

9th Amendment to the Southern Grove DRI P22-101

City Council Meeting
November 28, 2022
Bridget Kean, AICP
Senior Planner



Applicant and Owner

Steve Garrett, Lucido and Associates,

Acting as the agent for

Mattamy Palm Beach, LLC

Port St. Lucie Governmental Finance Corporation

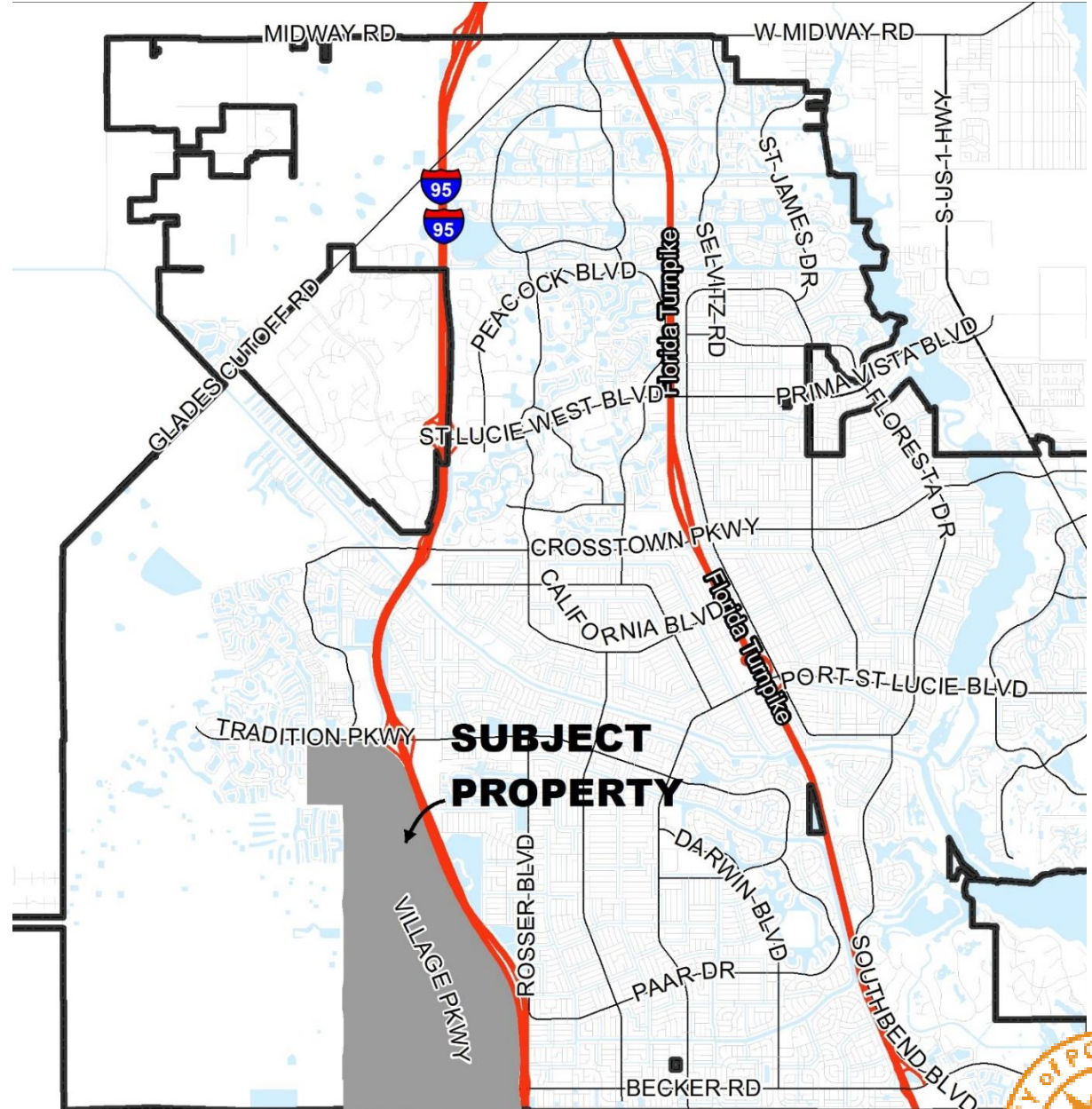


Proposed Project

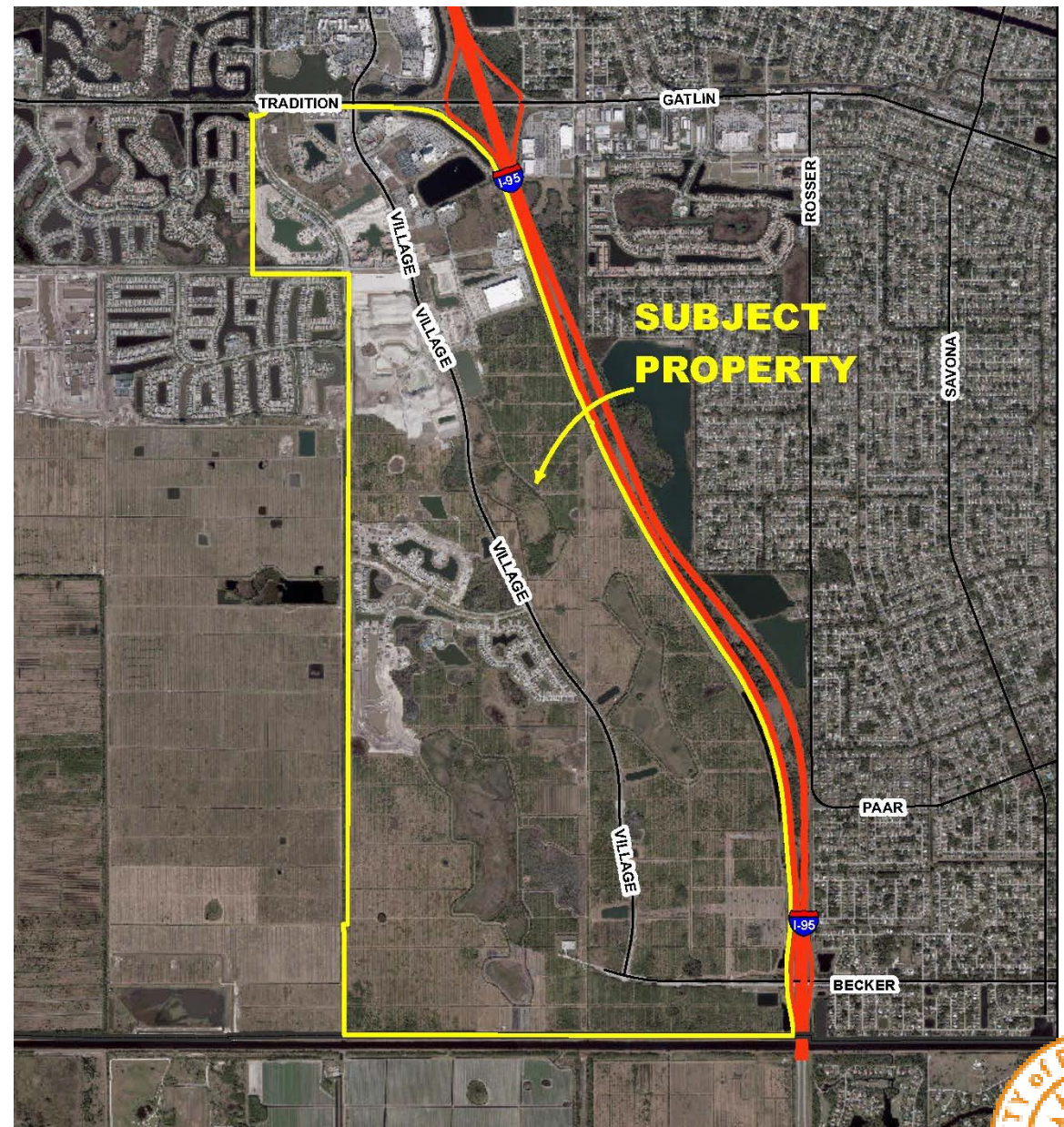
- An application to modify the master development plan, Map H, of the Southern Grove DRI.
- No other changes are proposed to the DRI development order conditions approved through Resolution 21-R136 on November 8, 2021.



