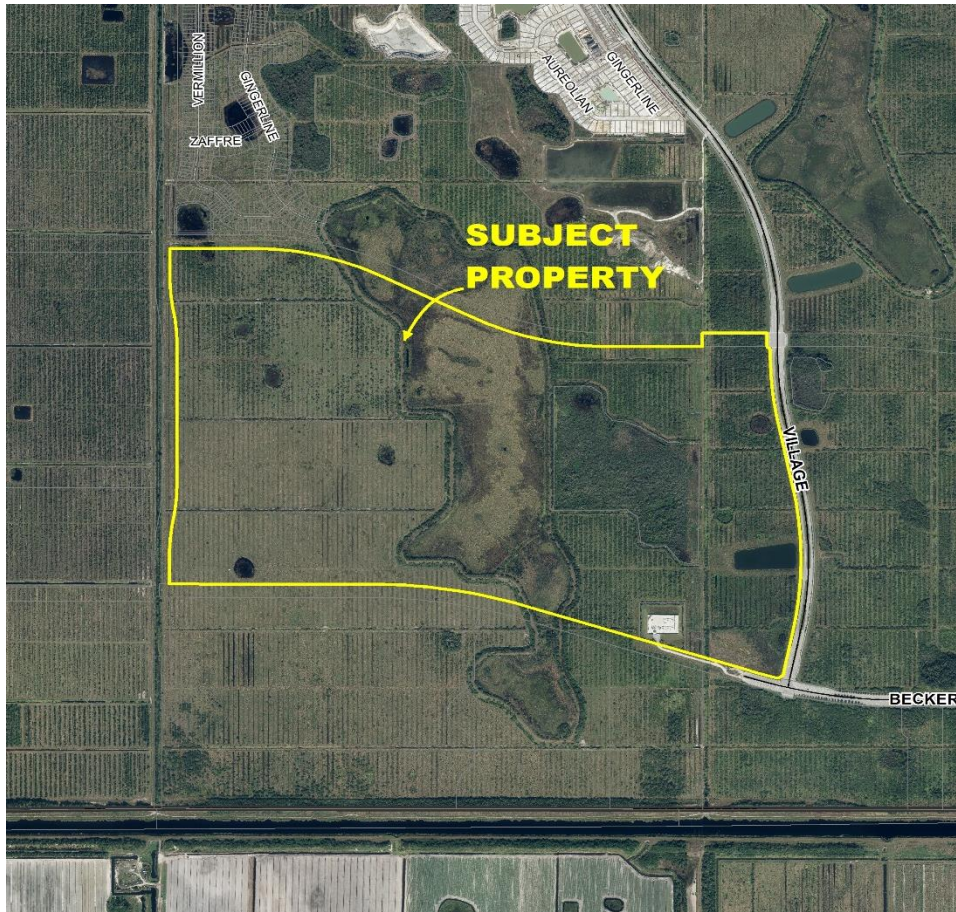




**Southern Grove Parcel 28 Replat  
 Preliminary and Final Plat with Construction Plans  
 P21-007**



Project Location Map

**SUMMARY**

Applicant's Request:	Request for approval of a preliminary and final subdivision plat with construction plans for Southern Grove Parcel 28 Replat and a portion of Paar Drive.
Applicant:	Kinan Husainy, Kimley-Horn and Associates, Inc.
Property Owner:	City of Port St. Lucie and Mattamy Palm Beach, LLC
Location:	The project is generally located west of Interstate 95, east of SW Community Boulevard, south of the Paar Drive right-of-way and north of Becker Road right-of-way.
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Description**

Mattamy Palm Beach, LLC, has applied for preliminary and final subdivision plat approval to replat a 436.73 acre tract in Southern Grove known as Southern Grove Plat No. 3, Parcel 28. The replat subdivides Parcel 28 into two tracts for future development and one right-of-way tract. Tract A is approximately 406.727 acres for future development and Tract B is a 30 acre tract that is associated with a site plan for a multi-family project known as Capstone Communities (P20-141). Southern Grove Parcel 28 Replat will also include the platting and construction of approximately 700 linear feet of Paar Drive west of SW Village Parkway. Paar Drive will be constructed from the SW Village Parkway intersection west to the entrance to the Capstone development. The right-of-way width is 150 feet. An east-west segment of the multi-use path known as Tradition Trail will be constructed on the north side of the roadway. Per the Southern Grove DRI Development Order, Mattamy Palm Beach, LLC, as the developer, is responsible for the construction of Paar Drive west of SW Village Parkway. The roadway will eventually connect to SW Community Boulevard per the requirements of the Southern Grove DRI.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed site at the January 27, 2021 Site Plan Review Committee meeting.

