



TRADITION

P22-039

City Council

October 24, 2022





# Large Scale Comprehensive Plan Amendment

## Florida Department of Economic Opportunity (DEO) Status:

Extension Request granted – extended adoption date is January 23, 2023.



**CITY OF PORT ST. LUCIE**  
**Planning & Zoning Department**

**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
SECRETARY

October 11, 2022

Via email:

Mr. Ray Eubanks  
Plan Processing Administrator  
Department of Economic Opportunity  
Division of Community Development  
107 East Madison Street, MSC-160  
Tallahassee, FL 32399-4120



**RE:** City of Port St. Lucie 22-01ESR City of Port St. Lucie Proposed Large Scale Comprehensive Plan Text Amendment to Future Land Use Element (Project #P22-039)

Dear Mr. Eubanks:

The City of Port St. Lucie is providing the Department of Economic Opportunity (DEO) notice of the City's desire to extend the deadline for the second reading (adoption hearing) for the above referenced project. The DEO comment letter was issued on April 28, 2022. Based on that date, the City has until October 23, 2022 to hold the second reading of the ordinance. The City anticipates a ninety (90) day extension to this deadline and will hold the second reading of the ordinance on or before January 23, 2023. On September 27, 2022, I sent you an email notifying your office that the City Council had voted to deny the proposed comprehensive plan amendment at the second reading of the ordinance (Ordinance 22-20) held on September 26, 2022. At the October 10, 2022 City Council meeting, the City Council voted to reconsider Ordinance 22-20. Therefore, the City will need additional time to reschedule the second reading in accordance with the City's public notice requirements. A copy of this letter is being sent to the agencies that provided comment on the proposed amendment.

Thank you for your assistance. Please let me know if you need additional information. I can be reached at 772.873.6489 or bkean@cityofpsl.com.

Sincerely,

  
Bridget Kean, AICP  
Senior Planner

cc: Treasure Coast Regional Planning Council  
Florida Department of Transportation  
Florida Department of Environmental Protection

Ms. Bridget Kean, AICP  
Senior Planner  
City of Port St. Lucie  
Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984-5099

Dear Ms. Kean,

This letter is in response to the e-mail on October 11, 2022, notifying of an extension for the adoption of a proposed amendment DEO 22-01ESR to the City of Port St. Lucie Comprehensive Plan pursuant to Section 163.3184(3), Florida Statutes.

The Department acknowledges receipt of the extension notification. The new extended adoption date is January 23, 2023. The Department reminds the City that all citizens who commented on the amendment need to be notified of the extension.

If the proposed amendment is adopted, please submit the amendments to the Florida Department of Economic Opportunity, Bureau of Community Planning, Plan Processing Team within 10 working days of adoption pursuant to Section 163.3184(3), Florida Statutes.

If you have any questions concerning this matter, please do not hesitate to contact Ms. Kelly Corvin at (850) 717-8503, or myself, at (850) 717-8503.

Sincerely,



D. Ray Eubanks  
Plan Processing Administrator





# Large Scale Comprehensive Plan Amendment

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**LOCATION:** Southern Grove Development of Regional Impact

**REASON FOR CHANGE:** To support both Mattamy Palm Beach, LLC (Master Developer) and General Finance Corporation (GFC/City of Port St. Lucie) in being responsive to market demands and make appropriate adjustments to the allowable land use sub-districts to better position smaller and oddly shaped land parcels on both the east and west sides of Village Parkway.

