

Southern Grove Plat No. 28 Preliminary and Final Subdivision Plat (P20-006)

City Council Meeting
January 11, 2021
Bridget Kean, AICP
Senior Planner

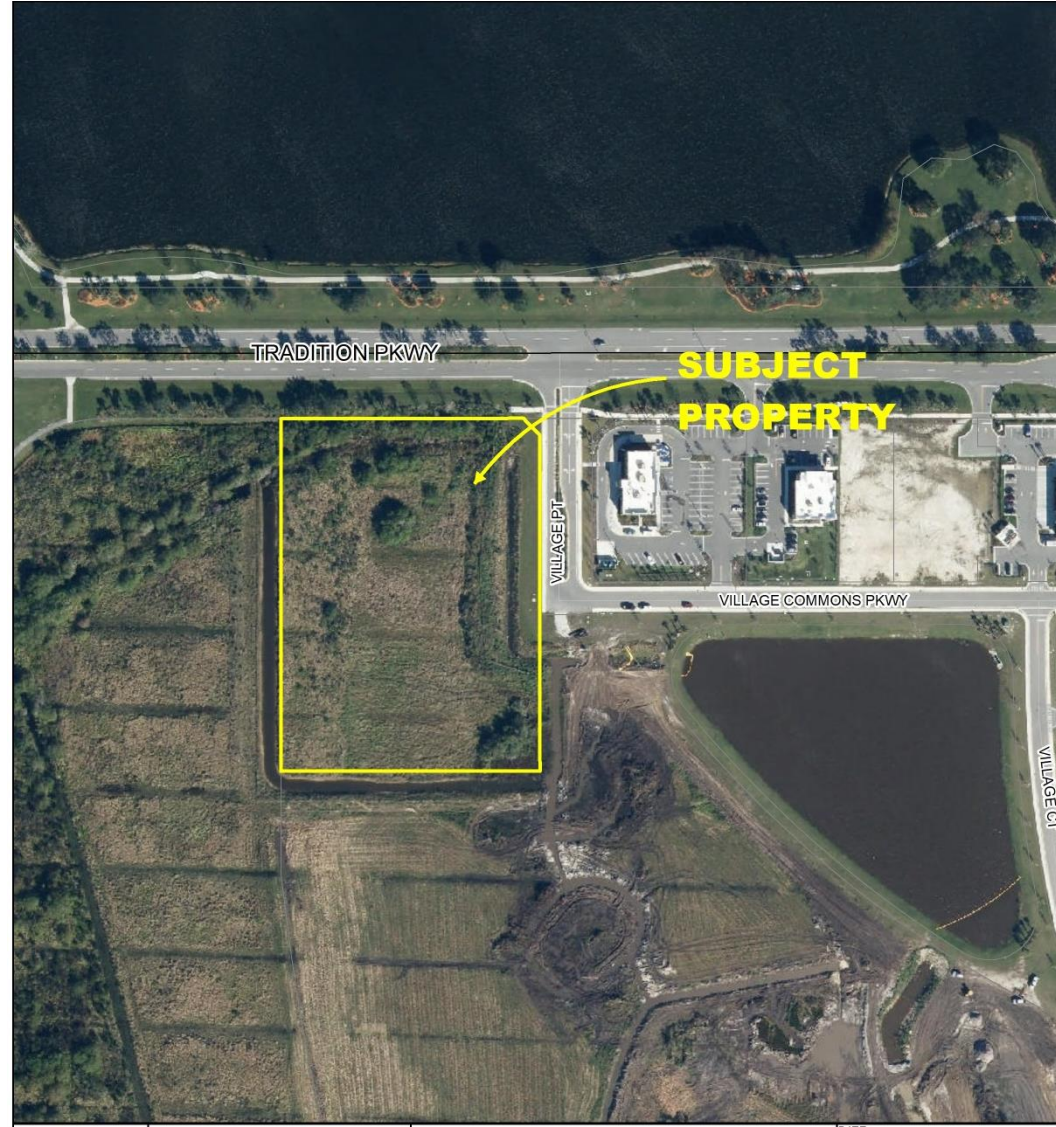


