

# Southern Grove Figure 1-4 Large Scale Comprehensive Plan Text Amendment

(P23-142 )

Planning and Zoning Board Public Hearing

September 5, 2023

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Senior Planner

INCORPORATED

[CityofPSL.com](http://CityofPSL.com)



# Request Summary

Applicant's Request:	A large scale comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.
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.

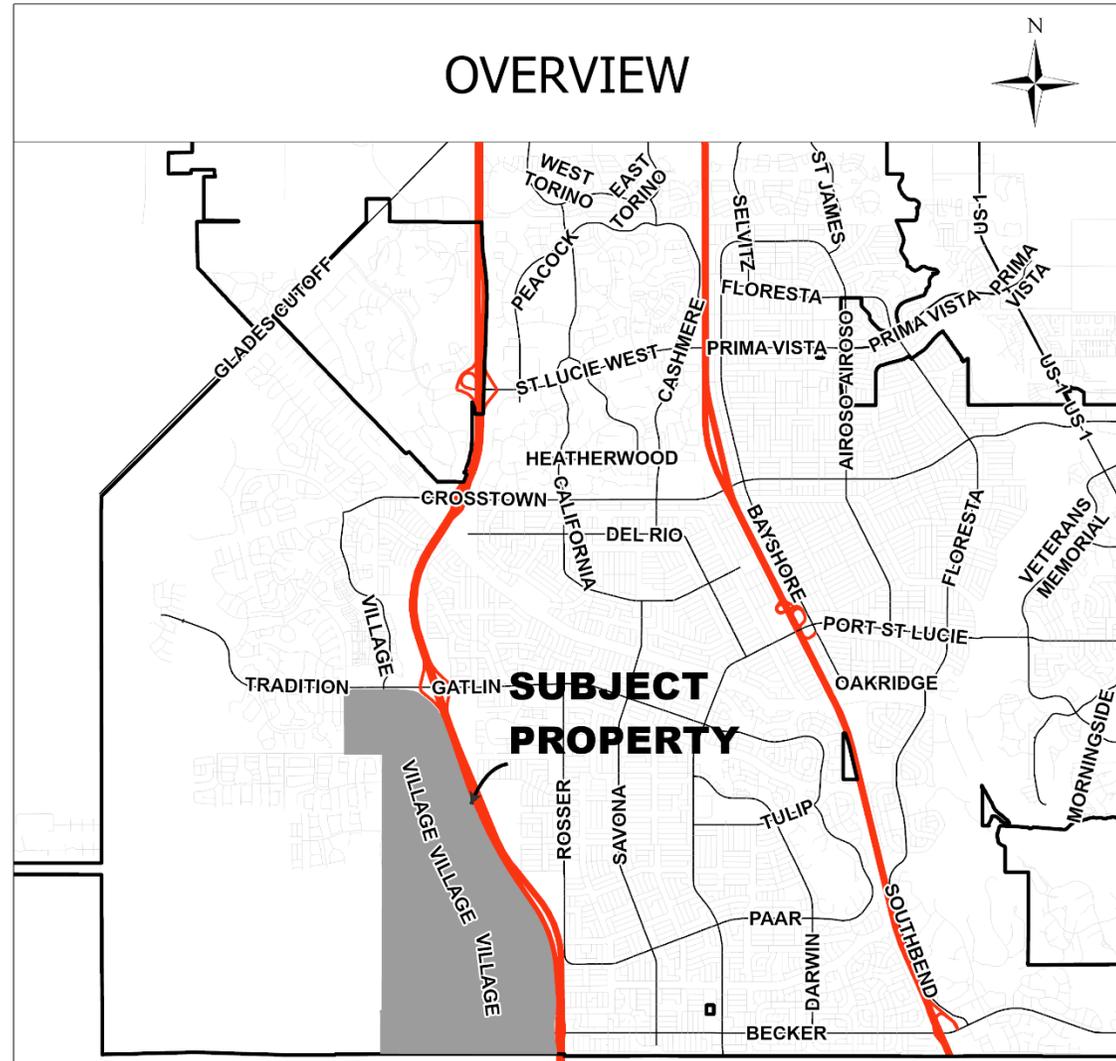


# Project Background

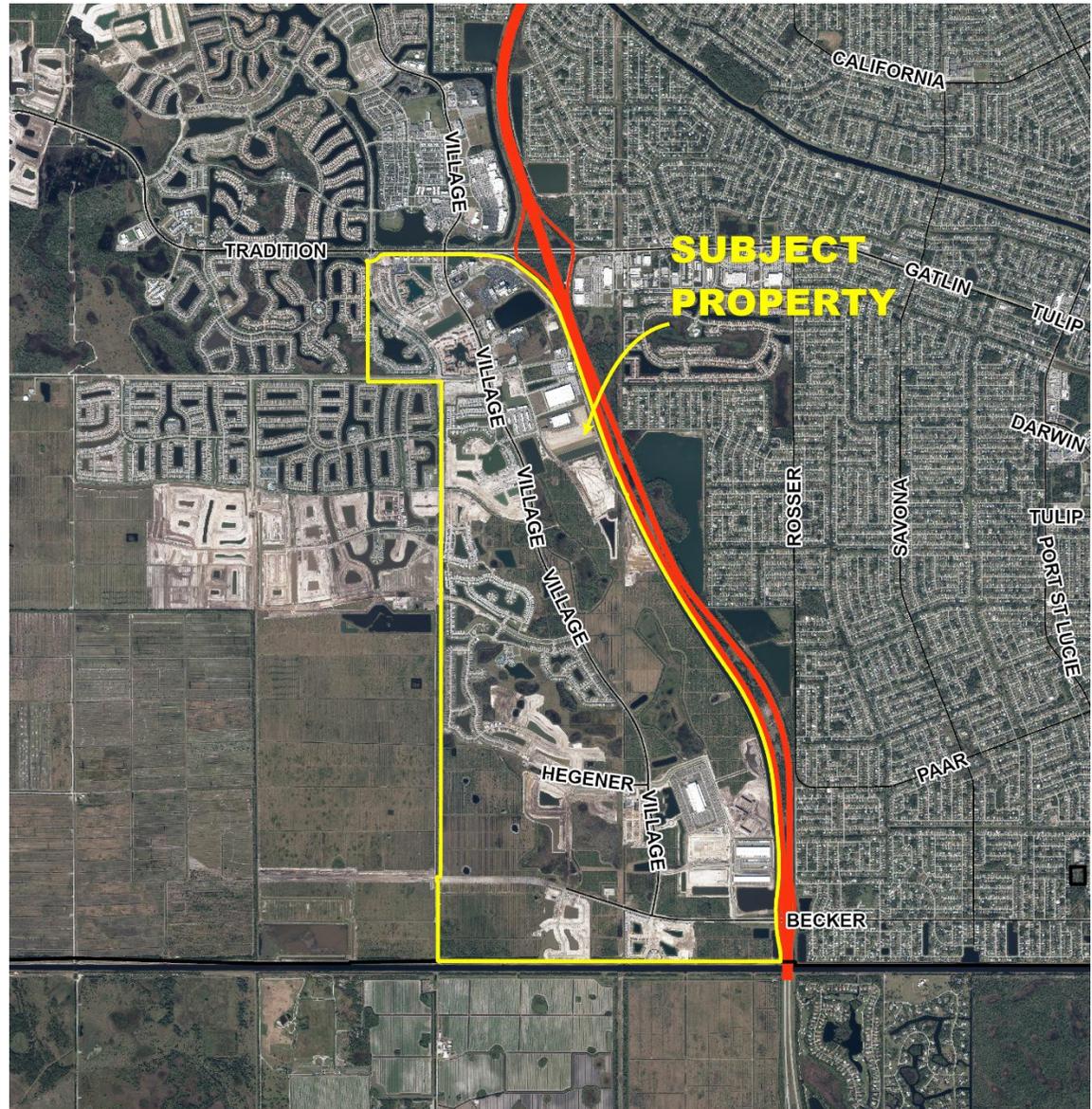
- Southern Grove is an approved Development of Regional Impact (DRI) and approximately 3,606 acres in size.
- Southern Grove DRI is approved for: 7,674 residential dwelling units; 1.8 million sq ft of retail use; 1.4 million sq ft of office use; 1.2 million sq ft of research and development; 8.7 million sq ft of warehouse/industrial use; 1,051 hotel rooms; and 300 hospital beds
- 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.
- Each NCD District is divided into defined sub-districts.
- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.



