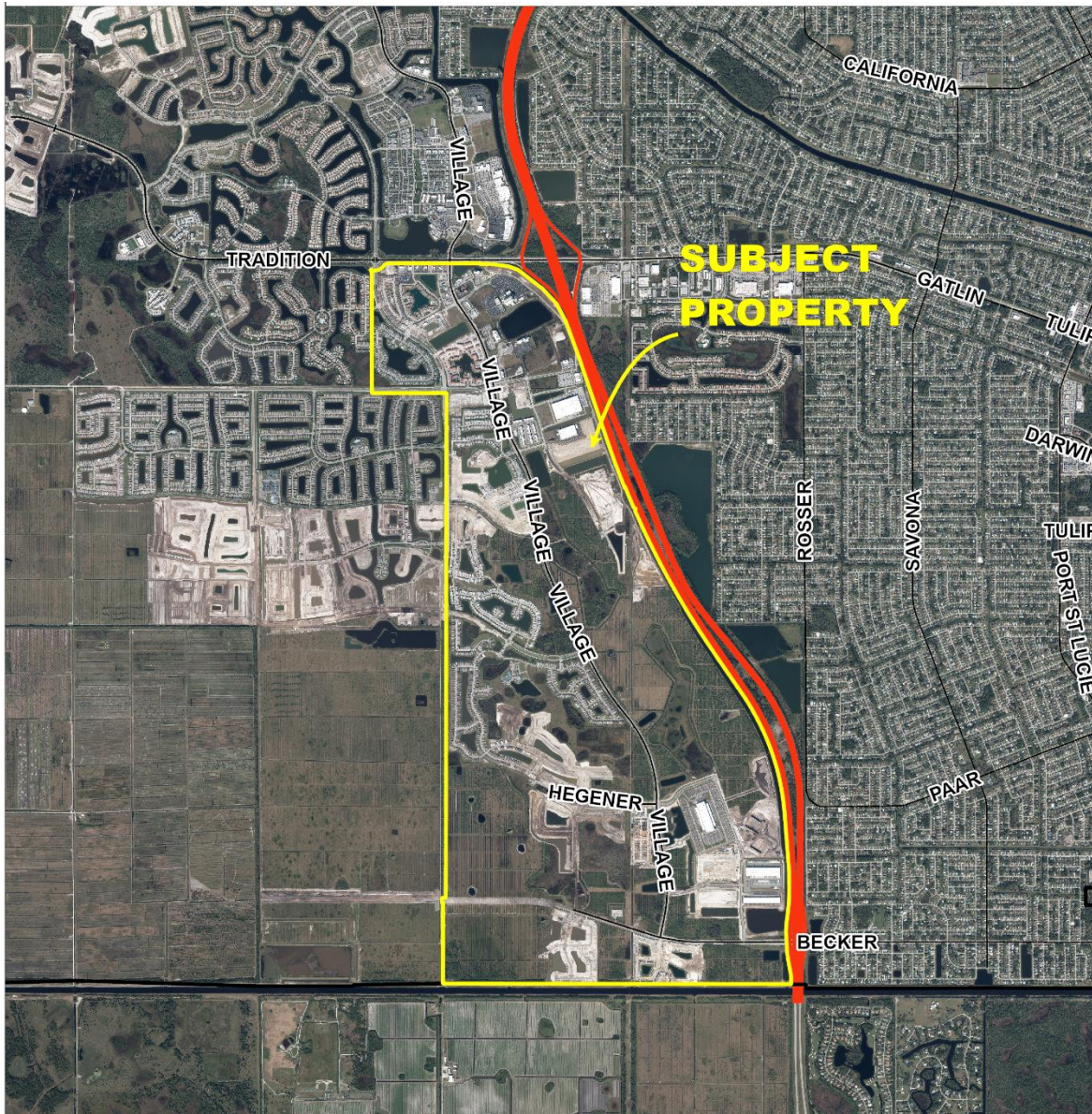




PLANNING AND ZONING BOARD STAFF REPORT  
September 5, 2023 Planning and Zoning Board Meeting

Southern Grove Development of Regional Impact (DRI) Amendment  
10<sup>th</sup> Amendment to the DRI Development Order to Amend Map H, the Master Development Plan  
Project No. P23-141