Applicant and Owner

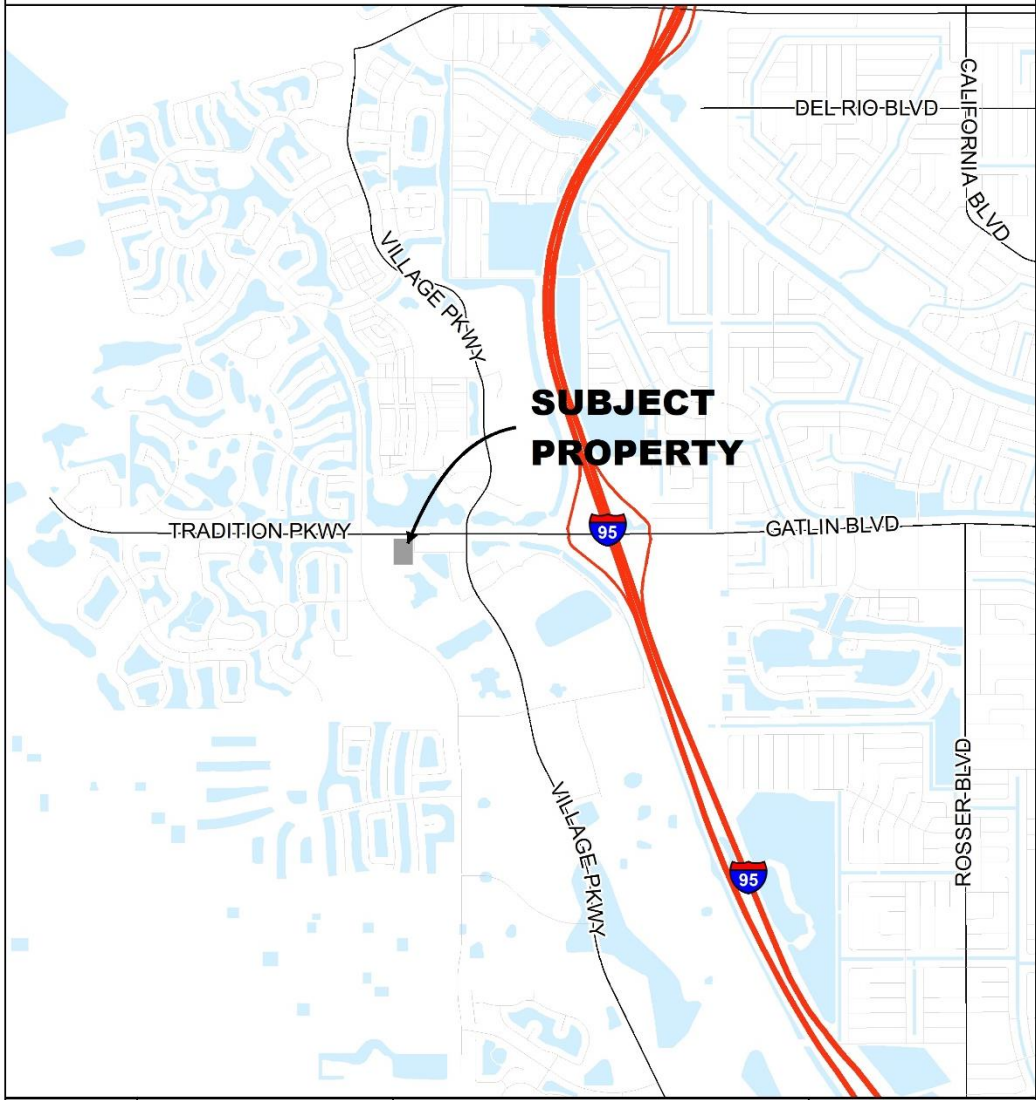
Tod Mowery, Redtail DG is acting as the agent for Baron Shoppes Tradition, LLC (property owner)



