

Southern Grove Plat No. 39

Preliminary Subdivision Plat With Construction Plans
(P21-256)

City Council Meeting January 10, 2022

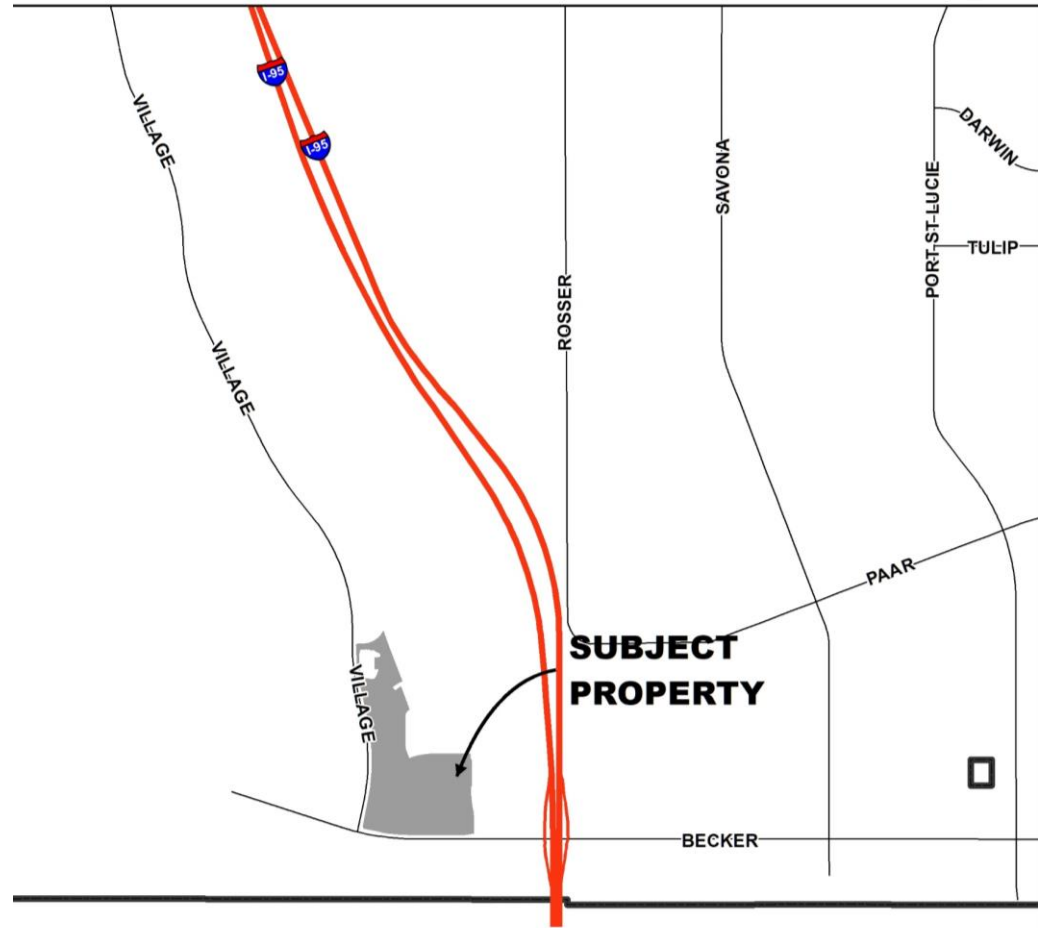


Applicant and Owner

Culpepper and Terpening, Inc. acting as the agent for property owner:
Port St. Lucie Governmental Finance Corporation

