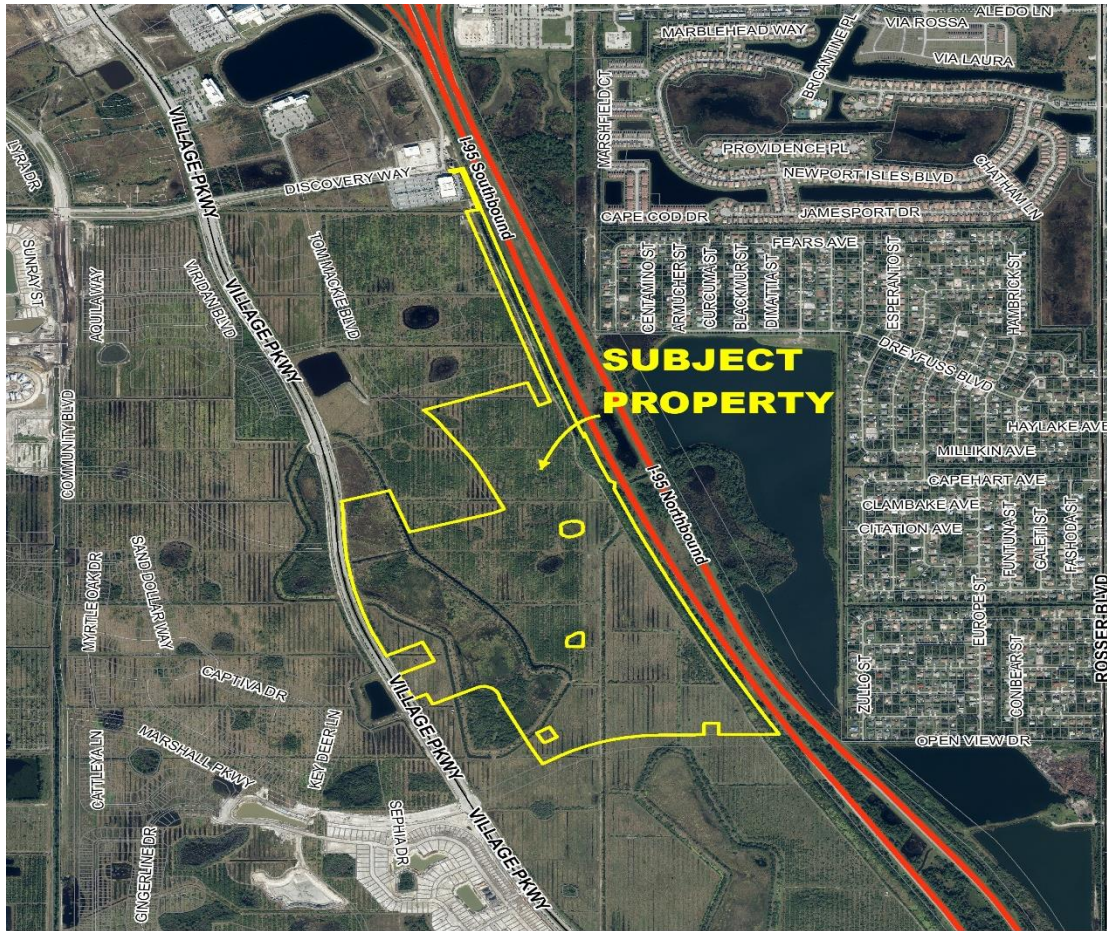




**Southern Grove Plat No. 40
Preliminary and Final Subdivision Plat
P21-263**



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary and final subdivision plat approval with construction plans for Southern Grove Plat No. 40
Applicant:	Michael T. Owen, Engineering, Design and Construction, Inc
Property Owners:	Port St. Lucie Governmental Finance Corporation St Lucie County Fire District
Location:	The property is generally located east of SW Village Parkway, west of Interstate 95 and between SW Discovery Way and Marshall Parkway road right of way (E/W #3).
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Engineering, Design, and Construction Inc., acting as the agent for the Port St. Lucie Governmental Finance Corporation (GFC) and the St. Lucie County Fire District (property owners), has submitted an application for approval of a preliminary and final subdivision plat and construction plans for a project known as Southern Grove Plat No. 40. Southern Grove Plat No. 40 is replat of a 258.39 acre tract (Tract 3, Southern Grove Plat No. 32) that is located south of the Accel International economic development project. The proposed replat subdivides the 258.39 acres to create two water management tracts, a right-of-way tract for the extension of Tom Mackie Boulevard, and three tracts for future development as noted below:

1. Parcel 1 – A proposed 40.03 acre parcel that is owned by the Port St. Lucie Governmental Finance Corporation and under contract by Traditions Commerce Park, LLC
2. Parcel 2 – A 2.50 acre parcel that is owned by the St. Lucie County Fire District. The acreage was deeded to the Fire District per the requirements of the Southern Grove DRI.
3. Parcel 3 – a proposed 192.92 acre parcel owned by the Port St. Lucie Governmental Finance Corporation and reserved for future development.
4. Tract RW-1 – A proposed road right-of-way tract to be dedicated to the City of Port St Lucie for the extension of Tom Mackie Boulevard an additional 1,930 linear feet, more or less. Construction of the roadway is included in the Southern Grove Plat No. 40 subdivision plat improvements.
5. WMT-1 – A proposed 10.44 acre water management tract. Construction of WMT-1 is included in the Southern Grove Plat No. 40 subdivision plat improvements.
6. WMT-2 – A proposed 12.03 acre water management tract for the expansion of the existing Duda Canal. This improvement is not included in the Southern Grove Plat No. 40 subdivision plat improvements. The work is by others and a requirement of the regulatory permits for the Southern Grove DRI.

