

Southern Grove Plat No. 34 Preliminary and Final Subdivision Plat

Project No. P20-216
City Council Meeting
February 22, 2021
Bridget Kean, AICP
Senior Planner



Proposed Project

- An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 34 being a replat of Tract 1, Southern Grove Plat No. 29.
- Tract 1 is approximately 5.63 acres in size.
- Replat creates two parcels:
 - Parcel 1 – 2.69 acres
 - Parcel 2 – 2.94 acres



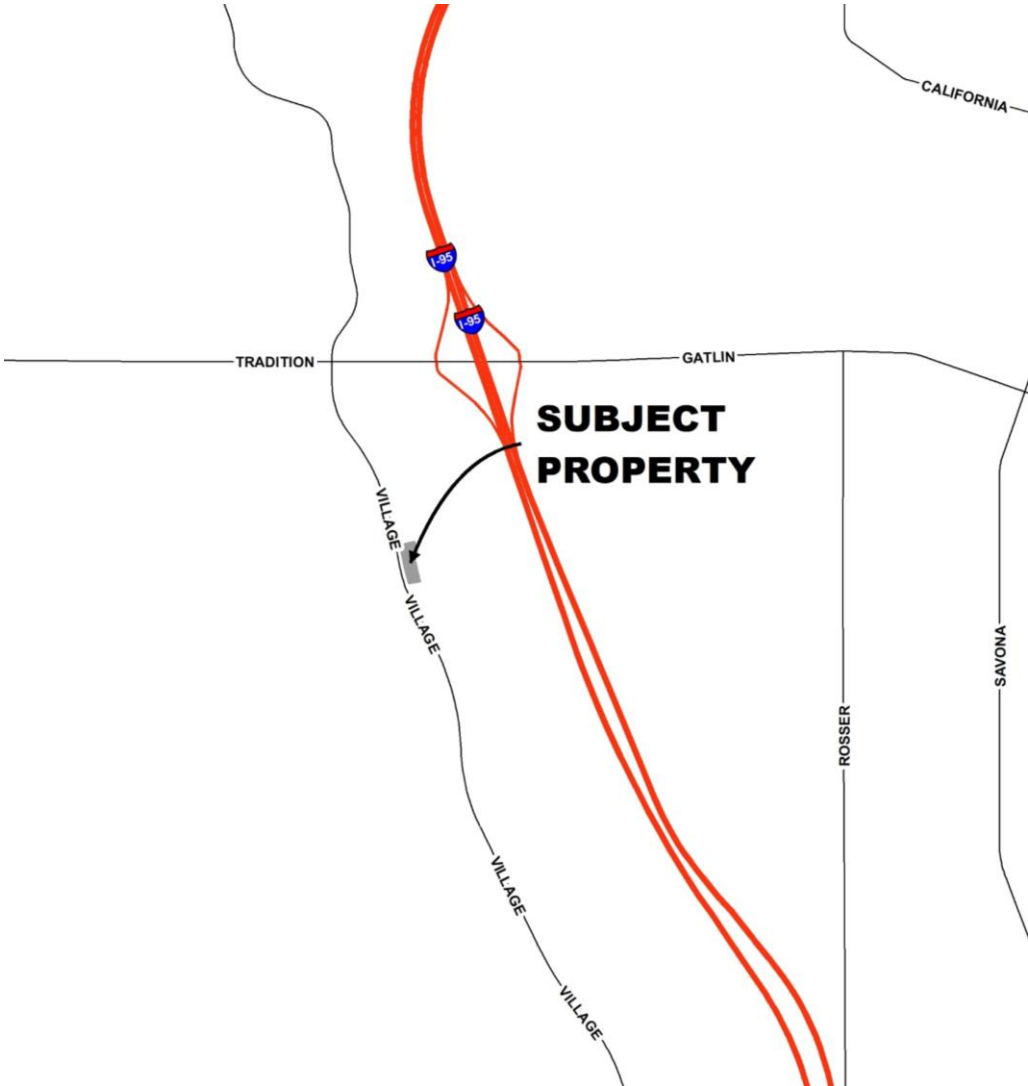
Applicant and Owner

Engineering, Design, and Construction, Inc., acting as the agent for the property owner:

