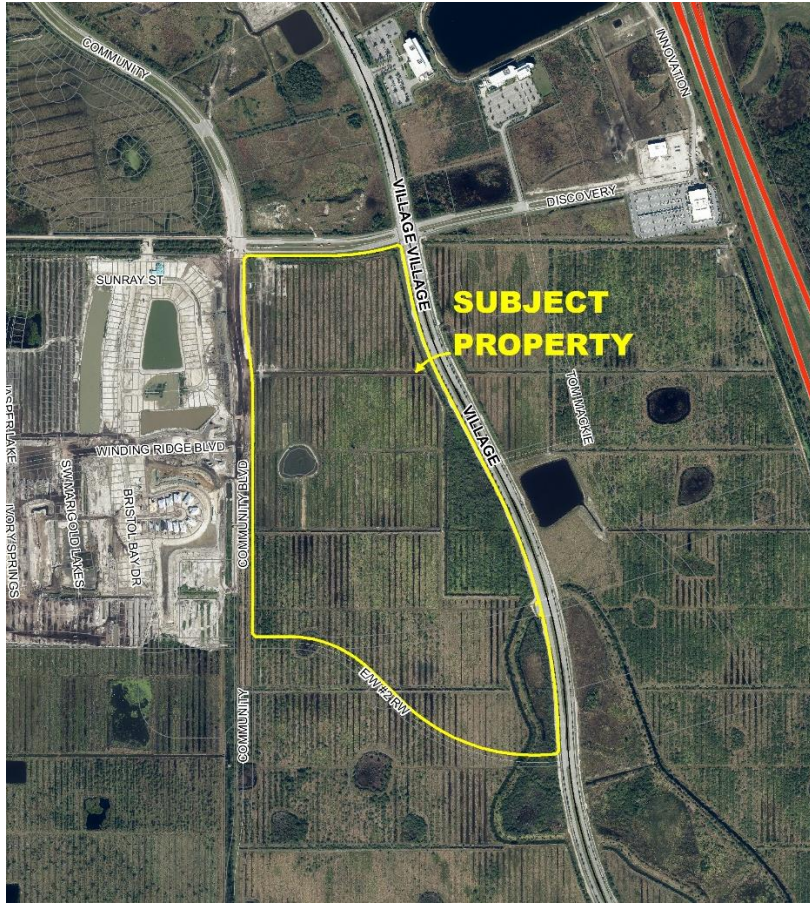




**Telaro at Southern Grove  
 Final Subdivision Plat with Construction Plans  
 P21-013**



**Aerial Map**

**SUMMARY**

Applicant's Request:	To subdivide the property for residential development. This is a final subdivision plat that will create 186 single family lots within Telaro at Southern Grove.
Applicant:	Kimley Horn and Associates, Inc. / Kinan Husainy, PE
Property Owner:	Mattamy Palm Beach, LLC
Location:	West of Interstate-95, south of Verano development and future Crosstown Parkway, and north of Tradition Parkway.
Address:	TBD
Project Planner:	Laura H. Dodd, Planner II

**Project Description**

This is a final subdivision plat that will create 186 single family lots, two (2) lake tracts, ten (10) open space tracts, one (1) private park, future development tracts, a multiuse (Tradition Trail) pathway, and a conservation tract. The overall 164 acre proposed development will be gated and age-restricted to homeowners.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of this final subdivision plat with construction plans on February 10, 2021.

