



P24-086 11<sup>th</sup> Amendment to the Southern Grove DRI

August 6, 2024 Planning and Zoning Board Meeting

# Request Summary

|                            |   |
|----------------------------|---|
| Applicant's Request:       | An application for the 11 <sup>th</sup> Amendment to the Southern Grove DRI to modify the master development maps for the project.  |
| 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. |

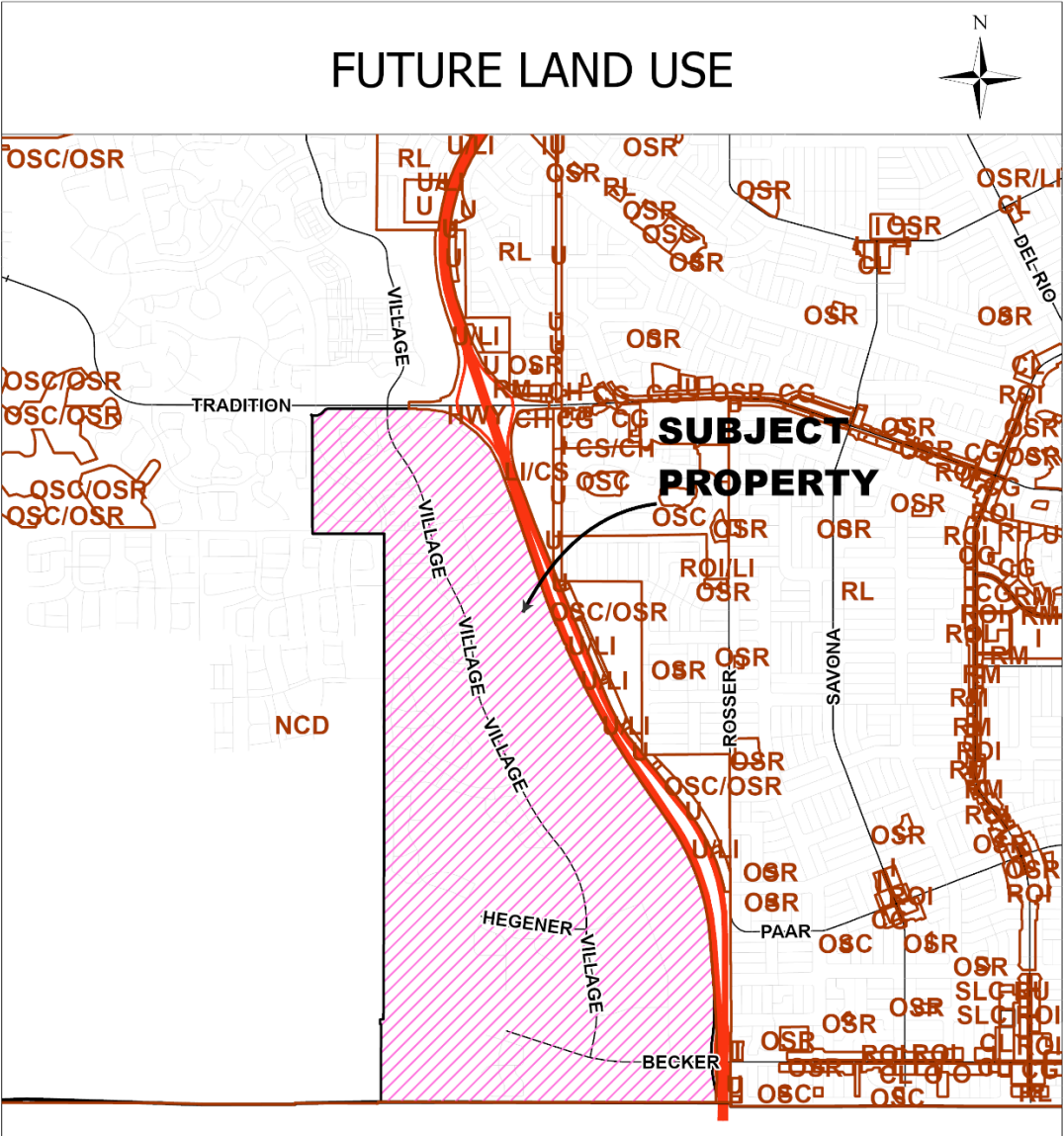
# Project Background

- 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 DRIs to create mixed use communities.

