

# Southern Grove Plat No. 42

Preliminary and Final Subdivision Plat  
(P22-132)

City Council Meeting October 9, 2023



# Request Summary

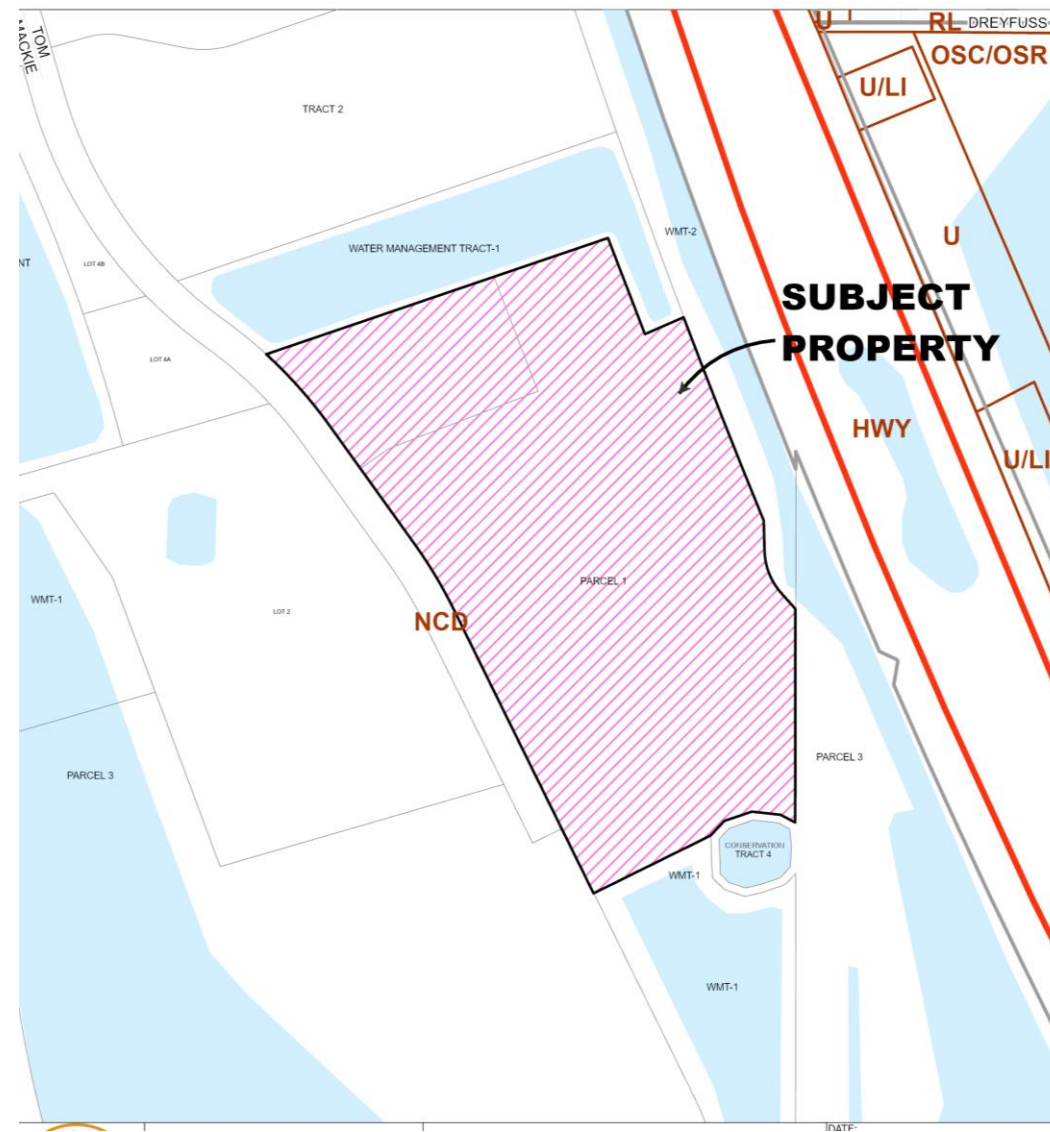
Applicant's Request:	This is an application for approval of a preliminary and final subdivision plat to replat Parcel 1, Southern Grove Plat No. 40 to create two parcels.
Agent:	Bradley Currie, EDC
Applicant /Property Owner:	Traditions Commerce Park, LLC, and PSL 1850, LLC
Location:	The property is generally located east of SW Village Parkway, west of Interstate 95 and between Trade Center Drive and Marshall Parkway road right of way (E/W #3).

# Location Map



# Land Use and Zoning

- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land



# Project Description and Background

- The subject property is 40.03 acres of property that is located on the east side of Tom Mackie Boulevard between Trade Center Drive and Marshall Parkway road right-of-way.
- The subject property was previously owned by the Port St. Lucie Governmental Finance Corporation and sold to Traditions Commerce Park, LLC, in March 2022 (aka Miller Property).
- Traditions Commerce Park, LLC, sold a portion of the property, 5.86 acres, to PSL 1850, LLC.
- The applicants are applying to subdivide to create two parcels:
  - Tract A – 34.175 acres and owned by Traditions Commerce Park, LLC
  - Tract B – 5.86 acres and owned by PSL 1850, LLC
- The proposed subdivision plat provides for a 50-foot-wide shared access easement between Tract A and Tract B.



# Associated Applications

- There is an associated application for site plan approval for the 5.86 acre parcel owned by PSL 1850, LLC (P23-145) for a 52, 320 sq ft warehouse facility.
- A previous application for site plan approval was submitted in 2022 (P22-192) for the entire 40.03 acre parcel. This application will need to be revised.



# Concurrency Review

Each application for site plan approval will be required to demonstrate compliance with the Southern Grove DRI development order regarding provision of adequate public facilities for utility services, transportation, stormwater, parks, public schools, and solid waste.



# Recommendation

- The Site Plan Review Committee recommended approval of the preliminary & final subdivision plat at the May 24, 2023, Site Plan Review Committee meeting.