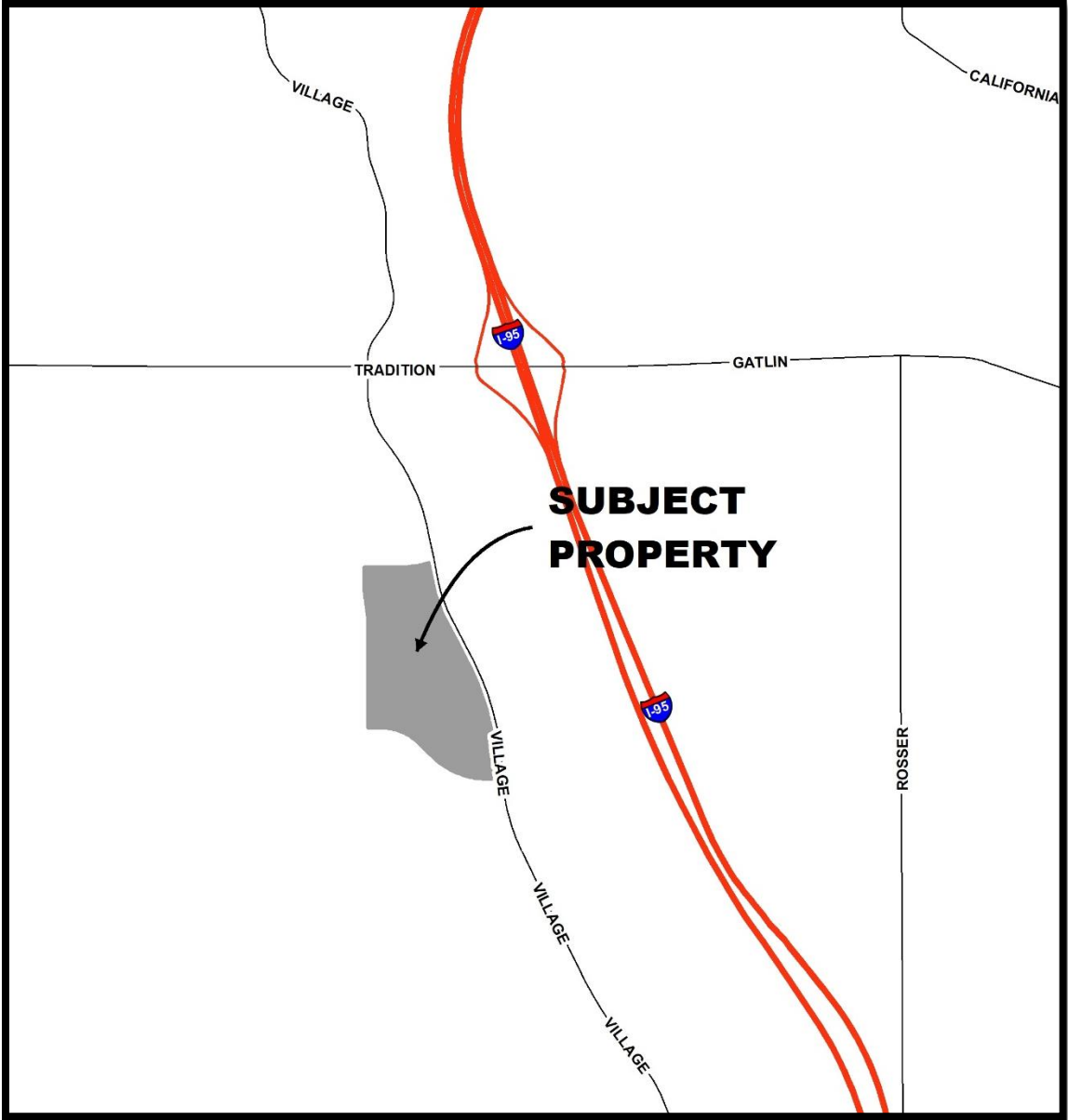
**Location and Site Information**

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