**Location and Site Information**

Property Size:	Approximately 406.727 acres
Legal Description:	Southern Grove Plat No. 3, Parcel 28 and a portion of the Paar Drive right-of-way
Future Land Use:	New Community Development (NCD)
Existing Zoning:	MPUD (Southern Grove 4 Master Planned Unit Development)
Existing Use:	Vacant land

**Surrounding Uses**

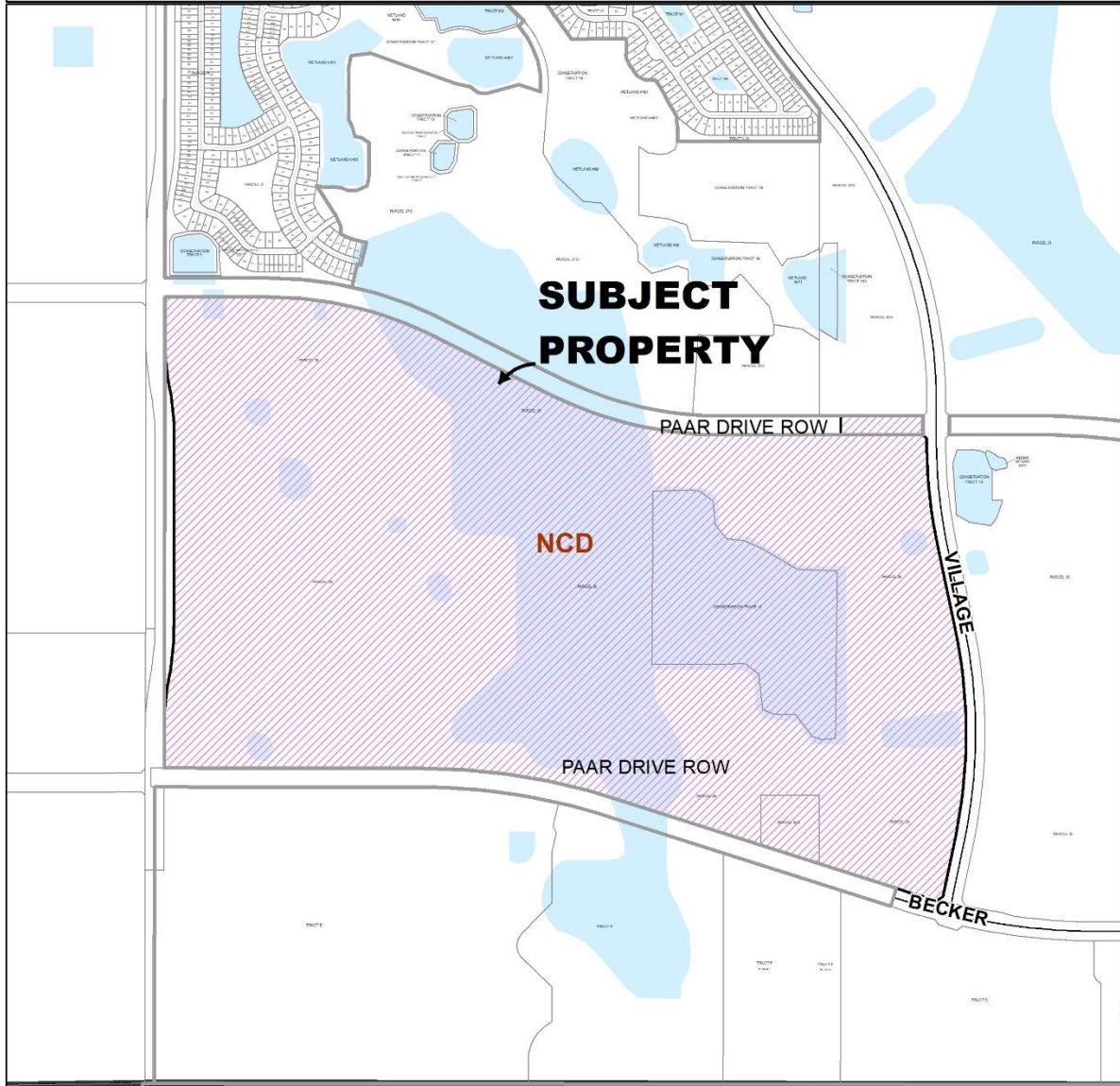
Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5 and MPUD	Vacant land including 15-acre city owned park site and property within the Del Webb development
South	NCD	SLC AG-5 and MPUD	Vacant land including future GHO Homes subdivision
East	NCD	MPUD	Vacant land in Tradition Regional Business Park MPUD
West	NCD	SLC AG-5	Vacant land in Riverland Kennedy DRI

