



Southern Grove SG-8 – Multi-Family Northern Parcel

Major Site Plan

Project No. P25-210

City Council Meeting

Sofia Trail, Planner I

May 11, 2026

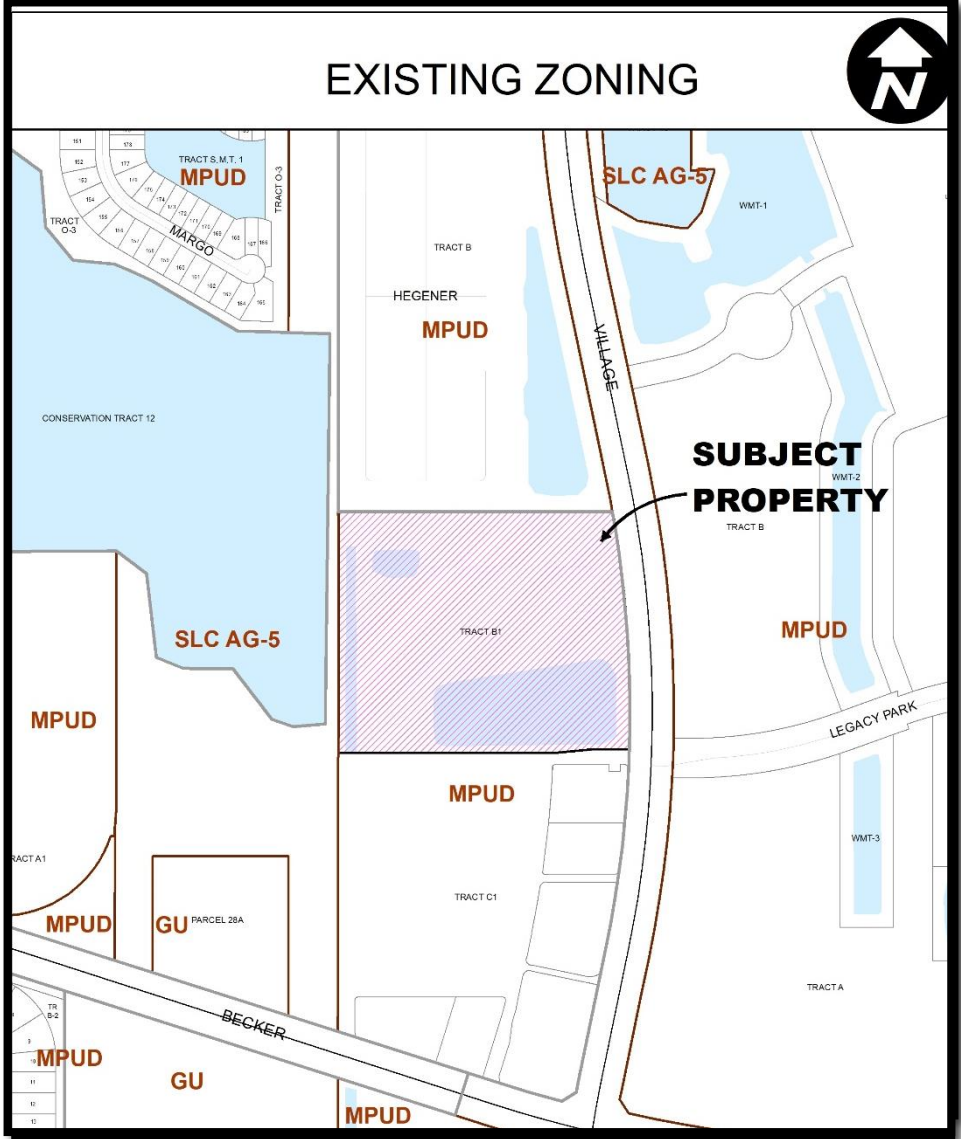
Request Summary

Applicant/Agent:	Derrick Phillips, Lucido & Associates
Contract Purchaser:	NRP Group
Property Owner:	Mattamy Palm Beach
Location:	West side of SW Village Parkway, directly north of the home improvement parcel and SW Becker Road
Request:	A request to approve a major site plan for a 312-unit multi-family residential development in the Southern Grove Development of Regional Impact (DRI).