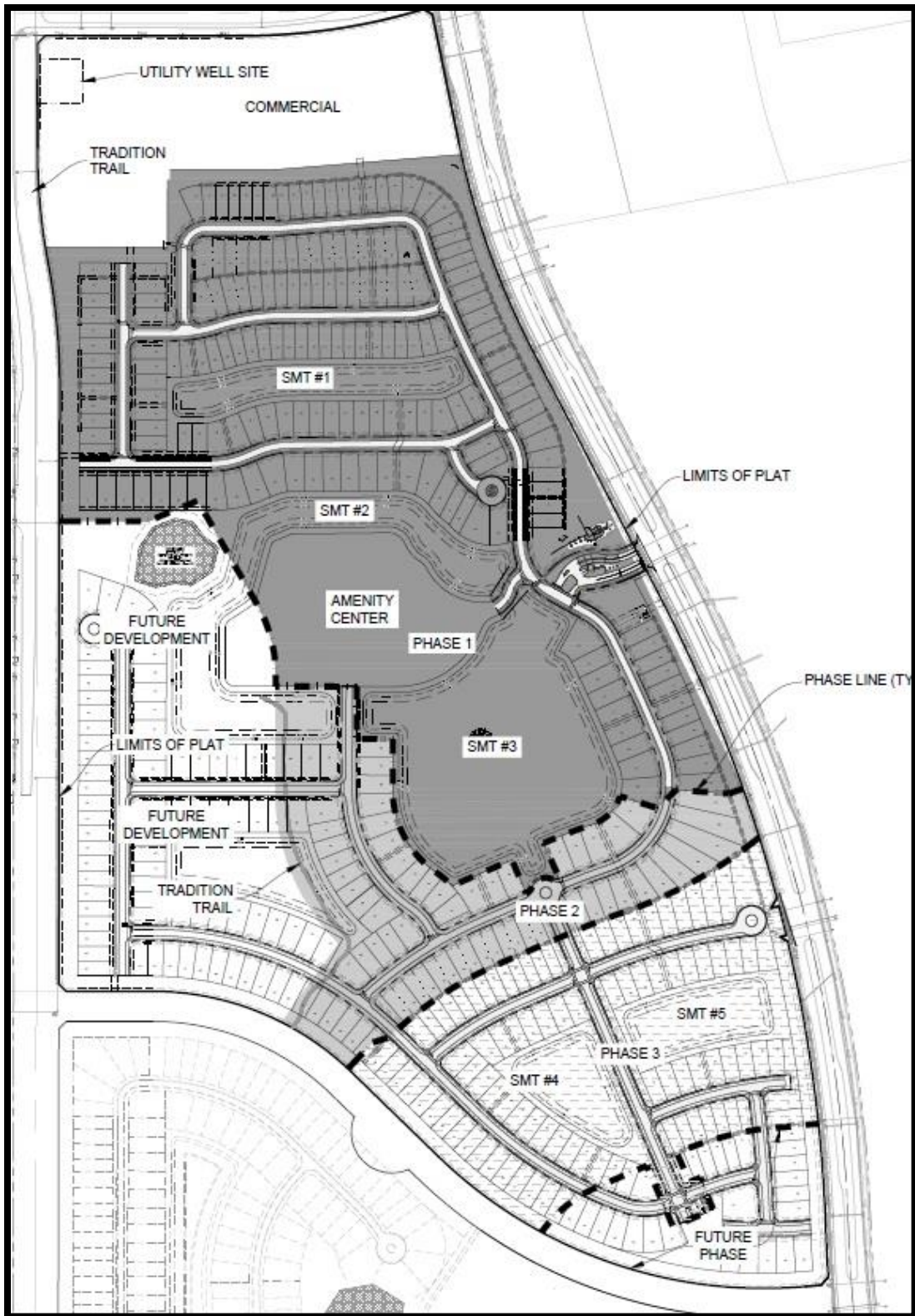
**Surrounding Uses**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
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

