

# 10th Amendment to the Southern Grove DRI P23-141

Planning and Zoning Board Meeting  
September 5, 2023  
Bridget Kean, AICP  
Senior Planner



# Request Summary

Applicant's Request:	This is an application for the 10 <sup>th</sup> Amendment to the Southern Grove DRI. The proposal is to amend Map H and Map H-2, the DRI master development plans. No changes are proposed to the DRI development order conditions of approval.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc. with assistance from Lucido and Associates
Applicant /Property Owner:	Port St. Lucie Governmental Finance Corporation (GFC) with assistance from Mattamy Palm Beach, LLC, as the master developer of the Southern Grove DRI
Location:	The subject property is generally located west of Interstate 95, south of Tradition Parkway, north of the C-23 canal, and bordered by SW Community Boulevard to the west.

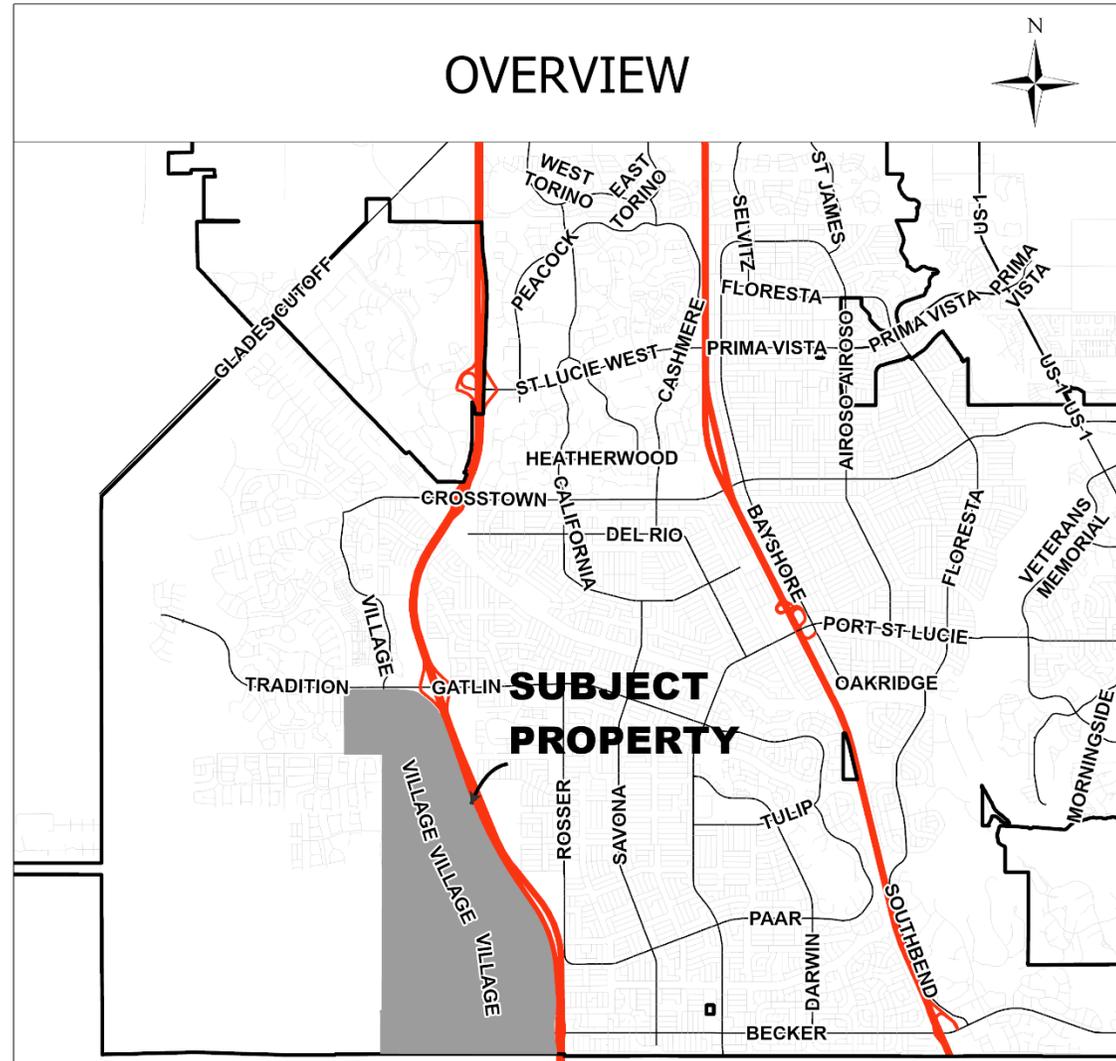


# Project Background

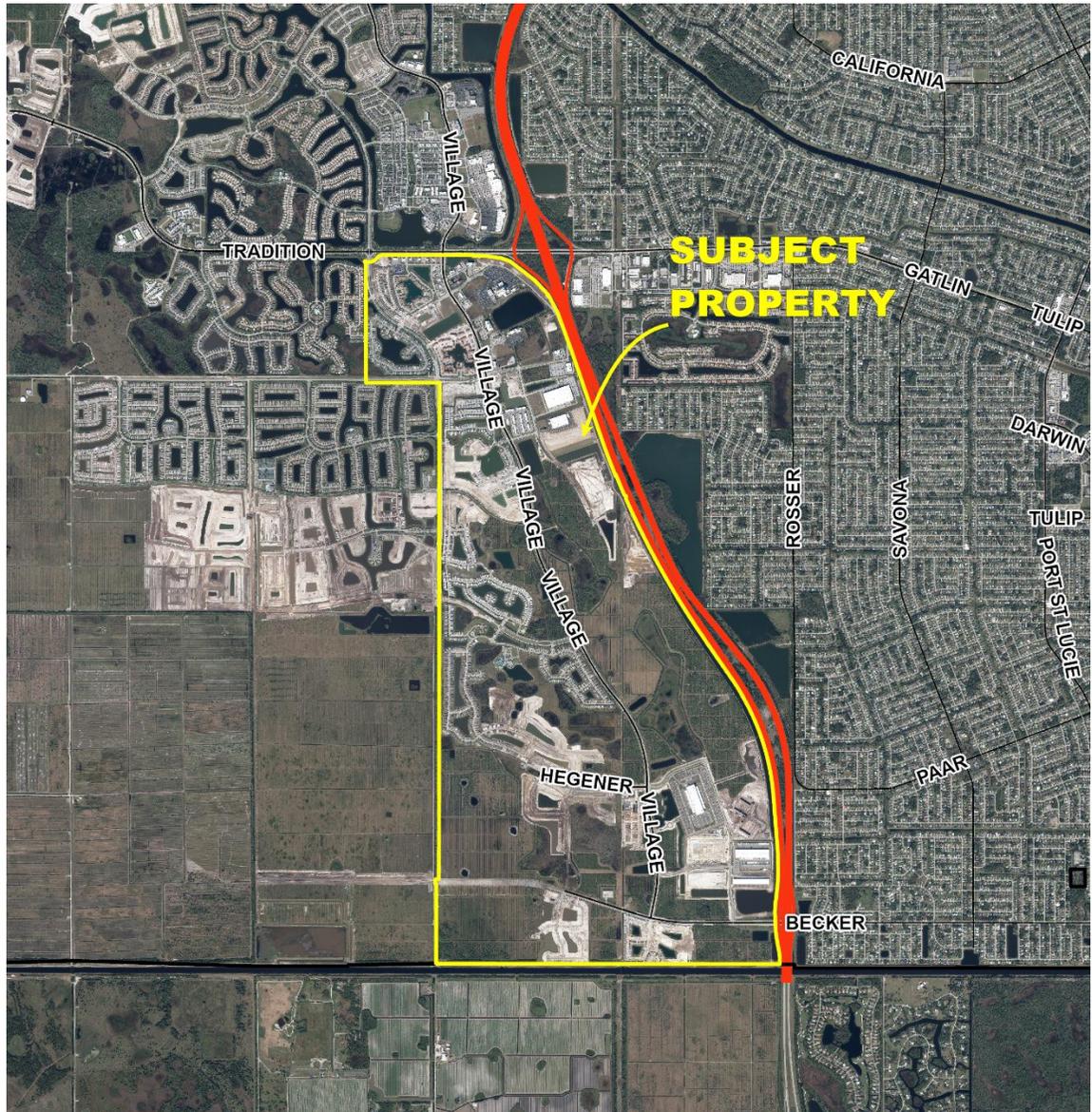
- Southern Grove is an approved Development of Regional Impact (DRI) and approximately 3,606 acres in size.
- Development program includes 7,674 residential dwelling units; 1.8 million sq ft of retail use; 1.4 million sq ft of office use; 1.2 million sq ft of research and development; 8.7 million sq ft of warehouse/industrial use; 1,051 hotel rooms; 300 hospital beds; and ancillary and support uses as permitted within the NCD District.
- The future land use classification for the Southern Grove DRI is New Community Development District (NCD).
- NCD is a future land use classification for developments of regional impact to facilitate the development of mixed-use communities.



