Southern Grove DRI
Substantial Deviation

Treasure Coast Regional Planning Council
December 9, 2011
“Any proposed change to a previously approved development which creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency, shall constitute a substantial deviation and shall cause the proposed change to be subject to further development-of-regional-impact review.”
Section 380.06(19), Florida Statutes
Substantial Deviation

Conditions of the Review:

• The DRI review shall address only those issues raised by the proposed change;

• The regional planning agency shall consider, and the local government shall determine whether to approve, approve with conditions, or deny the proposed change as it relates to the entire development.
Council’s Responsibilities

• To assist the City of Port St. Lucie in the evaluation of regional issues and impacts created by the proposed changes to the DRI; and

• To recommend actions or conditions of development to mitigate any new regional impacts expected to result from the proposed changes.
Project Location

Southern Grove - Red
Other DRIs - Yellow
Project Location

Nearby DRIs
# DRI Approvals

<table>
<thead>
<tr>
<th>DRI Name</th>
<th>Year Approved</th>
<th>Buildout Status</th>
<th>Approved Residential (DU)</th>
<th>Approved Non-Residential (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riverland/Kennedy</td>
<td>2006</td>
<td>Not Started</td>
<td>11,700</td>
<td>3,615,168</td>
</tr>
<tr>
<td>Southern Grove</td>
<td>2006</td>
<td>In Progress</td>
<td>7,388</td>
<td>6,236,704</td>
</tr>
<tr>
<td>Tradition</td>
<td>2003</td>
<td>In Progress</td>
<td>7,245</td>
<td>1,971,079</td>
</tr>
<tr>
<td>Western Grove</td>
<td>2007</td>
<td>Not Started</td>
<td>4,062</td>
<td>616,810</td>
</tr>
<tr>
<td>Wilson Groves</td>
<td>2006</td>
<td>Not Started</td>
<td>7,700</td>
<td>4,092,372</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>38,095</strong></td>
<td><strong>16,532,133</strong></td>
</tr>
</tbody>
</table>
Existing Master Development Plan

- 3,606 Acres
- 7,388 Residential Units
- 2,164,061 SF Retail
- 2,073,238 SF Office
- 1,999,405 SF Industrial
- 4 Five-year Phases
- Buildout in 2025
Existing Development
# Proposed Changes

<table>
<thead>
<tr>
<th>Use</th>
<th>Approved</th>
<th>Proposed</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (DU)</td>
<td>7,388</td>
<td>7,388</td>
<td>0</td>
</tr>
<tr>
<td>Retail (SF)</td>
<td>2,164,061</td>
<td>3,675,075</td>
<td>+1,511,014</td>
</tr>
<tr>
<td>Office (SF)</td>
<td>2,073,238</td>
<td>2,430,728</td>
<td>+357,490</td>
</tr>
<tr>
<td>Research &amp; Dev (SF)</td>
<td>0</td>
<td>2,498,602</td>
<td>+2,498,602</td>
</tr>
<tr>
<td>Warehouse/Ind (SF)</td>
<td>1,999,405</td>
<td>4,583,338</td>
<td>+2,583,933</td>
</tr>
<tr>
<td>Hotel (rooms)</td>
<td>500</td>
<td>791</td>
<td>+291</td>
</tr>
<tr>
<td>Hospital (beds)</td>
<td>0</td>
<td>300</td>
<td>+300</td>
</tr>
</tbody>
</table>
Regional Impacts

- The main regional impact is on the transportation system
- The proposed increase in development intensities will have a major impact on the regional roadway network
Original Traffic Methodology

- The traffic impacts of the currently approved DRI are based on the Western Annexation Traffic Study (WATS)

- The original development order conditions phased in segments of the roadway network, as needed, based on the quantity of development approved for a particular phase.
Roadway Needs Based on WATS

Exhibit TR-3

SOUTHERN GROVE D.R.I.
(Development of Regional Impact)

Roadway Needs in the City of Port St. Lucie, West of I-95
Based on the Original Southern Grove Approval and Buildout of Other Approved DRIs

- Red: 2 Lanes
- Blue: 4 Lanes
- Green: 6 Lanes
- Pink: 8 Lanes
- Grey: Existing Roads
- Red Circle with Line: Overpass
- Red Circle with X: Interchange

This map is created by Treasure Coast Regional Planning Council for planning purposes only.
New Traffic Methodology Proposed by the Developer

- Amend transportation conditions so they are unique to Southern Grove
- Use proportionate share payment to mitigate transportation impacts
- Build some segments of the roadway network.
Proposed to be Built by Developer
Roadway Needs in the City of Port St. Lucie, **East of I-95**

Based on Southern Grove's Substantial Deviation Proposal and Buildout of Other Approved DRI s

- **2 Lanes**
- **4 Lanes**
- **6 Lanes**
- **8 Lanes**
- **Existing Roads**
- **Overpass**

Construction Cost Estimated by Developer: $157,774,001

This map is created by Treasure Coast Regional Planning Council for planning purposes only.
Roadway Needs West of I-95

Exhibit TR-2

SOUTHERN GROVE D.R.I.
(Development of Regional Impact)

Roadway Needs in the City of Port St. Lucie, West of I-95
Based on Southern Grove’s Substantial Deviation Proposal and Buildout of Other Approved DRIs

- Red: 2 Lanes
- Blue: 4 Lanes
- Green: 6 Lanes
- Pink: 8 Lanes
- Grey: Existing Roads
- Red Circle: Overpass

Construction Cost Estimated by Developer: $449,535,193

This map is created by Treasure Coast Regional Planning Council for planning purposes only.
Regional Concerns with the New Traffic Methodology

• There is no existing regional roadway network to rely on west of I-95 and south of Tradition Boulevard

• The roadway network proposed to be built by the developer is not sufficient to mitigate regional transportation impacts
Regional Concerns with the New Traffic Methodology

• The methodology used to calculate proportionate share relies on other DRIs building at the same pace, but eliminates the phased approach to development which assured the roadway network would be in place or under construction in time to meet the transportation needs of the development.
Regional Concerns with the New Traffic Methodology

• Calculations of proportionate share need to be reviewed carefully.

• The proportionate share calculated by the developer does not include all improvements identified in the assessment report.
Regional Concerns with the New Traffic Methodology

• The total construction cost calculated by the developer to provide the roadway network necessary to support the development is $607,309,194

• The contribution by the Developer of about $206 million for road construction costs leaves a shortage of approximately $401 million
Recommended Conditions

• The report recommends transportation conditions that include roadway improvements necessary to support the proposed development.

• The conditions provide for a phased or staged approach to development as used in WATS.

• The recommended conditions are designed to fully mitigate transportation impacts to the regional roadway network.
Report Recommendation

• The Southern Grove DRI Substantial Deviation assessment report contains a series of advisory recommendations for the City of Port St. Lucie based on the goals, strategies, and policies of the Strategic Regional Policy Plan.

• The draft report contains 61 recommended conditions of approval that minimize project-related impacts and address regional issues.
Report Recommendation

• Seventeen of the conditions are designed to mitigate impacts on the regional roadway network and to ensure an adequate roadway network will be in place when needed to meet demand.

• The report also includes conditions to address impacts to other urban services, public facilities and natural resources.
Report Recommendation

• If the City of Port St. Lucie chooses to approve the Southern Grove DRI Substantial Deviation, it is recommended that the conditions of approval contained in Council’s DRI assessment report be included in the development order issued by the City of Port St. Lucie.
Staff Recommendation

- Council should authorize the transmittal of the attached report and recommendations to the City of Port St. Lucie