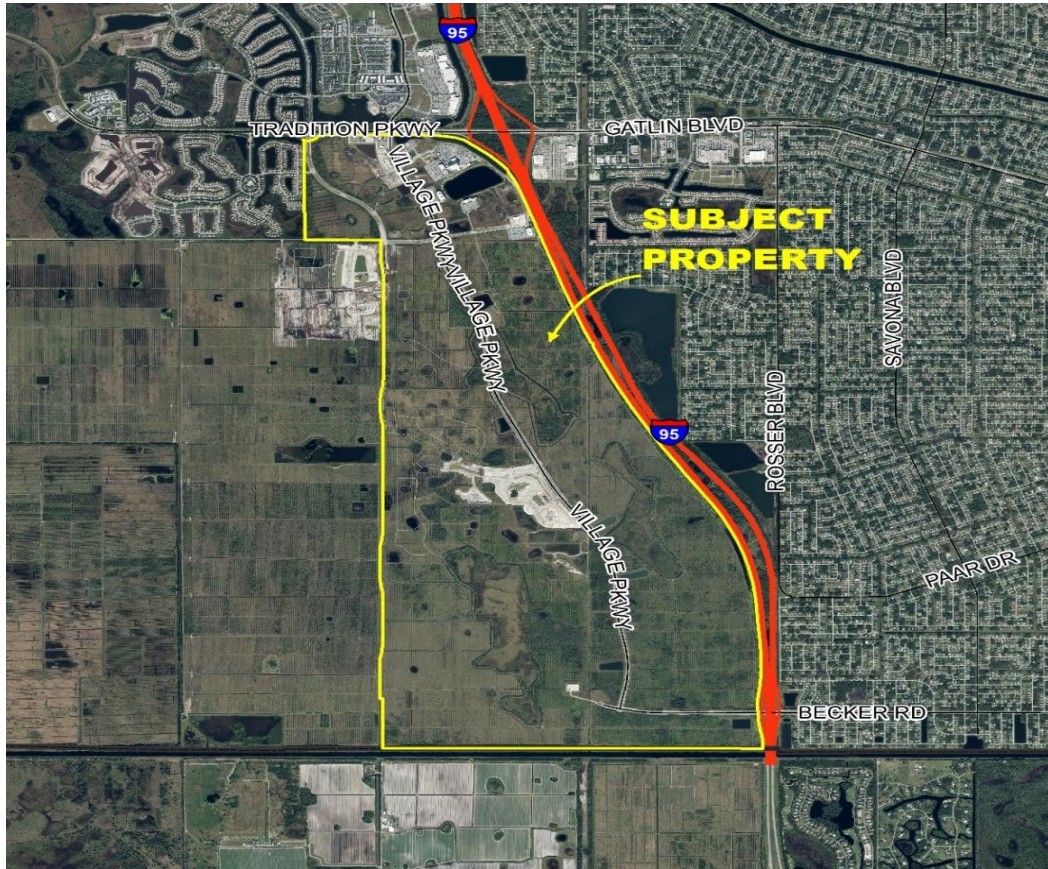




Southern Grove Development of Regional Impact (DRI) Amendment Application
 6th Amendment to the DRI Development Order
 Mattamy Palm Beach, LLC
 Project No. P20-067



SUMMARY

Applicant's Request:	An application to amend the development order for the Southern Grove DRI (6 th amendment).
Applicant:	Autumn Sorrow, AJ Entitlements and Planning and Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC as the developer of the Southern Grove DRI
Location:	The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by both the Tradition and Riverland/Kennedy DRIs.
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

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. The future land use classification for the Southern Grove DRI is New Community Development District (NCD).

The development plan divides the project into major districts or uses consistent with the NCD (New Community Development) future land use classification and policies. NCD is a future land use classification for developments of regional impact to facilitate the development of mixed use communities. At the option of a developer, an NCD District may be divided into defined sub-districts. The five sub-districts in Southern Grove are Residential, Neighborhood/Village Commercial, Employment Center, Regional Business Center, and Mixed Use.

In total, the development program includes 7,388 residential dwelling units; 3,675,075 square feet of retail use; 2,430,728 square feet of office use; 2,498,602 square feet of research and development; 4,583,336 square feet of warehouse/industrial use; 791 hotel rooms; 300 hospital beds; and ancillary and support uses such as public facilities, recreational facilities, schools etc. as permitted within the NCD District.

