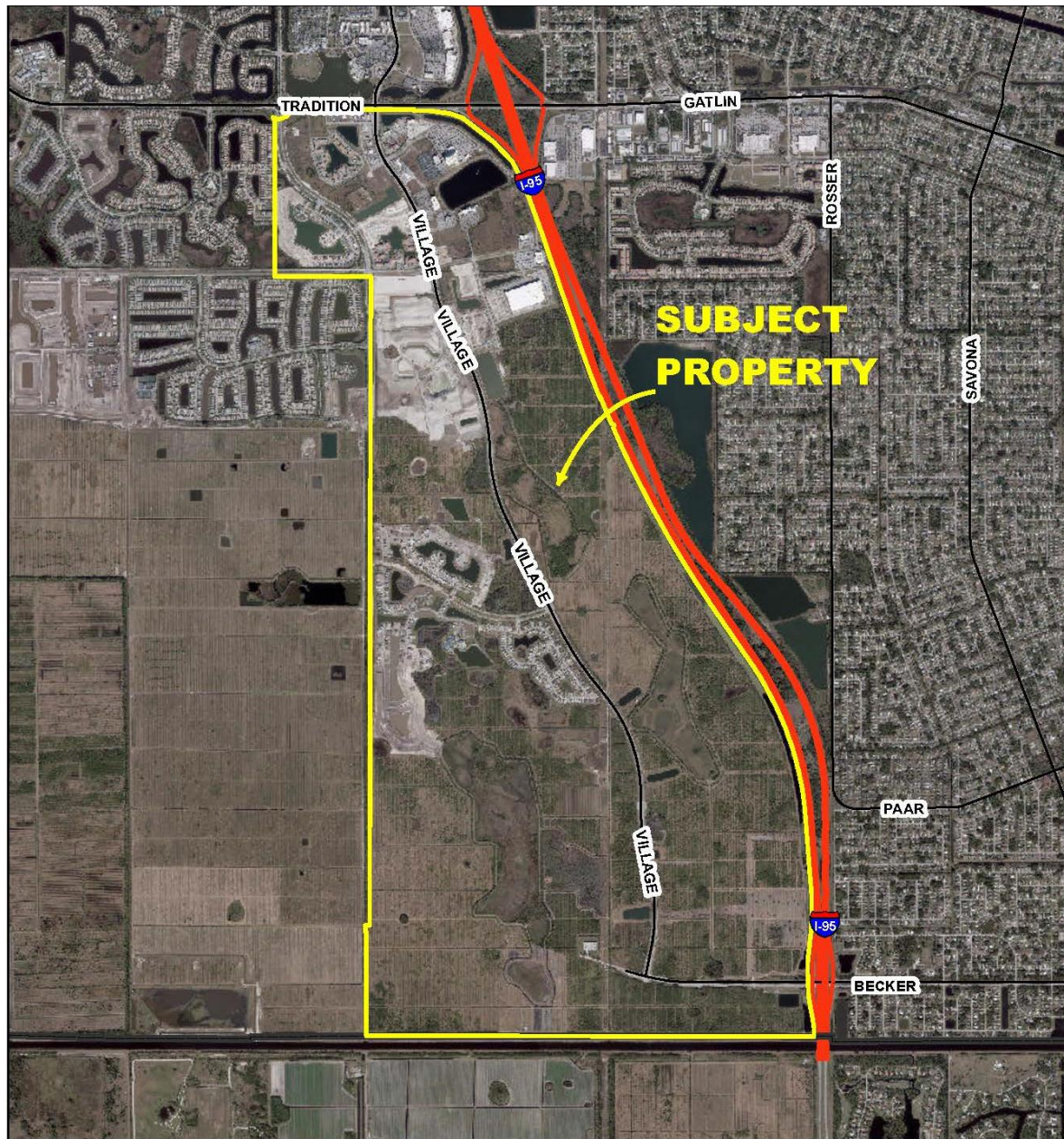




PLANNING AND ZONING BOARD STAFF REPORT  
April 5, 2022 Planning and Zoning Board Meeting

Southern Grove Development of Regional Impact (DRI) Amendment Application  
9<sup>th</sup> Amendment to the DRI Development Order to Amend Map H, the Master Development Plan  
Project No. P22-101