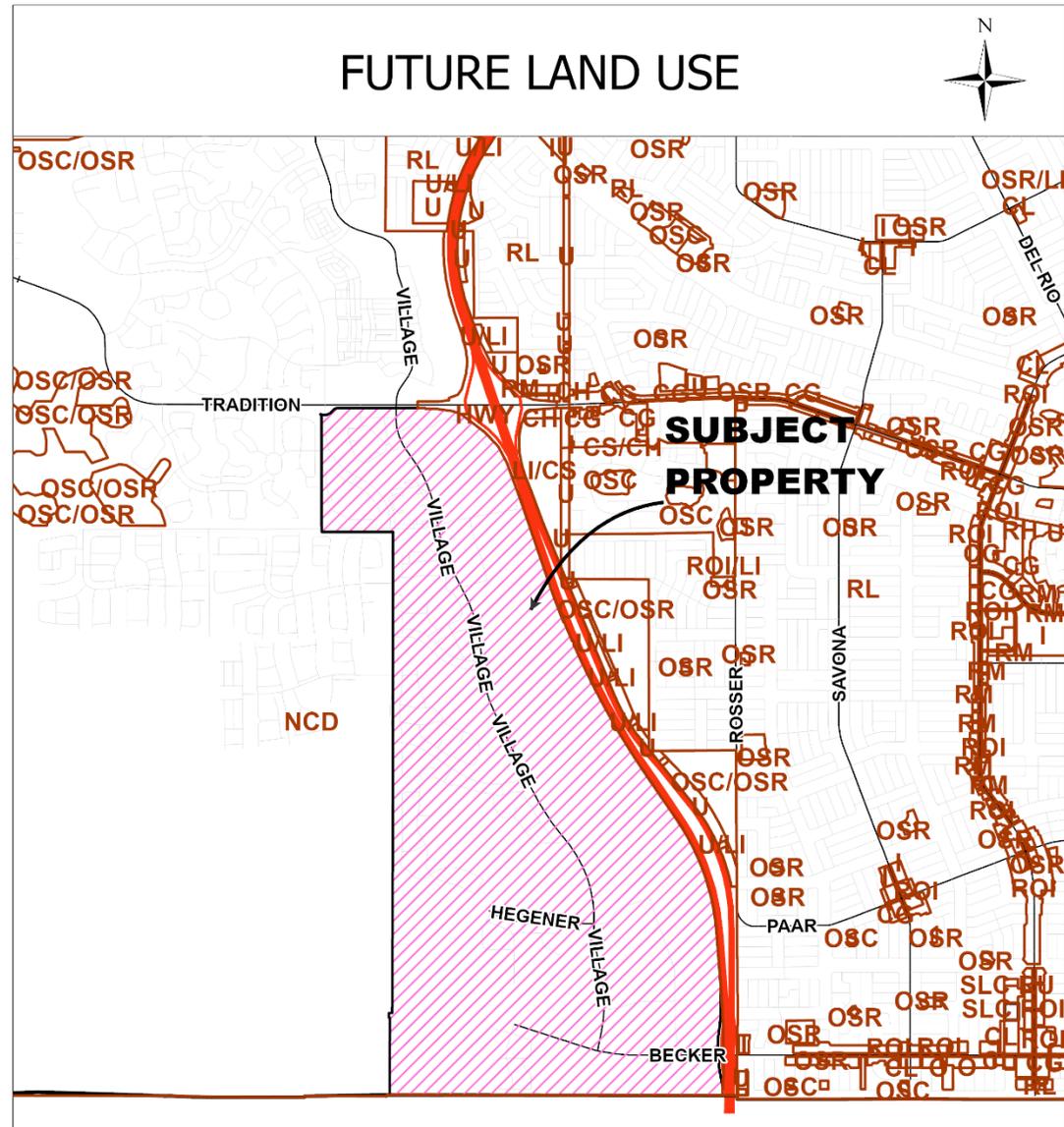
# Location



# Aerial



# Future Land Use

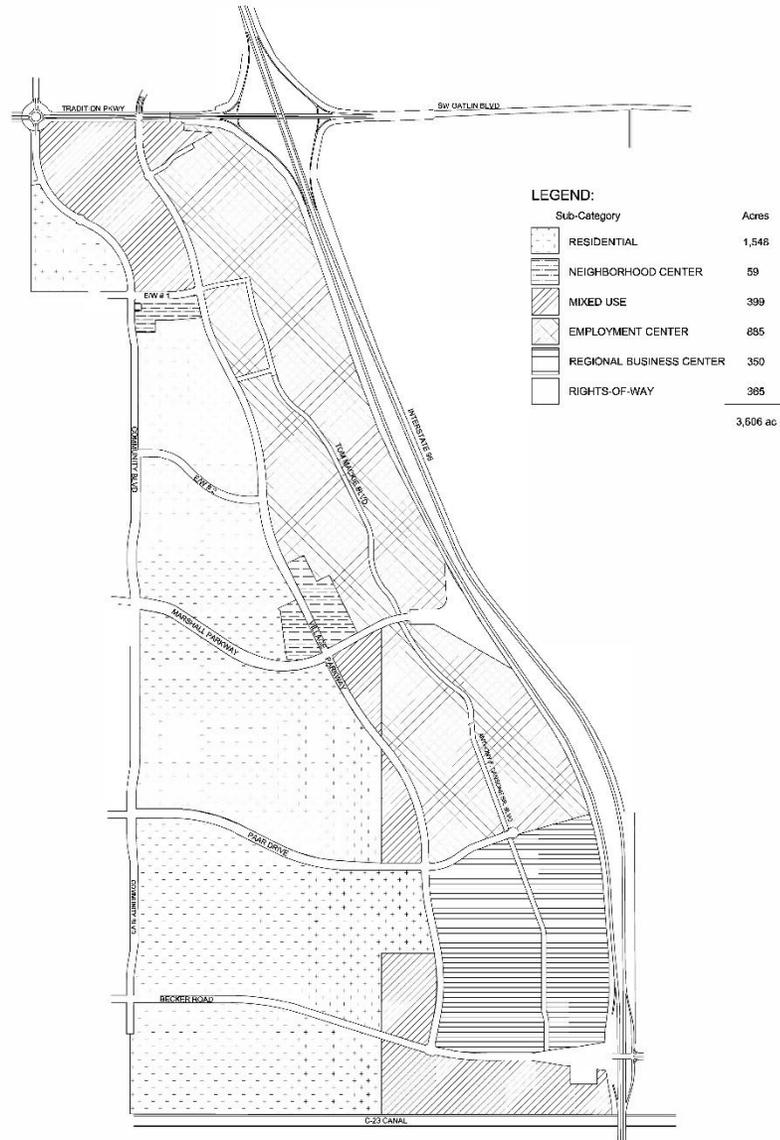


# Proposed Project

- As depicted on Figure 1-4, the Southern Grove NCD District includes the Residential, Mixed Use, Employment Center, Neighborhood Village Commercial, and Regional Business Center sub-districts.
- The proposed text amendment will amend Figure 1-4 to adjust the alignment of certain roadways located between SW Village Parkway and Interstate 95 to accommodate revised development plans in this area.
  - Re-alignment of the extension of SW Anthony F. Sansone Sr Boulevard between SW Hegener Drive and Marshall Parkway
  - 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.