There is an existing purchase and sale agreement between the Port St. Lucie Governmental Finance Corporation and Traditions Commerce Park, LLC, for proposed Parcel 1. As part of the purchase and sale agreement, Traditions Commerce Park, LLC, is responsible for the construction of Tract RW-1 and WMT-1.

Previous Actions and Prior Reviews

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

Location and Site Information

Parcel Number:	4315-802-0004-000-9
Property Size:	258.39 acres, more or less
Legal Description:	Tract 3, Southern Grove Plat No. 32
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Commerce Park North MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

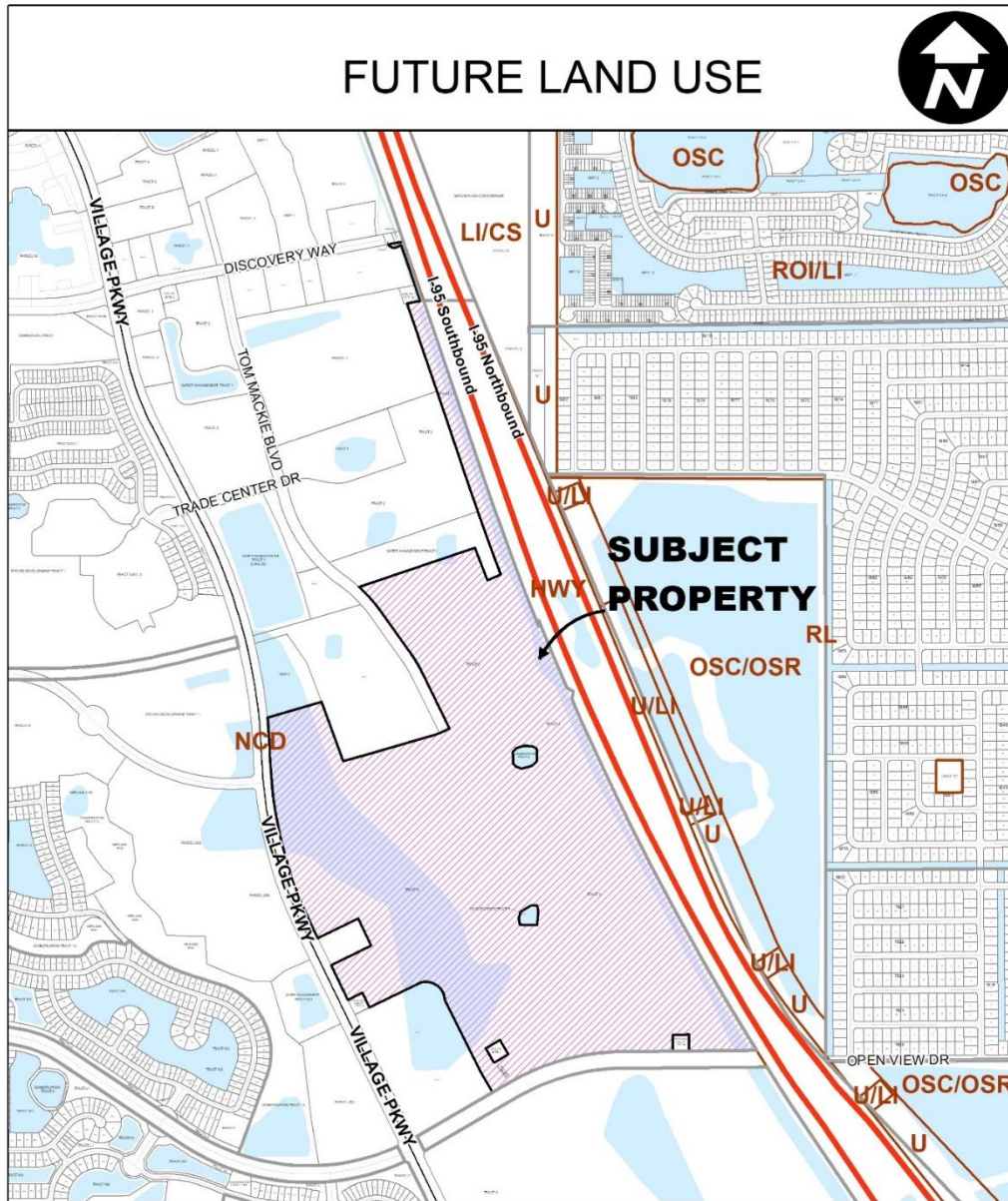
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Water Management Tract and Accel International project
South	NCD	MPUD	Vacant land
East			Duda Canal and Interstate 95
West	NCD	MPUD and SLC AG-5	Vacant land

