



P24-086 11th Amendment to the Southern Grove DRI

September 9, 2024 City Council Meeting
Adoption Hearing

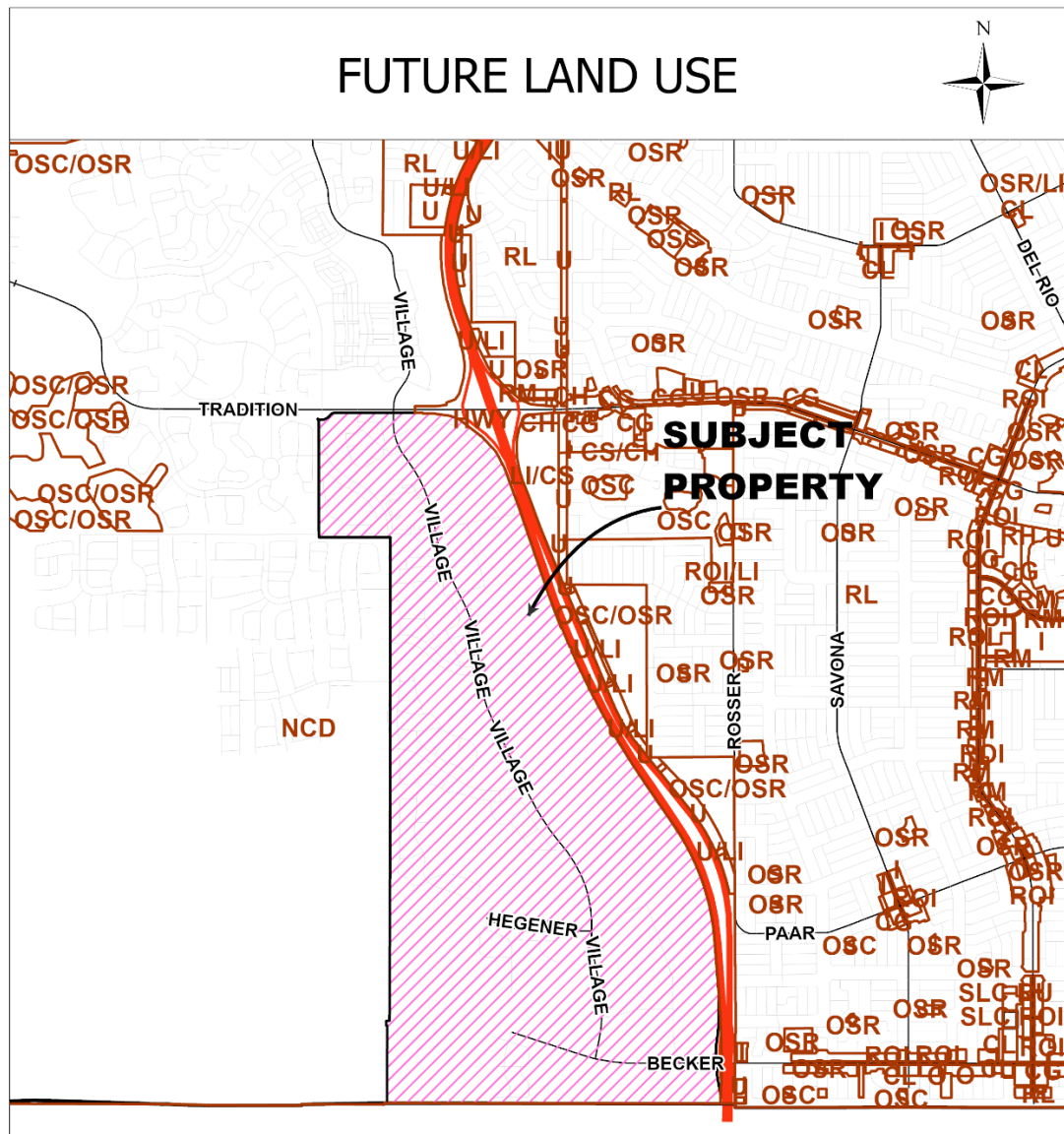
Request Summary

Applicant's Request:	An application for the 11 th Amendment to the Southern Grove DRI Development Order to modify the master development maps for the project.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc. with assistance from Lucido and Associates
Applicant /Property Owners:	Port St. Lucie Governmental Finance Corporation (GFC) and the City of Port St. Lucie 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.

