

Telaro at Southern Grove Plat 2

PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION

(P21-108)

City Council Meeting

Laura H. Dodd, AICP, Senior/Transportation Planner



Requested Application:

Applicant: Mattamy Palm Beach, LLC

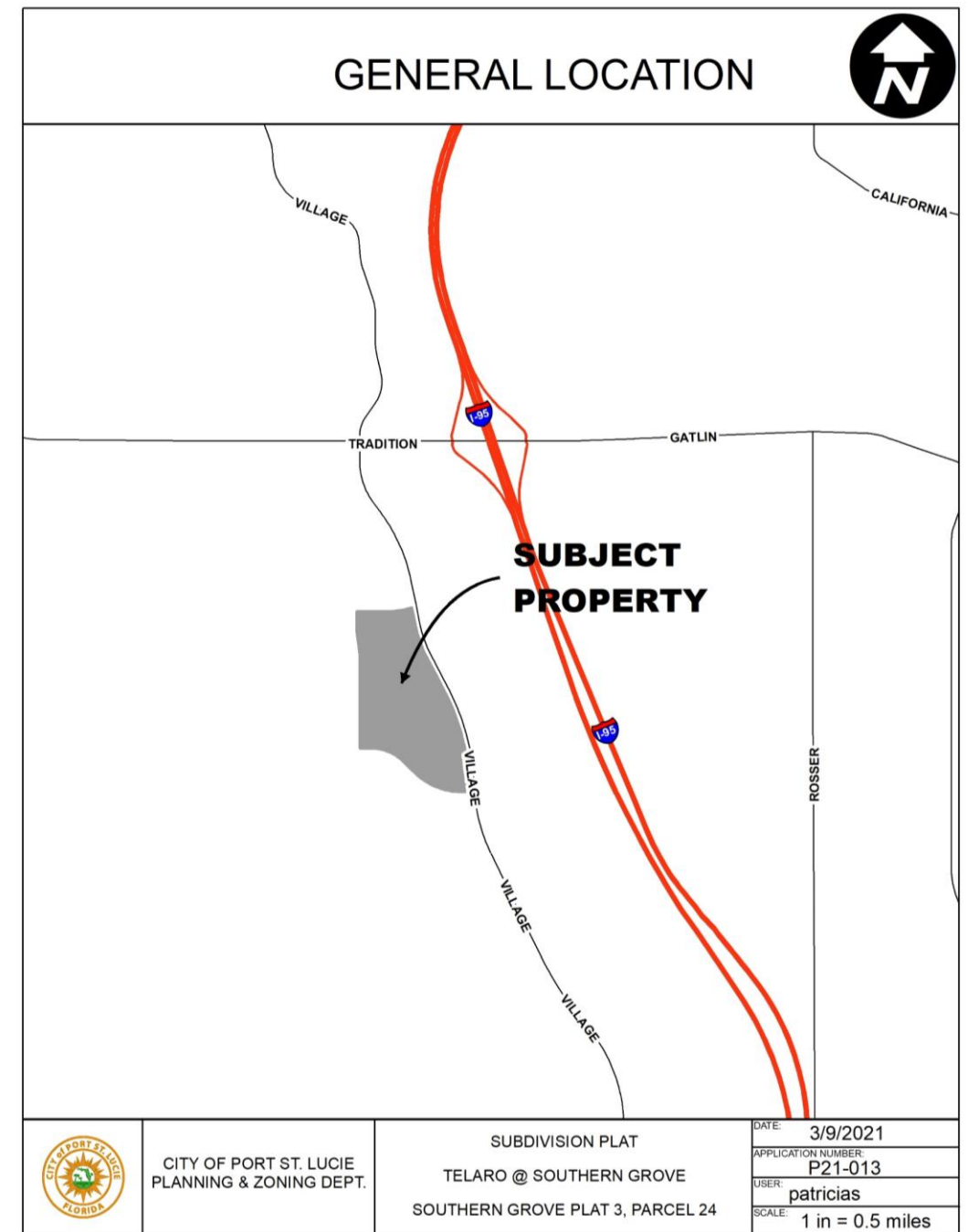
Agent: Kinan Husainy, Kimley-Horn


Request: A replat of the Telaro at Southern Grove Phase 1 for the purpose of relocating the utility site at the NW corner of the commercial tract, provide for the amenity center plat, and revise select lot lines.

