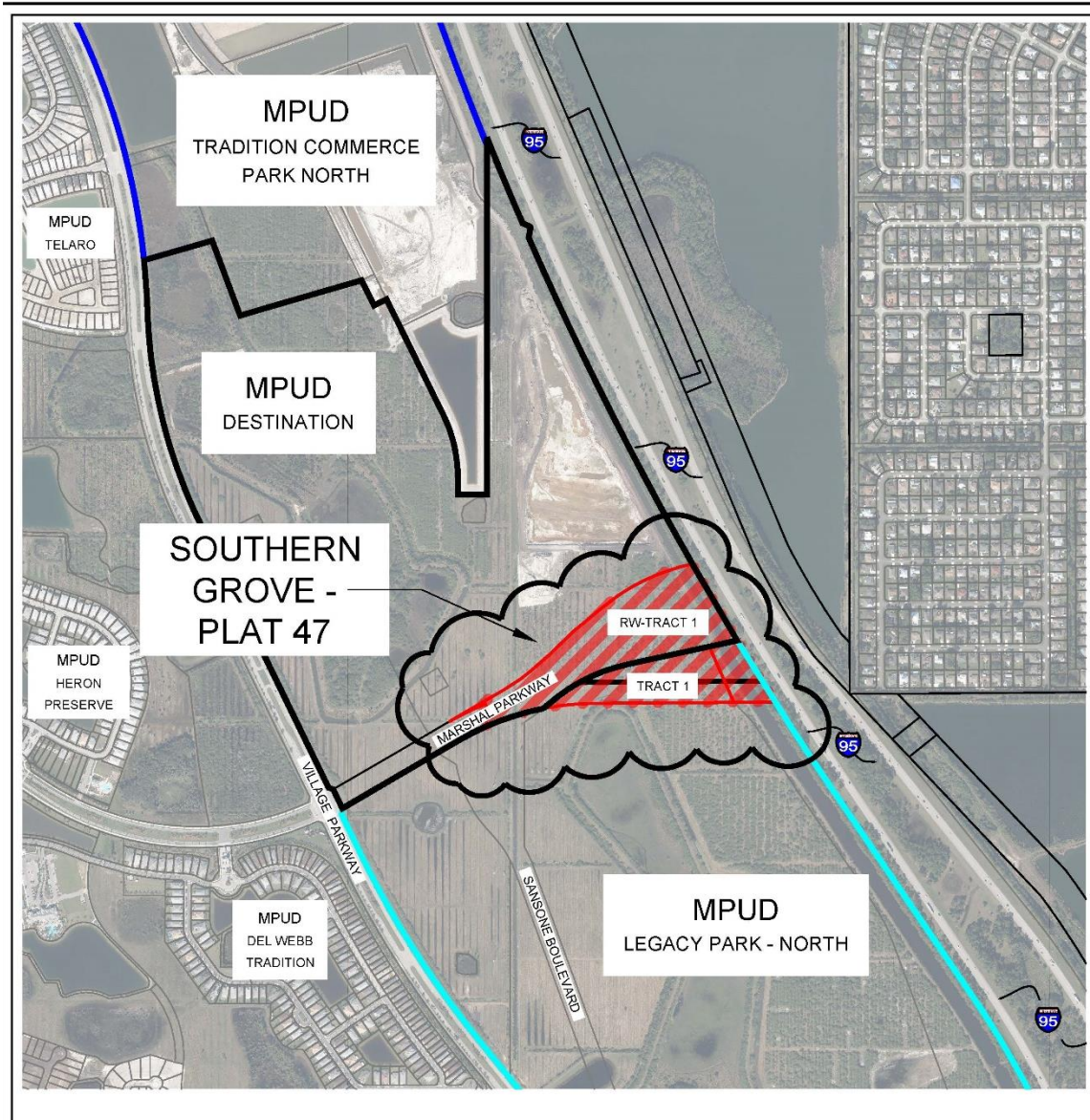


Southern Grove Plat No. 47
Preliminary and Final Subdivision Plat
P24-153



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 47
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owners and Applicants:	Port St. Lucie Governmental Finance Corporation and the City of Port St. Lucie
Location:	The property is generally located west of Interstate 95, east of SW Village Parkway and between Hegener Drive and Trade Center Drive.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Background and Description