Proposed Amendment

Mattamy Palm Beach, LLC, has applied to amend the development order for the Southern Grove DRI by amending the master development plan, Map H and Map H (2) of the DRI and to revise the buildout and expiration dates to account for legislative time extensions granted by the Governor. Map H is the overall conceptual master plan for Southern Grove. Map H (2) depicts the proposed location for the multi-use path known as Tradition Trail in relation to proposed school sites, park sites, and conservation areas. Tradition Trail is a requirement of the adopted Southern Grove CRA Master Plan.

The proposed amendment to the master development plan adjusts the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Regional Business Center subcategories to accommodate new development proposals; shifts the location for a proposed school and park site on SW Community Boulevard; realigns the Paar Road right-of-way between SW Village Parkway and Interstate 95 and reconfigures Tradition Trail. The proposed changes are as follows:

1. Approximately 138 acres of land located south of SW Discovery Way, west of SW Village Parkway and east of Community Boulevard from the Mixed-Use sub-district classification to 16 acres of Neighborhood/Village Commercial sub-district classification and 121.96 acres to the Residential sub-district classification.
2. Approximately 231.92 acres of land located south and west of the Becker Road and SW Village Parkway intersection from the Mixed Use sub-district classification to the Residential sub-district classification.
3. Approximately 20 acres of land located in the northwest quadrant of the Becker Road and SW Village Parkway intersection from the Mixed Use sub-district classification to the Neighborhood/Village Commercial sub-district classification.
4. Approximately 21.35 acres of land located in the northwest quadrant of the Becker Road and SW Village Parkway intersection and directly north of the 20 acres identified under #3 from Residential to Neighborhood/Village Commercial.
5. The realignment of the Paar Road right-of-way between SW Village Parkway and Interstate 95 at the request of the Port St. Lucie Governmental Finance Corporation.

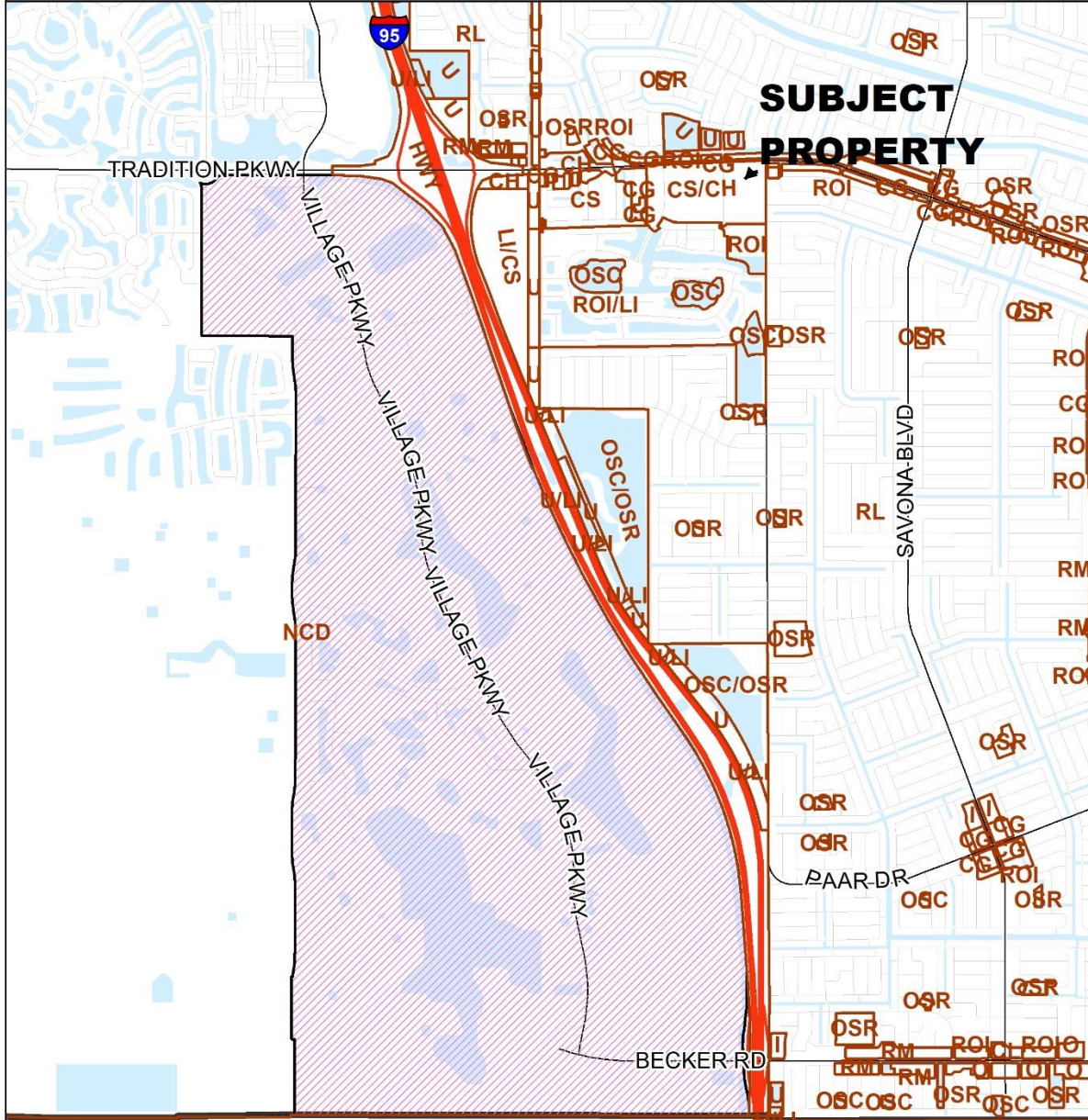
6. Approximately 34 acres located west of SW Village Parkway and north of the Paar Road right-of-way from the Mixed Use sub-district classification to the Regional Business Center sub-district classification at the request of the Port St. Lucie Governmental Finance Corporation.
7. Relocation of a ten (10) acre park site and adjacent twenty (20) acre school site from the current location on the east side of the Community Boulevard road right-of-way between the Paar Road right-of-way and the Becker Road right of way to the northeast corner of the intersection of SW Community Boulevard and Becker Road. The relocation was approved by the St. Lucie County School District and supported by the Parks and Recreation Department and the Public Works Department.
8. Realignment of Tradition Trail
9. Relocation of a utility site on SW Discovery Way