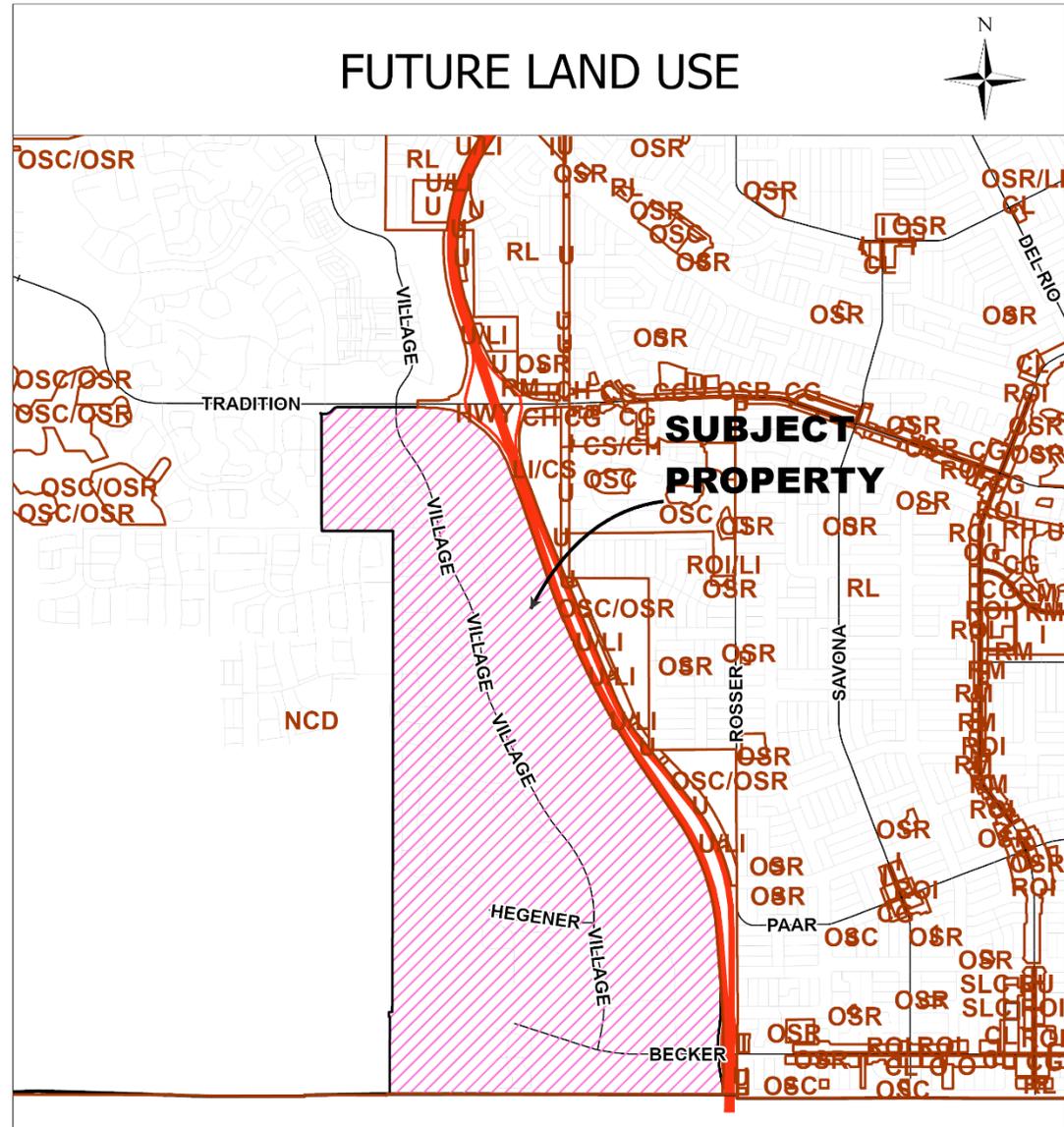
# Location



# Aerial



# Future Land Use



# Proposed Project

- In 2021, the City adopted the 8<sup>th</sup> Amendment to the Southern Grove DRI which revised development entitlements, revised conditions of approval, revised buildout and expiration dates, and revised Map H, the DRI master development plan, and Map H-2, Tradition trail and multi-use plan (Res. 21-R136.)
- The 8<sup>th</sup> Amendment followed the adoption of the Southern Grove Master Plan and an updated traffic study for the western annexation area.
- In 2022, the City adopted the 9<sup>th</sup> amendment to the Southern Grove DRI which amended Map H to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts. No changes were made to the DRI development order conditions adopted under Res. 21-R136. These conditions remain in full force and effect.
- This application is the 10<sup>th</sup> amendment to the Southern Grove DRI. It consists of further amendments to Map H and Map H-2 to adjust the alignments of certain roadways and Tradition Trail between SW Village Parkway and Interstate 95 and other minor changes.
- The purpose of this amendment is to accommodate new development plans for this area of the city.



