



**Southern Grove Plat No. 42  
 Preliminary and Final Subdivision Plat  
 P22-132**



Project Location Map

**SUMMARY**

Applicant's Request:	Approval of a preliminary and final subdivision plat for a project known as Southern Grove Plat No. 42
Applicants	Traditions Commerce Park, LLC, and PSL 1850, LLC
Property Owner:	Traditions Commerce Park, LLC, and PSL 1850, LLC
Agent:	Bradley Currie, Engineering, Design, and Construction, Inc.
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).
Project Planner:	Bridget Kean, AICP, Deputy Director, Planning and Zoning

**Project Description:**

This application is a replat of Parcel 1, Southern Grove Plat No. 40. 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 the 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). The property was further subdivided when Traditions Commerce Park, LLC, sold a portion of the property, 5.86 acres, to PSL 1850, LLC, via a metes and bounds lot split. The applicants are now applying to subdivide the parcels in accordance with the City’s Subdivision Code to create two parcels for future development as follows:

1. Tract A – 34.175 acres and owned by Traditions Commerce Park, LLC
2. Tract B – 5.86 acres and owned by PSL 1850, LLC

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. The proposed subdivision plat provides for a 50-foot-wide shared access easement between Tract A and Tract B. A previous application for site plan approval was submitted in 2022 (P22-192) for the entire 40.03- acre parcel. The application was tabled at the July 13, 2022 Site Plan Review Committee Meeting. This application will need to be revised.

**Previous Actions and Prior Reviews**

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

**Location and Site Information**

Parcel Number:	4315-804-0003-010-1; 4315-804-0003-000-8
Property Size:	40.03 acres (5.86 acres and 34.17 acres)
Legal Description:	Parcel 1, Southern Grove Plat No. 40
Future Land Use:	NCD
Existing Zoning:	MPUD
Existing Use:	Vacant land

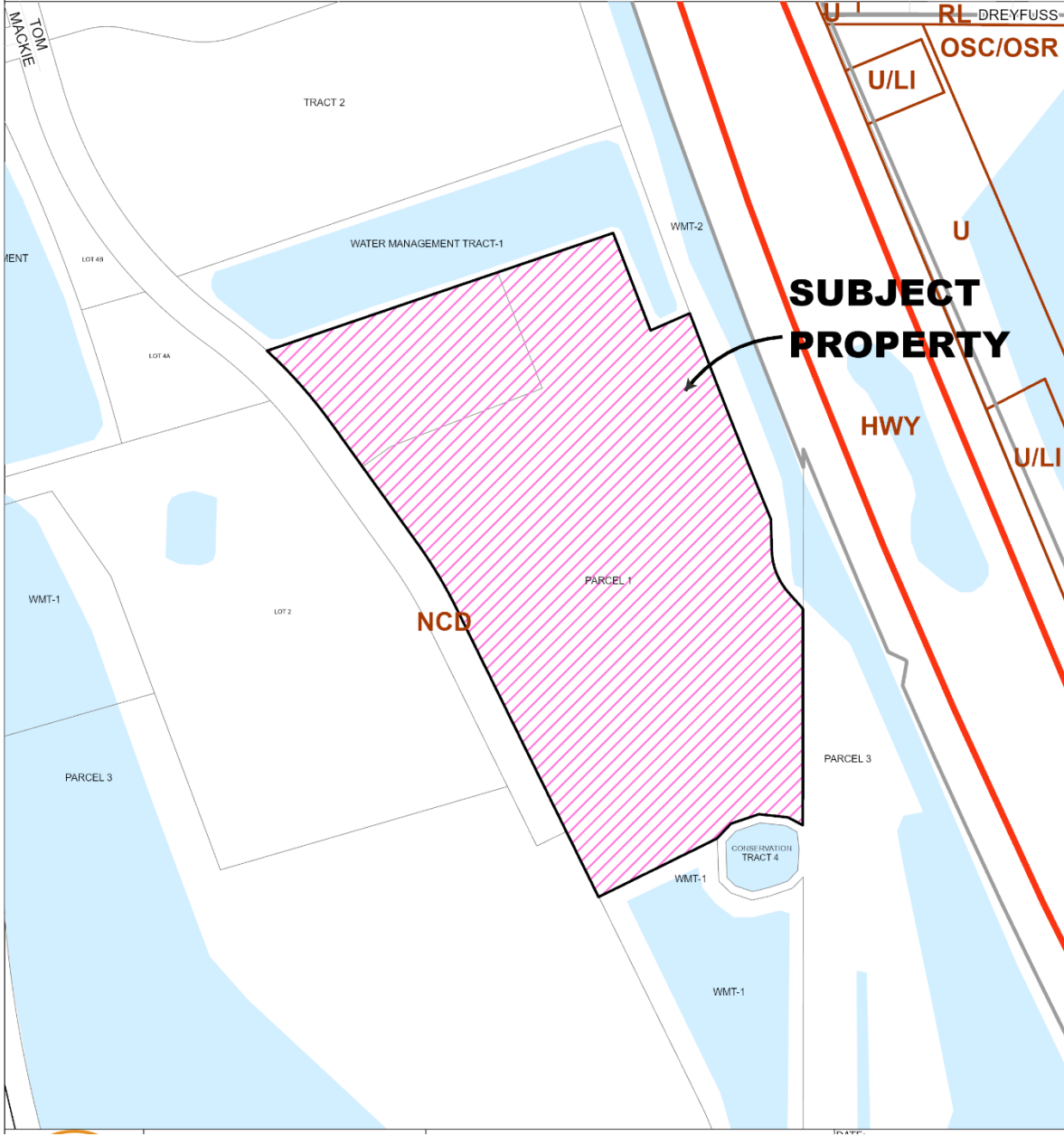
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Drainage ditch and Accel Florida, LLC Manufacturing Facility
South	NCD	MPUD	Stormwater pond and vacant land
East	NCD	MPUD	I-95
West	NCD	MPUD	Dragonfly Site Plan