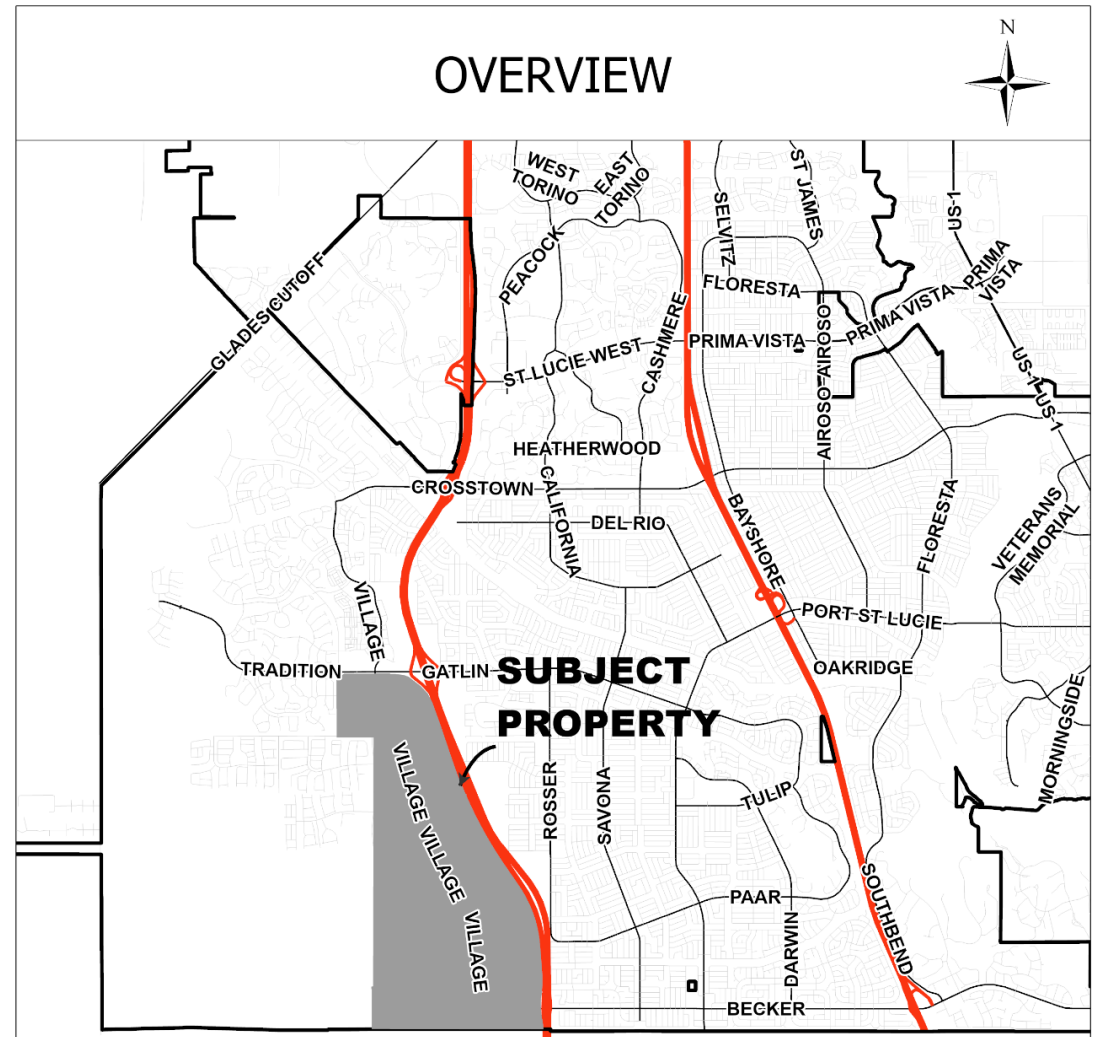
Project Background

- 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 DRIs to create mixed use communities.

FUTURE LAND USE



OVERVIEW



Project Background

- In 2021, the City adopted the 8th 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 and an updated traffic study (Res. 21-R136).
- In 2022 the City adopted the 9th amendment and in 2023 the City adopted the 10th amendment.
- 9th and 10th Amendments were map amendments to the DRI development order master plan, Map H and Map H-2, with no other changes to the development order conditions adopted under Res. 21-R136.