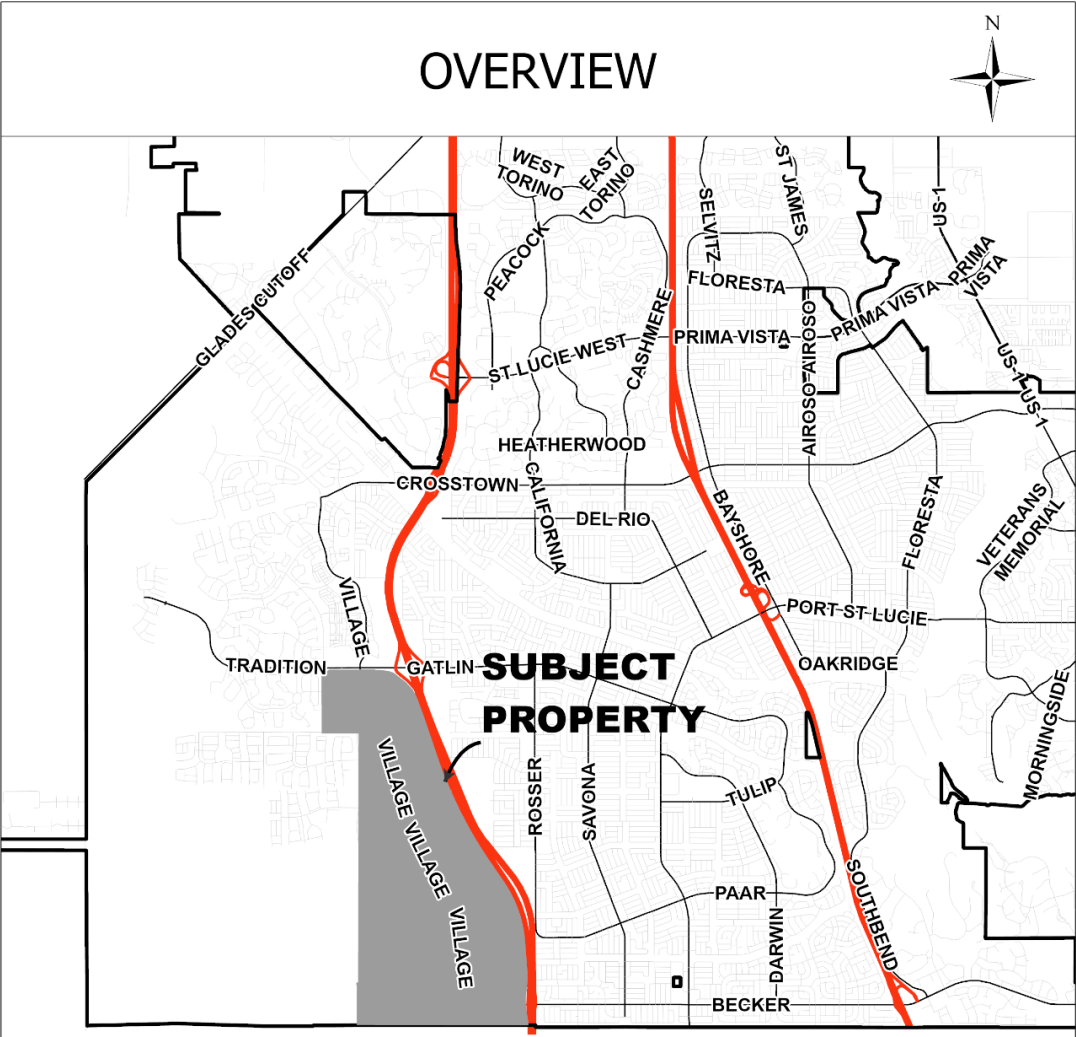
# Project Background

- 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 Development Order and In 2023 the City adopted the 10<sup>th</sup> amendment. Both of these applications 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.
- This application further refines the development plan for the Southern Grove DRI as depicted on Map H and Map H-2.

# FUTURE LAND USE



# OVERVIEW



# Proposed Amendment

- This application is the 11<sup>th</sup> 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.

# Proposed Amendment

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.