**RECENT HISTORY AND JUSTIFICATION:**

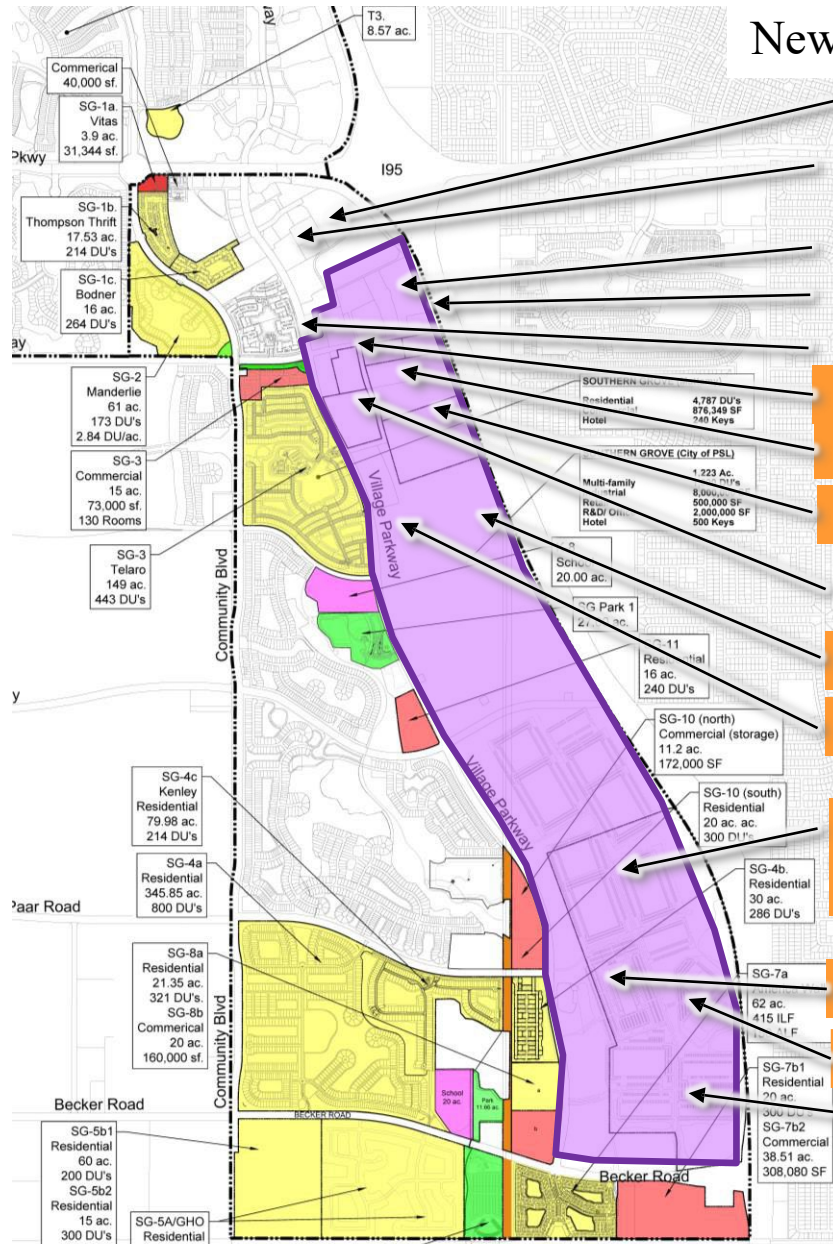
In 2021, GFC/ City (with support of Mattamy) made monumental changes to the entitlements for Southern Grove by **decreasing** Retail (2 mil.), Office (1 mil.) and R&D (1.2 mil.) and **increasing** Industrial (4.2 mil.) to facilitate the development of the jobs corridor with huge projects such as Fed Ex, Amazon, Cheney Bros and others.

It is the current and proposed large scale warehouse/distribution projects within the jobs corridor coupled with the continued growth of new developments, both rental and purchase neighborhoods, which are contributing to the need to effectively plan and utilize remaining non-residential land within Southern Grove. This reality mandates strategic utilization of remaining parcels.





# New Development



CLEVELAND CLINIC – expanding campus by 13 acres, occupies Florida Center for Biosciences, purchased MannOne Buildings, possibly acquiring an additional 44 acres