Location



Aerial



Proposed Changes to Map H

1. ± 30.86 acres located at the NW corner of SW Village Parkway and Paar Drive from 23.98 acres of Neighborhood/Village Commercial and 6.88 acres of Residential to Mixed Use
2. ± 40.05 acres located at the northwest corner of SW Village Parkway and Becker Road from Neighborhood/Village Commercial to Mixed Use
3. ± 32.20 acres located at the SE corner of SW Village Parkway and Marshall Parkway from Neighborhood/Village Commercial to Mixed Use (GFC owned land).
4. ± 15.49 acres located at NE corner of SW Village Parkway and Marshall Parkway from Neighborhood/Village Commercial to Employment Center (GFC owned land).



EXHIBIT "B" TO EXHIBIT "I" SOUTHERN GROVE

SOUTHERN GROVE Development Phasing									
Phase	Residential (SQ. FT.)	Office (SQ. FT.)	Research & Development (SQ. FT.)	Industrial (SQ. FT.)	Hotel (Rooms)	House (Units)	Other (SQ. FT.)	Total (SQ. FT.)	Total (Units)
1 (2006-2017)	5,415	180,000	400,000	500,000	450,000	250	130	1,530,000	730
2 (2017-2023)	4,259	75,000	250,000	250,000	1,250,000	100	130	1,700,000	230
3 (2023-2027)	2,500	50,000	50,000	50,000	1,500,000	30	30	1,730,000	30
4 (2027-2034)	5,000	100,000	100,000	100,000	1,500,000	60	60	1,860,000	60
TOTAL	17,174	305,000	800,000	900,000	4,700,000	250	250	10,000,000	1,030

DRI MAP LEGEND:

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL BUSINESS CENTER
- PROPOSED RIGHTS-OF-WAY
- UTILITY EASEMENT
- STORMWATER MANAGEMENT
- ACTIVE PARK
- SCHOOL
- ARCHAEOLOGICAL SITE
- CONSERVATION AREA (W-#)
- FIRE STATION LOCATION (Approximate)
- PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS) (REQUIRED ON ONE SIDE OF E/W #2)
- MULTI-PURPOSE PATH (May be outside ROW)

NOTES:
1/ CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
2/ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PEDESTRIAN/BIKE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
3/ ARCHAEOLOGICAL SITE - OTHER SITE (SIL-177)