Southern Grove Plat No. 47 is a replat of Lot 6, Southern Grove Plat No. 46. Lot 6 is a 19.12 acre tract that includes the acreage for the previous alignment for the E/W 3 (Marshall Parkway)/I-95 interchange and the acreage for the new alignment for the E/W 3 (Marshall Parkway)/I-95 interchange. The new alignment is depicted on Map H, the master development plan for the Southern Grove DRI. This application subdivides Lot 6 to create a 16.59 acre right-of-way tract for Marshall Parkway, a 7.54 acre tract for future development and a 2.47 acre water management tract. The water management tract will be dedicated to the Southern Grove Community Development District No.5, the Marshall Parkway road right-of-way will be dedicated to the City, and the 7.54 acre tract is reserved for the owners (GFC) for future development.

City staff is recommending approval of Southern Grove Plat No. 47 under Section 156.023 of the Subdivision Code. Section 156.023 provides for the City Council to have the power to grant exceptions from the requirements for subdivision approval as may be reasonable and within the general purpose and intent of the provisions for subdivision review and approval if the literal enforcement of one (1) or more provisions of the Subdivision Code is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

Section 156.056 (C) of the Zoning Code requires submittal of construction plans when a subdivision plat creates a right-of-way tract and Section 156.059 of the Subdivision Code requires a surety to guarantee installation of required infrastructure improvements with a final subdivision plat. Since the Marshall Parkway right-of-way tract is a future interchange that requires future studies, state approval, which takes multiple years, and designated funding, there are no construction plans to go with the right-of-way tract for the Marshall Parkway Interchange at this time. The subdivision plat establishes the proposed alignment for the future interchange. City staff is recommending the City Council waive the requirements for construction plans and a performance bond for Southern Grove Plat No. 47 as provided for by Section 156.023 of the Subdivision Code as part of the approval of the subdivision plat.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the September 25, 2024, Site Plan Review Committee meeting.