FIU – Center for Translational Science

SOUTH FLORIDA ORTHOPAEDICS

KEISER UNIVERSITY

DI DEVELOPMENT - HOTEL

OCULUS – 55,000 SF Manufacturing and Distribution

TAMCO – 400,000 SF Manufacturing and Distribution

ACCEL INTERNATIONAL – 150,000 SF Manufacturing

AHS APARTMENTS – 372 Rental Apartments

TRADITIONS COMMERCE PARK – 622,000 sf Warehouse, Distribution, Office

WAREHOMES PRECISION – 400,000 sf Warehouse, Distribution, Office

LEGACY PARK AT TRADITION/ SANSONE GROUP – 300 ACRES

3,500,000 SF Warehousing

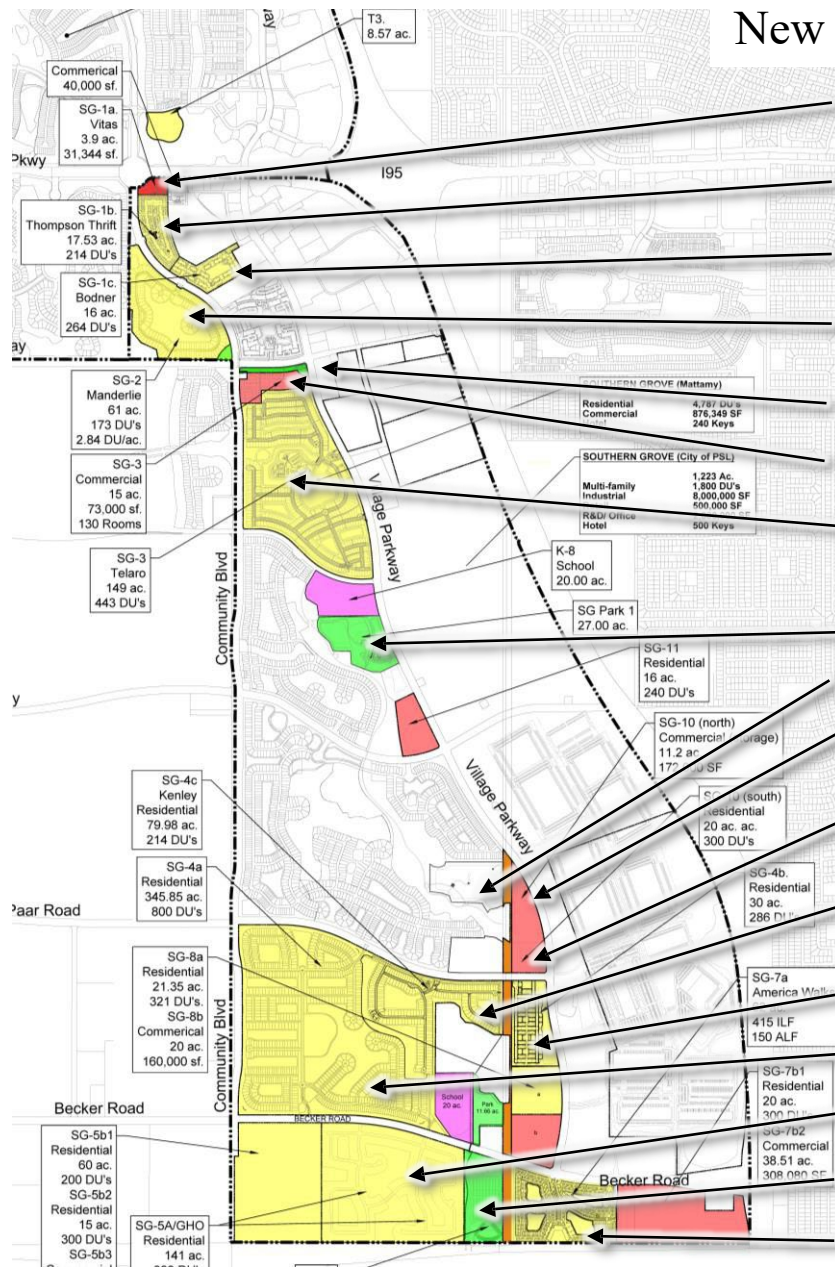
AMAZON – 220,000 SF

CHENEY BROTHERS – 328,000 SF

FED EX – 245,000 SF



# New Development



VITAS – Healthcare and Nursing

THOMPSON THRIFT – 214 Single Family Rentals

BODNER – 264 Rental Apartments

MANDERLIE – 173 Single Family Homes

HEART IN THE PARK – Iconic Public Heart and Plaza

SHOPPES AT THE HEART - +65,000 SF Commercial Center with (3) Outparcels

TELARO – 443 Single Family Homes (active adult)

STARS AND STRIPES PARK – Celebrating Veterans/First Responders

WALK IN THE PARK – Restored Wetland and Boardwalk Experience

FARRELL SELF STORAGE AND COMMERCIAL

EDEN – 300 Rental Apartments

KENLEY – 216 Single Family Homes (Multi-gen)

CAPSTONE - 286 Single Family Rentals

TRESELLO – 800 Single Family Homes (active adult)

GHO HOMES – 300 Single Family Homes (Multi-gen)

SOGRO PARK – Planned Amphitheater and Boxi Park venue

AMERICA WALKS – 415 Independent living Units



# Fig. 1-4 Existing & Proposed



- Existing FPL Corridor creates inefficiency of use of remaining land between FPL easement and Village Parkway
- Two of the four parcels currently exceed the maximum allowable 35 acres for Neighborhood Center and need to be changed
- Although Neighborhood Center allows residential, Mixed Use requires it (min 30% max. 70%) making Mixed Use a better transitional use from single family to Village Parkway