Proposed Amendment

- This application is the 11th Amendment to the DRI development order for the Southern Grove DRI
- The proposed amendment will amend Map H, the master development plan, and Map H-2, the Tradition Trail/multi-purpose pathways map for property located on the east side of SW Village Parkway and between E/W 2 (Destination Way) and SW Hegener Drive and within the area of the Southern Grove DRI that is overseen by the Port St. Lucie Governmental Finance Corporation.
- Map H and Map H-2 are Exhibit “B” and Exhibit “B-2” to Exhibit “1” of the Southern Grove DRI Development Order

Proposed Changes to Map H

Proposed changes to Map H, the master development plan:

- Revises the land use subdistrict on approximately 528 acres of land from the Employment Center sub-district, the Mixed-Use sub-district, and the Neighborhood/Village Commercial sub-district to the Regional Business Center sub-district.
- Provides for the realignment of the Marshall Parkway right-of-way from Tom Mackie Blvd west to I-95 to better align the roadway for a future interchange.
- Provides for the extension of E/W 2 east of SW Village Parkway
- Other minor changes to the alignment of Tom Mackie Blvd and SW Anthony F. Sansone Sr Blvd.

EXHIBIT "B" TO EXHIBIT "1" SOUTHERN GROVE

Phase	Residential		Office		Research & Development		Industrial		Mixed		Total	
	(Units)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Rooms)	(Rooms)	(Acres)	(Acres)
1 (2006-2017)	3,415	180,000	400,000	300,000	450,000	250	250	250	250	250	130	130
2 (2018-2023)	4,250	200,000	500,000	300,000	350,000	300	300	300	300	300	150	150
3 (2024-2029)	750,000	50,000	50,000	1,880,115	80	80	80	80	80	80	40	40
4 (2030-2047)	500,000	200,000	650,000	1,644,834	413	413	413	413	413	413	200	200
TOTAL	8,915	580,000	1,450,000	2,984,919	1,063	1,063	1,063	1,063	1,063	1,063	320	320

DEI 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:

- ✓ CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
- ✓ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, POND/CANALS, MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
- ✓ ARCHEOLOGICAL SITE - OTHER SITE (DELT17)

ID	West/East (ac)	Up/Down of Right of Way (ft)
CA1	W429	0.301
CA2	W421	3.109
CA3	W422	1.011
CA4	W416	0.560
CA5	W411	0.172
CA6	W410	1.542
CA7	W409	0.259
CA8	W440	0.589
CA9	W444	0.520
CA10	W442	1.101
CA11	W419	0.348
CA12	W447	1.545
CA13	W424	0.310
CA14	W452	4.857
CA15	W451	0.700
CA16	W463	6.000
CA17	W475	2.248
CA18	W459	1.357
CA19	W462	3.864
CA20	W465	1.021
CA21	W467	0.232
CA22	W461	6.789
CA23	W468	3.369
CA24	W469	2.581
CA25	W470	0.970
CA26	W458	0.414
CA27	W471	3.024
CA28	W481	41.407
CA29	W483	3.965
CA30	W487	0.928
CA31	W465	3.058
TOTAL	100.649	134.250

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 TRAVERSES 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
770 S Ocean Blvd., Suite 1000, Palm Beach, FL 33480
561.833.8811 • Fax: 561.833.8812

Mattamy Palm Beach, LLC
Owner

E&W Consultants, Inc.
Environmental

Lucido & Associates
Planning

Proposed Map H
Master Development Plan

Traffic
LAP-15-200

PROPOSED August 15, 2023

EXHIBIT "B" TO EXHIBIT "1" SOUTHERN GROVE

Phase	Residential		Office		Research & Development		Industrial		Mixed		Total	
	(Units)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Rooms)	(Rooms)	(Acres)	(Acres)
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Proposed Map H
Master Development Plan

Traffic
LAP-15-200

PROPOSED May 31, 2024

Proposed Changes to Map H-2

Proposed changes to Map H-2, the Tradition Trail and Multi-purpose pathways plan:

- Removes the segments of Tradition Trail that were proposed for the area on the east side of SW Village Parkway between Becker Road and E/W 2.