Site acreage data area calculations have been adjusted accordingly per the land use change and all acreages rounded to the nearest whole number.

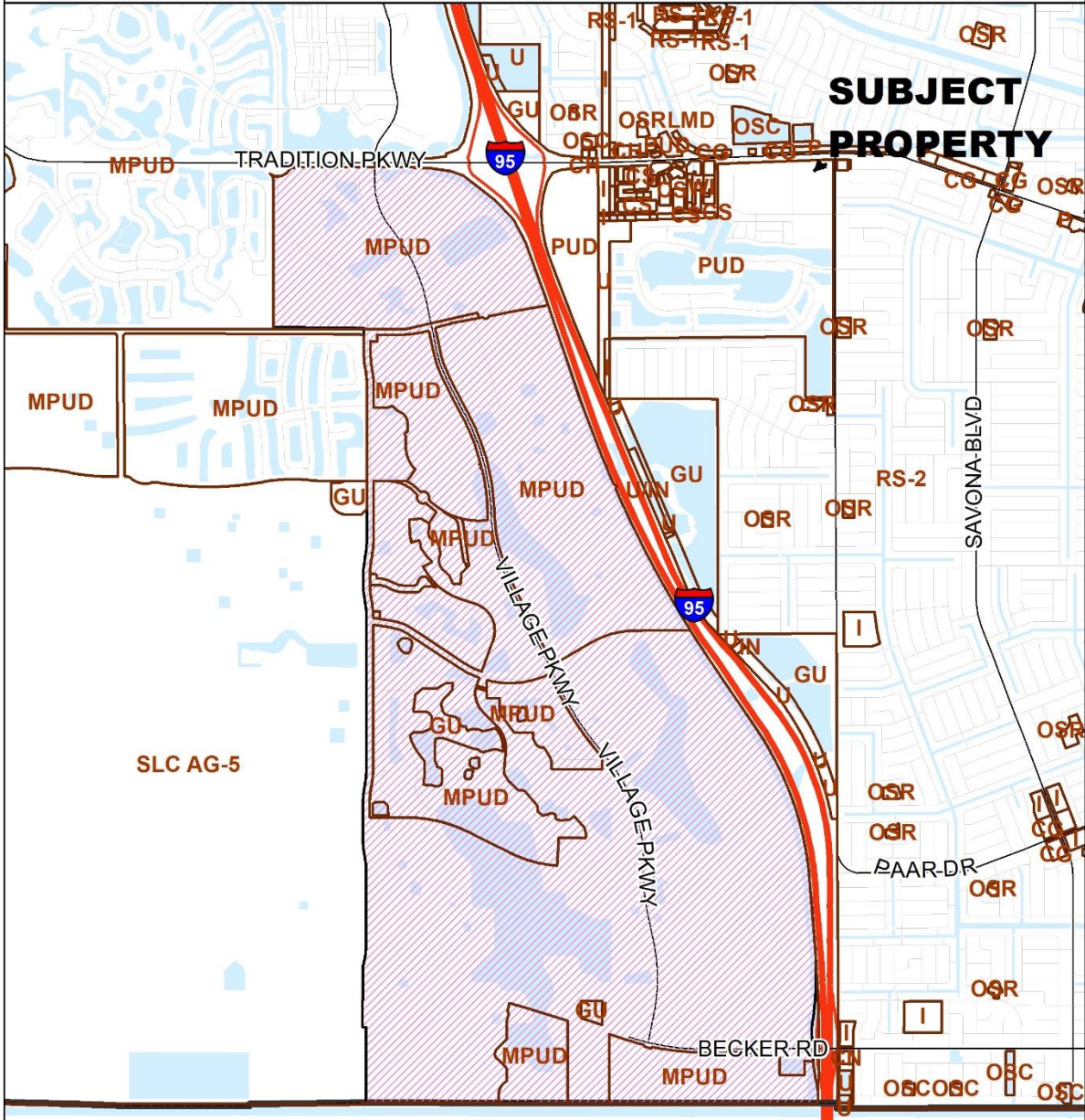
Previous Actions and Prior Reviews

The DRI development order was originally approved by the City Council on September 25, 2006 by Resolution 06-R90. The development order has been amended five times. The last amendment was approved by City Council on January 13, 2020 by Resolution 20-R05.

FUTURE LAND USE



EXISTING ZONING



Analysis

The proposed changes to the master development plan (Maps H and H (2) are shown in Exhibits “B” and “B-2” to Exhibit “1” of the proposed resolution. The proposed changes to the residential, mixed use, and neighborhood commercial subdistricts are to update the master development plan for Southern Grove to reflect the planning and marketing efforts of Mattamy Palm Beach, LLC, as the developer of the Southern Grove DRI. The proposed realignment of Paar Road and the increase in acreage for the regional business center were requested by the Port St. Lucie Governmental Finance Corporation to accommodate growth in the jobs corridor along Interstate 95. The relocation of the park and school site will provide access on two roadways to alleviate congestion and potential conflicts.

Policy 1.2.2.1 of the Comprehensive Plan requires an NCD District future land use classification to contain a minimum of three land use subdistricts. Policy 1.2.9.1 states that the Southern Grove NCD District shall, at a minimum, contain the Residential, Mixed Use, and Employment Center as the three areas required by Policy 1.2.2.1. The proposed amendment to the master development plan maintains the Residential, Mixed Use, and Employment Center subdistricts as well as the Neighborhood/Village Commercial and Regional Business