

# Southern Grove DRI 8<sup>th</sup> Amendment (P21-012)

City Council Meeting  
November 8, 2021  
Bridget Kean, AICP  
Senior Planner



# Proposed Project

- Amendment to the Southern Grove DRI by amending the conditions of approval, the master development plan and exhibits per the recommendations in the adopted Southern Grove Master Plan and the 2021 Southern Grove Traffic Study.



# Applicant and Owner

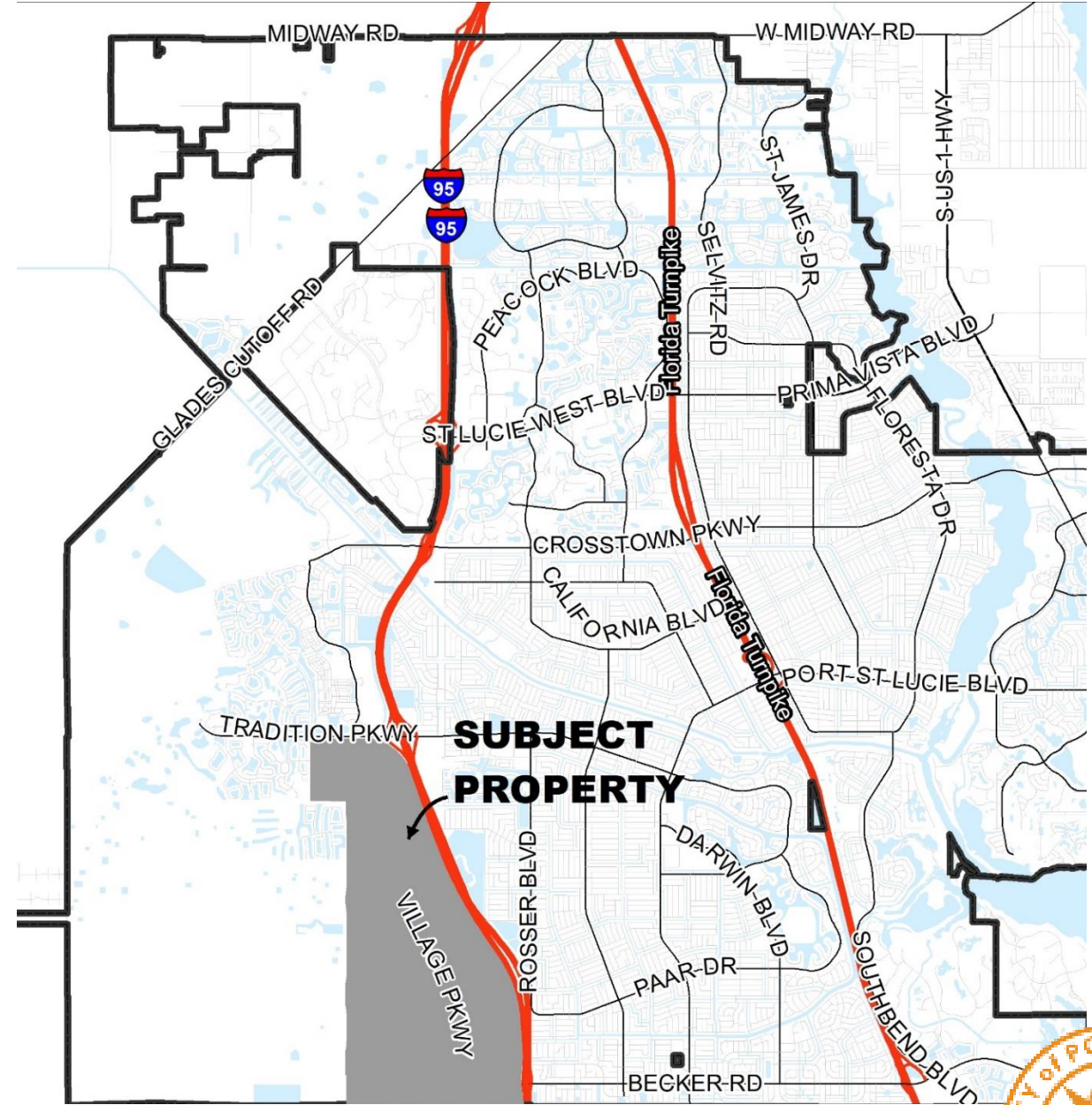
Autumn Sorrow, AJ Entitlements, and Steve Garrett, Lucido and Associates, are acting as the agents for