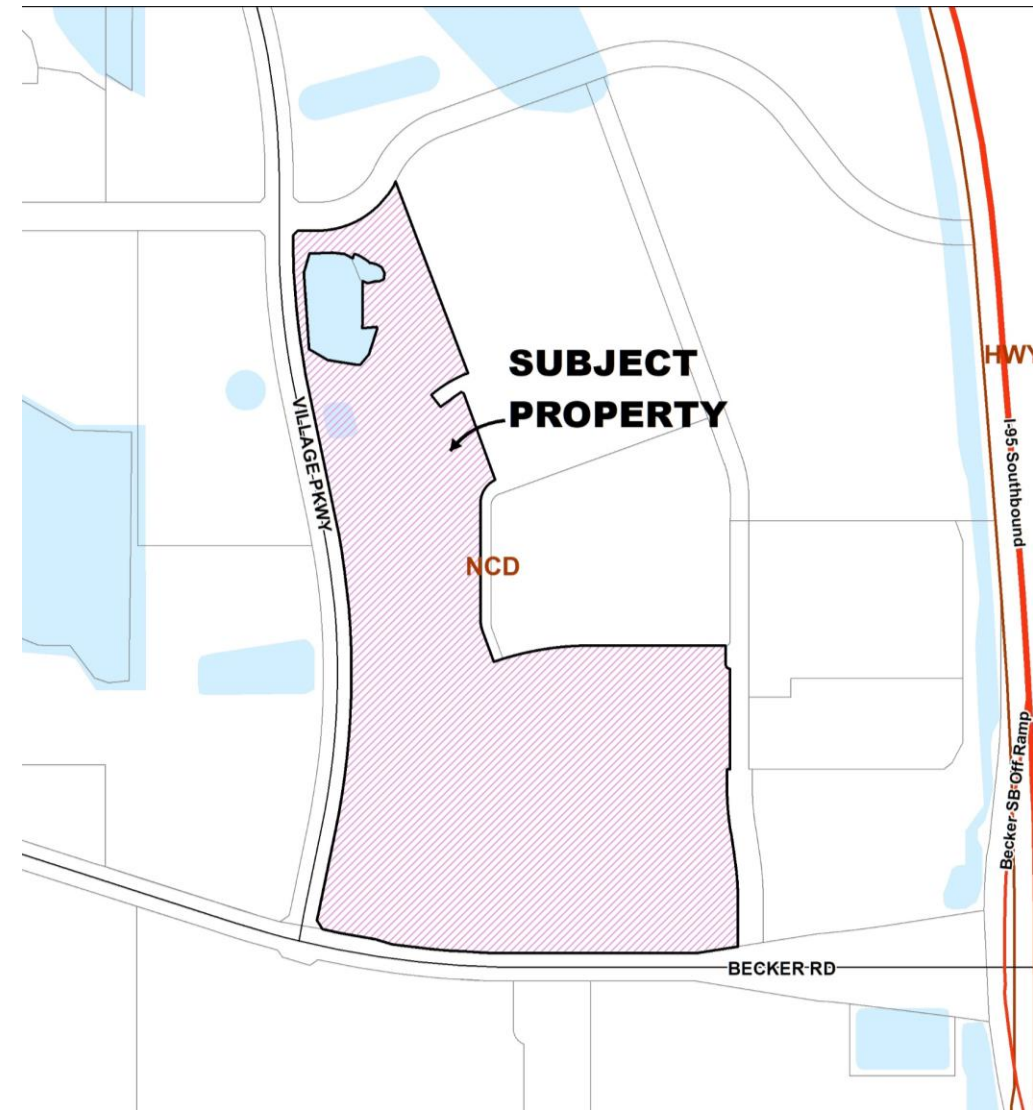


Location Map



Land Use and Zoning

- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land



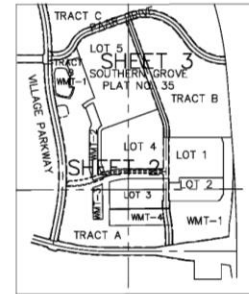
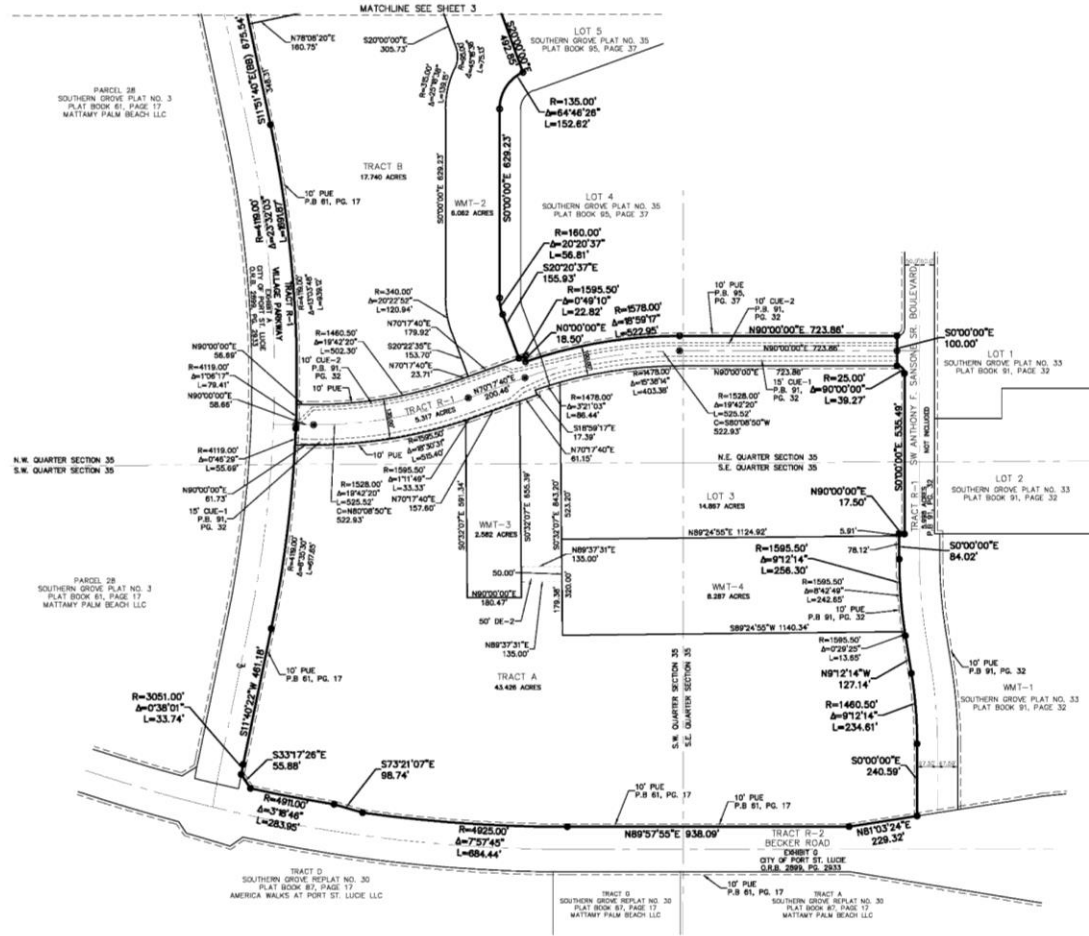
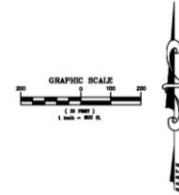
Proposed Project

- Approval of a preliminary subdivision plat with construction plans for Southern Grove Plat No. 39.
- Create four tracts for future development, one right-of-way tract, and four water management tracts:
 - Tract A - 43.426 acres
 - Tract B – 17.740 acres
 - Tract C – 2.67 acres
 - Lot 3 -14.867 acres
 - An east-west road right-of-way between SW Village Pkwy and SW Anthony F. Sansone Sr. Blvd in the area south of Paar Drive and north of Becker Road



SOUTHERN GROVE PLAT NO. 39

BEING A REPLAT OF TRACT A, AS SHOWN ON SOUTHERN GROVE PLAT NO. 35, RECORDED IN PLAT BOOK 95, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



KEY MAP
NOT TO SCALE

LEGEND

- C DENOTES CENTERLINE
- (P) DENOTES PLAT DATA
- (C) DENOTES CALCULATED FROM FIELD MEASUREMENTS
- PUE DENOTES PUBLIC UTILITY EASEMENT
- FND DENOTES FOUND
- TYP DENOTES TYPICAL
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- AE DENOTES ACCESS EASEMENT
- UE DENOTES UTILITY EASEMENT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- IP DENOTES IRON PIPE