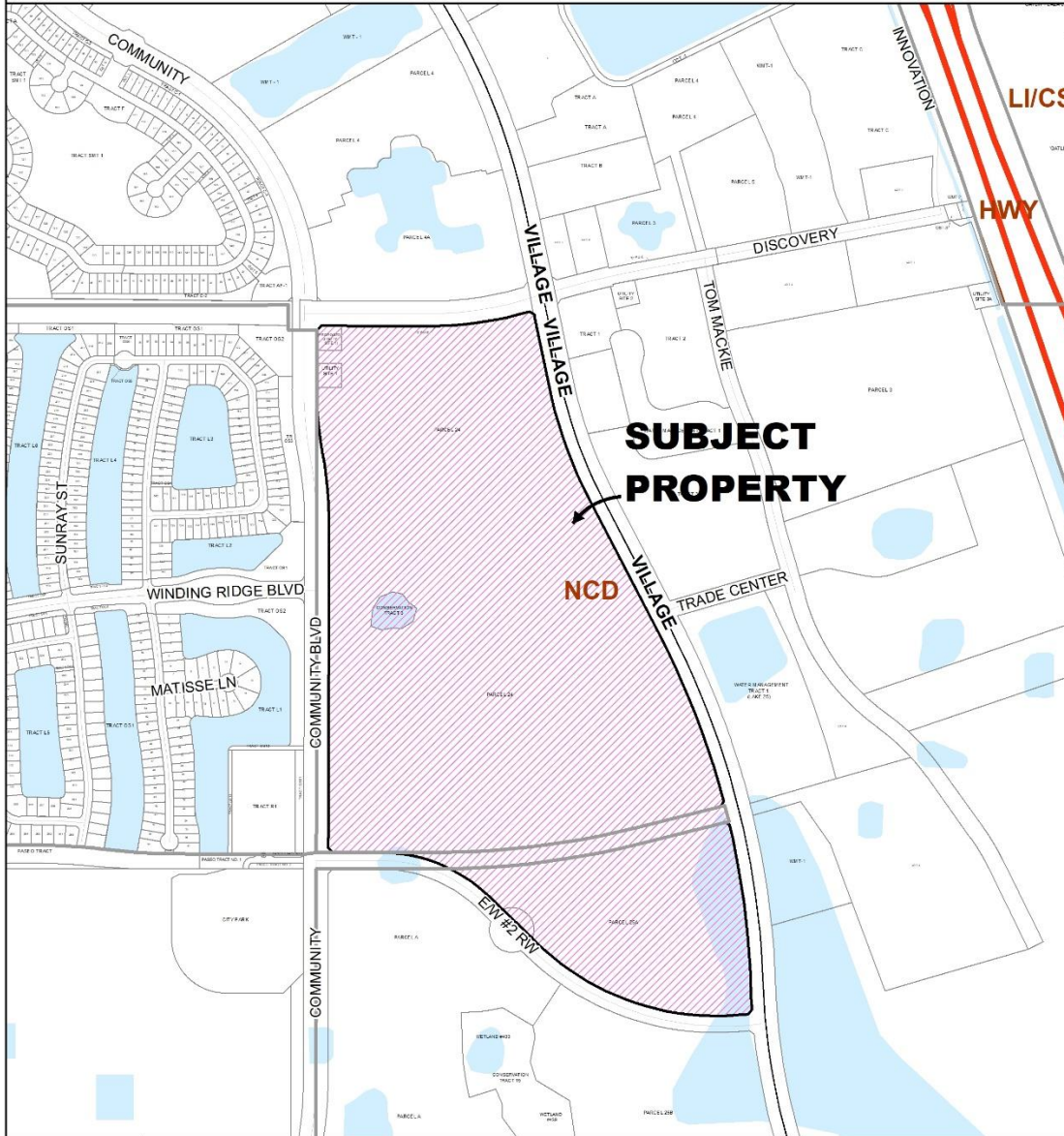


Location Map



**Telaro Development Phasing Map**

# FUTURE LAND USE



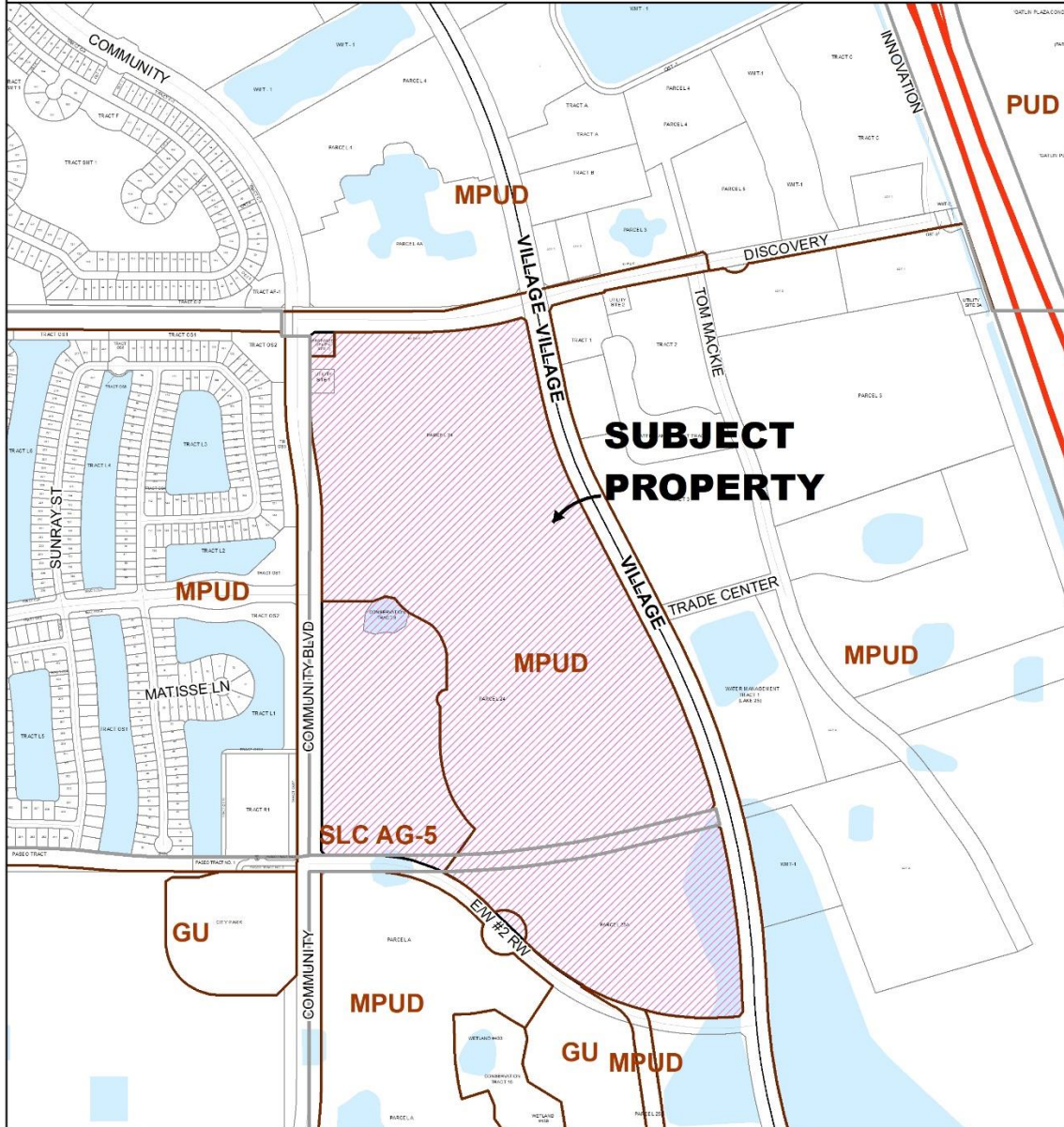
CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.


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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	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.
<b><i>Traffic Circulation</i></b>	<p>The proposed development is subject to the requirements of the Southern Grove DRI development order. All conditions for this provision are satisfied or are partially completed as development necessitates such improvement.</p> <p>The proposed project is expected to generate 3,297 daily and 249 PM peak hour trips. All roadway networks are anticipated to operate an acceptable level of service.</p>
<b><i>Parks and Recreation Facilities</i></b>	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.
<b><i>Stormwater Management Facilities</i></b>	The project includes paving and drainage plans which meet the required level of service.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	The plat has been reviewed for adequate concurrency per Policy PSFE 2.4.1 of the City's Comprehensive Plan, Public School Facilities Element subject to the availability of adequate school capacity based on the adopted level of service standards. Adequate capacity is available to service the development.

### **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. Whereas, 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

**STAFF RECOMMENDATION**

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 with construction plans on February 10, 2020.