The proposed Preliminary and Final Plat No. 2 does not alter the previous approvals from P20-040 Telaro at Southern Grove Preliminary Plat and Construction Plans and P21-013 Telaro at Southern Grove Phase 1 Final Plat. **The requested preliminary and final plat changes do not reduce amenities, open space, or propose to create additional lots.**

Location


Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
South	NCD	MPUD	Unimproved Land
East	NCD	MPUD	Unimproved Land
West	NCD	MPUD	Riverland MPUD

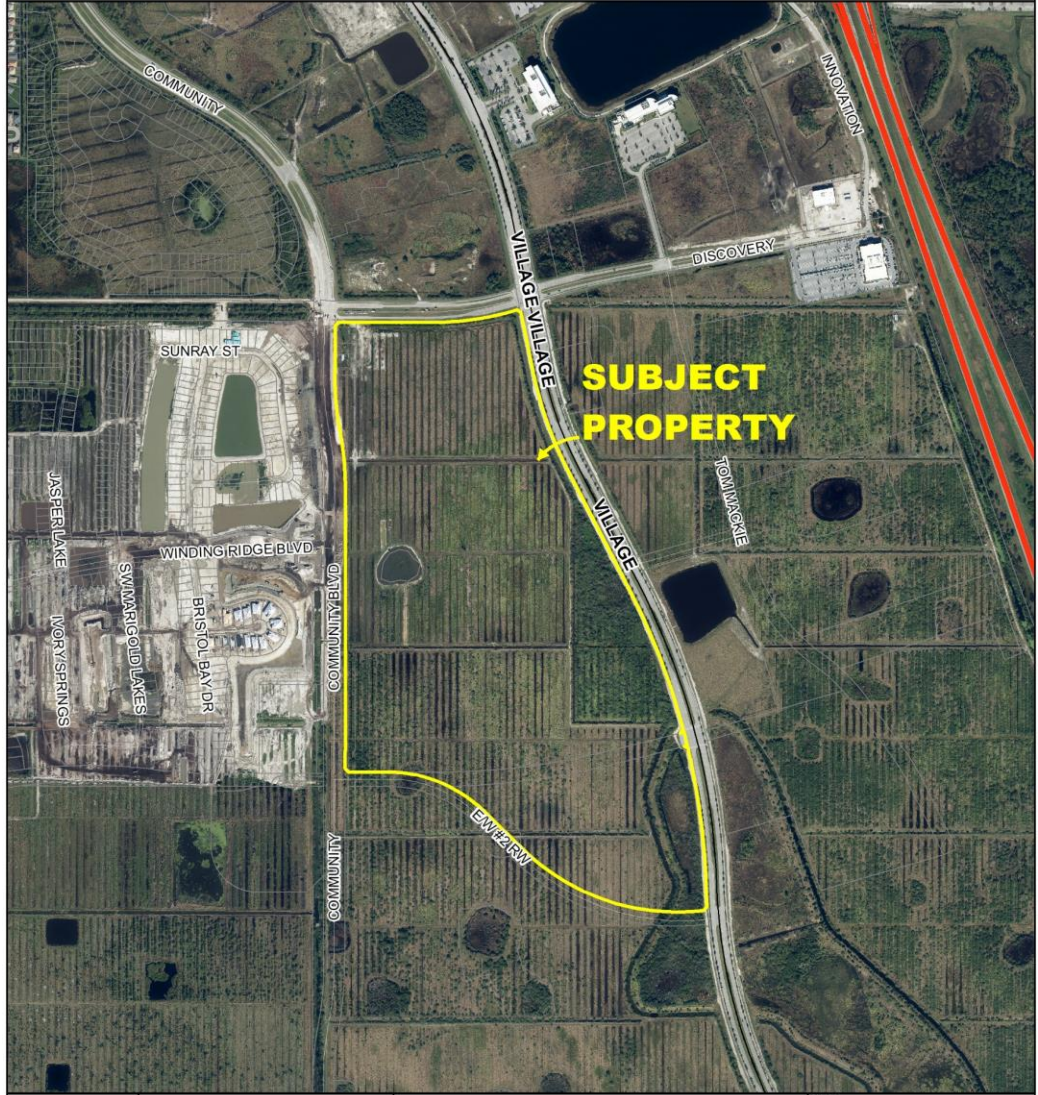



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT TELARO @ SOUTHERN GROVE SOUTHERN GROVE PLAT 3, PARCEL 24	DATE: 3/9/2021
			APPLICATION NUMBER: P21-013
			USER: patricias
			SCALE: 1 in = 0.5 miles

Aerial

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
South	NCD	MPUD	Unimproved Land
East	NCD	MPUD	Unimproved Land
West	NCD	MPUD	Riverland MPUD

AERIAL






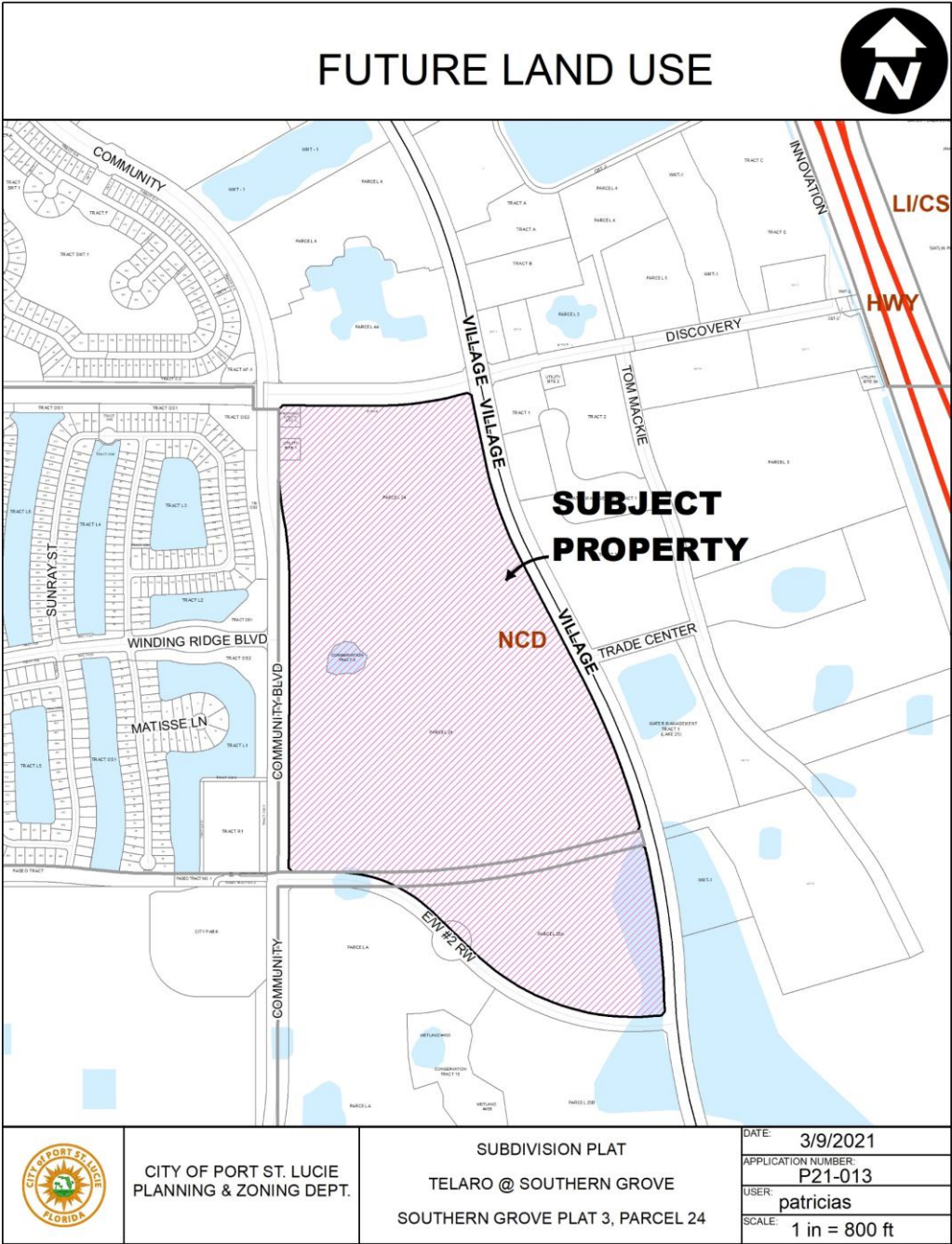
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PLANNING & ZONING DEPT.