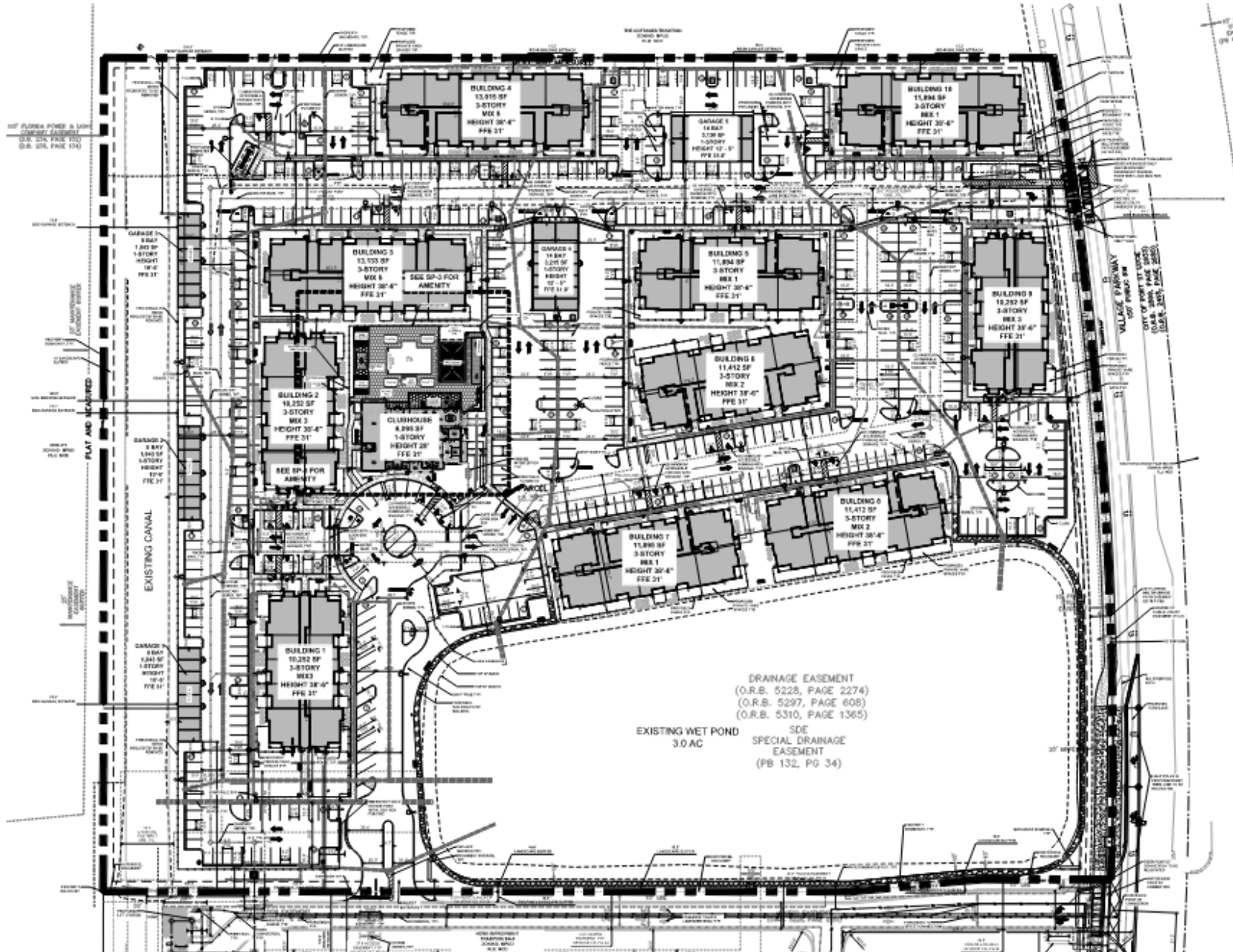
Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Multi-family residential (The Cottages)	NCD	MPUD
South	Lowe's Commercial	NCD	MPUD
East	Vacant (Traditional Regional Business Center)	NCD	MPUD
West	Vacant	NCD	MPUD

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



Site Plan



Project Team:

Architect	The SP Group 10000 US Highway 1 Port St. Lucie, FL 34952
Land Planner / Landscape Architect	Lucido & Associates 1115 State Parkway Fort St. Lucie
Engineer	WSP Group 4400 US Hwy 1, Suite 200 Port St. Lucie, FL 34952
Surveyor	WSP Group 4400 US Hwy 1, Suite 200 Port St. Lucie, FL 34952
Drainage Engineer	WSP Group 4400 US Hwy 1, Suite 200 Port St. Lucie, FL 34952

SG-8 Residential Multi-Family Development Site Plan

City of Port St. Lucie, FL

Date	By	Description
12/15/2015	AS	Issue for Review
02/10/2016	AS	Revised
04/15/2016	AS	Revised
06/15/2016	AS	Revised
08/25/2016	AS	Revised



Project No.	40	Sheet	SP-2
Revision No.	01	Project Number	025-216
Revision Description		Revision Number	
PL/AS Number	5411	PL/AS Number	5411

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Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
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.
PARKING 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.
BUFFER	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.

Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required.
TRANSPORTATION	<p>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.</p> <p>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.</p>
PARKS AND RECREATION	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order. The proposed multi-family development will include a clubhouse, pool, pickleball court and dop park as depicted on the site plan.

Concurrency Review continued.

<u>CRITERIA</u>	<u>FINDINGS</u>
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. The school bus stop is proposed internal to the development at the southern entry access driveway

Traffic Impact Statement

This development with the Traffic Study was reviewed by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts a generation of 2,075 average daily trips, 137 AM peak hour trips, and 166 PM peak hour trip.

Public Works has determined that the project is in compliance with the adopted level of service and requirements of Chapter 156 of City Code, the Southern Grove DRI, and Public Works Policy 19-01pwd.

Staff Recommendation

The Site Plan Review Committee reviewed the request at their meeting of March 11, 2026, and recommend approval.

The Planning and Zoning Department Staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan.

Staff recommends that the major site plan be approved with the following condition:

- 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.