EXHIBIT "B-2" TO EXHIBIT "1"
SOUTHERN GROVE

CRA PLAN LEGEND:

- PROPOSED RIGHTS-OF-WAY
- UTILITY EASEMENT
- STORMWATER MANAGEMENT (EXIST. AND)
- ACTIVE PARK
- SCHOOL
- ARCHAEOLOGICAL SITE
- CONSERVATION AREA (W-2)
- PEDESTRIAN/BIKE PATH
 - (5' Pedestrian/Bike Path or 5' sidewalk and on-street bike lanes required on both sides of street)
 - (7' Sidewalk and on-street bike lane required on one side of 5/8' path)
- TRADITION TRAIL / MULTI-PURPOSE PATH
 - (May be outside ROW)
- PARK & RIDE

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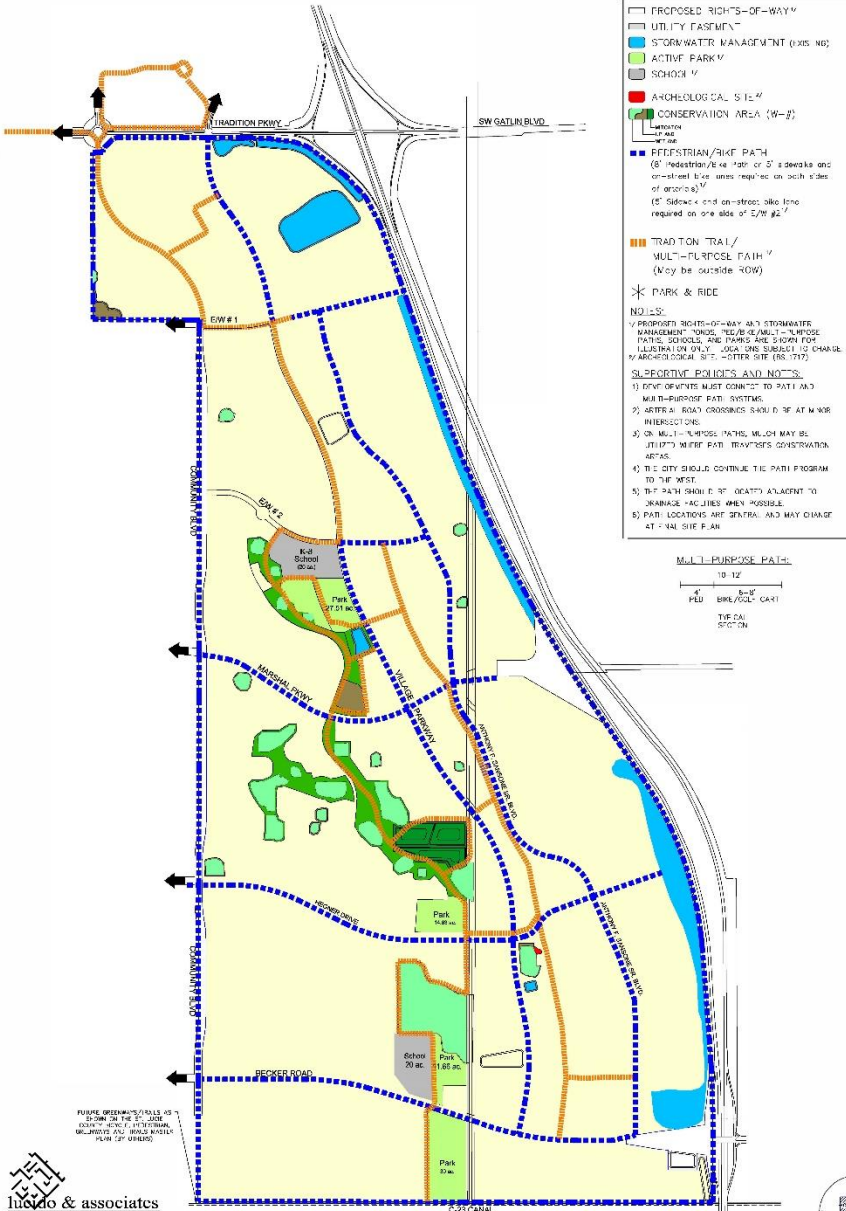
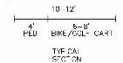
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MULTI-PURPOSE PATH:



FUTURE GREENWAYS/STALLE AS TO BE SHOWN ON THE SITE PLAN. GREENWAYS/STALLE SHOULD BE LOCATED ADJACENT TO PARKS AND SCHOOLS WHEN POSSIBLE.