FIGURE 1-4



**SOUTHERN GROVE NCD**

**FIGURE 1-4 CONCEPTUAL LAND USE PLAN**

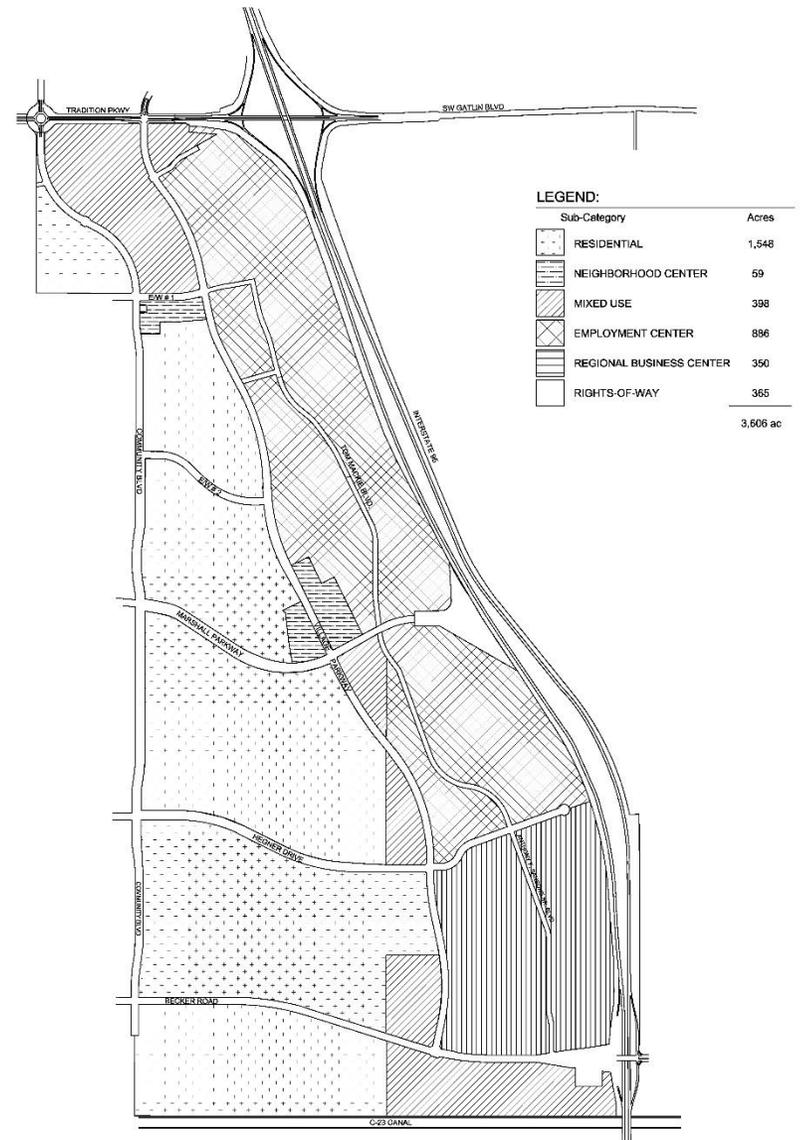
February 17, 2022

Scale: 1" = 10,000'  
 0 10,000' 20,000'  
 L.A.: 19-200

Disclaimer: Area calculations are approximate and not based upon surveyed parcel boundaries. Refer to the Southern Grove Master Plan and MPUD Concepts Plans for the acreage of specific development areas.



PROPOSED FIGURE 1-4



**SOUTHERN GROVE NCD**

**FIGURE 1-4 CONCEPTUAL LAND USE PLAN**

August 2023

Scale: 1" = 10,000'  
 0 10,000' 20,000'  
 L.A.: 19-200

Disclaimer: Area calculations are approximate and not based upon surveyed parcel boundaries. Refer to the Southern Grove Master Plan and MPUD Concepts Plans for the acreage of specific development areas.



# Impacts and Findings

- Policy 1.2.1.3 of the Comprehensive Plan requires the adoption of a conceptual land use plan for a DRI with the NCD Future Land Use classification.
- The conceptual plan is to illustrate how the land use sub-categories are allocated, where they are located, and how they would function in relation to each other.
- Policy 1.2.2.1 of the Comprehensive Plan requires an NCD District 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 text amendment to Figure 1-4 is consistent with these policies.



# 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.