# Parcels being changed

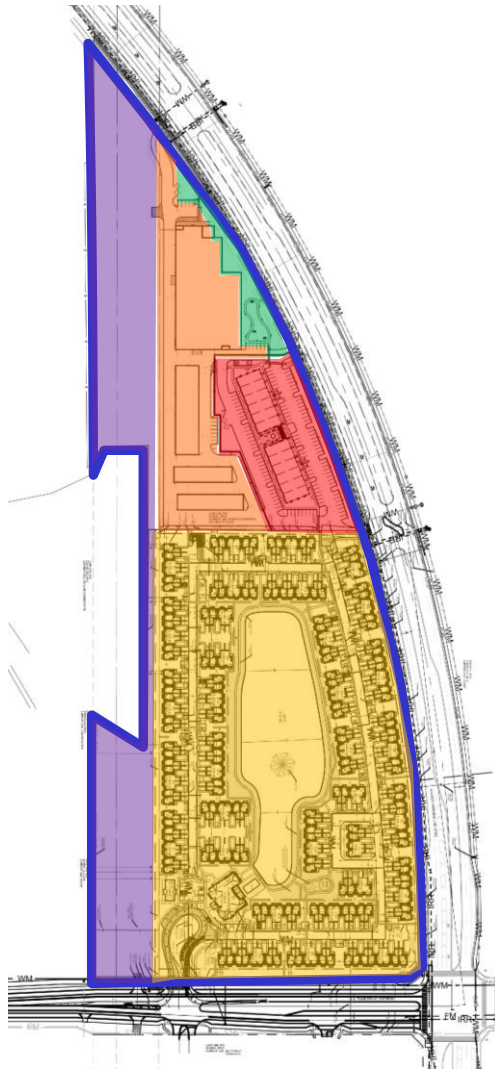








- Mixed Use
- Employment Center
- FPL Easement

- GFC/City of PSL Parcel – from Neighborhood Center to Employment Center
- GFC/City of PSL Parcel – from Neighborhood Center to Mixed Use
- Mattamy Palm Beach LLC Parcel – Neighborhood Center to Mixed Use
- Mattamy Palm Beach LLC Parcel – Neighborhood Center to Mixed Use




# SG-10 Parcel: Proposed Mixed Use Breakdown



	SG 10 Parcel (Approximately 30 acres)
	Residential (18.8 acres) 63%
	Retail/Office (2.7 acres) 9%
	Warehouse(3.0 acres) 10%
	FPL Easement (4.0 acres) 13%
	Public Open Space(1.5 acres) 5%



An architectural rendering of a modern outdoor courtyard. In the center is a circular fountain with water spraying upwards. The courtyard is paved with light-colored rectangular tiles. Several people are seated at black tables with white umbrellas. Tall palm trees and other greenery are scattered throughout the space. A pergola structure is visible in the background. The sky is blue with some clouds.

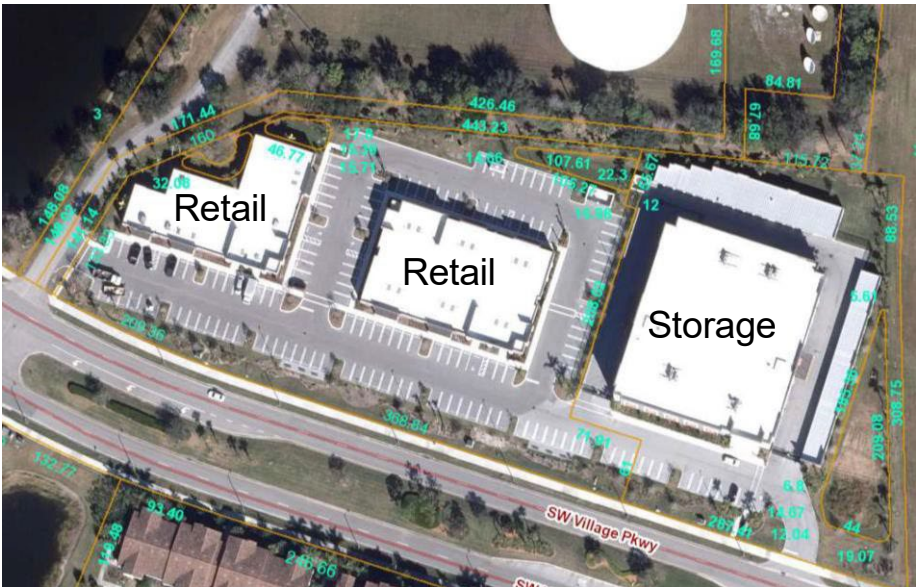
## Additional information on Specific Uses