Mattamy Palm Beach, LLC

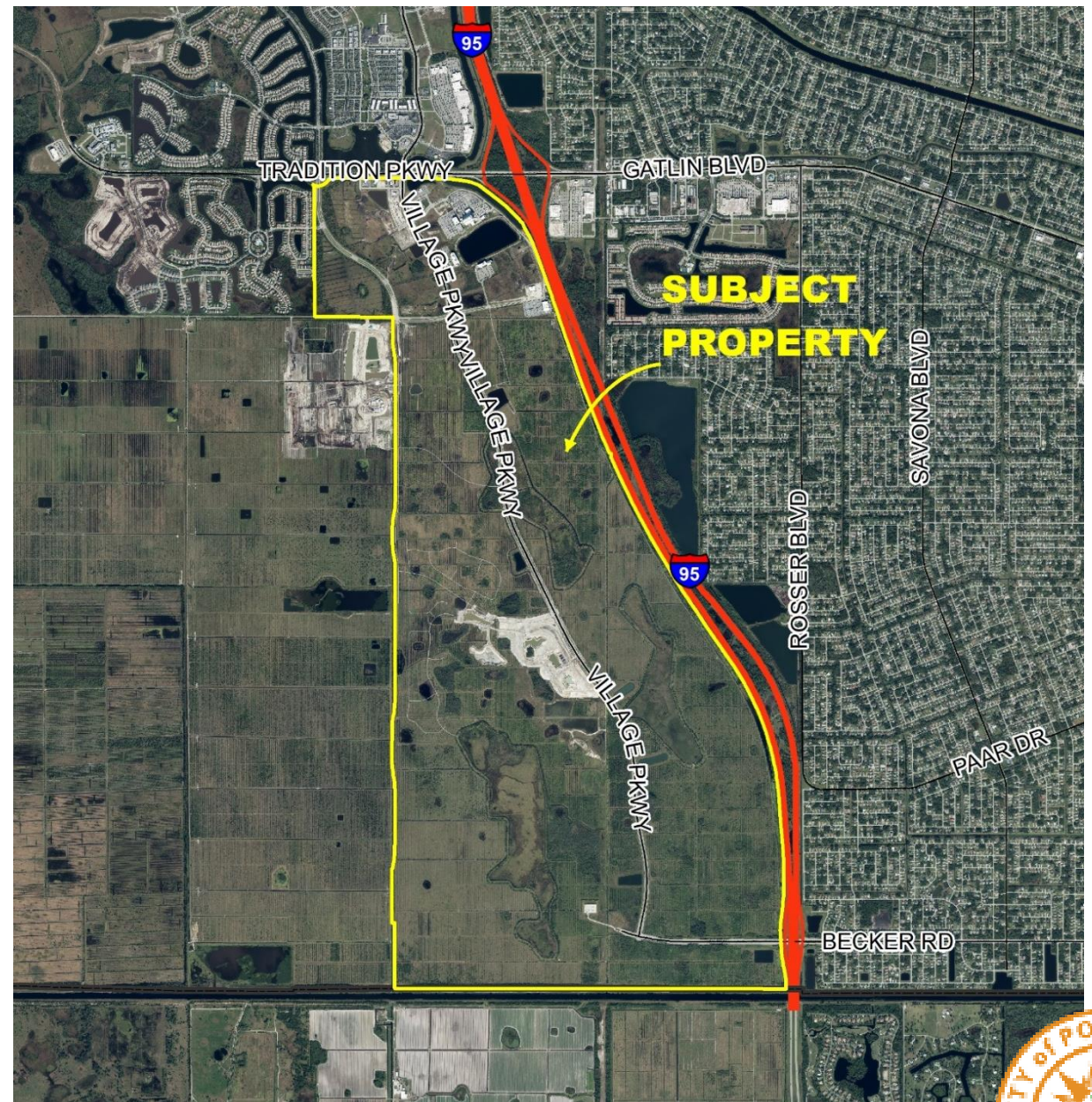
Port St. Lucie Governmental Finance Corporation