Project Location Map

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**SUMMARY**

Applicant's Request:	This is an application for the 10 <sup>th</sup> Amendment to the Southern Grove DRI to modify Map H, the master development plan, and Map H-2, Tradition Trail and multi-use plan. No other changes are proposed to the DRI development order conditions.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicant:	Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC
Property Owner:	Port St. Lucie Governmental Finance Corporation
Location:	The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.
Legal Description:	A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida.
Application Type:	DRI Amendment
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Background**

On behalf of the Port St. Lucie Governmental Finance Corporation (GFC), Culpepper and Terpening, Inc. has submitted an application for a map amendment to the Southern Grove DRI. The amendment was prepared with assistance from Lucido and Associates and Mattamy Palm Beach, LLC, as the developer of the Southern Grove DRI. Southern Grove is an approved Development of Regional Impact (DRI) that is located west of Interstate 95, south of Tradition Parkway, north of the C-23 canal and approximately 3,606 acres in size. In total, the development program includes 7,674 residential dwelling units; 1,831,465 square feet of retail use; 1,409,903 square feet of office use; 1,201,557 square feet of research and development; 8,745,000 square feet of warehouse/industrial use; 1,051 hotel rooms; 300 hospital beds; and ancillary and support uses such as public facilities, recreational facilities, schools etc. as permitted within the NCD District. In 2021, the City Council adopted the 8<sup>th</sup> Amendment to the Southern Grove DRI through Resolution 21-R136 (P21-012). The 8<sup>th</sup> Amendment to the Southern Grove DRI provided for revised development entitlements, revised conditions of approval, revised buildout and expiration dates, a revised master development plan (Map H), and a revised Tradition Trail and multi-purpose plan (Map H-2). The amendment followed the City's adoption of the Southern Grove Master Plan and an updated traffic study for the western annexation area.

In 2022, the City Council adopted the 9<sup>th</sup> amendment to the Southern Grove DRI which provided for an amendment to Map H to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts through Resolution 22-R44. Except for a revised Map H, no other changes were made to the development order adopted under Resolution 21-R136. The development order conditions adopted under Resolution 21-R136 remain in full force and effect.

This application provides for further amendments to Map H and Map H-2 to provide for the realignment of certain roadways and multi-purposed paths located between Interstate 95 and SW Village Parkway to accommodate new development plans for this area of the city. As a result of the roadway re-alignments, a minor adjustment was made to the land use subdistricts for Mixed Use and Employment Center sub-districts.

