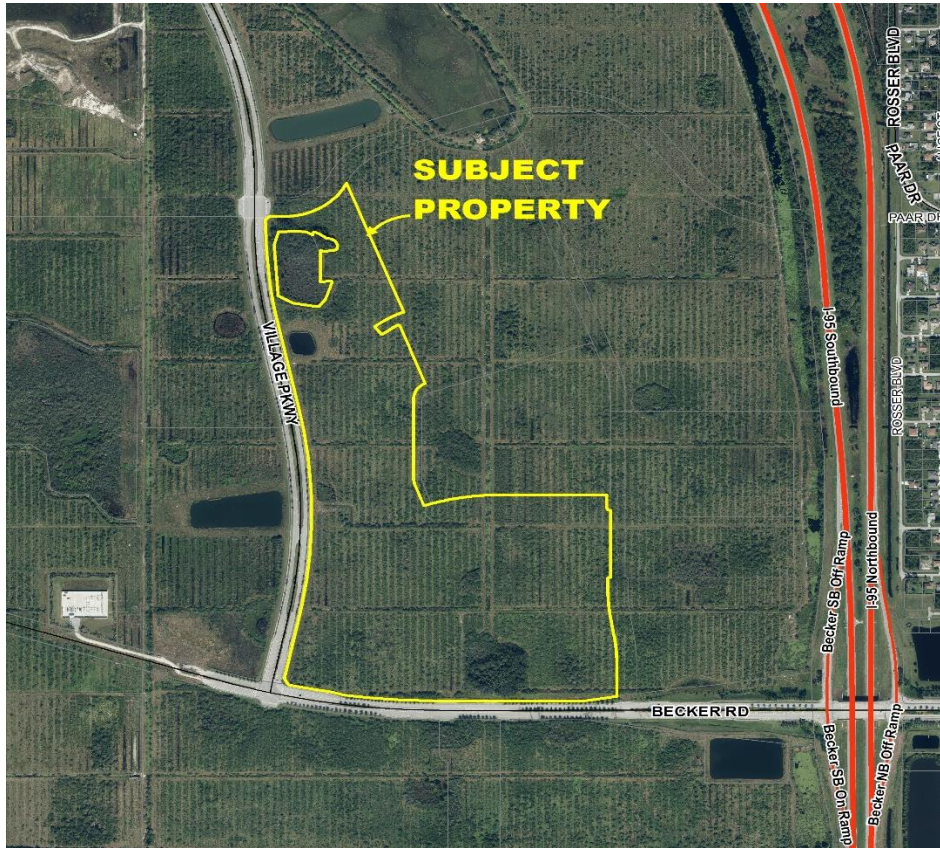




**Southern Grove Plat No. 39
 Preliminary Subdivision Plat with Construction Plans
 P21-256**



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary subdivision plat approval with construction plans for Southern Grove Plat No. 39
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	Port St. Lucie Governmental Finance Corporation and City of Port St Lucie
Location:	The property is generally located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, and south of the Paar Drive (E/W #4) right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Culpepper and Terpening, Inc., acting as the agent for the Port St. Lucie Governmental Finance Corporation (GFC), has submitted an application for approval of a preliminary subdivision plat with construction plans for a project known as Southern Grove Plat No. 39. Southern Grove Plat No. 39 is a replat of Tract A, Southern Grove Plat No. 35 (112.912 acres) and located in the area of Southern Grove known as Legacy Park. The proposed replat subdivides the acreage to create four tracts for future development, one right-of-way tract, and four water management tracts as noted below:

- Tract A - 43.426 acres
- Tract B – 17.740 acres
- Tract C – 2.67 acres
- Lot 3 -14.867 acres
- Tract R-1 – a 100 to 135 foot wide right-of-way tract (5.317 acres) that will be generally located south of Paar Drive, north of Becker Road and connect SW Village Parkway to SW Anthony F. Sansone Sr. Boulevard.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the request and recommended approval of the proposed preliminary plat with construction plans at the November 24, 2021 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4326-600-0001-000-2
Property Size:	112.912 acres, more or less
Legal Description:	Southern Grove Plat No. 35, Tract A
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Regional Business Park Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

