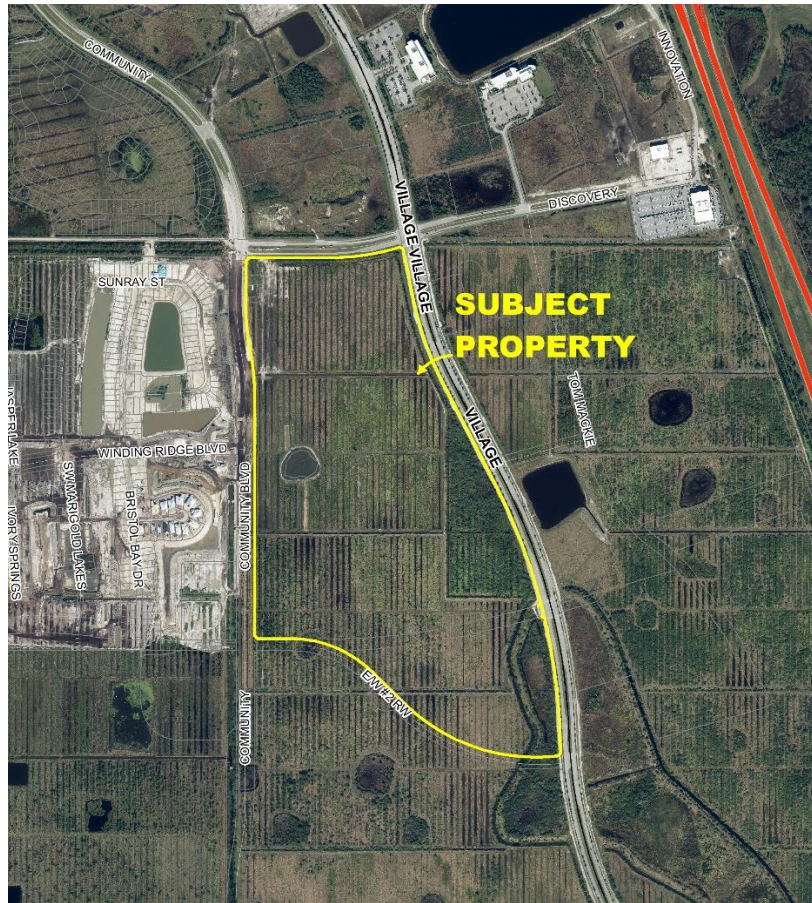




**Telaro at Southern Grove Plat 2
 Preliminary and Final Subdivision Plat
 P21-108**



Aerial Map

SUMMARY

Applicant's Request:	A replat of the Telaro at Southern Grove Phase 1 plat for the purpose of relocating the utility site at the NW corner of the commercial tract, provide for the amenity tract, and adjusting the lot lines of 20 residential lots..
Applicant:	Kimley Horn and Associates, Inc. / Kinan Husainy, PE
Property Owner:	Mattamy Palm Beach, LLC
Location:	West of Interstate-95, south of SW Tradition Parkway, and abutting SW Village Parkway.
Address:	TBD
Project Planner:	Laura H. Dodd, AICP, Senior/Transportation Planner

Project Description

This is a preliminary and final subdivision plat that will relocate the utility site at the NW corner of the commercial tract, provide for the amenity center tract, and adjust the lot lines for 20 residential lots. The originally approved final plat with construction plans created 186 single family lots, two (2) lake tracts, ten (10) open space tracts, one (1) private park, future development tracts, a multi-use (Tradition Trail) pathway, and a conservation tract. The proposed Plat 2 does not alter the previous approval and create additional lots.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this final subdivision plat on May 26, 2021.