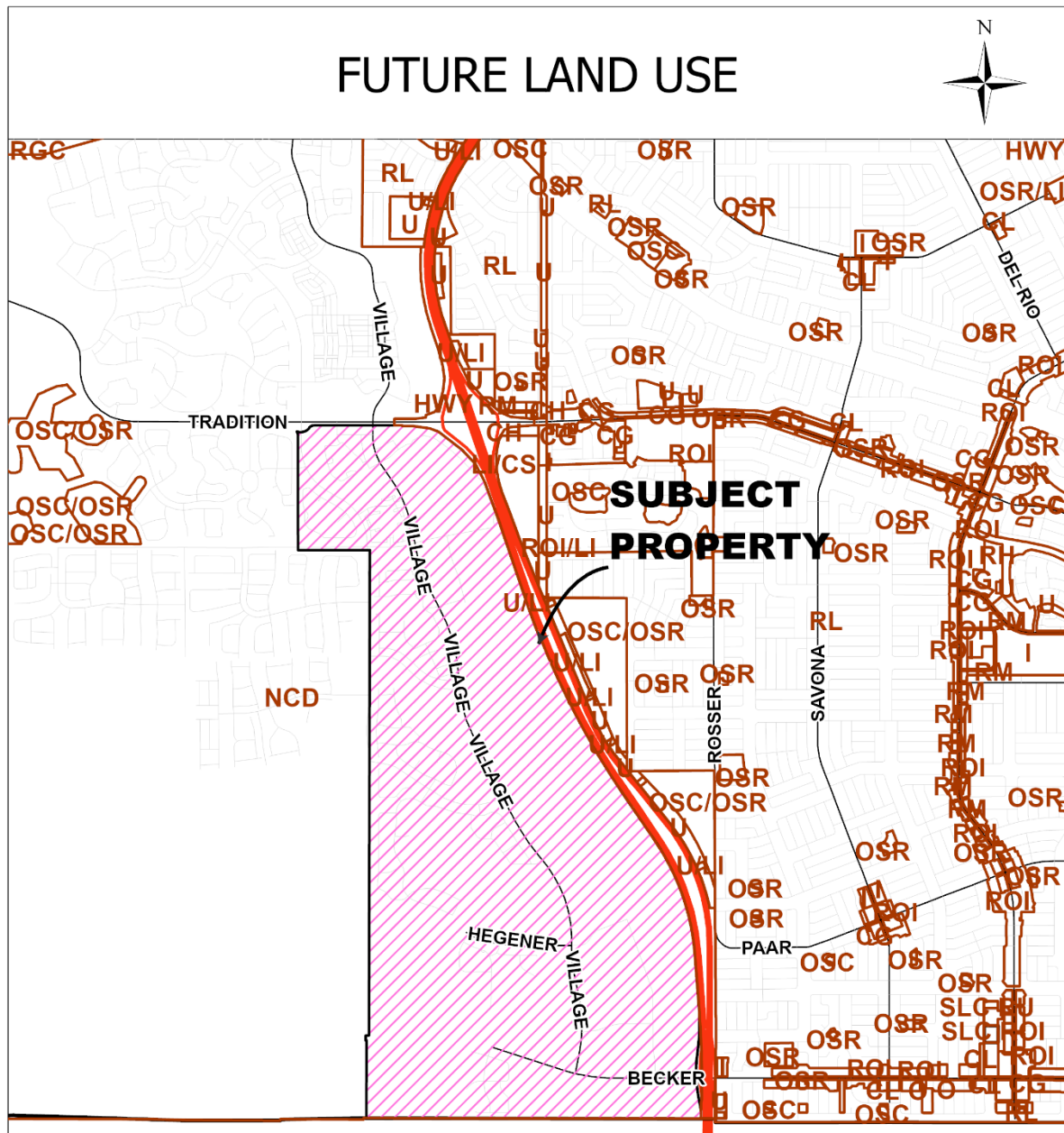
The proposed changes to Map H and Map H-2 are further described below:

