPUD) and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located in the Residential Mixed-Use area of the MPUD. Vertically attached multi-family housing is a permitted use.
DUMPSTER ENCLOSURE	The site plan depicts the location for the trash compactor and recycling enclosures at the northwest corner of the property.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided documentation of the Tradition Design Review Committee's approval of the building elevation drawings.
STACKING REQUIREMENTS	The ingress to the property is located on the southern portion of the site with entry gates situated at the front of the clubhouse. The entry gates are proposed approximately 340 feet away from the entrance.
BUILDING HEIGHT	The subject property is located within the Residential Mixed-Used area of the MPUD which allows a maximum height of 65 feet. The multi-family buildings will be three stores with a building height of approximately 38.5 feet.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
PARKING	The MPUD requires 1.75 parking spaces per residential unit and one guest space for every five dwelling units for a total of 609 required spaces. The proposed site plan provides 609 parking spaces including 23 handicapped spaces.
BUFFER	The required landscape buffers are depicted on the site plan. The submittal packet includes a preliminary landscape plan.

NATURAL RESOURCE PROTECTION

An environmental assessment report was conducted in February 2026, and provided to staff. The subject property is primarily undeveloped, comprised of land previously converted to citrus groves, which are no longer in operation. No listed species, wetlands, or native upland habitat were found on the property.

CONCURRENCY REVIEW

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required.
TRANSPORTATION	Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions. The applicant has submitted a traffic study that shows the project will generate an average of 2,075 average daily trips, with 137 AM peak hour and 166 PM peak hour

	trips. The access to the proposed development will be through a shared driveway with the commercial development to the south. A south-bound right turn lane and a traffic signal have been installed at this intersection to serve both developments. Public Works has reviewed the traffic study submitted by the applicant and has determined that the project is in compliance with the adopted level of service and requirements of Chapter 156 of the City Code, the Southern Grove DRI, and Public Works Policy 19-01.pwd.
PARKS AND RECREATION	Per Condition 67 of the Southern Grove DRI, a minimum of 80 net usable acres is required to be provided for parks and recreation. Two of the park sites have been deeded to the City, including the Stars and Stripes Park, and there is a recorded parks agreement that identifies the timeline for the dedication of the other two park sites.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Pursuant to Policy PSFE 2.4.5 of the Public Schools Facilities Element of the Comprehensive Plan, the St. Lucie County School Board is the entity responsible for a school concurrency determination. School District staff has not identified any capacity issues at this time. There is an existing interlocal agreement between the St. Lucie County School Board and the developer of the Southern Grove DRI that addresses requirements for schools in Southern Grove.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

School Bus Stop Location: The school bus stop is proposed internal to the development at the southern entrance of the site.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The subject property is included in the list of projects whose public art requirements are being met through the Heart in the Park Alternative Equivalent proposal.

RELATED PROJECTS

- P23-206-A1 Tradition SG-8 Plat
- P25-166 Southern Grove SG-8 Master Planned Unit Development Amendment
- P25-168 Southern Grove SG-8 Residential Buffer Wall

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed site plan at the March 11, 2026, Site Plan Review Committee meeting.

Staff recommends approval with the following condition:

1. The applicant must address all of the remaining comments for the site plan based on the April 14, 2026, markups for Public Works and Utilities, including their associated comment memos.