Location and Site Information

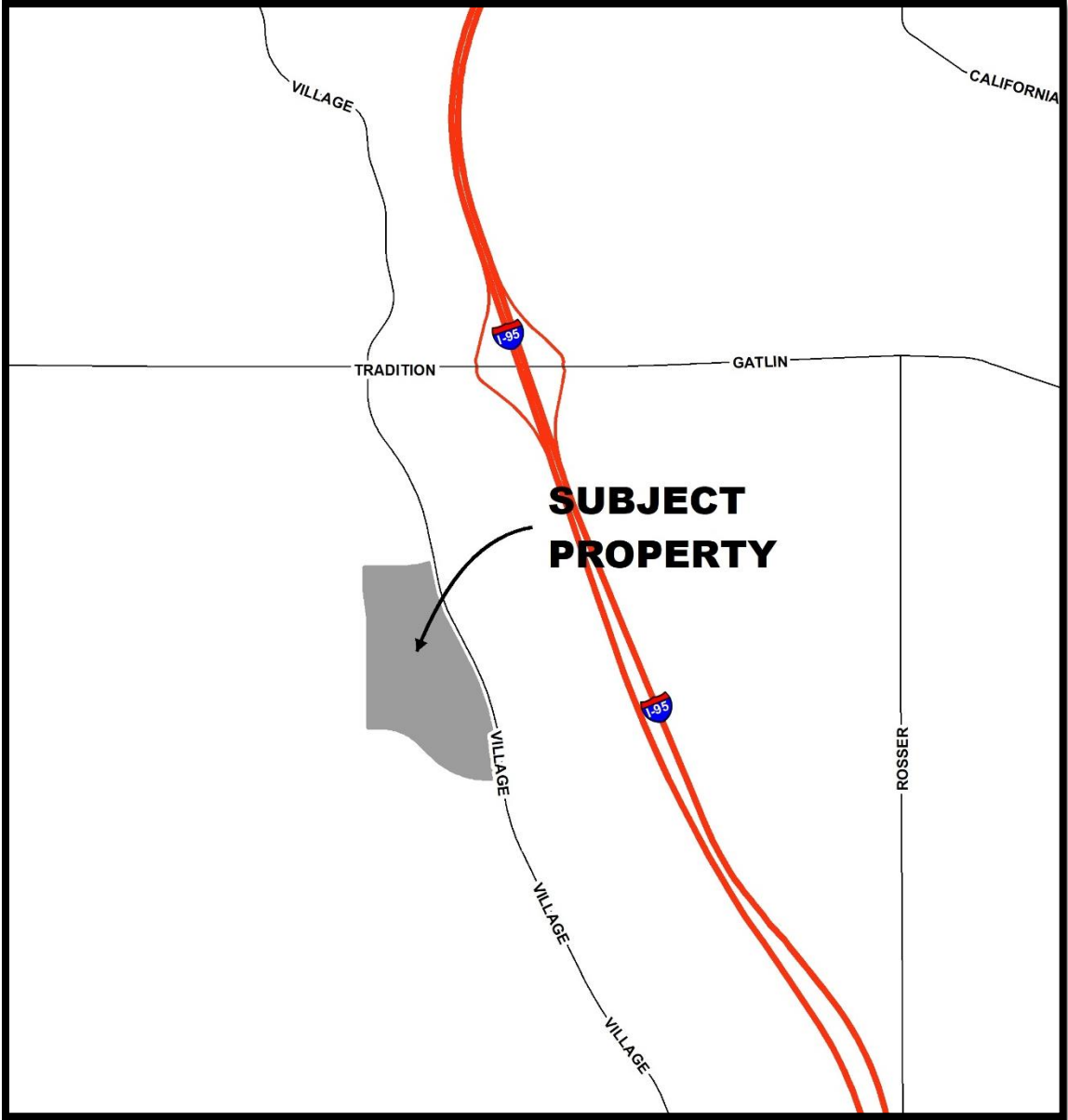
Parcel Number:	4315-700-0025-000-9; 4315-700-0001-000-5; 4322-231-0002-000-5; 4322-600-0020-000-9
Property Size:	Total Development 164 acres
Legal Description:	See Plat description
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