SUBDIVISION PLAT
TELARO @ SOUTHERN GROVE
SOUTHERN GROVE PLAT 3, PARCEL 24
AERIAL DATE 2018

DATE:	3/9/2021
APPLICATION NUMBER:	P21-013
USER:	patricias
SCALE:	1 in = 900 ft

Land Use

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
South	NCD	MPUD	Unimproved Land
East	NCD	MPUD	Unimproved Land
West	NCD	MPUD	Riverland MPUD



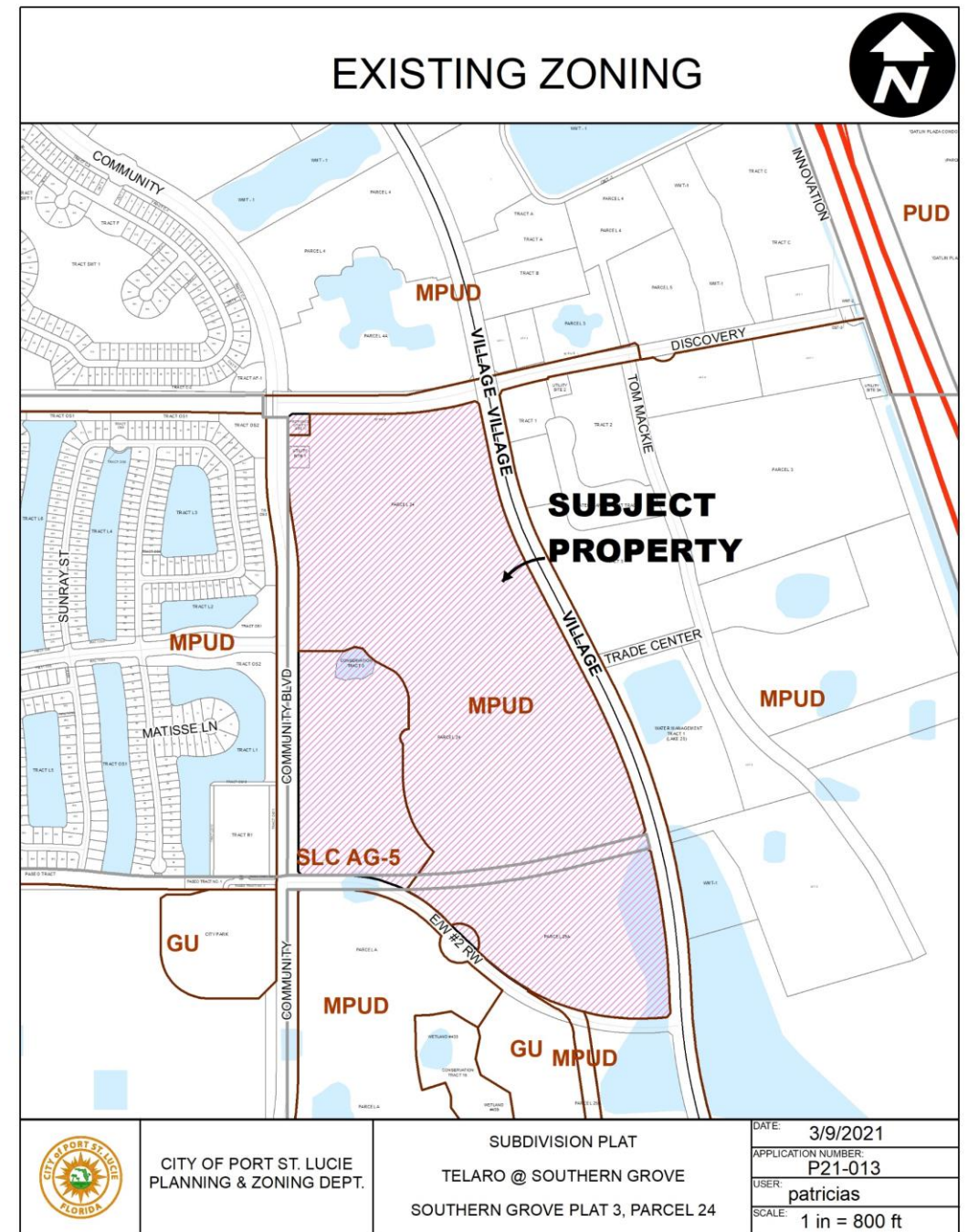
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SUBDIVISION PLAT
 TELARO @ SOUTHERN GROVE
 SOUTHERN GROVE PLAT 3, PARCEL 24