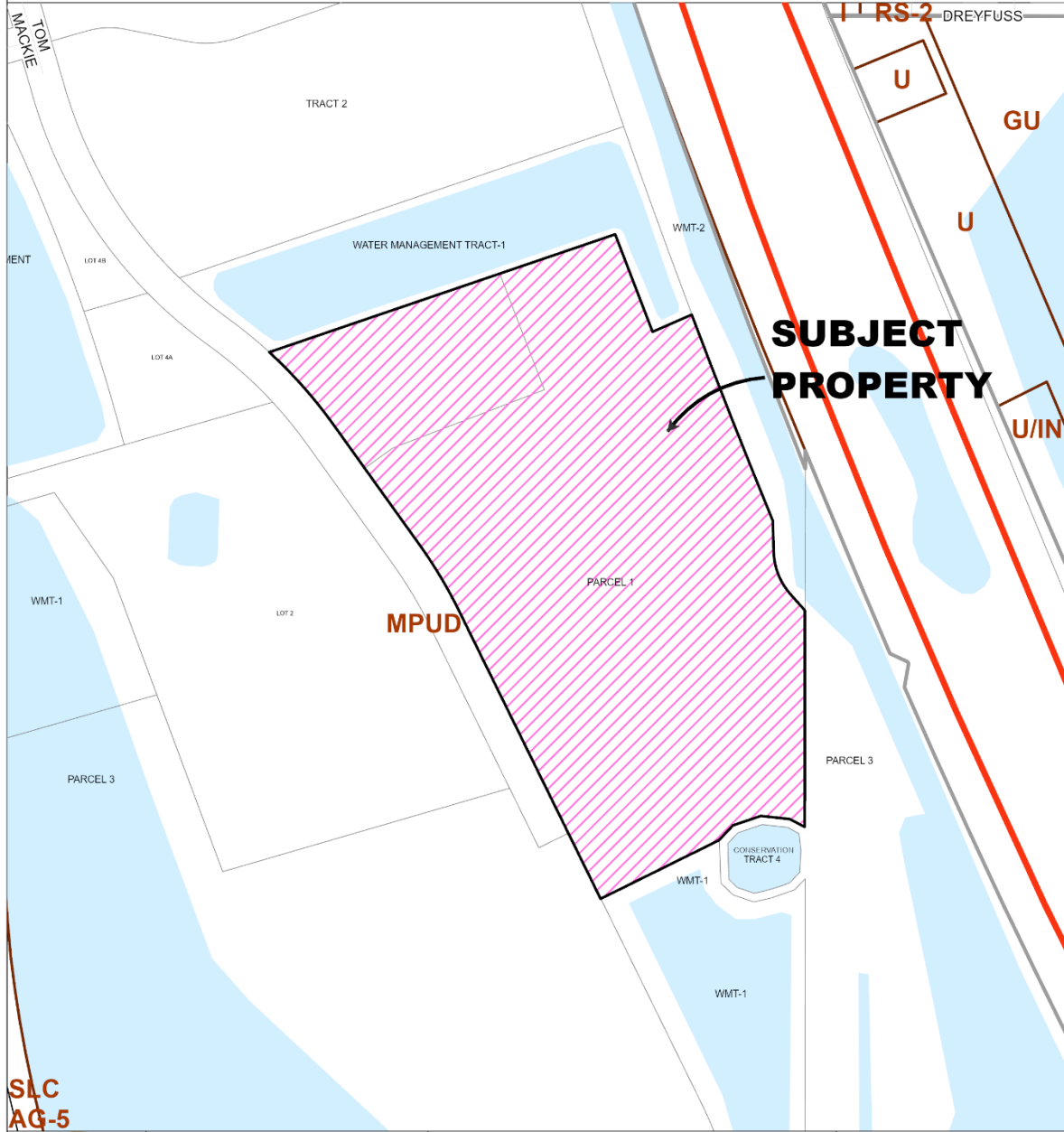
NCD-New Community Development District

MPUD-Master Planned Unit Development

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The Port St. Lucie Utility Systems will provide water and sewer service.
<b><i>Traffic Circulation</i></b>	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.  A trip generation analysis will be required with each site plan that is submitted for the development of the proposed tracts.
<b><i>Parks and Recreation Facilities</i></b>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development.
<b><i>Stormwater Management Facilities</i></b>	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 with each site plan that is submitted for the development of the proposed tracts.
<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 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 and applicable to residential development.

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

The subject property was cleared and graded following the approval of a mass grading plan in 2022 (P22-043) to allow the Southern Grove CDD No. 5 to complete the stormwater improvements required by the South Florida Water Management permits.

### **OTHER**

***Fire District:*** Access locations (external and internal) will be reviewed with each application for site plan approval.

***Public Art (Chapter 162):*** Any applications for site plan approval will be subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

**Related Projects**

P22-192 – Traditions Commerce Park Site Plan

P22-043 – Southern Grove Miller 40 Acres Mass Grading Plan

P23-145 – Southern Grove Plat No. 42 Tract B Site Plan

**STAFF RECOMMENDATION**

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