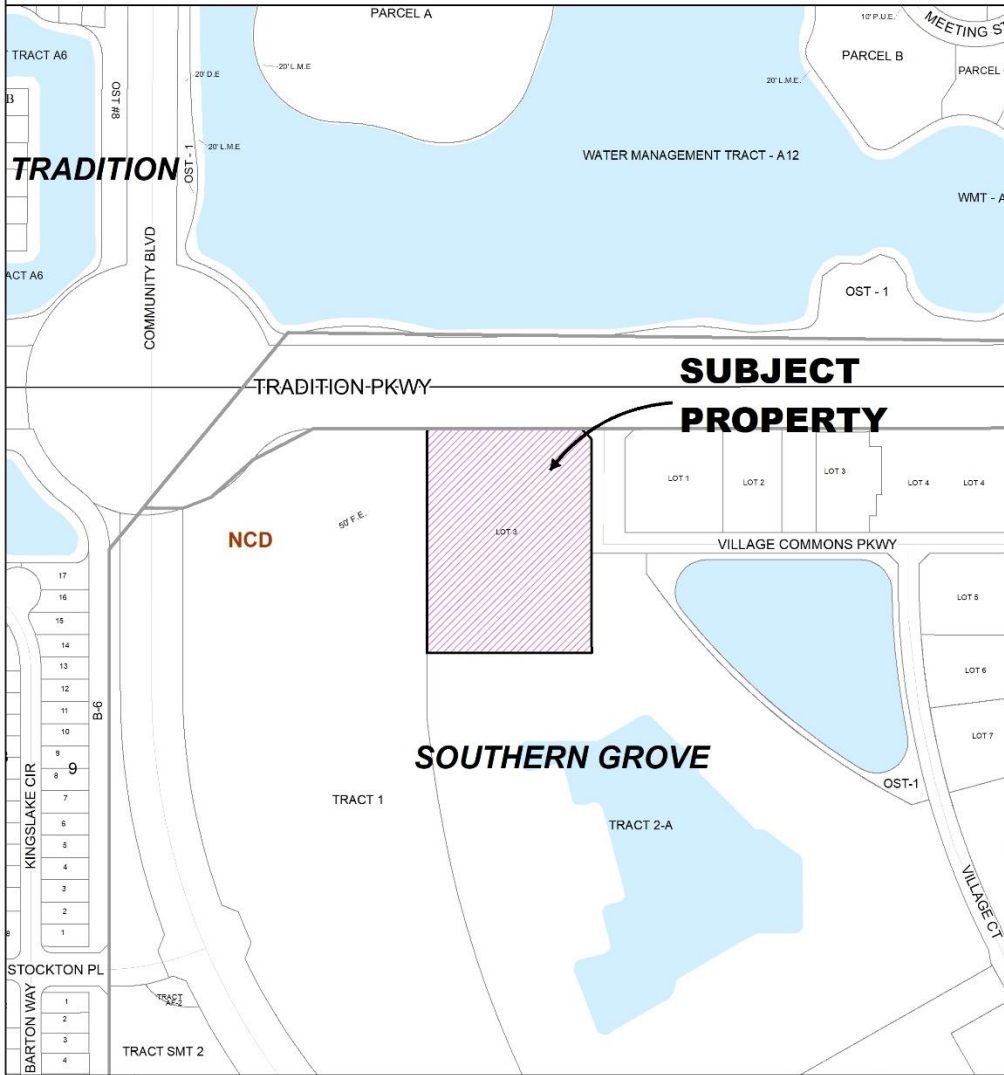
Aerial Map



Location Map



Future Land Use and Zoning



Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Water Management Tract
East	NCD	MPUD	Culver's Restaurant
South	NCD	MPUD	Springs at Tradition apartment complex
West	NCD	MPUD	Vacant land

Proposed Project

- An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 28
- A replat of Southern Grove Plat No. 18, Lot 3 (4.80 acres in size) that subdivides the property into three parcels
- Associated with Baron Shoppes at Tradition Site Plan (P20-004) for 9,303 square foot mixed use retail and restaurant building, 6,699 S.F. Paradise Car Wash, and 3,390 S.F. stand alone fast food/drive-through restaurant to be constructed in three phases
- Parcel lines correspond to site plan phasing plan



Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	A traffic study was submitted with the associated Baron Shoppes at Tradition Site Plan. Traffic report approved by Public Works.
PARKS AND OPEN SPACE	Public park and recreation facilities are addressed under Condition 67 of the Southern Grove DRI Development Order and not applicable to non-residential development.
STORMWATER	Required to be provided to be in compliance with adopted Level of Service Standards
SOLID WASTE	Adequate capacity
PUBLIC SCHOOL CONCURRENCY	Public school requirements are addressed under Condition 62 of the DRI Development Order and not applicable to non-residential development.



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	Addressed in the Army Corp of Engineers permit for the Southern Grove DRI.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes as part of site plan approval
PUBLIC ART	Required, per Code, applicant has 90 days after issuance of 1 st building permit for associated site plan to identify preferred option



Recommendation

The Site Plan Review Committee recommended approval of the subdivision plat at their meeting of June 10, 2020.

