

P21-012

# Southern Grove-DRI Amendment

TYPE	STATUS	BUILDING TYPE
DRIA	P&Z MEETING SCHEDULED	

**ASSIGNED TO**  
Bridget Kean

**ADDRESS**

SECTION	BLOCK	LOT
	SouthernGrove	

**LEGAL DESCRIPTION**

**SITE LOCATION**

**PARCEL #**

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
3606		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

**UTILITY PROVIDER**

**DESCRIBE REQUEST**  
The proposed amendments include changes to the master development plans (Map H and Map H 2) and conditions of approval relating to transportation for the Southern Grove Development of Regional Impact (DRI)

**Primary Contact Email**  
Autumn@ajentitlements.com

**AGENT/APPLICANT**

FIRST NAME	LAST NAME
	Sorrow

**Business Name**

**ADDRESS**  
2565 Stockbridge Sqaure SW

CITY	STATE	ZIP
Vero Beach	FL	32962

EMAIL	PHONE
Autumn@ajentitlements.com	5612842472

**AUTHORIZED SIGNATORY OF CORPORATION**

FIRST NAME	LAST NAME

**ADDRESS**

CITY	STATE	ZIP

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**EMAIL**

**PHONE**

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**PROJECT ARCHITECT/ENGINEER**

**FIRST NAME**

**LAST NAME**

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**Business Name**

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**ADDRESS**

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**CITY**

**STATE**

**ZIP**

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**EMAIL**

**PHONE**

---

**PROPERTY OWNER**

**Business Name**

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**ADDRESS**

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**CITY**

**STATE**

**ZIP**

---

**EMAIL**

**PHONE**

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**SOUTHERN GROVE DRI  
City of Port St. Lucie Florida  
DEVELOPMENT ORDER AMENDMENT  
APPLICATION  
PROJECT NARRATIVE/COVER LETTER  
JANUARY 20, 2021; MAY 14, 2021**

**REQUEST SUMMARY**

The subject application involves a request by Mattamy Palm Beach, LLC and Government Finance Corporation for a Development Order (DO) Amendment to the Southern Grove Development of Regional Impact (DRI). As more specifically described herein and Syndicated on the accompanying documents the proposed amendments include changes to the master development plans (Map H and Map H 2). As part of a concurrent application series, the applicant(s) are also seeking amendments to the Comprehensive Plan Objectives and Policies, the Comprehensive Plan Future Land Use Element Figure 1-4, and the Comprehensive Plan Transportation Maps.

**BACKGROUND AND PROJECT DESCRIPTION**

The Southern Grove DRI was originally approved by the City Council on September 25, 2006, pursuant to the adoption of Resolution 06-R90. Since the initial approval, the DRI has been amended several times with the most recent approval scheduled for adoption on January 25, 2021, pursuant to Resolution 21-R05.

The entirety of the Southern Grove DRI (3,606 acres, more or less) has a Future Land Use Designation of New Community Development (NCD). The NCD is a Future Land Use designation for DRIs to facilitate the development of mixed use communities. The five sub-districts in Southern Grove are: Residential, Neighborhood/Village Commercial, Employment Center, Regional Business Center, and Mixed Use.

**PROPOSED AMENDMENTS TO THE DEVELOPMENT ORDER:**

The proposed amendments include changes to the master development plans (Map H and Map H 2).

1. Revisions to the DRI Buildout date and Termination date pursuant to Legislative Orders;

2. Removal of the Marshall Parkway and Interstate 95 interchange;
3. Removal of the Paar Road and Interstate 95 overpass;
4. Reconfiguration of the Paar Road geometry to terminate at Hegener Drive;
5. Updates to the Park site conveyances, consistent with the Park Impact Fee Agreement and Condition number 67; and
6. Re-designation of certain GFC land from the Neighborhood Center and Mixed Use designations to the Regional Business Center designation.

**PROPOSED AMENDMENTS TO THE CONDITIONS OF APPROVAL:**

With this application request, the applicant(s) will also be seeking several amendments to the conditions of approval relating to transportation; the condition modifications, along with a traffic analysis of the DRI, will be provided as a subsequent submittal.

**CONCLUSION**

On behalf of the Property Owner and consultant team, Lucido & Associates and AJ Entitlements & Planning LLC respectfully request favorable review and consideration of this application. The agent at AJ Entitlements & Planning is Autumn Sorrow who can be reached at: [autumn@ajentitlements.com](mailto:autumn@ajentitlements.com).