# Existing Farrell Retail Plaza and Storage in Tradition



- Existing Farrell Retail/Office Plaza and Storage on SW Village Parkway in Tradition





# Proposed Farrell Retail Plaza and Storage





# Proposed Residential Use



FRONT ELEVATION



FRONT ELEVATION



REAR ELEVATION

COLOR SCHEME 'A'



REAR ELEVATION

COLOR SCHEME 'B'

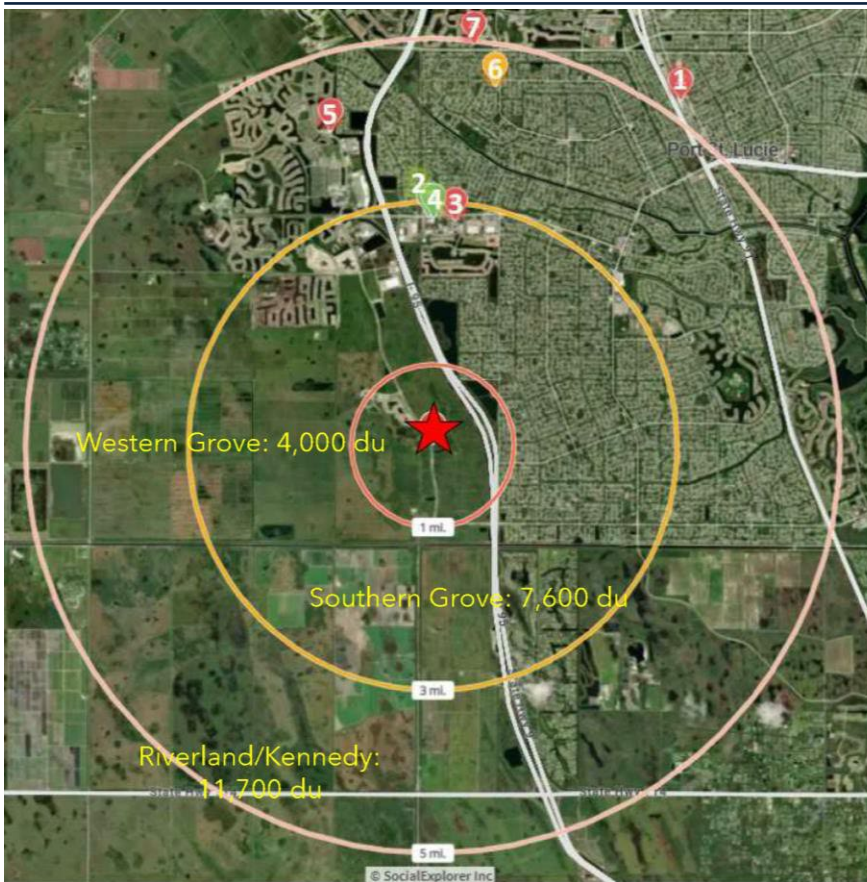


# Proposed Residential Use





# The 'needs' of the community continue:



1. American Personal Storage
  2. CubeSmart Self Storage
  3. Ekonomy Self Storage
  4. Extra Space Storage
  5. Farrell Storage
  6. Lux Storage
  7. Tradition Storage
- National average: **5.71** sf/capita
  - Florida average: **6.59** sf/capita (2020)
  - Successful storage facilities can operate at up to 10-13 sf/ capita
  - Current supply (5 mile): **3.62** sf/capita
  - Farrell Storage Southern Grove: **5.23** sf/capita (2020 census)\*\*

**\*\* DOES NOT INCLUDE PLANNED RESIDENTIAL UNITS\*\***

- 5 mile market radius is **UNDER SERVED**
- National Average: 5.71 sf/capita
- Florida Average: 6.59 sf/capita
- **WITH** this project: 5.23 sf/capita
- Market **STILL** would be **UNDERSERVED**
- Does **NOT** count upcoming and planned residential communities



# The 'needs' of the community continue:



## Multifamily Communities:

- Village at Tradition – 372 apartment style units, now leasing
- Boardwalk at Tradition – 214 villa style units, currently under construction
- The Lucie – currently under construction
- The Cottages – 286 planned units, currently in site development
- America Walks – active adult 55+ community



## Buy to Own Communities:

- Esplanade – active 55+ resort style community, currently selling
- Emery – by Mattamy Homes, single family homes, currently under construction
- Telaro – 55+ resort style community with luxurious amenities, currently selling
- Belterra – by GHO Homes, model homes currently under construction
- Seville - by Mattamy Homes, single family homes
- Cadence – by Mattamy Homes, single family homes