SOUTHERN GROVES Conservation Areas			
ID	Location	Area (Ac)	Spots = # of 1/4 Ac. lots
CA-1	W420	0.334	0.334
CA-2	W421	0.452	0.452
CA-3	W422	1.071	0.500
CA-4	W423	0.800	0.400
CA-5	W424	0.977	0.400
CA-6	W425	1.552	0.400
CA-7	W426	0.638	0.400
CA-8	W427	0.200	0.200
CA-9	W428	0.500	0.500
CA-10	W429	1.338	0.500
CA-11	W430	0.100	0.100
CA-12	W431	1.850	0.500
CA-13	W432	0.500	0.500
CA-14	W433	0.800	0.450
CA-15	W434	0.750	0.450
CA-16	W435	0.750	0.450
CA-17	W436	0.750	0.450
CA-18	W437	0.750	0.450
CA-19	W438	0.750	0.450
CA-20	W439	0.750	0.450
CA-21	W440	0.750	0.450
CA-22	W441	0.750	0.450
CA-23	W442	0.750	0.450
CA-24	W443	0.750	0.450
CA-25	W444	0.750	0.450
CA-26	W445	0.750	0.450
CA-27	W446	0.750	0.450
CA-28	W447	0.750	0.450
CA-29	W448	0.750	0.450
CA-30	W449	0.750	0.450
CA-31	W450	0.750	0.450
CA-32	W451	0.750	0.450
CA-33	W452	0.750	0.450
CA-34	W453	0.750	0.450
CA-35	W454	0.750	0.450
CA-36	W455	0.750	0.450
CA-37	W456	0.750	0.450
CA-38	W457	0.750	0.450
CA-39	W458	0.750	0.450
CA-40	W459	0.750	0.450
CA-41	W460	0.750	0.450
CA-42	W461	0.750	0.450
CA-43	W462	0.750	0.450
CA-44	W463	0.750	0.450
CA-45	W464	0.750	0.450
CA-46	W465	0.750	0.450
CA-47	W466	0.750	0.450
CA-48	W467	0.750	0.450
CA-49	W468	0.750	0.450
CA-50	W469	0.750	0.450
CA-51	W470	0.750	0.450
CA-52	W471	0.750	0.450
CA-53	W472	0.750	0.450
CA-54	W473	0.750	0.450
CA-55	W474	0.750	0.450
CA-56	W475	0.750	0.450
CA-57	W476	0.750	0.450
CA-58	W477	0.750	0.450
CA-59	W478	0.750	0.450
CA-60	W479	0.750	0.450
CA-61	W480	0.750	0.450
CA-62	W481	0.750	0.450
CA-63	W482	0.750	0.450
CA-64	W483	0.750	0.450
CA-65	W484	0.750	0.450
CA-66	W485	0.750	0.450
CA-67	W486	0.750	0.450
CA-68	W487	0.750	0.450
CA-69	W488	0.750	0.450
CA-70	W489	0.750	0.450
CA-71	W490	0.750	0.450
CA-72	W491	0.750	0.450
CA-73	W492	0.750	0.450
CA-74	W493	0.750	0.450
CA-75	W494	0.750	0.450
CA-76	W495	0.750	0.450
CA-77	W496	0.750	0.450
CA-78	W497	0.750	0.450
CA-79	W498	0.750	0.450
CA-80	W499	0.750	0.450
CA-81	W500	0.750	0.450
CA-82	W501	0.750	0.450
CA-83	W502	0.750	0.450
CA-84	W503	0.750	0.450
CA-85	W504	0.750	0.450
CA-86	W505	0.750	0.450
CA-87	W506	0.750	0.450
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CA-97	W516	0.750	0.450
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CA-120	W539	0.750	0.450
CA-121	W540	0.750	0.450
CA-122	W541	0.750	0.450
CA-123	W542	0.750	0.450
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CA-163	W582	0.750	0.450
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CA-197	W616	0.750	0.450
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CA-200	W619	0.750	0.450
CA-201	W620	0.750	0.450
CA-202	W621	0.750	0.450
CA-203	W622	0.750	0.450
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CA-210	W629	0.750	0.450
CA-211	W630	0.750	0.450
CA-212	W631	0.750	0.450
CA-213	W632	0.750	0.450
CA-214	W633	0.750	0.450
CA-215	W634	0.750	0.450
CA-216	W635	0.750	0.450
CA-217	W636	0.750	0.450
CA-218	W637	0.750	0.450
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CA-275	W694	0.750	0.450
CA-276	W695	0.750	0.450
CA-277	W696	0.750	0.450
CA-278	W697	0.750	0.450
CA-279	W698	0.750	0.450
CA-280	W699	0.750	0.450
CA-281	W700	0.750	0.450
CA-282	W701	0.750	0.450
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CA-286	W705	0.750	0.450
CA-287	W706	0.750	0.450
CA-288	W707	0.750	0.450
CA-289	W708	0.750	0.450

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 an adopted large scale comprehensive plan text amendment that amended Figure 1-4 of the Future Land Use Element (P22-039).
- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.
- The amendment adjusted the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts to accommodate new development proposals and to provide greater flexibility in the development of these areas.



Recommendation

- The Planning and Zoning Board recommended approval of the proposed amendment at the April 5, 2022 Planning and Zoning Board meeting.