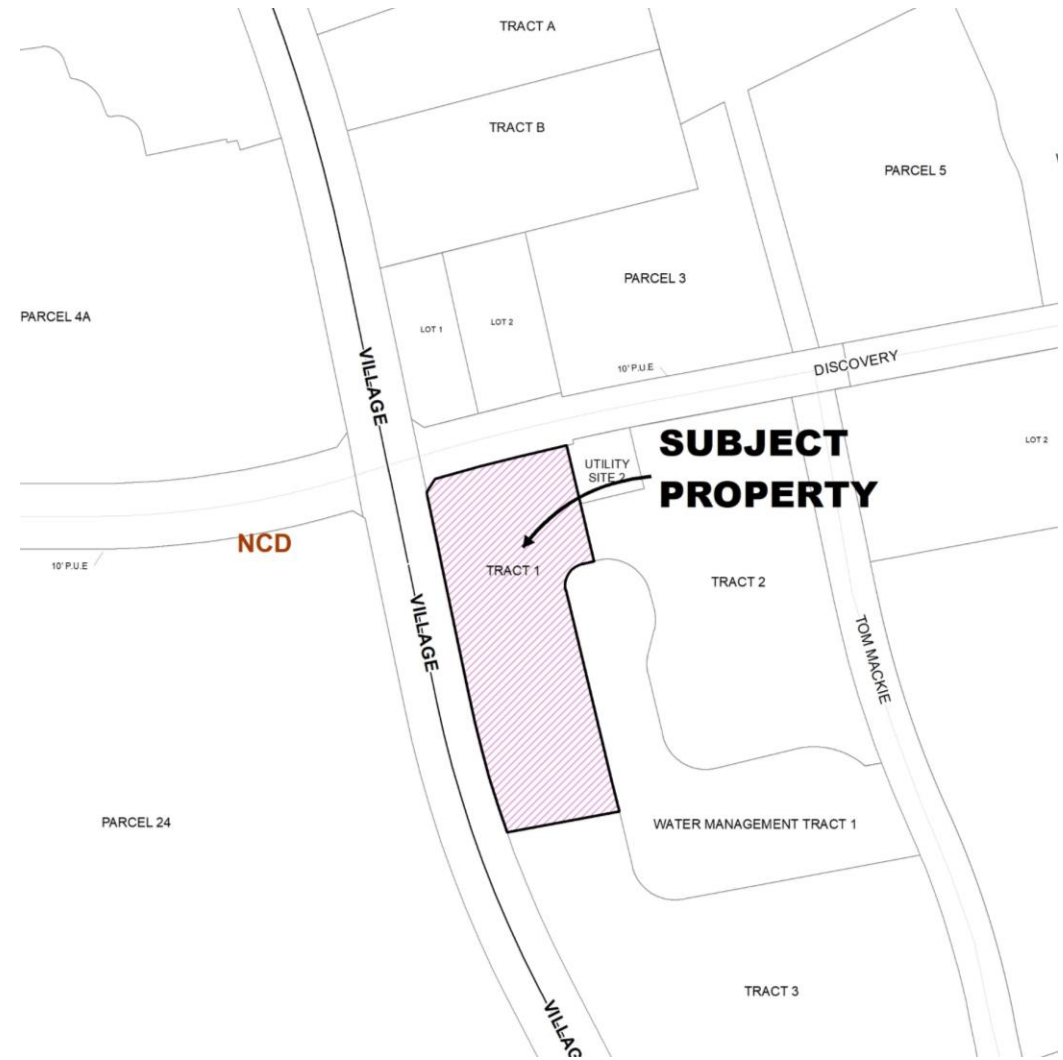
Port St. Lucie Governmental Finance Corporation