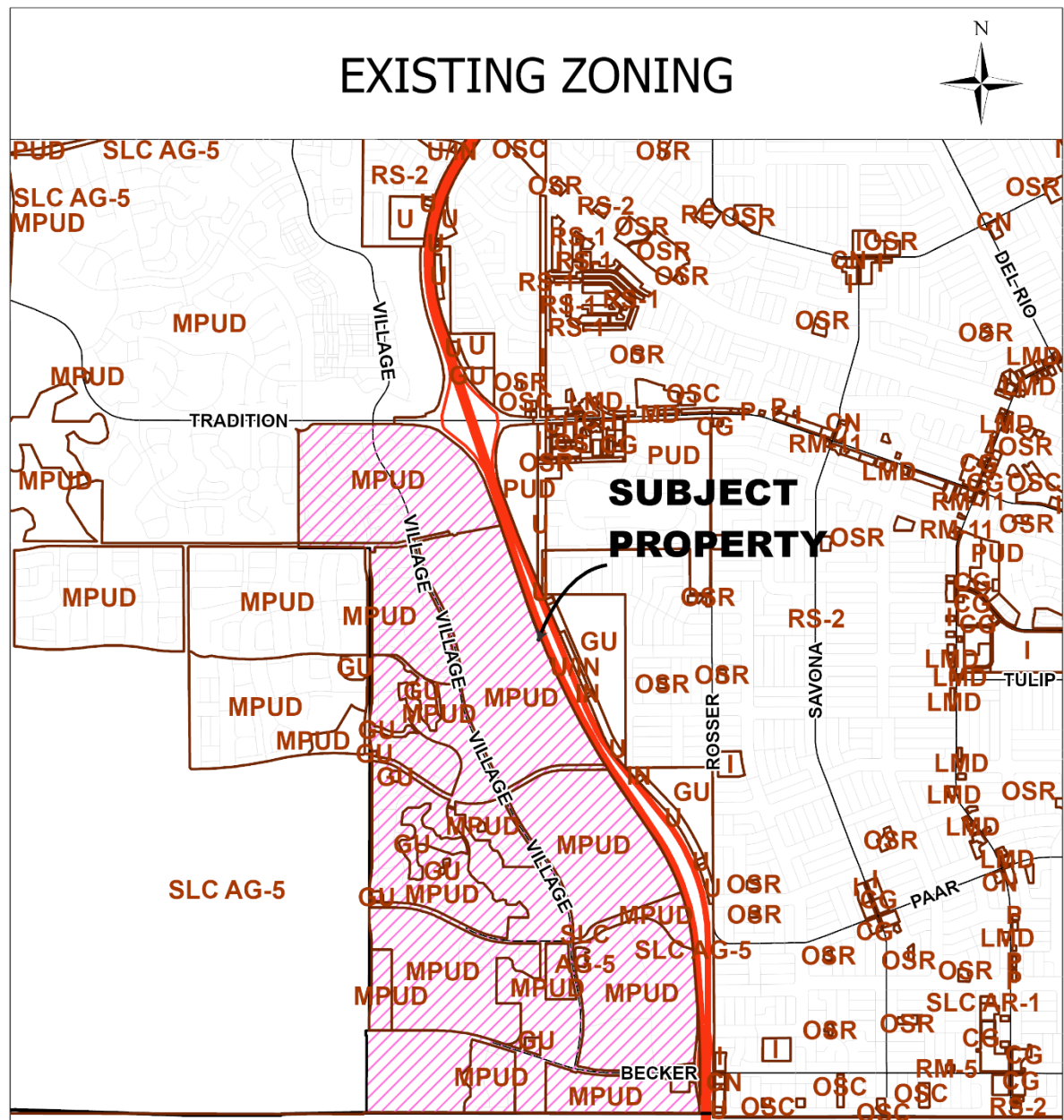
1. The proposed re-alignment of the extension of SW Anthony F. Sansone Sr Boulevard between SW Hegener Drive and Marshall Parkway. As currently depicted on Map H and Map H-2, SW Anthony F. Sansone Sr. Boulevard extends from Becker Road north to Marshall Parkway where it connects to Tom Mackie Boulevard on the east side of a 110-foot-wide FPL easement. Under the proposed amendment, the section of SW Anthony F. Sansone Sr. Boulevard that is located between Marshall Parkway and SW Hegener Drive will shift further to the west so that the road connects to Tom Mackie Boulevard on the west side of the 110-foot-wide FPL easement.
2. The proposed re-alignment of Tom Mackie Boulevard north of Marshall Parkway. As a result of the realignment of SW Anthony F. Sansone Sr Boulevard, a slight adjustment has been made to the alignment of Tom Mackie Boulevard north of Marshall Parkway so that the road connects to SW Anthony F. Sansone Sr. Blvd on the west side of the existing 110-foot-wide FPL easement.
3. The proposed re-alignment of SW Anthony F. Sansone Sr. Blvd. results in a slight change to the total acreage for the Employment Center land use sub-district and the Mixed Use land use sub-district. 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.
4. 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. These segments of the trail are proposed for removal to avoid any conflicts with future development proposals since this area of the jobs corridor is still under design.

No changes are proposed to the development order conditions adopted under Resolution 21-R136. With the exception of the changes to Map H and Map H-2 (Exhibit “B” and “B-2” to Exhibit 1 of Resolutions 21-R136 and 22-R44) described above, the existing development order approved under Resolution 21-R136 will remain in full force and effect.

The adopted Map H and Map H-2 are provided as Attachment “A” to the staff report and the proposed amendments to Map H and Map H-2 are provided as Attachment “B” to the staff report.







### **Analysis**

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 and Map H-2 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. It is required by Policy 1.2.1.3 of the comprehensive plan to illustrate how the seven land use sub-categories (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use) in an NCD District are allocated, where they are located, and how they would function in relation to each other. 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. As a result of these roadway realignments, minor adjustments were made to the acreage totals for the Mixed Use and Employment Center sub-districts.

A transmittal hearing for the large scale text amendment (P23-142) will be scheduled for City Council. Following state review of the proposed amendment, an adoption hearing will be scheduled for City Council action. Following the adoption of the comprehensive plan amendment, the adoption hearing for the DRI amendment can move forward to City Council.

### **RELATED PROJECTS**

P23 - 142 – Southern Grove Comprehensive Plan Text Amendment

## **STAFF RECOMMENDATION**

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 as depicted in Attachment "B" to the staff report.

### **Planning and Zoning Board Action Options:**

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.