# Proposed Changes

- The proposed changes to Map H and Map H-2 include:
  - The re-alignment of the extension of SW Anthony F. Sansone Sr Boulevard between SW Hegener Drive and Marshall Parkway
  - The re-alignment of the southern extension of Tom Mackie Boulevard north of Marshall Pkwy
  - As a result of the roadway re-alignments, 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.
  - 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.



EXHIBIT "B" TO EXHIBIT "1"  
SOUTHERN GROVE

Adopted

Phases	Development Phasing						
	Residential	Office	Research & Development	Industrial	Hotel	Hospital	
1 (2006-2017)	3,415	180,000	400,000	300,000	450,000	250	180
2 (2017-2032)	4,259	796,400	250,000	300,000	3,250,000	310	110
3 (2032-2037)	225,000	25,000	25,000	3,300,000	3,300,000	80	80
4 (2037-2042)	596,485	303,903	653,527	1,664,884		411	
<b>Total</b>	<b>7,624</b>	<b>1,331,403</b>	<b>1,201,527</b>	<b>8,146,000</b>		<b>1,051</b>	<b>300</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-E)

- 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/ DMC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
- 2/ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, POND/BIKE/MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
- 3/ ARCHEOLOGICAL SITE - OTHER SITE (S&L1717)

SOUTHERN GROVE			
ID	Wetland (Ac)	Upland Buffer / Upland (Ac)	
CA3	W420	0.356	0.290
CA3	W422	3.453	0.832
CA4	W424	1.071	0.203
CA6	W436	0.889	0.450
CA7	W444	0.777	0.400
CA8	W433	1.542	
CA9	W439	0.678	
CA10	W440	0.883	
CA11	W443	0.588	
CA12	W447	1.845	0.640
CA13	W448	0.510	
CA14	W452	4.857	
CA15	W455	0.763	
CA16	W458	0.902	
CA17	W475	2.246	0.750
CA18	W456	1.527	
CA19	W462	3.883	
CA20	W466	1.021	0.450
CA21	W467	0.725	0.390
CA22	W465	0.789	
CA23	W468	3.368	
CA24	W469	2.069	
CA25	W470	0.849	
CA26	W471	5.657	
CA28	W481	11.882	3.880
CA29	W483	3.965	1.120
CA30	W487	0.829	0.400
CA30	W486	3.056	
<b>Total</b>	<b>100,014</b>	<b>15,210</b>	

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, MICHM MAY BE UTILIZED WHERE PATH TRAVELERS 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.

Lucido & associates  
701 E. Cooper Blvd., Suite 1700, Orange, CA 92668  
714.944.1111 - Fax 714.944.1112

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- PROPOSED RIGHTS-OF-WAY
- UTILITY EASEMENT
- STORMWATER MANAGEMENT (EXISTING)
- ACTIVE PARK
- SCHOOL
- ARCHAEOLOGICAL SITE
- CONSERVATION AREA (W #)

**BIKEWAY/BIKE PATH**  
 (8' sidewalk/5' or 6' sidewalks and on-street bike lanes required on both sides of streets)  
 (5' Sidewalk and on-street bike lane required on one side of 1/2 mile)

**TRAIL**  
 MULTI-PURPOSE PATH  
 (May be outside ROW)

**PARK & RIDE**

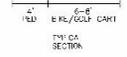
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**SUPPORTIVE POLICIES AND NOTES:**

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- 2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
- 3) ON MULTI-PURPOSE PATHS, MINOR WAY OF UTILIZED WHERE PATH "TRAVERSES" CONSERVATION AREAS.
- 4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
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- 6) PATH LOCATIONS ARE DEFINITIVE AND MAY CHANGE AT FINAL SITE PLAN.

**MULTI-PURPOSE PATH:**



UTILITY EASEMENTS (EAS.) AS SHOWN ON THE CITY ENGINEER'S UTILITY EASEMENT, CONSERVATION AND STORMWATER PLAN, CITY ORDINANCE.



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# 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 a proposed large scale comprehensive plan text amendment that amended 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.
- 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 and adjust the acreage totals for the Mixed Use and Employment Center sub-districts.



# 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" of 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.

