



**SOUTHERN GROVE DRI**  
**City of Port St. Lucie Florida**  
**DEVELOPMENT ORDER AMENDMENT**  
**APPLICATION**  
**PROJECT NARRATIVE/COVER LETTER**  
**APRIL 15, 2020; SEPTEMBER 1, 2020; SEPTEMBER 21, 2020; AND SEPTEMBER 25, 2020**

Ms. Teresa Lamar-Sarno, AICP  
Assistant to the City Manager  
City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

Dear Ms. Lamar-Sarno:

On behalf of Mattamy Palm Beach, LLC. we are pleased to submit this application for an amendment to the Southern Grove DRI Map Changes and Development Order Amendment.

**REQUEST SUMMARY**

The subject application involves a request by Mattamy Palm Beach, LLC. for a Development Order (DO) Amendment to the Southern Grove Development of Regional Impact (DRI). As more specifically described herein and indicated 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 is also seeking an amendment to the: 1) Comprehensive Plan, Future Land Use Element Figure 1-4; and 2) the Southern Grove 3 Multiple Planned Unit Development (MPUD).

**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 on January 13, 2020, adopted pursuant to Resolution 20-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. Relocation of the utility site along SW Discovery Way;
2. Re-designation of Southern Grove 3 MPUD (#2 on the Conceptual Master Plan) from Mixed Use and Residential to primarily Residential (121.96-acres) with portions of Neighborhood Village Center (16-acres);
3. Relocation of the Park and School site (along Community Blvd.) to the south for frontage on both Community Blvd. and Becker Road;
4. Re-designation of Southern Grove 8a (GHO project) from Mixed Use to Residential (231.92-acres);
5. Re-designation of Southern Grove 7a (north of Becker and west of Village Parkway) from Residential to Neighborhood Village Center (21.35-acres) to be included within Southern Grove 7b;
6. Minor re-designations of GFC property north and south of Paar Drive from Mixed Use to Regional Business Center (34-acres);
7. Reconfiguration of Tradition Trail;
8. Site acreage data area calculations have been adjusted accordingly per the land use change and all acreages rounded to the nearest whole number.

**PROPOSED AMENDMENTS TO THE CONDITIONS OF APPROVAL:** ~~Strikethrough~~ language indicates deleted text and underline language indicates new language.

Resolution 20-R05, exhibit 1, Condition 4: The Southern Grove Development of Regional Impact shall have a buildout date of ~~March 4, 2040~~ April 25, 2041, unless otherwise amended pursuant to the conditions of this Development Order and Section 380.06, Florida Statutes.

Resolution 20-R05, exhibit 1, Condition 5: This Development Order shall expire and terminate on ~~April 28, 2046, June 18, 2047~~, unless extended as provided in Section 380.06(19)(c), Florida Statutes.

*Applicant's justification: The Buildout Date and Development Order expiration date extension requests are in accordance with the Legislative Time Extensions granted by the Governor in response to the Executive Orders for Hurricane Dorian and Isaias.*

## **CONCLUSION**

On behalf of the Property Owner and consultant team, 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).

Mattamy Homes

March 31, 2020

Teresa Lamar-Sarno, Assistant to the City Manager for Land Development Services  
Planning and Zoning Department  
City of Port St. Lucie  
121 S.W. PSL Blvd  
Port St. Lucie FL, 34984

**RE: Southern Grove DRI - Comprehensive Plan Amendment, DRI DO Amendment, SG-3 MPUD Amendment, and Preliminary and Final Plat applications.**

Dear Mrs. Lamar-Sarno:

I hereby give consent to Autumn Sorrow/AJ Entitlements and Planning LLC to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the parties designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have full knowledge the property that have an ownership interest in is the subject of this application. I further certify the statement or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material, and all attachments become official records of the City of Port St. Lucie. I acknowledge that additional information may be required to process this application. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Sincerely,

DocuSigned by:  
  
10B952D8D6A7469...  
Tony J. Palumbo, III Assistant Vice President  
Mattamy Palm Beach LLC

I witness whereof, I hereunto set my hand and official seal

DocuSigned by:  
  
20F4FF2B87DB4A0...  
Notary Public

3/27/2020

Date

My Commission expires  
January 08, 2024

TANIA CONTRERAS  
Notary Public-State of Florida  
Commission # GG945497  
Commission Expires 1/8/2024



City of Port St Lucie  
 Planning and Zoning  
 121 SW Port St Lucie Blvd, Bldg B  
 Port St Lucie, Florida 34984  
 (772) 871-5213

Payment Receipt  
 Receipt # 269261  
 Date Paid 04/20/2020  
 Payment Type Check  
 Check # 4522  
 Clerk kbaehr

Paid By  
 Mattamy Palm Beach LLC

Project	Description	SLW/Reserve
- Southern Grove DRI Amendment	DRI Amendment	No
Department	Revenue Code	Fee
P&Z	(001) 341.901	\$4,995.00
Engineering Review	(401) 343.933	\$2,570.00
Engineering Review	(104) 343.933	\$2,570.00
Utility Systems	(431) 341.904	\$268.00
<b>Total</b>		<b>\$10,403.00</b>

**RECEIVED**  
 APR 20 2020  
 PLANNING DEPARTMENT  
 CITY OF PORT ST. LUCIE, FL

Totals \$10,403.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.



Mattamy Palm Beach LLC  
 c/o Mattamy Florida LLC  
 2500 Quantum Lakes Blvd, Suite 215  
 Boynton Beach FL 33426

Bank Of America

Check No.: 00004522

Check Date: 04/03/20

TEN THOUSAND FOUR HUNDRED THREE AND 00/100\*\*\*\*\*

\$\*\*\*\*10,403.00

PAY TO THE ORDER OF  
 CITY OF PORT ST. LUCIE  
 121 S.W. PORT ST. LUCIE BLVD.  
 PORT ST. LUCIE FL 34984

*[Handwritten Signature]*

Authorized Signature

Receipt 269261

Security Features Included: Digital Ink

# One Fee

## Calculate Fee

New Transaction

SLW   
 Type

Include Fee	Description	Calculator	
<input checked="" type="checkbox"/>	P&Z		
<input type="checkbox"/>	P&Z (Optional)	Description	Value
		Optional Fee	
<input checked="" type="checkbox"/>	Engineering Review	Description	Value
		Acre	3605
<input checked="" type="checkbox"/>	Utility Systems		

Step 1:

Calculate Fee

Amount	Fee
4995	P&Z
5140	Engineering Review
268	Utility Systems

Total Fee \$ \$10,403.00

Step 2:

Add Fee

	Amount	Fee Description	Amount Paid	Amount To Pay
Delete	\$4,995.00	P&Z	\$0.00	4995.00
Delete	\$2,570.00	Engineering Review	\$0.00	2570.00
Delete	\$2,570.00	Engineering Review	\$0.00	2570.00
Delete	\$268.00	Utility Systems	\$0.00	268.00

Total Fee \$10,403.00

Method   
**Leave Project # empty if there is none!**  
 Project #   
 Project Name   
 Name   
 Check #/Card #   
 Receipt Date