- IR DENOTES IRON ROD
- CM DENOTES CONCRETE MONUMENT
- IR&C DENOTES 5/8" IRON ROD & CAP
- CUE DENOTES CITY UTILITY EASEMENT
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- ARC DENOTES ARC LENGTH
- ORB DENOTES OFFICIAL RECORDS BOOK
- + DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- PK&D DENOTES P.K. NAIL AND DISK
- No. ID DENOTES NO IDENTIFICATION NUMBER
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- ⊙ DENOTES PARKER KALON NAIL & DISK PCP LB 4286
- PCP DENOTES PERMANENT CONTROL POINT
- P.B. DENOTES PAGE
- LSE DENOTES LIFT STATION EASEMENT
- P.G. DENOTES PLAT BOOK
- DENOTES SET 5/8" IRON ROD & CAP PRM LB 4286 UNLESS OTHERWISE NOTED
- DENOTES FND 5/8" IRON ROD & CAP PRM LB 4286

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

PSLUSD PROJECT NO. 5360-5
CITY OF PORT ST. LUCIE
PROJECT NO. P21-256

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

Concurrency Review

Each application for site plan approval will be required to demonstrate compliance with the Southern Grove DRI development order regarding provision of adequate public facilities for utility services, transportation, stormwater, parks, public schools, and solid waste.



Recommendation

The Site Plan Review Committee reviewed the subdivision plat at their meeting of November 24, 2021 and recommended approval.