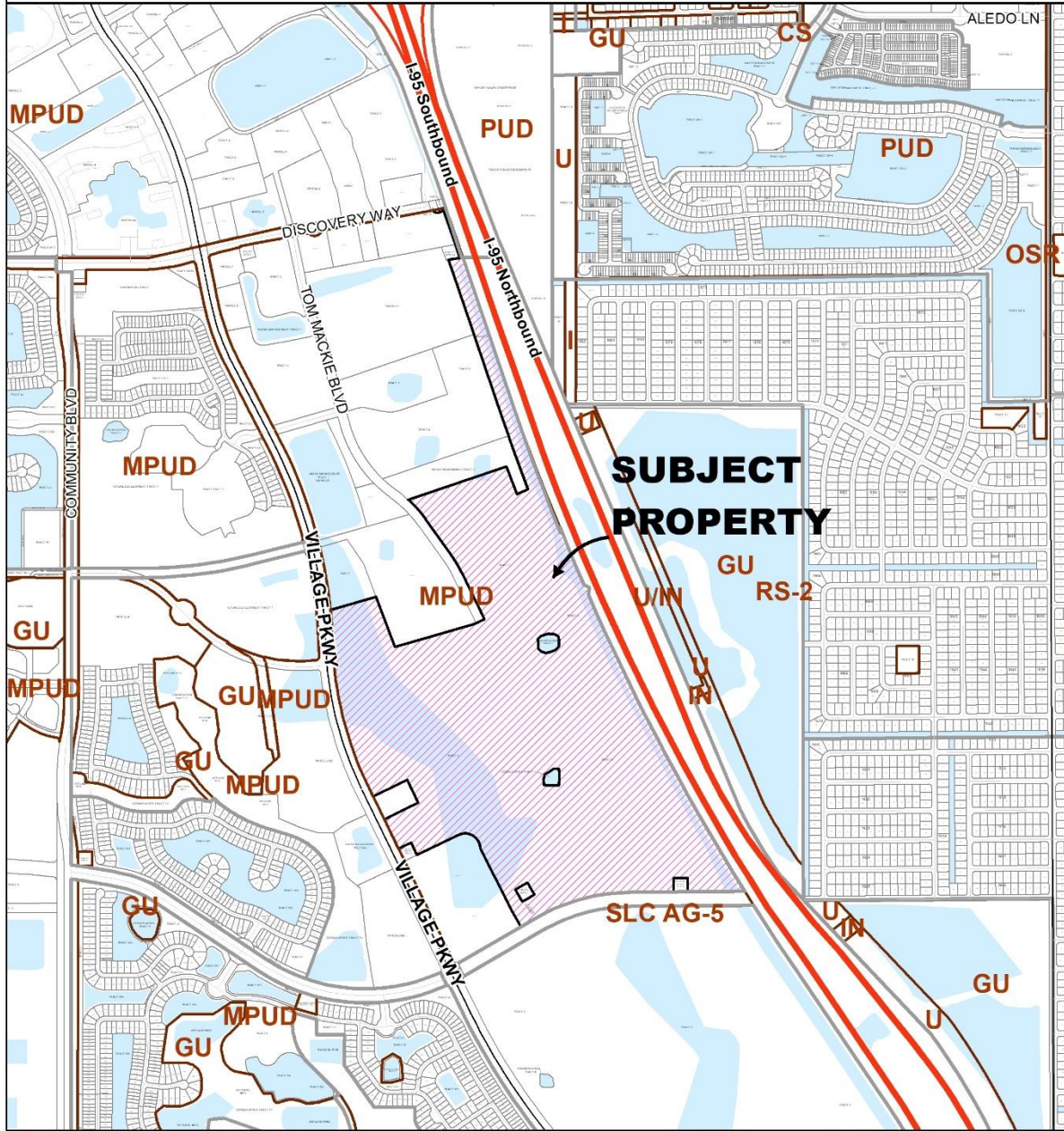
NCD – New Community Development District

MPUD – Master Planned Unit Development

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



EXISTING ZONING



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>	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. A trip generation analysis will be required with each site plan that is submitted for the development of the proposed tracts.
<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 provided that identified the property as a former agricultural site that included cattle grazing and previous land clearing. No native habitat was located on site and no plant or animal listed species were found on site. The site is currently used for cattle grazing. There are wetlands located on the subject parcel and these wetlands have been permitted and mitigated through the South Florida Water Management District (SFWMD) Permit Number 56-02531-P and the Army Corp of Engineers (ACOE) Permit SAJ-2006-2046.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Site Plan Review Committee reviewed the request and recommended approval of the proposed preliminary and final subdivision plat with construction plans at the November 24, 2021 Site Plan Review Committee meeting.