Location and Site Information

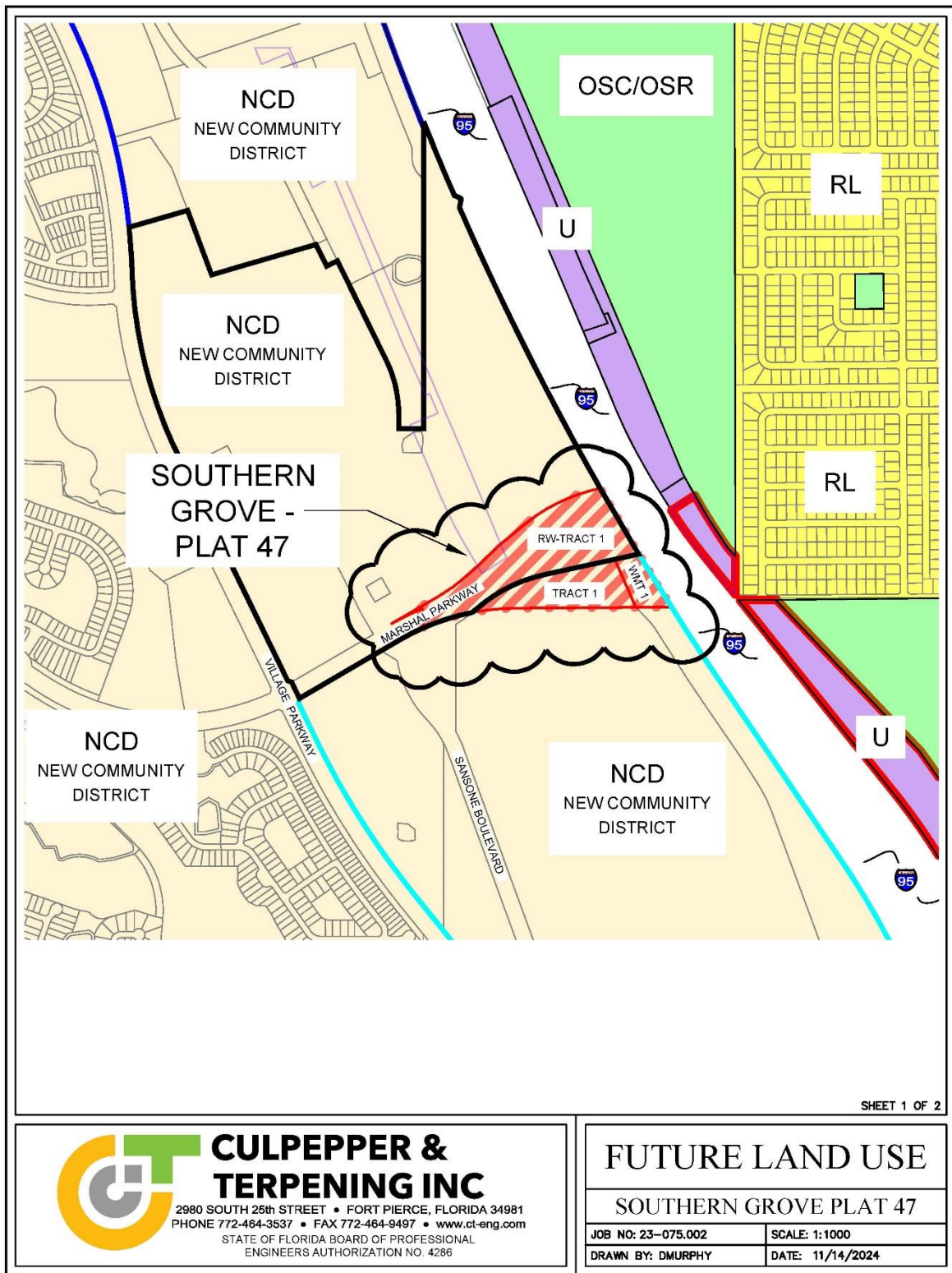
Parcel Number:	4322-801-0011-000-0
Property Size:	19.12 acres, more or less
Legal Description:	Lot 6, Southern Grove Plat No. 46
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Commerce Park MPUD)
Existing Use:	Vacant land