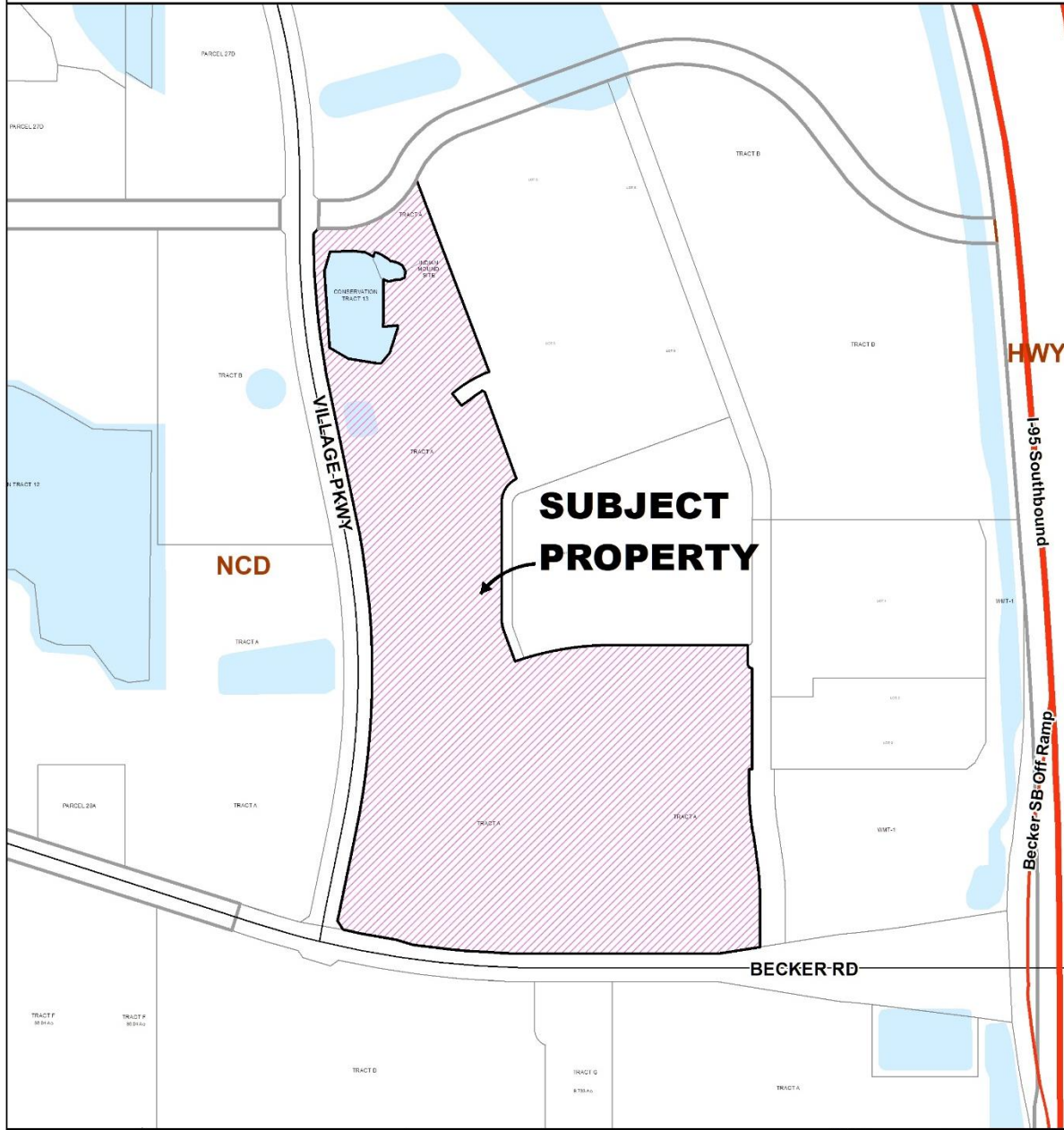
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land
South	NCD	MPUD	Vacant land (proposed mixed use area per America Walks MPUD)
East			Fed Ex facility, vacant land and Duda Lake
West	NCD	MPUD and SLC AG-5	Vacant land and proposed Capstone multi-family site plan (P2-141)