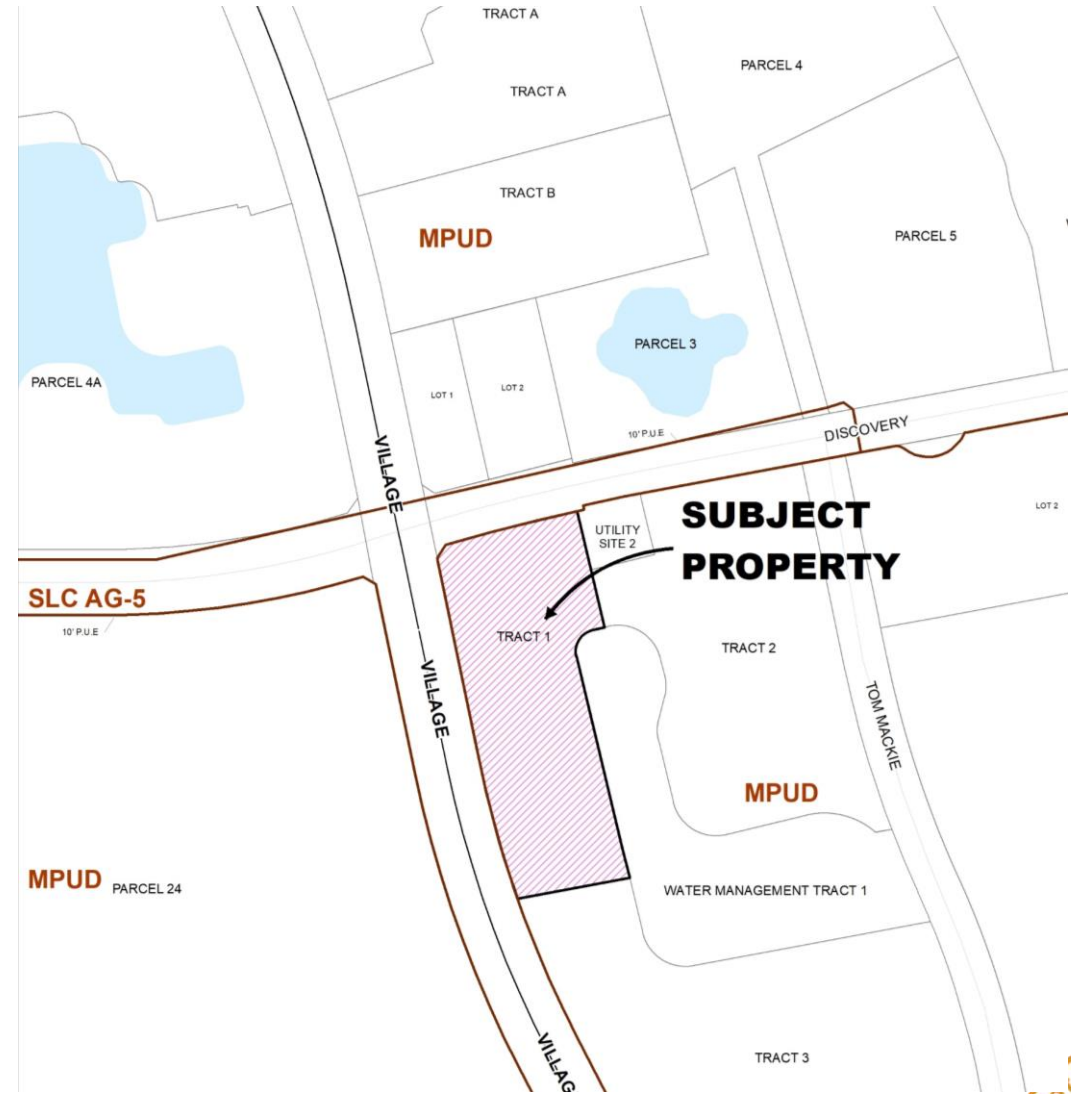
Subject property



Land Use



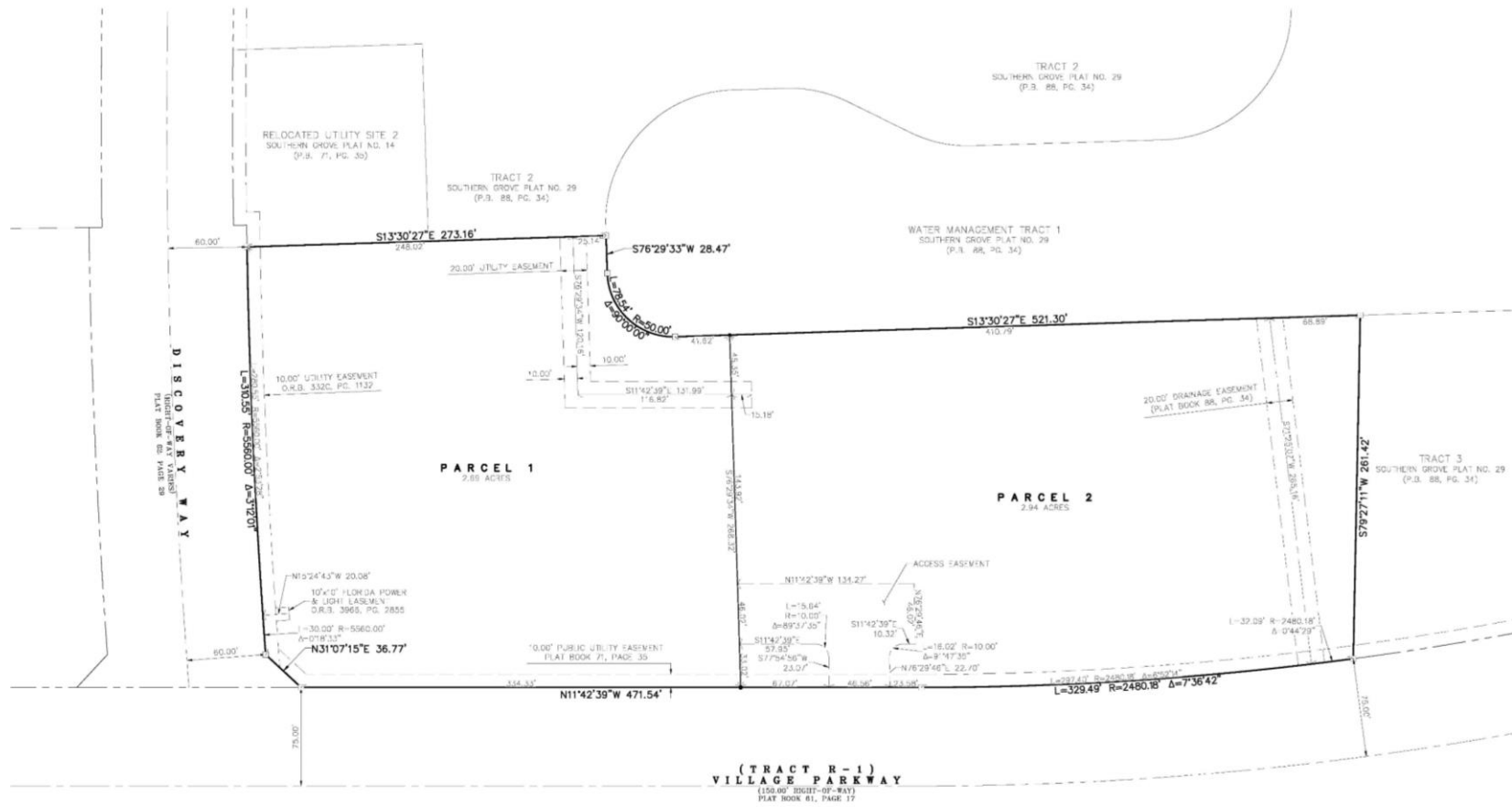
Zoning



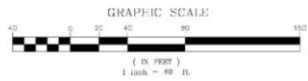
SOUTHERN GROVE PLAT NO. 34

BEING A REPLAT OF TRACT 1 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 29, AS RECORDED IN PLAT BOOK 88, PAGE 34, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____



(TRACT R-1)
VILLAGE PARKWAY
(150.00' EDGE-OF-WAY)
PLAT BOOK 81, PAGE 17



LEGEND

■ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT: "S" SURV. IRON ROD & CAP DIMENSIONS "X" BY "Y" UNLESS OTHERWISE NOTED	● INDICATES (C.C.P.) PERMANENT CONTROL POINT SET BY SURVEYOR "TOP" OR "BOTTOM" UNLESS OTHERWISE NOTED	• INDICATES BRACK CORNER SURV. IRON & CAP STAMPED "R" MARK	P.O.C. POINT OF COMMENCEMENT	P.O.S. POINT OF BEGINNING	P.L.S. PROFESSIONAL LAND SURVEYOR	P.T.S. PROFESSIONAL SURVEYOR & MAPPER	L.S. LANDSCAPE SURVEYOR	I.S. IRRIGATION SURVEYOR	F.M. FURNACE MARKING	P.R.M. PERMANENT REFERENCE MONUMENT	P.C.P. PERMANENT CONTROL POINT	H.M. HORN MARK	S.W.P. SURV. IRON ROD & CAP	G.M. GROUND MONUMENT	R. ROD AND	O.R.B. OFFICIAL RECORDS BOOK	P.L. PLAT