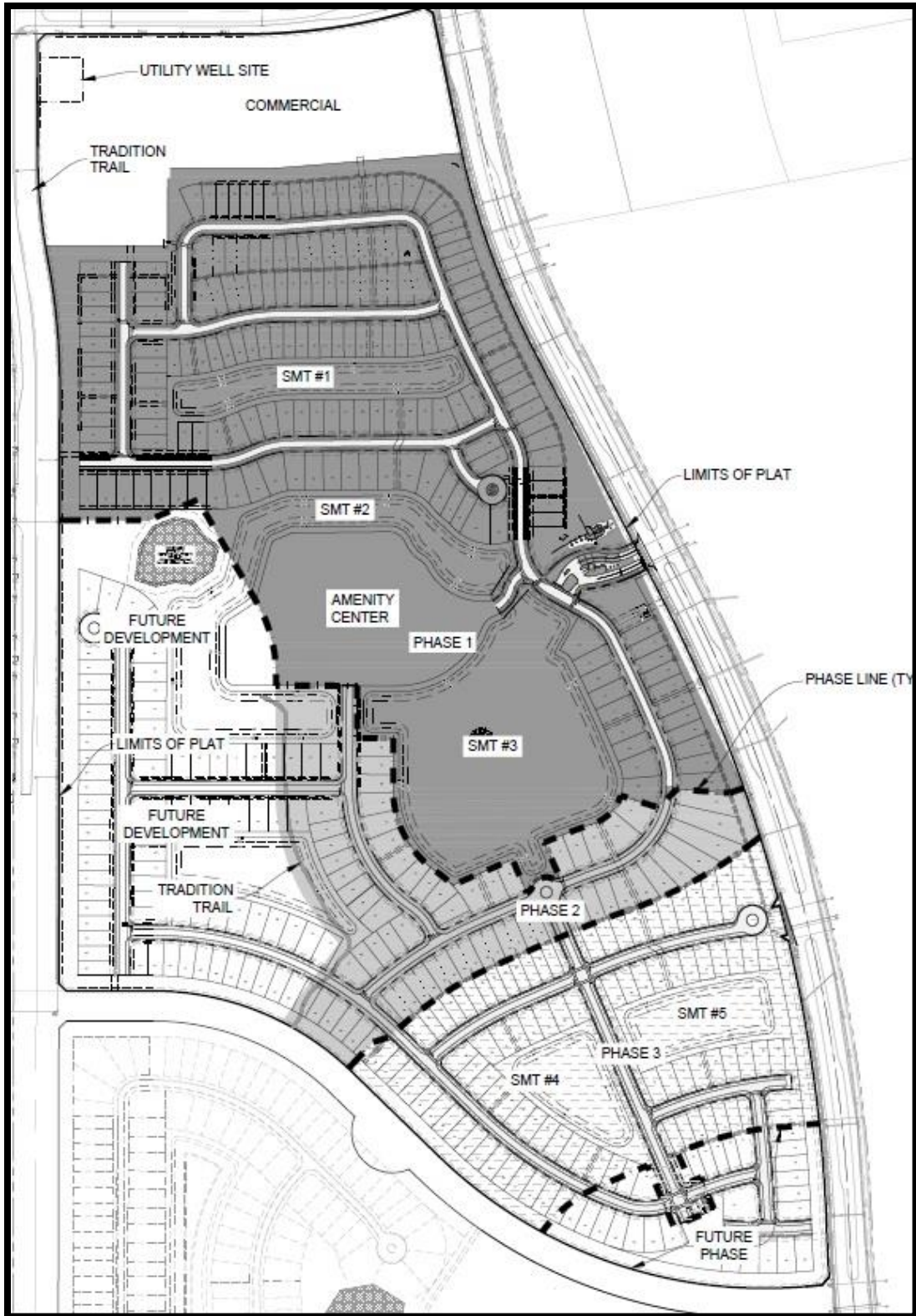
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
South	NCD	MPUD	Unimproved Land
East	NCD	MPUD	Unimproved Land
West	NCD	MPUD	Riverland MPUD