Project Location Map

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**SUMMARY**

Applicant's Request:	This is an application to modify the master development plan, Map H, of the Southern Grove DRI. No other changes are proposed to the DRI development order conditions approved through Resolution 21-R136 on November 8, 2021.
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC, and Port St. Lucie Governmental Finance Corporation
Location:	The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by both the Tradition and Riverland/Kennedy DRIs.
Legal Description:	A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida.
Application Type:	DRI Amendment
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Background**

Southern Grove is an approved Development of Regional Impact (DRI) that is located west of Interstate 95, south of Tradition Parkway, north of the C-23 canal and approximately 3,606 acres in size. In total, the development program includes 7,674 residential dwelling units; 1,831,465 square feet of retail use; 1,409,903 square feet of office use; 1,201,557 square feet of research and development; 8,745,000 square feet of warehouse/industrial use; 1,051 hotel rooms; 300 hospital beds; and ancillary and support uses such as public facilities, recreational facilities, schools etc. as permitted within the NCD District. The Southern Grove DRI has been amended eight times. The 8<sup>th</sup> amendment was approved on November 8, 2021 through Resolution 21-R136. It revised development entitlements, certain conditions of approval, buildout and expiration dates, and the master development plan (Map H and Map H-2). The adoption of the 8<sup>th</sup> amendment to the Southern Grove DRI followed the adoption of master plan for Southern Grove that was prepared by the Treasure Coast Regional Planning Council (TCRPC). The Southern Grove master plan recommended changes to development entitlements, a reorganization of the land uses in Southern Grove, and changes to infrastructure improvements. The Southern Grove Master Plan and the subsequent 8<sup>th</sup> amendment to the DRI (Resolution 21-R136) were supported by a detailed financial and market analysis and an updated 2021 Southern Grove Traffic Study.

**Current Application - Proposed Changes to Map H, Master Development Plan**

Mattamy Palm Beach, LLC, and the Port St. Lucie Governmental Finance Corporation have submitted an application for the 9<sup>th</sup> Amendment to the Southern Grove DRI. The purpose of this application is to amend Map H, the master development plan, to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts. In general, the amount of acreage designated for mixed use development and employment center development is increasing and the amount of acreage designated for Neighborhood Village Commercial use is decreasing. These changes are intended to accommodate new development proposals and to create a more flexible development program. No other changes to the DRI development order are proposed. With the exception of a revised Map H (Exhibit "B" to Exhibit 1 of Resolution 21-R136), the existing development order approved under Resolution 21-R136 will remain in full force and effect.