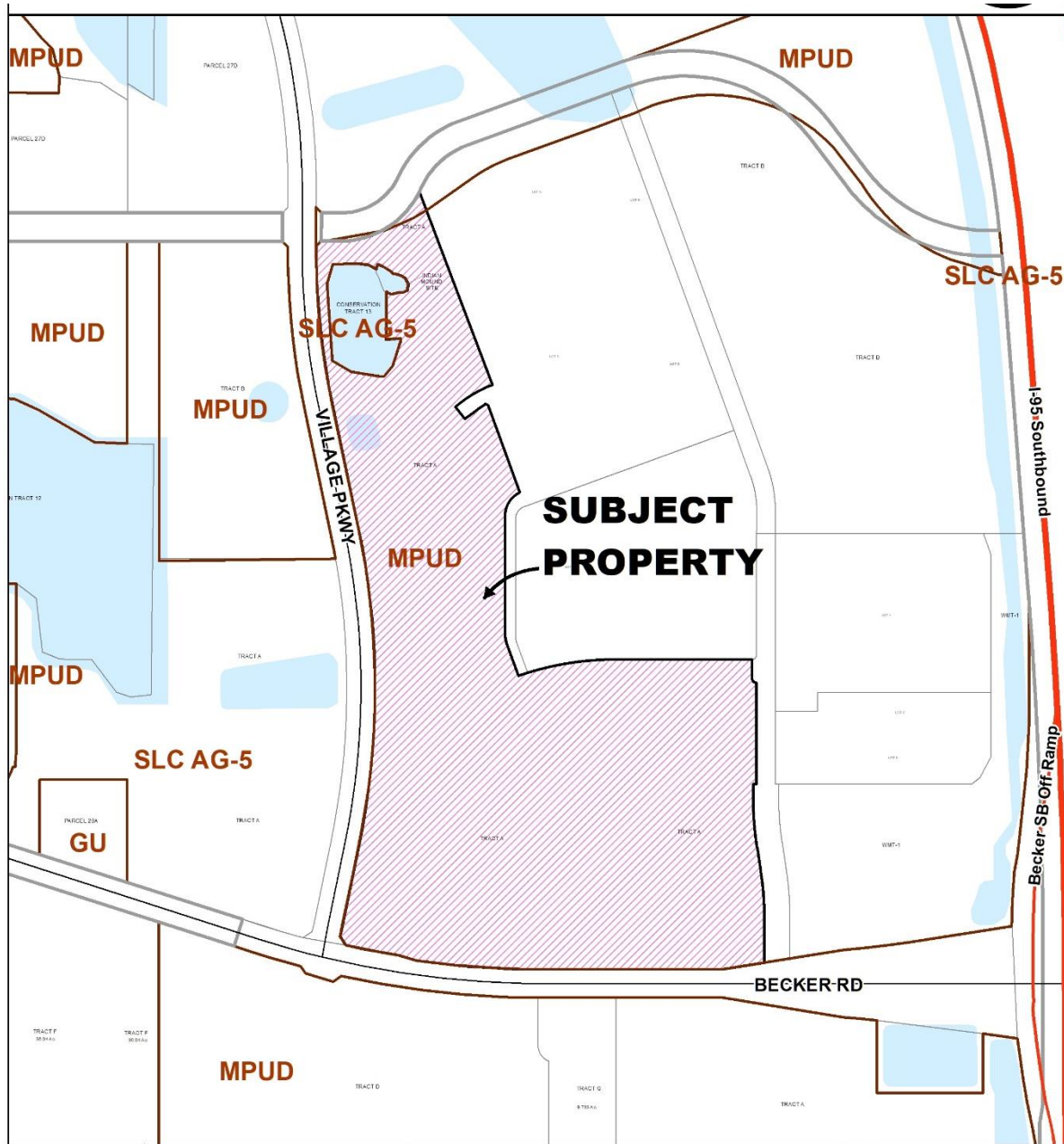
NCD – New Community Development District

MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural (1 dwelling unit per 5 acres)

FUTURE LAND USE





IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the Southern Grove Development of Regional Impact and subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The Port St. Lucie Utility Systems will provide water and sewer service.
<i>Traffic Circulation</i>	<p>Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.</p> <p>A trip generation analysis will be required with each site plan that is submitted for the development of the proposed tracts.</p>
<i>Parks and Recreation Facilities</i>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development.
<i>Stormwater Management Facilities</i>	Paving and drainage plans that are in compliance with the adopted level of service standard and the Southern Grove DRI development order will be required with each site plan that is submitted for the development of the proposed tracts.
<i>Solid Waste</i>	Solid waste impacts will be evaluated for compliance with the adopted level of service standard with each site plan that is submitted for the development of the proposed tracts.
<i>Public School Concurrency Analysis</i>	Public school requirements are addressed under Condition 62 of the DRI Development Order and applicable to residential development.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was submitted that identifies the acreage as composed of lands formerly converted to citrus groves that is now used for cattle grazing. The primary vegetative cover is comprised of forage grasses, ruderal weeds, and non-native vegetation. Wetland preservation and mitigation requirements for the Southern Grove Drive are addressed in the South Florida Water Management District (SFWMD) Permit Numbers 56-01544-P and 56-02379-P, and 56-02531-P and Army Corps of Engineers (ACOE) Permit No. SAJ-2006-2046 IP-AZZ.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request and recommended approval of the preliminary subdivision plat with construction plans at the November 24, 2021 Site Plan Review Committee meeting.