# EXHIBIT "B" TO EXHIBIT "I" SOUTHERN GROVE

| SOUTHERN GROVE Development Phasing |                     |                       |                  |                                  |                      |               |              |       |       |
|------------------------------------|---------------------|-----------------------|------------------|----------------------------------|----------------------|---------------|--------------|-------|-------|
| Phases                             | Residential (Units) | Residential (Sq. Ft.) | Office (Sq. Ft.) | Research & Development (Sq. Ft.) | Industrial (Sq. Ft.) | Hotel (Rooms) | Hotel (Beds) | Other | Other |
| 1 (2006-2017)                      | 3,415               | 180,000               | 400,000          | 300,000                          | 450,000              | 250           | 180          |       |       |
| 2 (2017-2021)                      | 4,250               | 220,000               | 500,000          | 350,000                          | 500,000              | 310           | 230          |       |       |
| 3 (2021-2025)                      | 2,900               | 150,000               | 300,000          | 200,000                          | 300,000              | 160           | 120          |       |       |
| 4 (2025-2029)                      | 1,800               | 90,000                | 180,000          | 120,000                          | 180,000              | 100           | 70           |       |       |
| 5 (2029-2033)                      | 1,000               | 50,000                | 100,000          | 60,000                           | 90,000               | 50            | 35           |       |       |
| 6 (2033-2037)                      | 500                 | 25,000                | 50,000           | 30,000                           | 45,000               | 25            | 18           |       |       |
| <b>Total</b>                       | <b>10,865</b>       | <b>575,000</b>        | <b>1,330,000</b> | <b>1,060,000</b>                 | <b>1,560,000</b>     | <b>995</b>    | <b>753</b>   |       |       |

## 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
- ARCHAEOLOGICAL SITE
- CONSERVATION AREA (W-#)

- FIRE STATION LOCATION (Approximate)
- PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS) (REQUIRED ON ONE SIDE OF COLLECTORS) (REQUIRED ON ONE SIDE OF E/W #2)
- MULTI-PURPOSE PATH (May be outside ROW)

NOTES:  
 1. CMC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES.  
 2. PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, FLOOD/RAINFALL-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.  
 3. ARCHAEOLOGICAL SITE - OTHER SITE (DELT17)