Zoning

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
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East	NCD	MPUD	Unimproved Land
West	NCD	MPUD	Riverland MPUD



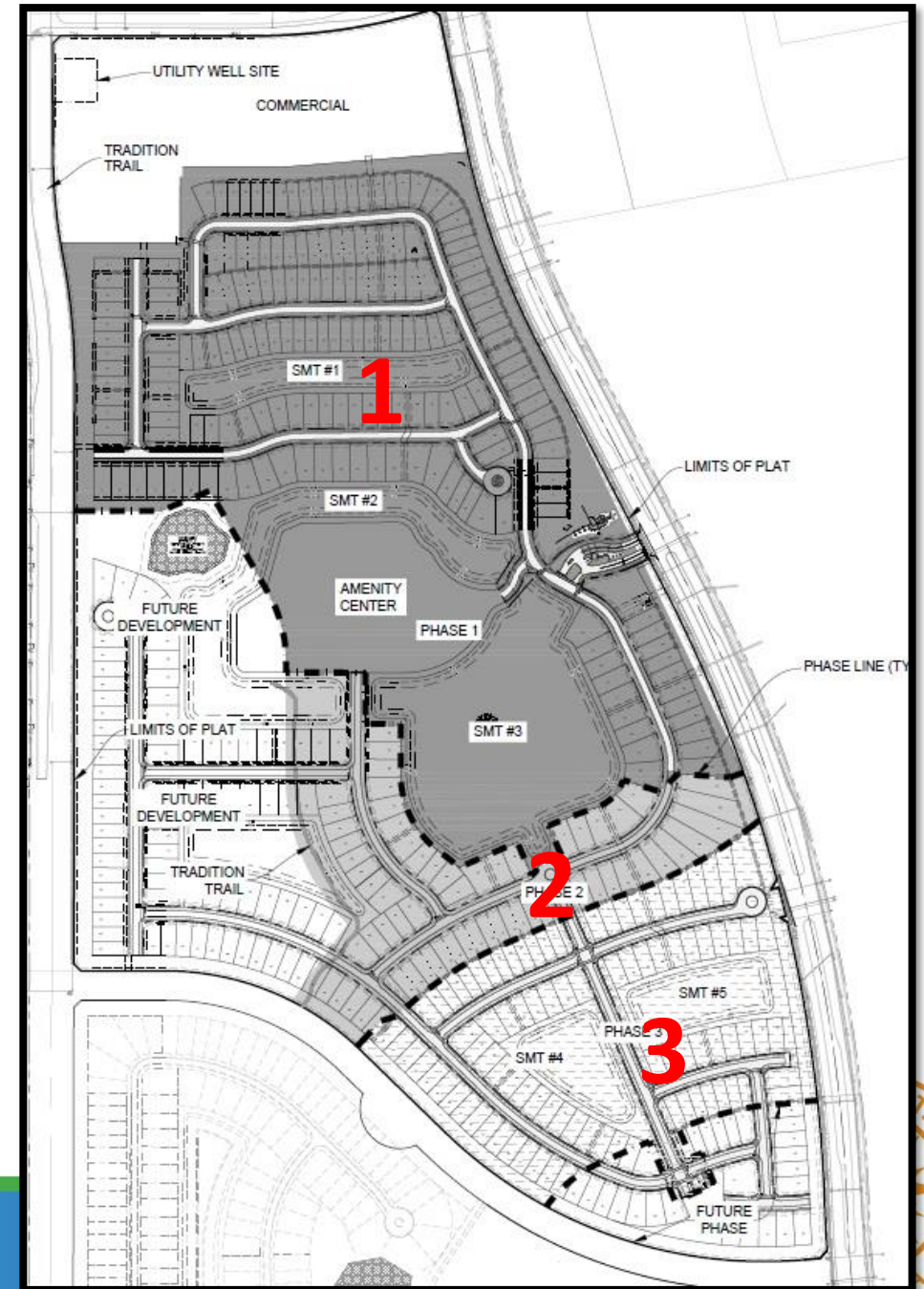
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT
TELARO @ SOUTHERN GROVE
SOUTHERN GROVE PLAT 3, PARCEL 24