NCD – New Community Development District

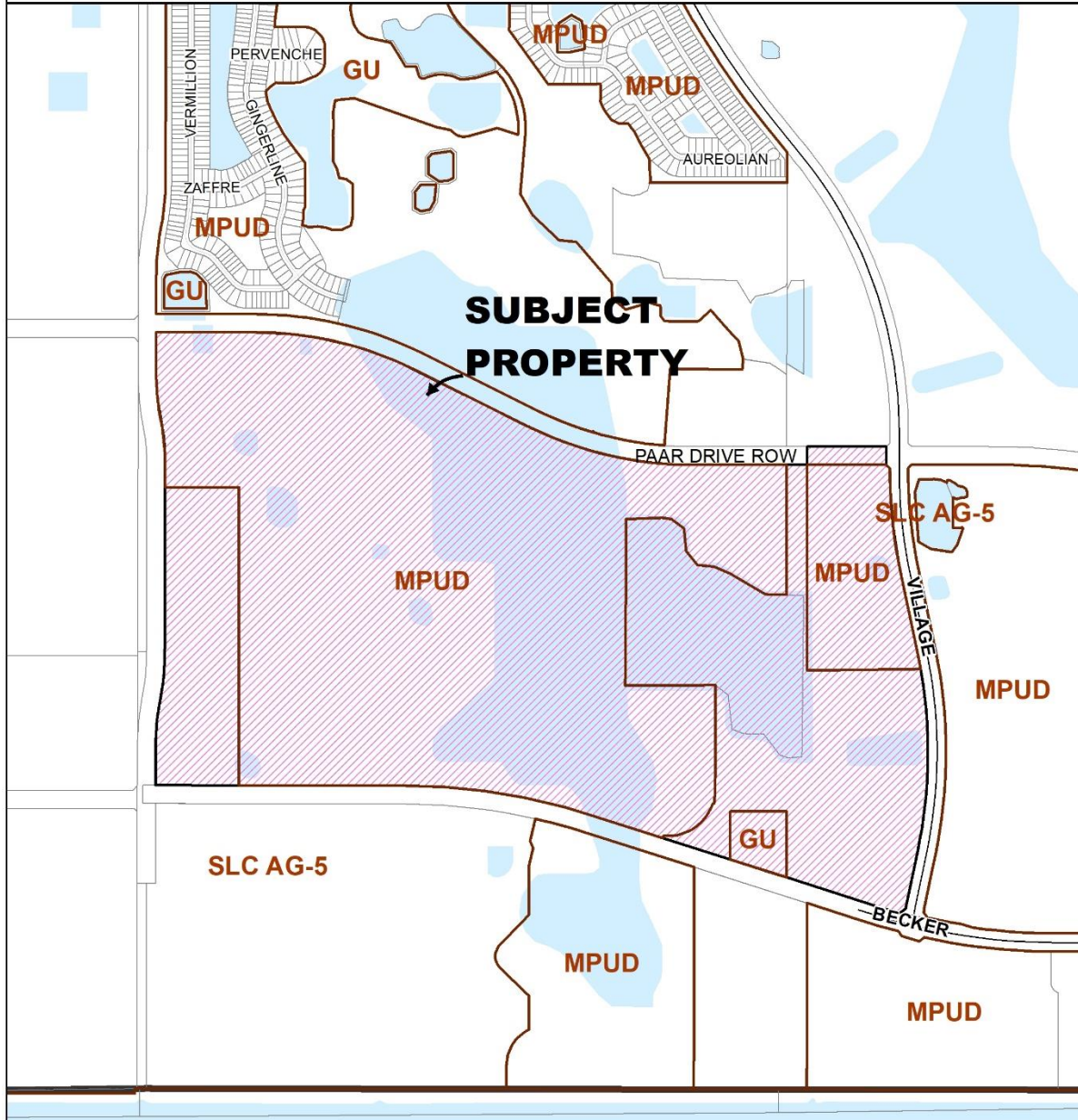
MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural – one dwelling unit per five acres

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

### CONCURRENCY REVIEW (CHAPTER 160)

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service in the Southern Grove DRI. The construction plans include the extension of water and sewer lines to service future development.
<b><i>Traffic Circulation</i></b>	<p>Per the Southern Grove 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 or residential subdivision plat that is submitted for the development of the proposed tracts.</p>
<b><i>Parks and Recreation Facilities</i></b>	<p>Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order.</p> <p>Applications for site plan approval for multi-family development or residential subdivision plat approval will be subject to Condition 67 compliance review. Mattamy Palm Beach, LLC, has provided the City with a parks and recreation plan for the provision of neighborhood and community recreational sites and facilities to meet the demand created by residential development in the Southern Grove DRI. The plan is under review by City staff.</p>
<b><i>Stormwater Management Facilities</i></b>	The project includes paving and drainage plans that meet the required level of service.
<b><i>Solid Waste</i></b>	Solid waste impacts will be evaluated for compliance with the adopted level of service standard with each site plan or residential subdivision plat that is submitted for the development of the proposed tracts.
<b><i>Public School Concurrency Analysis</i></b>	Public school requirements are addressed under Condition 62 of the DRI Development Order. Applications for site plan approval for multi-family development or residential subdivision plat approval will be subject to Condition 62 compliance review.

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat with construction plans at their meeting on January 27, 2021.