## NOTIFICATION OF BUILD-OUT DATE AND DEVELOPMENT ORDER EXTENSIONS

### Southern Grove Development of Regional Impact City of Port St. Lucie, FLORIDA

**Date:** September 11, 2020; November 26, 2020; May 14, 2021; September 1, 2021; November 3, 2021

**To:** City of Port St. Lucie  
Attention: Bridget Kean, Senior Planner  
121 S.W. Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984

**RE:** Southern Grove Development of Regional Impact Development Order (Southern Grove DRI DO) - Statutory Time Extension Pursuant to Section 252.363, Florida Statutes

Dear Ms. Kean,

Section 252.363, Florida Statutes provides in part as follows:  
252.363 Tolling and extensions of permits and other authorizations.

(1)(a) The declaration of a state of emergency by the Governor tolls the period remaining to exercise the rights under a permit or other authorization for the duration of the emergency declaration. Further, the emergency declaration extends the period remains to exercise the rights under a permit or other authorization for 6 months in additions to the tolled period. This paragraph applies to the following:

1. The expiration of development order issued by a local government.
2. The expiration of a building permit.
3. The expiration of a permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373.
4. The buildout date of a development of regional impact, including any extension of a building date that was previously granted pursuant to 380.06(19)(C).

(b) Within 90 days after the termination of the emergency declaration, the holder of the permit or other authorization shall notify the issuing authority of the intent to exercise the tolling and extension granted under paragraph (a). The notice must be in writing and identify the specific permit or other authorization quality for extension.

#### Covid 19

On, March 7, 2020, the Governor issued Executive Order 20-52. Executive Order 20-52 declared a state of emergency for the threat posed by the Covid-19 Virus. Executive Order 20-52 was approved with an expiration date of 60 days. However, Executive Orders 20-114, 20-166, 20-192, 20-213, 20-276, 20-316, 21-45, and 21-94 extended the original Executive Order for a total of 480 days; however due to an overlap with Executive Orders for Hurricane(s) Dorian and Isaias, Section 252.363, F.S authorizes a time extension of 355 days. Thus, the tolling period for exercising rights pursuant to the specified permits or authorizations is for 355 days 6 months, thereby extending: 1) Resolution 21-R34 Buildout Date until October 15, 2042; and 2) Resolution 21-R34 Development Order expiration until December 07, 2048.

The following table also lists the current expiration date for the subject permits, as well as the new expiration date, pursuant to Executive Orders for the Covid-19 Virus.

Executive Orders (EO)	Reference #	Date EO Issued	Tolling	Total Period
Covid-19	20-52	3/7/20	60 days	N/A overlap with Hurricane Dorian
	20-114	5/8/20	60 days	120 days
	20-166	7/7/20	60 days	
	20-192	8/5/20	N/A	N/A overlap with Hurricane Isaias
	20-213	9/4/20	N/A	235
	20-276	11/3/20	60 days	
	20-316	12/29/20	60 days	
	21-45	2/26/21	60 days	

Executive Orders (EO)	Reference #	Date EO Issued	Tolling	Total Period
	21-94	4/27/21	60 days	
	252.363(1)(a)		6 months	6 months
Project Name	Project #	Approval Date	Prior Extensions	Expiration Date
SG DRI Buildout Date	Resolution 06-R90 Buildout Date (BOD)	9/25/2006. BOD: 12/31/2025	Reso 12-R34 (BOD:11/6/33); Reso 15-R95 (BOD 4/2/35); Reso 20-R05 (BOD 3/4/40); Reso 21-34 (BOD 4/25/2041)	4/25/2041
SG DO Expiration	Resolution 06-R90 DO expiration	9/25/2006. DO exp: 12/31/2032	Reso 12-R34 (Do exp:12/31/39); Reso 15-R95 (DO exp: 5/24/2041; Reso 20-R05 (DO exp: 4/28/46); and Reso 21-34 (DO exp: 6/18/2047)	6/18/2047
Executive Orders				Statutory Extensions- DO expiration
Covid 19	EO 20-52	3/7/21	235 days and 6 months	June 17, 2042
<b>New Expiration Date Buildout Date</b>				<b>6/17/2042</b>

Executive Orders (EO)	Reference #	Date EO Issued	Tolling	Total Period
Covid 19	EO 20-52	3/7/21	235 days and 6 months	6/18/2047
<b>New Expiration Date Development Order</b>				<b>6/18/2047</b>

This letter shall also serve as notice that all such other applicable dates in the Southern Grove DRI covered under Section 252.363(1)(a), Florida Statutes, are also hereby extended.

Mattamy Palm Beach LLC, anticipates that all other terms and conditions of the approvals and permits will be complied with during the term of this extension. Please provide us with written confirmation of the expiration date. If you have any questions or require additional please feel free to contact me. Thank you for your ongoing assistance with this project.

Sincerely,

Autumn J. Sorrow  
AJ Entitlements & Planning LLC  
2565 Stockbridge Square SW  
Vero Beach, FL 32962