BOOK	P.C. PLAT CORNER	B.E. BUFFER EASEMENT	U.E. UTILITY EASEMENT	P.U.E. PUBLIC UTILITY EASEMENT	I.E.F. INTERPOLYMER EASEMENT	R.E. REGULATION TRACT	N.S. NATIONAL GEODESIC SURVEY	L.S. LANDSCAPE BUFFER TRACT	L.T. LOT STATUS EASEMENT	S.W.P. SWAMP EASEMENT	W.M. WATER MANAGEMENT TRACT	R.F.W. RIGHT OF WAY	N.H.W.A. NON-HAZARDOUS	D.T. DITCH TRAIL	C.C. CALIFORNIA DISTANCE	S.D. SECTION	T. TOWNSHIP	R.S. RANGE	S.P.C. STATE PLANE COORDINATE	C.S. COUNTY	C.R. CERTIFIED CORNER RECORD	A.D. ADJUTANT GENERAL ANGLE/STATION	R. RADIOS	C.P. CURVE POINT	D.S. DIBRO STATUS	D.I. DIBRO ISLANDS
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PREPARED BY MICHAEL T. OREN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS & SURVEYORS & ENVIRONMENTAL
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EDC PROJECT #20-272
CITY OF PORT ST. LUCIE
PROJECT NO. P20-216
PUBLISHED 8-18-2024

FLORIDA CERTIFICATE OF AUTHORIZATION #888
FLORIDA CERTIFICATE OF AUTHORIZATION #888

SHEET 2 OF 2



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 reviewed the subdivision plat at their meeting of November 25, 2020 and recommended approval.