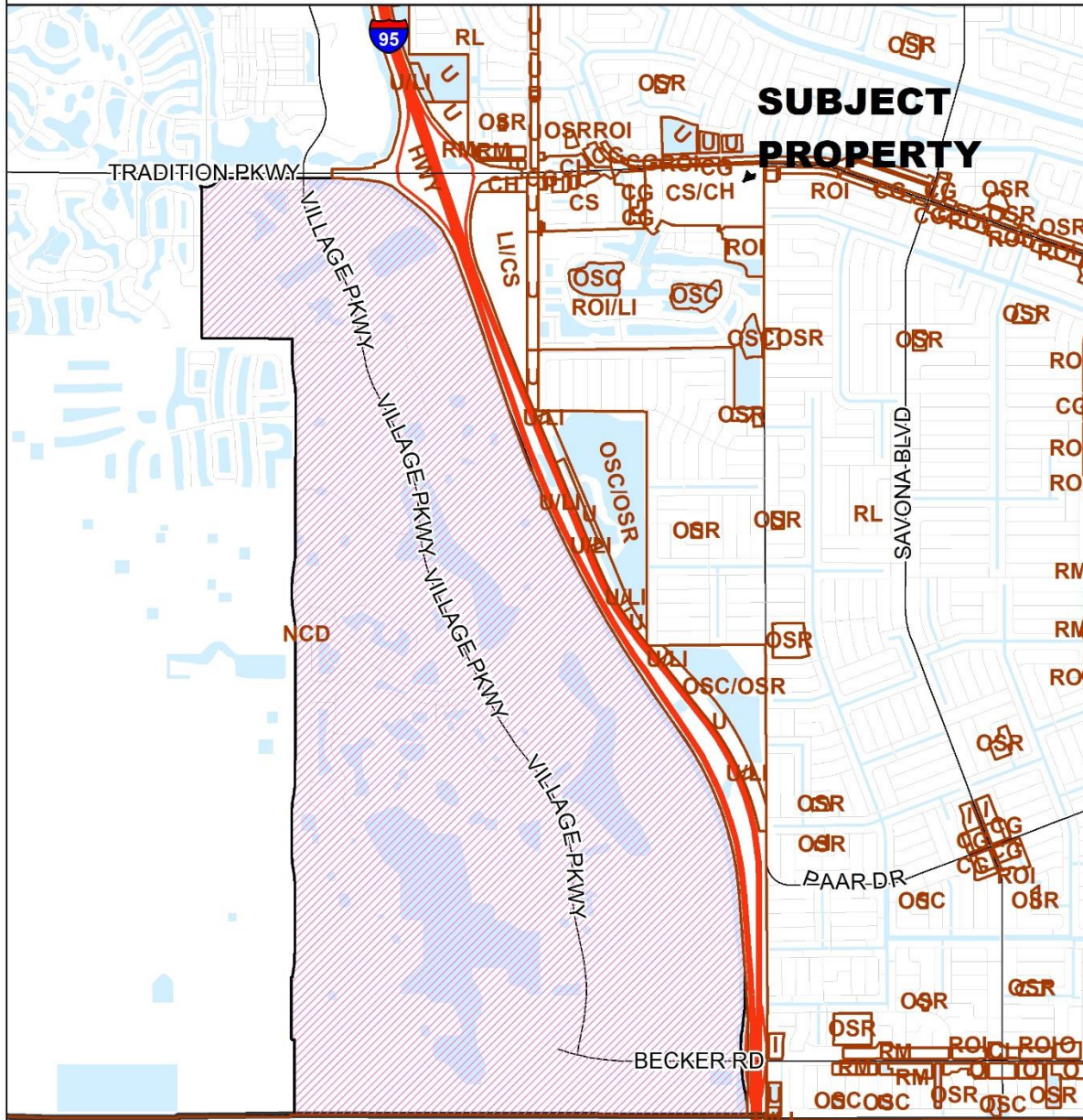
A more detailed description of the proposed changes to Map H is provided below:

1. Approximately 30.86 acres of land located at the northwest quadrant of the intersection of SW Village Parkway and Paar Drive from 23.98 acres of Neighborhood/Village Commercial sub-district classification and 6.88 acres of Residential sub-district classification to the Mixed Use sub-district classification.
2. Approximately 40.05 acres of land located at the northwest quadrant of the intersection of SW Village Parkway and Becker Road from the Neighborhood/Village Commercial sub-district classification to the Mixed Use sub-district classification.
3. Approximately 32.20 acres of land located in the southeast quadrant of the intersection of SW Village Parkway and Marshall Parkway from the Neighborhood/Village Commercial sub-district classification to the Mixed Use sub-district classification (GFC owned land).
4. Approximately 15.49 acres of land located in the northeast quadrant of the intersection of SW Village Parkway and Marshall Parkway from the Neighborhood/Village Commercial sub-district classification to Employment Center sub-district classification (GFC owned land).