DATE: 3/9/2021
APPLICATION NUMBER: P21-013
USER: patricias
SCALE: 1 in = 800 ft

Phasing Plan

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
South	NCD	MPUD	Unimproved Land
East	NCD	MPUD	Unimproved Land
West	NCD	MPUD	Riverland MPUD



Concurrency Review

*** The proposed Preliminary and Final Plat 2 does not alter the previous approvals from P20-040 Telaro at Southern Grove Preliminary Plat and Construction Plans and P21-013 Telaro at Southern Grove Phase 1 Final Plat. The requested preliminary and final plat changes do not reduce amenities, open space, or create additional lots.**

*Sanitary Sewer and Potable Water Facilities	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
*Traffic Circulation	<p>Public Works staff has reviewed and recommended approval of the project internal and external conditions providing for two (2) conditions of approval.</p> <p>The internal circulation is recommended for approval providing that the applicant provide an updated traffic analysis/driveway phasing report prior to issuance of a Public Works permit for Phase 3 and any improvements will be constructed concurrently to the second driveway access.</p> <p>The external circulation is recommended for approval providing the applicant shall coordinate with the developer east of Village Parkway and provide a refined traffic analysis to determine when a signal would be warranted. Should the signal be warranted, a funding mechanism will be determined, and funds deposited in a restricted fund account.</p>
*Parks and Recreation Facilities	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. Currently, there are adequate parklands available to meet the required level of service.
*Stormwater Management Facilities	The project includes paving and drainage plans which meet the required level of service.
*Solid Waste	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
*Public School Concurrency Analysis	Per Policy PSFE 2.4.1 of the City's Comprehensive Plan, Public School Facilities Element, approval of the final plat is subject to the availability of adequate school capacity based on the adopted level of service standards.

Consistency Review

- The proposed project is located in a designated Mixed Use Subdistrict as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, and Figure 1-4, the conceptual land use plan for the Southern Grove NCD District, of the Future Land Use Element.
- Policy 1.2.2.7: Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.
- The overall Telaro PUD proposed development includes a mixture of uses consistent with Map H, the master development plan for the Southern Grove DRI, and Policy 1.2.2.7 of the Comprehensive Plan.



Traffic Impact Analysis

- Received August 2020
- Report completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by City Staff
- Found to be consistent with the Southern Grove DRI
- Traffic Generation, Stacking & Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



Latest Trip Counts

Currently approved plats (including this request) for Telaro:

- Phase 1 = 185 lots

Future plats for Telaro:

- Phase 2 = 61 lots

- Phase 3 = 78 lots

Total = 324 lots

Current Traffic Analysis includes 440 lots and 225 Multi-family Units

Driveway Phasing report requires 2nd driveway entrance to be constructed prior to 281st dwelling unit. Updated Driveway Phasing report will be required prior to Public Works Permit for Phase 3.

Recommendation

The proposed Preliminary and Final Plat No. 2 does not alter the previous approvals from P20-040 Telaro at Southern Grove Preliminary Plat and Construction Plans and P21-013 Telaro at Southern Grove Phase 1 Final Plat. The requested preliminary and final plat changes do not reduce amenities, open space, or propose to create additional lots.

Site Plan Review Committee recommended approval at their meeting of May 26, 2021.