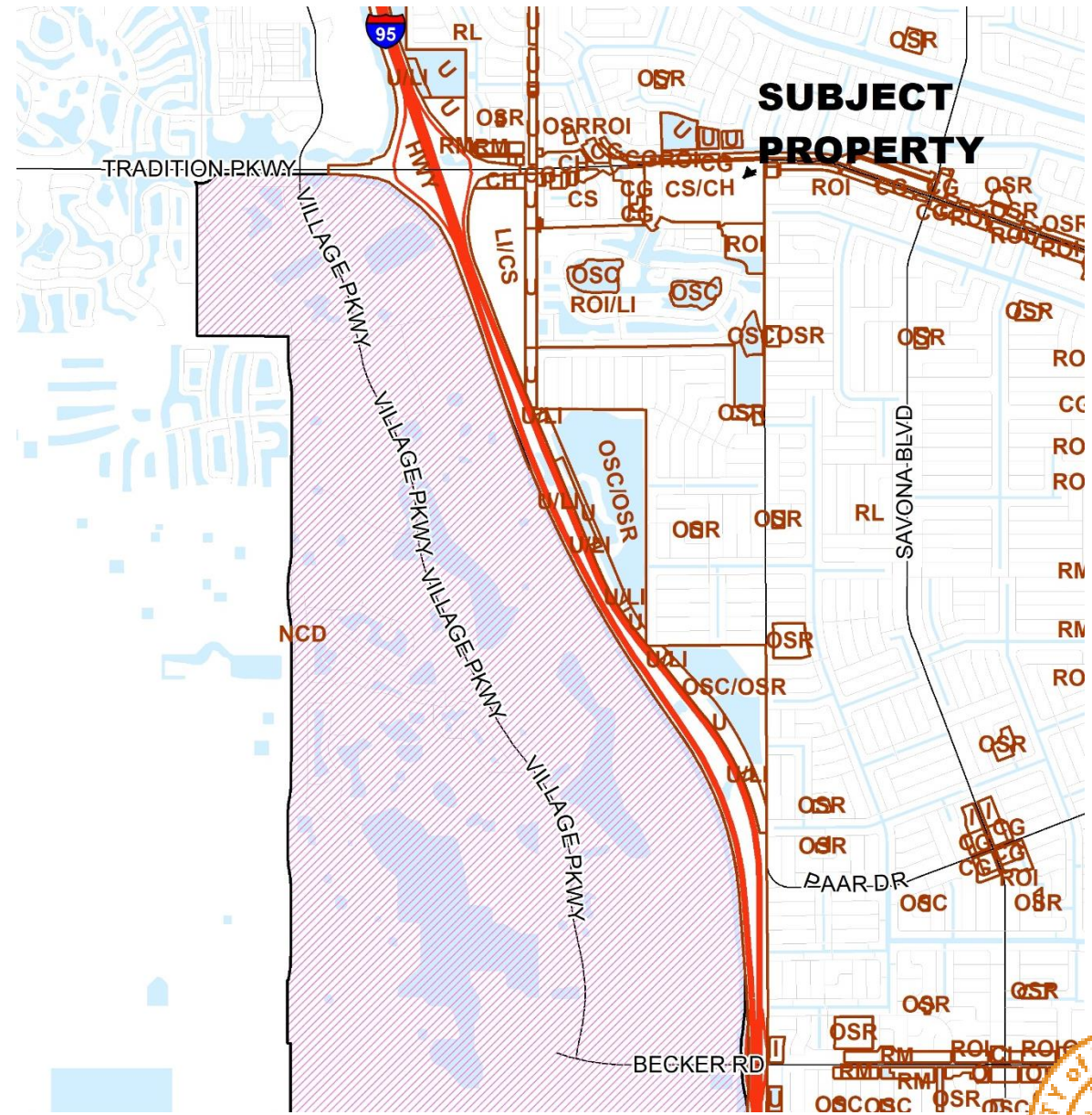
# Location



# Aerial



# Future Land Use



# Background

- Southern Grove is an approved Development of Regional Impact (DRI) approximately 3,606 acres in size.
- Development plan divides the project into major districts consistent with the NCD (New Community Development) future land use classification and policies.
- Current Entitlements include:
  - 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