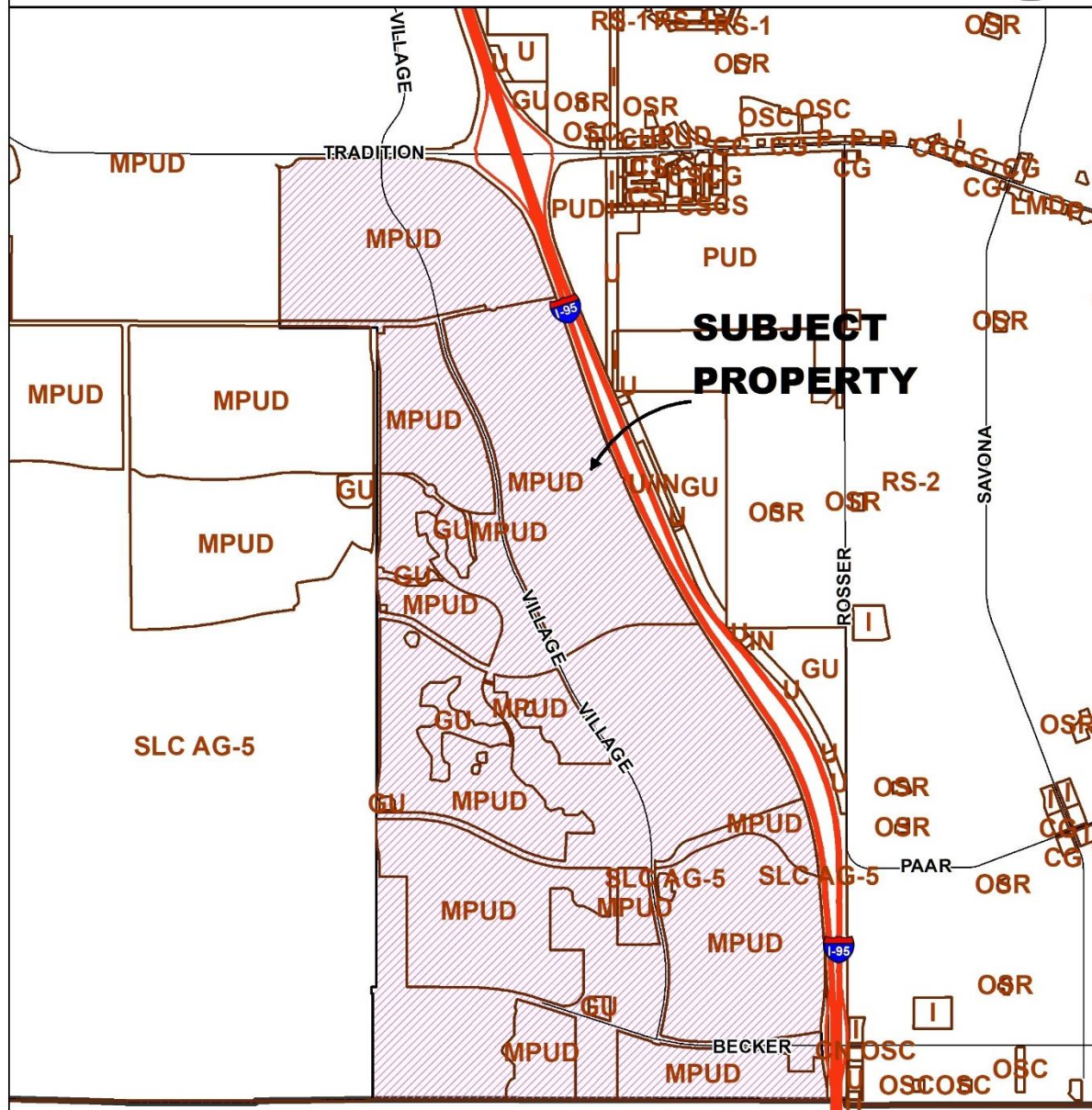
The proposed changes are included as Attachments “A” and “B” of the staff report with additions shown as underlined and deletions shown as ~~striketrough~~.



# FUTURE LAND USE



# EXISTING ZONING



### **Analysis**

Section 380.06(7)(a) of the 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. The proposed changes to Map H are consistent with a proposed large scale comprehensive plan text amendment to amend Figure 1-4 of the Future Land Use Element (P22-039). The text amendment amends Figure 1-4 of the Future Land Use Element to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts to accommodate new development proposals and to provide greater flexibility in the development of these areas. In general, the Mixed Use and Employment Center subdistricts allow for a greater mix of uses compared to the Neighborhood/Village Commercial subdistrict classification.

The associated large scale text amendment (P22-039) was recommended for approval by the Planning and Zoning Board on March 1, 2022. The first reading of the ordinance/transmittal hearing is scheduled for the March 28, 2022 City Council meeting. Following Council action, the proposed comprehensive plan amendment will be transmitted to the state land planning agency for review and comment. Once the comprehensive plan amendment is adopted by the City Council, the proposed DRI amendment to Map H can be scheduled for City Council approval.

### **RELATED PROJECTS**

P22 - 039 – Southern Grove Comprehensive Plan Text Amendment

## **STAFF 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.