Center subdistricts in Southern Grove. The relocation of the school and park site has been approved by the School District and city staff. The Public Works Department has determined that the proposed land use sub area or sub-district changes to Map H can be accommodated within the existing transportation conditions for the Southern Grove DRI.

In response to the executive orders that were issued by the Governor, the buildout and termination dates are being amended as follows:

1. The buildout date shown under Condition 4 of the DRI Development Order is changed from March 4, 2040 to April 25, 2041.
2. The expiration and termination date provided under Condition 5 is changed to June 18, 2047.

These changes are consistent with a proposed Comprehensive Plan Amendment (P20-059) that was recommended for approval at the October 6, 2020 Planning and Zoning Board meeting. The proposed amendment consists of a text amendment to the Future Land Use Element to amend Figure 1-4. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. The text amendment adjusts the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, Regional Business Center sub-districts.

The transmittal hearing for the proposed amendment before the City Council was held on October 26, 2020. The amendment was approved for transmittal and submitted to the Department of Economic Opportunity (DEO) and agencies for review. There were no comments or objections to the proposed amendment. The adoption hearing for the proposed amendment, Ordinance 20-56, is scheduled for the January 25, 2021 City Council meeting.

RELATED PROJECTS

P20 - 059 - Mattamy Palm Beach, LLC, Comprehensive Plan Amendment
P20 – 066 Mattamy Palm Beach @ Southern Grove No. 3 MPUD 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.

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.