# Southern Grove Master Plan

- In June 2018, the City of Port St. Lucie acquired approximately 1,183 acres of land within the Southern Grove DRI that is deeded to and managed by the Port St. Lucie Governmental Finance Corporation (GFC).
- In October 2019, Treasure Coast Regional Planning Council (TCRPC) hired to create an updated land development and infrastructure master plan for the city owned land in Southern Grove.
- Based on a review of market conditions, the Southern Grove Master Plan recommended changes to the development program for Southern Grove including a re-organization of the land use subdistricts, modifications to the DRI development entitlements, and modifications to infrastructure improvements.
- Master plan was accompanied by an updated traffic study for the Southern Grove DRI.





I. EXECUTIVE SUMMARY  
SOUTHERN GROVE MASTER PLAN



SOUTHERN GROVE MASTER PLAN

**SOUTHERN GROVE MASTER PLAN  
LAND USE DISTRIBUTION**

LAND USE	ACRES
MIXED-USE	254.7
EMPLOYMENT CENTER	963.0
LIFESTYLE / COMMERCIAL	45.2
SECONDARY ROAD NETWORK <sup>1</sup>	44.3
DUDA CANAL	33.0
MASTER STORM WATER SYSTEM <sup>2</sup>	174.3
<b>TOTAL GFC LAND</b>	<b>1,223.5</b>

**FOOTNOTES**

- <sup>1</sup> Secondary Road Network
- <sup>2</sup> Areas (primarily not shown in GFC zones) are shown with secondary road network (shown in GFC zones)
- <sup>3</sup> Water
- <sup>4</sup> Other
- <sup>5</sup> Duda Canal
- <sup>6</sup> Master Stormwater System
- <sup>7</sup> Employment Center
- <sup>8</sup> Lifestyle / Commercial
- <sup>9</sup> Mixed-Use
- <sup>10</sup> Secondary Road Network
- <sup>11</sup> Duda Canal
- <sup>12</sup> Master Stormwater System
- <sup>13</sup> Employment Center
- <sup>14</sup> Lifestyle / Commercial
- <sup>15</sup> Mixed-Use

**FOOTNOTES**

- <sup>1</sup> Secondary Road Network
- <sup>2</sup> Duda Canal
- <sup>3</sup> Master Stormwater System
- <sup>4</sup> Employment Center
- <sup>5</sup> Lifestyle / Commercial
- <sup>6</sup> Mixed-Use
- <sup>7</sup> Other



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# Proposed Changes to Southern Grove DRI Entitlements

	Current SG DRI Entitlements	Proposed SG DRI Entitlements	Increase	Decrease
Residential	7,388	7,674	<b>+286</b>	
Retail Square Footage	3,675,075	1,831,465		<b>-1,843,610</b>
Office Square Footage	2,430,728	1,409,903		<b>-1,020,825</b>
Research and Development Square Footage	2,498,602	1,201,557		<b>-1,297,045</b>
Warehouse and Industrial Square Footage	4,583,336	8,745,000	<b>+4,161,664</b>	
Hotel Rooms	791	1,051	<b>+260</b>	
Hospital Beds	300	300	No change	No change



# Proposed Changes to Map H

- Map H is the master development plan for the Southern Grove DRI.
- Proposed amendment reclassifies  $\pm$  7.8 acres of land located at the N/E corner of Paar Drive and SW Village Pkwy from Neighborhood/Village Commercial subdistrict to Employment Center subdistrict
- Reclassifies  $\pm$  48 acres of land located north of Paar Drive and west of I-95 from Mixed Use to Employment Center and Regional Business Center
- Removes the Paar Drive overpass and the eastern portion of Paar Drive from SW Anthony F. Sansone Sr. Blvd. east to I-95.
- Relocates a 20 acre school site and 10 acre park site from NE corner of Becker Road and SW Community Boulevard to area west of FPL substation on Becker Road.