| SOUTHERN GROVE |                |                      |            |
|----------------|----------------|----------------------|------------|
| ID             | West/East (ac) | Upward/Downward (ac) | Total (ac) |
| CA-1           | 0.301          | 0.200                | 0.501      |
| CA-2           | 0.301          | 0.200                | 0.501      |
| CA-3           | 0.301          | 0.200                | 0.501      |
| CA-4           | 0.301          | 0.200                | 0.501      |
| CA-5           | 0.301          | 0.200                | 0.501      |
| CA-6           | 0.301          | 0.200                | 0.501      |
| CA-7           | 0.301          | 0.200                | 0.501      |
| CA-8           | 0.301          | 0.200                | 0.501      |
| CA-9           | 0.301          | 0.200                | 0.501      |
| CA-10          | 0.301          | 0.200                | 0.501      |
| CA-11          | 0.301          | 0.200                | 0.501      |
| CA-12          | 0.301          | 0.200                | 0.501      |
| CA-13          | 0.301          | 0.200                | 0.501      |
| CA-14          | 0.301          | 0.200                | 0.501      |
| CA-15          | 0.301          | 0.200                | 0.501      |
| CA-16          | 0.301          | 0.200                | 0.501      |
| CA-17          | 0.301          | 0.200                | 0.501      |
| CA-18          | 0.301          | 0.200                | 0.501      |
| CA-19          | 0.301          | 0.200                | 0.501      |
| CA-20          | 0.301          | 0.200                | 0.501      |
| CA-21          | 0.301          | 0.200                | 0.501      |
| CA-22          | 0.301          | 0.200                | 0.501      |
| CA-23          | 0.301          | 0.200                | 0.501      |
| CA-24          | 0.301          | 0.200                | 0.501      |
| CA-25          | 0.301          | 0.200                | 0.501      |
| CA-26          | 0.301          | 0.200                | 0.501      |
| CA-27          | 0.301          | 0.200                | 0.501      |
| CA-28          | 0.301          | 0.200                | 0.501      |
| CA-29          | 0.301          | 0.200                | 0.501      |
| CA-30          | 0.301          | 0.200                | 0.501      |
| CA-31          | 0.301          | 0.200                | 0.501      |
| CA-32          | 0.301          | 0.200                | 0.501      |
| CA-33          | 0.301          | 0.200                | 0.501      |
| CA-34          | 0.301          | 0.200                | 0.501      |
| CA-35          | 0.301          | 0.200                | 0.501      |
| CA-36          | 0.301          | 0.200                | 0.501      |
| CA-37          | 0.301          | 0.200                | 0.501      |
| CA-38          | 0.301          | 0.200                | 0.501      |
| CA-39          | 0.301          | 0.200                | 0.501      |
| CA-40          | 0.301          | 0.200                | 0.501      |
| CA-41          | 0.301          | 0.200                | 0.501      |
| CA-42          | 0.301          | 0.200                | 0.501      |
| CA-43          | 0.301          | 0.200                | 0.501      |
| CA-44          | 0.301          | 0.200                | 0.501      |
| CA-45          | 0.301          | 0.200                | 0.501      |
| CA-46          | 0.301          | 0.200                | 0.501      |
| CA-47          | 0.301          | 0.200                | 0.501      |
| CA-48          | 0.301          | 0.200                | 0.501      |
| CA-49          | 0.301          | 0.200                | 0.501      |
| CA-50          | 0.301          | 0.200                | 0.501      |
| CA-51          | 0.301          | 0.200                | 0.501      |
| CA-52          | 0.301          | 0.200                | 0.501      |
| CA-53          | 0.301          | 0.200                | 0.501      |
| CA-54          | 0.301          | 0.200                | 0.501      |
| CA-55          | 0.301          | 0.200                | 0.501      |
| CA-56          | 0.301          | 0.200                | 0.501      |
| CA-57          | 0.301          | 0.200                | 0.501      |
| CA-58          | 0.301          | 0.200                | 0.501      |
| CA-59          | 0.301          | 0.200                | 0.501      |
| CA-60          | 0.301          | 0.200                | 0.501      |
| CA-61          | 0.301          | 0.200                | 0.501      |
| CA-62          | 0.301          | 0.200                | 0.501      |
| CA-63          | 0.301          | 0.200                | 0.501      |
| CA-64          | 0.301          | 0.200                | 0.501      |
| CA-65          | 0.301          | 0.200                | 0.501      |
| CA-66          | 0.301          | 0.200                | 0.501      |
| CA-67          | 0.301          | 0.200                | 0.501      |
| CA-68          | 0.301          | 0.200                | 0.501      |
| CA-69          | 0.301          | 0.200                | 0.501      |
| CA-70          | 0.301          | 0.200                | 0.501      |
| CA-71          | 0.301          | 0.200                | 0.501      |
| CA-72          | 0.301          | 0.200                | 0.501      |
| CA-73          | 0.301          | 0.200                | 0.501      |
| CA-74          | 0.301          | 0.200                | 0.501      |
| CA-75          | 0.301          | 0.200                | 0.501      |
| CA-76          | 0.301          | 0.200                | 0.501      |
| CA-77          | 0.301          | 0.200                | 0.501      |
| CA-78          | 0.301          | 0.200                | 0.501      |
| CA-79          | 0.301          | 0.200                | 0.501      |
| CA-80          | 0.301          | 0.200                | 0.501      |
| CA-81          | 0.301          | 0.200                | 0.501      |
| CA-82          | 0.301          | 0.200                | 0.501      |
| CA-83          | 0.301          | 0.200                | 0.501      |
| CA-84          | 0.301          | 0.200                | 0.501      |
| CA-85          | 0.301          | 0.200                | 0.501      |
| CA-86          | 0.301          | 0.200                | 0.501      |
| CA-87          | 0.301          | 0.200                | 0.501      |
| CA-88          | 0.301          | 0.200                | 0.501      |
| CA-89          | 0.301          | 0.200                | 0.501      |
| CA-90          | 0.301          | 0.200                | 0.501      |
| CA-91          | 0.301          | 0.200                | 0.501      |
| CA-92          | 0.301          | 0.200                | 0.501      |
| CA-93          | 0.301          | 0.200                | 0.501      |
| CA-94          | 0.301          | 0.200                | 0.501      |
| CA-95          | 0.301          | 0.200                | 0.501      |
| CA-96          | 0.301          | 0.200                | 0.501      |
| CA-97          | 0.301          | 0.200                | 0.501      |
| CA-98          | 0.301          | 0.200                | 0.501      |
| CA-99          | 0.301          | 0.200                | 0.501      |
| CA-100         | 0.301          | 0.200                | 0.501      |