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Proposed

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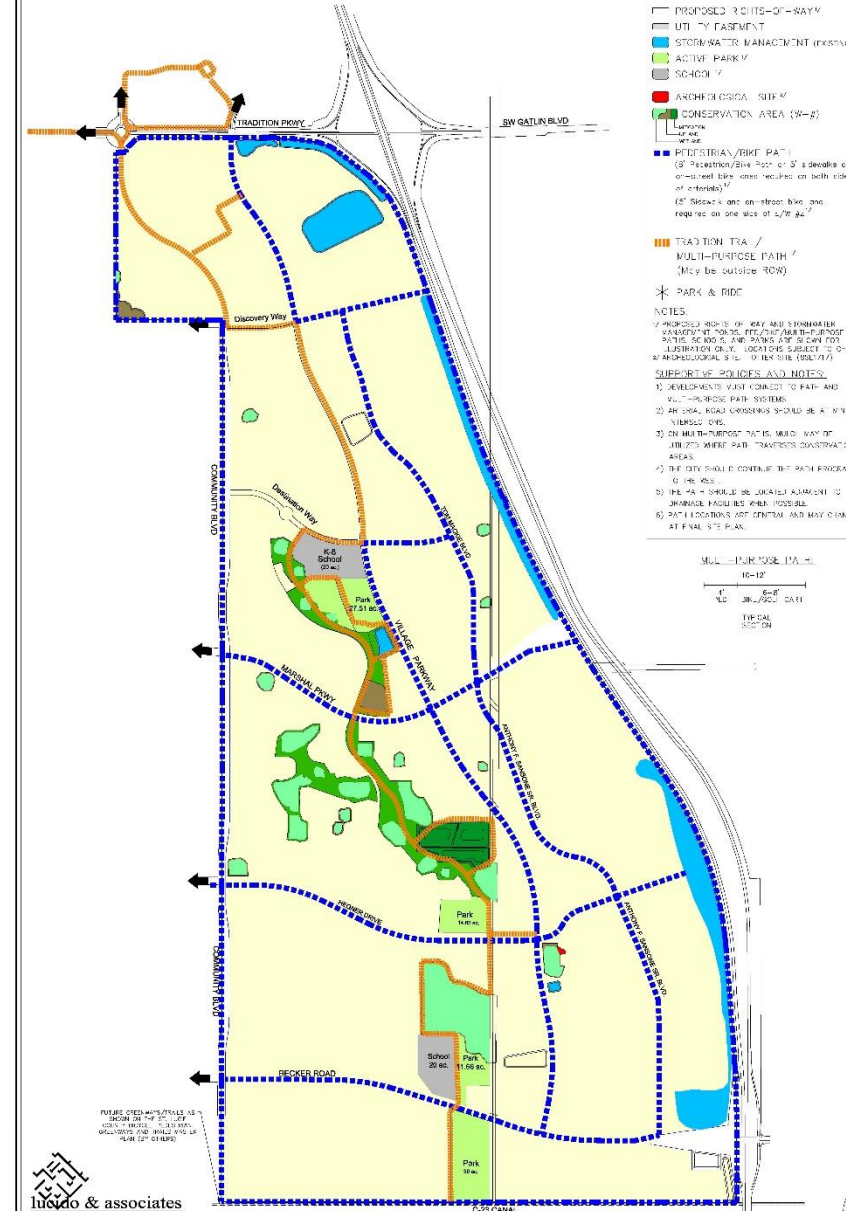
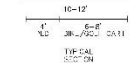
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Impacts and Findings

- This amendment is intended to create a more unified land use plan for the remaining undeveloped land in the GFC area of Southern Grove.
- Per Policy 1.2.2.8, a Regional Business Center sub-district allows industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. Each Regional Business Center area must be a minimum of three (3) acres and a maximum of 500 acres. Each Regional Business Center requires a minimum of two uses and must contain over 1,000,000 million square feet of non-residential development.

Impacts and Findings

- Section 380.06(7)(a), 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.
- This application is consistent with a proposed large scale comprehensive plan text amendment to amend Figure 1-4, Conceptual Land Use Plan for Southern Grove (P24-065).

Impacts and Findings

- No changes are proposed to the DRI development order conditions with this application.
- With the exception of the map changes, the DRI development order conditions adopted under Resolution 21-136 will remain in full force and effect.

Staff Recommendation

- The Planning & Zoning (P&Z) 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 at the August 6, 2024 Planning and Zoning Board meeting.