NCD - New Community Development District

MPUD - Master Planned Unit Development

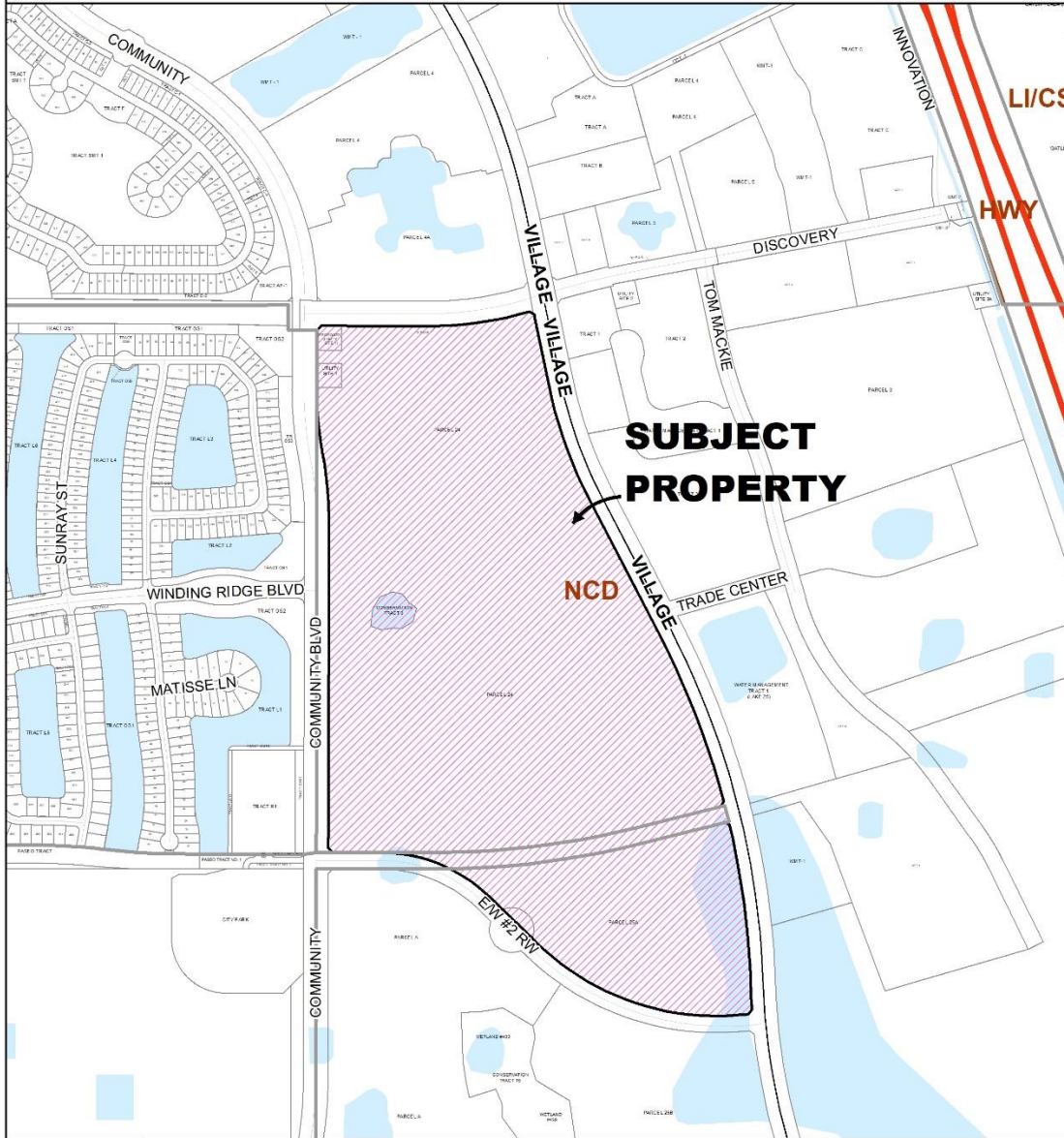


Location Map



Telaro Development Phasing Map

FUTURE LAND USE



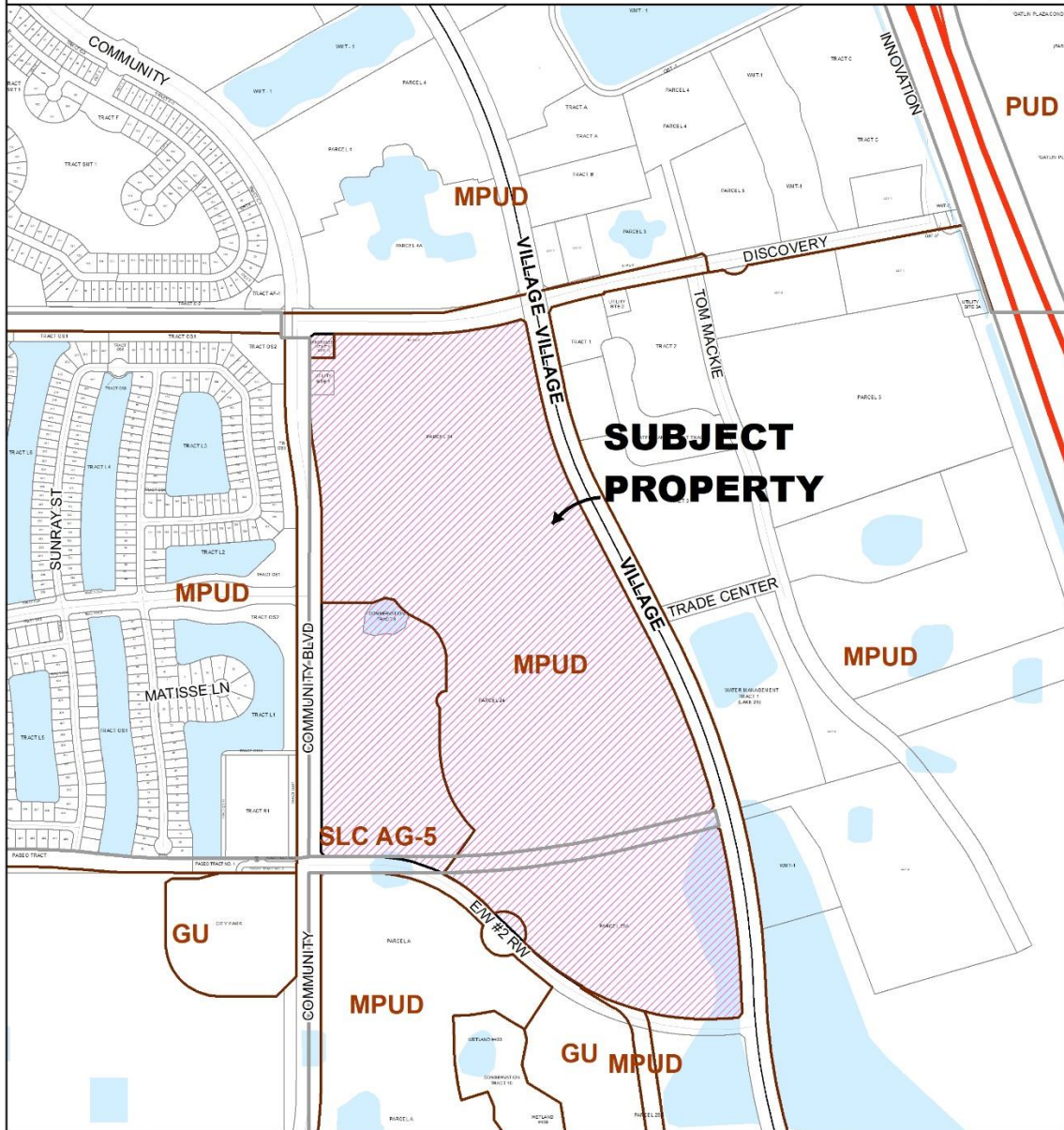
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.


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

Future Land Use

EXISTING ZONING



	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

Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, and the Southern Grove Development of Regional Impact (DRI) Development Order, regarding provision of adequate public facilities and documented as follows:

<i>*Sanitary Sewer and Potable Water Facilities</i>	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.
<i>*Traffic Circulation</i>	<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>
<i>*Parks and Recreation Facilities</i>	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.
<i>*Stormwater Management Facilities</i>	The project includes paving and drainage plans which meet the required level of service.
<i>*Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>*Public School Concurrency Analysis</i>	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.
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*** 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.**

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for the Southern Grove DRI are addressed in the Development Order. Upland preservation and wetland protection is required for any effected sites.

OTHER

Fire District: The proposed road construction plans have been reviewed by the Fire District for safety purposes.

Art in Public Places: The Applicant has elected to contribute to fund. They shall contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds. The public art assessment must be paid in full prior to the issuance of a certificate of occupancy except for subdivision plats which are required to submit the public art assessment in full at the time of recording of the final plat.

Consistency with the Southern Grove DRI, Southern Grove CRA Redevelopment Plan, and Figure 1-4 of the Comprehensive Plan: 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.

RELATED PROJECTS:

- P20-040 Telaro at Southern Grove Preliminary Plat and Construction Plans
- P21-013 Telaro at Southern Grove Phase 1 Final Plat

STAFF RECOMMENDATION

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 propose to create additional lots.

Therein, the Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code. The Site Plan Review Committee recommended approval of this final subdivision plat on May 26, 2021.