EXHIBIT "B" TO EXHIBIT "1"  
SOUTHERN GROVE

SOUTHERN GROVE							
Development Phases							
Phases	Residential (2014)	Office (2014)	Research & Development (2014)	Industrial (2014)	Hotel (2014)	Hotel (2014)	Hotel (2014)
1 (2014-2017)	800	450,000	250,000	815,000	450,000	371	300
2 (2018-2021)	2,000	1,100,000	600,000	1,075,000	1,445,110	760	760
3 (2022-2025)	2,616	1,400,000	800,000	1,342,827	1,764,112	170	170
4 (2026-2027)	2,670	1,400,000	800,000	1,342,827	1,764,112	170	170
<b>Total</b>	<b>7,086</b>	<b>3,850,000</b>	<b>2,450,000</b>	<b>4,572,654</b>	<b>5,423,192</b>	<b>1,471</b>	<b>1,471</b>

SOUTHERN GROVE			
Concession/Parcel ID	Volume (ac)	Plant Buffer / Upland (sq ft)	Plant Buffer / Upland (sq ft)
CA2	W420	0.324	0.200
CA4	W421	2.637	0.830
CA4	W422	1.077	0.500
CA6	W426	0.840	0.400
CA7	W444	0.577	0.400
CA8	W433	1.542	
CA9	W432	0.638	
W416		0.390	
W444		0.420	
CA20	W442	1.131	
CA11	W443	0.458	
CA12	W417	1.847	0.540
CA13	Low Oak		5.135
CA14	W452	4.837	
CA15	W450	0.763	
CA16	W452	0.200	
CA17	W475	7.756	0.750
CA18	W456	1.537	
CA19	W452	0.855	
CA20	W446	1.071	0.400
CA21	W457	0.715	0.360
CA22	W441	4.780	
CA23	W428	3.328	
CA24	W418	2.165	
W470		0.070	
CA25	W438	0.419	0.800
CA26	W471	1.652	
CA28	W431	41.322	3.600
CA32	W433	3.555	1.300
W453		0.400	
W455		0.036	
<b>Total</b>	<b>100.034</b>	<b>15.220</b>	

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

**NOTES:**  
 1/ CMC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES  
 2/ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT FIELDS, FUTURE MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.  
 3/ ARCHEOLOGICAL SITE - OTHER SITE (SBL177)

- CRA PLAN LEGEND:**
- MULTI-PURPOSE PATH (MAY BE OUTSIDE OF ROW)
  - PARK & RIDE
- SUPPORTIVE POLICIES AND NOTES:**
- 1) DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
  - 2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
  - 3) ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERS CONSERVATION AREAS.
  - 4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
  - 5) THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
  - 6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.



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# Analysis

- Section 380.06(7)(a), F.S., 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.
- Proposed changes are consistent with a comprehensive plan text amendment (P20-256) that was adopted by the City Council on October 25, 2021.



# Traffic Impact Analysis

- Traffic Analysis received April 2021
- Traffic Analysis completed by Mackenzie Engineering & Planning, Inc. for Mattamy Palm Beach, LLC
- Reviewed by 3<sup>rd</sup> party traffic consultant (Marlin Engineering) hired by City to review
- Found to be sufficient by 3<sup>rd</sup> party traffic consultant



# Traffic Impacts

The removal of the Paar Drive Overpass at I-95 is included in this updated Traffic Analysis. It was found to have no adverse impacts to the roadway network.

The other changes in uses, change in use locations, and change in Trip Generation methodology resulted in a substantial reduction in trip generation for the DRI. Therefore, less impact on the roadway network is expected.



# 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.
- The Planning and Zoning Board recommended approval of the proposed amendment at the November 2, 2021 Planning and Zoning Board meeting.