Surrounding Uses

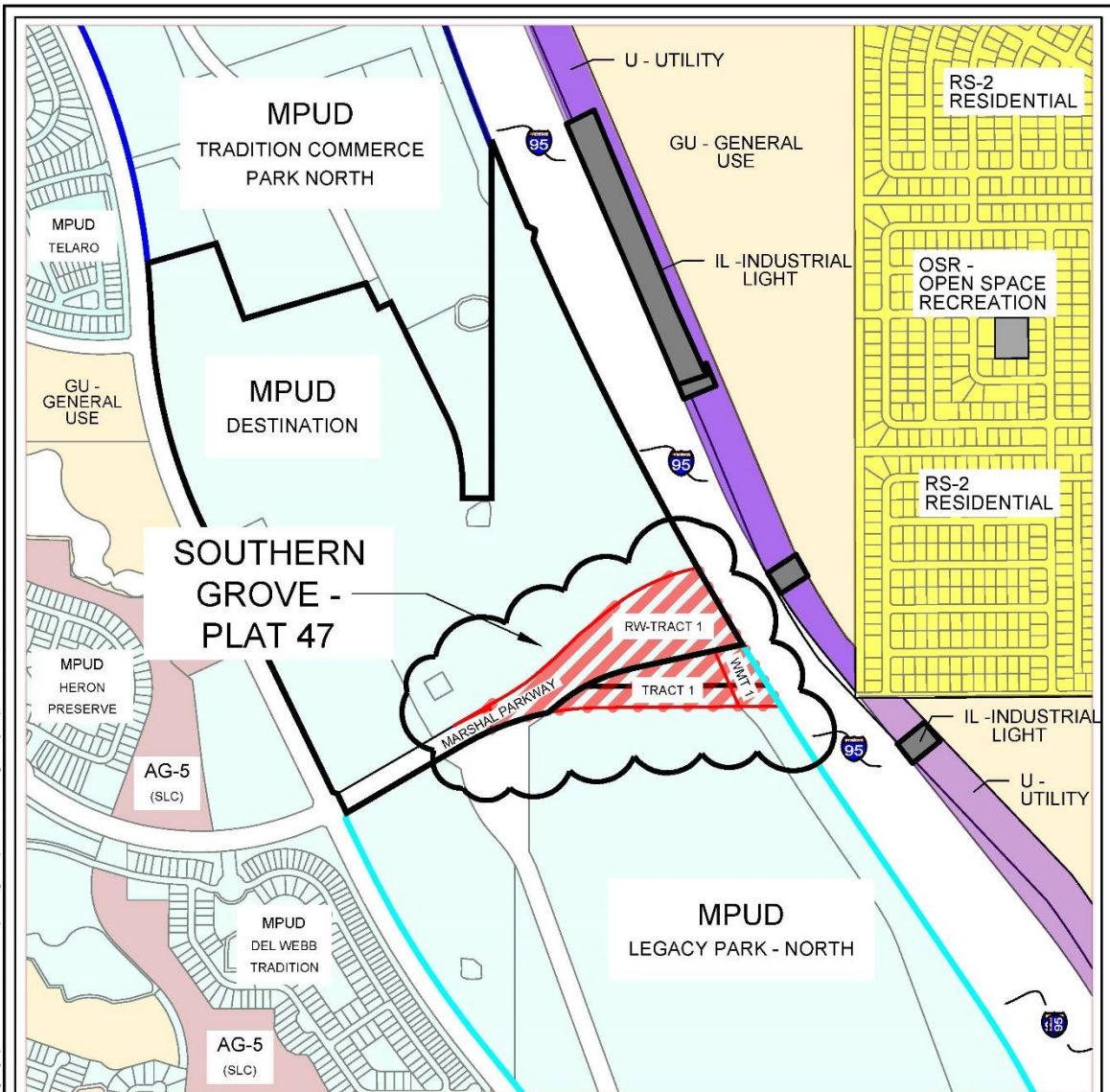
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Stormwater tract, vacant land
South	NCD	MPUD	Costco Warehouse Distribution Facility
East			Interstate 95 and Duda Canal
West	NCD	MPUD	Vacant land

NCD – New Community Development District

MPUD – Master Planned Unit Development



F:\22-000 - legacy park - MPUD north\23-075.001 - legacy park addition area\zoning map_24114.dwg 11/14/2024 8:15:27 AM



SHEET 1 OF 2



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STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

AREA ZONING

SOUTHERN GROVE PLAT 47

JOB NO: 23-075.002

SCALE: 1:1000

DRAWN BY: DMURPHY

DATE: 11/14/2024

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the Southern Grove Development of Regional Impact and subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The Port St. Lucie Utility Systems will provide water and sewer service.
<i>Traffic Circulation</i>	<p>Per the Southern Grove DRI 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 would be required if a new site plan is submitted for the development of the 7 acre parcel.</p>
<i>Parks and Recreation Facilities</i>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development and applicable to residential development.
<i>Stormwater Management Facilities</i>	Paving and drainage plans that are in compliance with the adopted level of service standard and the Southern Grove DRI development order will be required if a new site plan is submitted for the development of the 7 acre parcel.
<i>Solid Waste</i>	Solid waste impacts will be evaluated for compliance with the adopted level of service standard if a new site plan is submitted for the development of the 7 acre parcel.
<i>Public School Concurrency Analysis</i>	Public school requirements are addressed under Condition 62 of the DRI Development Order and applicable to residential development and applicable to residential development.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was submitted with Southern Grove Plat No. 46. There are no wetlands associated with this plat.

Related Projects

P24-010 – Southern Grove Plat No. 46

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the September 25, 2024, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends the City Council approval Southern Grove Plat No. 47 and waive the requirements for construction plans and a subdivision

bond for the Marshall Parkway right-of-way tract as provided for under Section Section 156.023 of the Subdivision Code.