## 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 100, Palm Beach, FL 33480  
 (561) 833-1111 • Fax (561) 833-1112

Mattamy Palm Beach, LLC  
 Owner

E&W Consultants, Inc.  
 Environmental

Lucido & Associates  
 Planning

Proposed Map H  
 Master Development Plan

Traffic  
 L&A: 10-200

PROPOSED August 15, 2023

# EXHIBIT "B" TO EXHIBIT "I" SOUTHERN GROVE

| SOUTHERN GROVE Development Phasing |                     |                       |                  |                                  |                      |               |              |       |       |
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## DEI CRA MAP LEGEND:

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 3. ARCHAEOLOGICAL SITE - OTHER SITE (DELT17)

| SOUTHERN GROVE     |                |                  |            |
|--------------------|----------------|------------------|------------|
| Conservation Areas |                |                  |            |
| ID                 | West/East (ac) | Upward/Down (ac) | Total (ac) |
| CA-1               | W420 0.301     | U420 0.200       | 0.501      |
| CA-2               | W421 3.450     | U421 0.610       | 4.060      |
| CA-3               | W422 3.241     | U422 0.560       | 3.801      |
| CA-4               | W423 0.360     | U423 0.240       | 0.600      |
| CA-5               | W445 0.367     | U445 0.500       | 0.867      |
| CA-6               | W448 2.542     | U448 0.229       | 2.771      |
| CA-7               | W459 0.229     | U459 0.229       | 0.458      |
| CA-8               | W460 0.330     | U460 0.230       | 0.560      |
| CA-9               | W472 0.211     | U472 0.211       | 0.422      |
| CA-10              | W485 0.588     | U485 0.588       | 1.176      |
| CA-11              | W487 1.545     | U487 0.660       | 2.205      |
| CA-12              | W487 2.478     | U487 0.660       | 3.138      |
| CA-13              | W488 2.497     | U488 0.570       | 3.067      |
| CA-14              | W492 4.957     | U492 0.570       | 5.527      |
| CA-15              | W505 2.268     | U505 0.200       | 2.468      |
| CA-16              | W506 4.200     | U506 0.200       | 4.400      |
| CA-17              | W515 2.745     | U515 0.750       | 3.495      |
| CA-18              | W525 1.557     | U525 0.610       | 2.167      |
| CA-19              | W526 1.557     | U526 0.610       | 2.167      |
| CA-20              | W568 1.021     | U568 0.450       | 1.471      |
| CA-21              | W587 0.723     | U587 0.300       | 1.023      |
| CA-22              | W593 4.739     | U593 0.300       | 5.039      |
| CA-23              | W608 3.369     | U608 0.300       | 3.669      |
| CA-24              | W609 2.283     | U609 0.300       | 2.583      |
| CA-25              | W610 0.470     | U610 0.470       | 0.940      |
| CA-26              | W611 3.062     | U611 0.400       | 3.462      |
| CA-27              | W611 0.400     | U611 0.400       | 0.800      |
| CA-28              | W648 3.965     | U648 1.630       | 5.595      |
| CA-29              | W657 0.824     | U657 0.400       | 1.224      |
| CA-30              | W665 2.000     | U665 0.400       | 2.400      |
| Total              | 200.654        | 135.206          | 335.860    |



# Proposed Amendment

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.

CRA PLAN LEGEND:



### Traffic

**Map H(2)**  
**Master Development Plan**

PROPOSED: August 15, 2023

CRA 2 AN EGEN

## Traffic

  **Map H(2)**  
**Master Development Plan**

PROPOSED: May 31, 2024

# 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

- The proposed revisions to Map H-2 reflect the existing or proposed developments in the GFC area of Southern Grove DRI.
- To accommodate pedestrian and bicycle traffic, the roadways on the east side of SW Village Parkway are being designed with wide sidewalks between eight (8) and ten (10) feet.
- 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.

# 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 of the Future Land Use Element (P24-065).
- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.
- Project P24-065 revises the land use sub-districts for approx. 528 acres of land on the east side of SW Village Parkway and between E/W 2 (Destination Way) and SW Hegener Drive from Employment Center, Mixed Use, and Neighborhood/Village Commercial to the Regional Business Center. It revises the alignment for a proposed Marshall Parkway and Interstate 95 Interchange.
- Project P24-065 was recommended for approval at the July 2, 2024 Planning and Zoning Board meeting.

# 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.