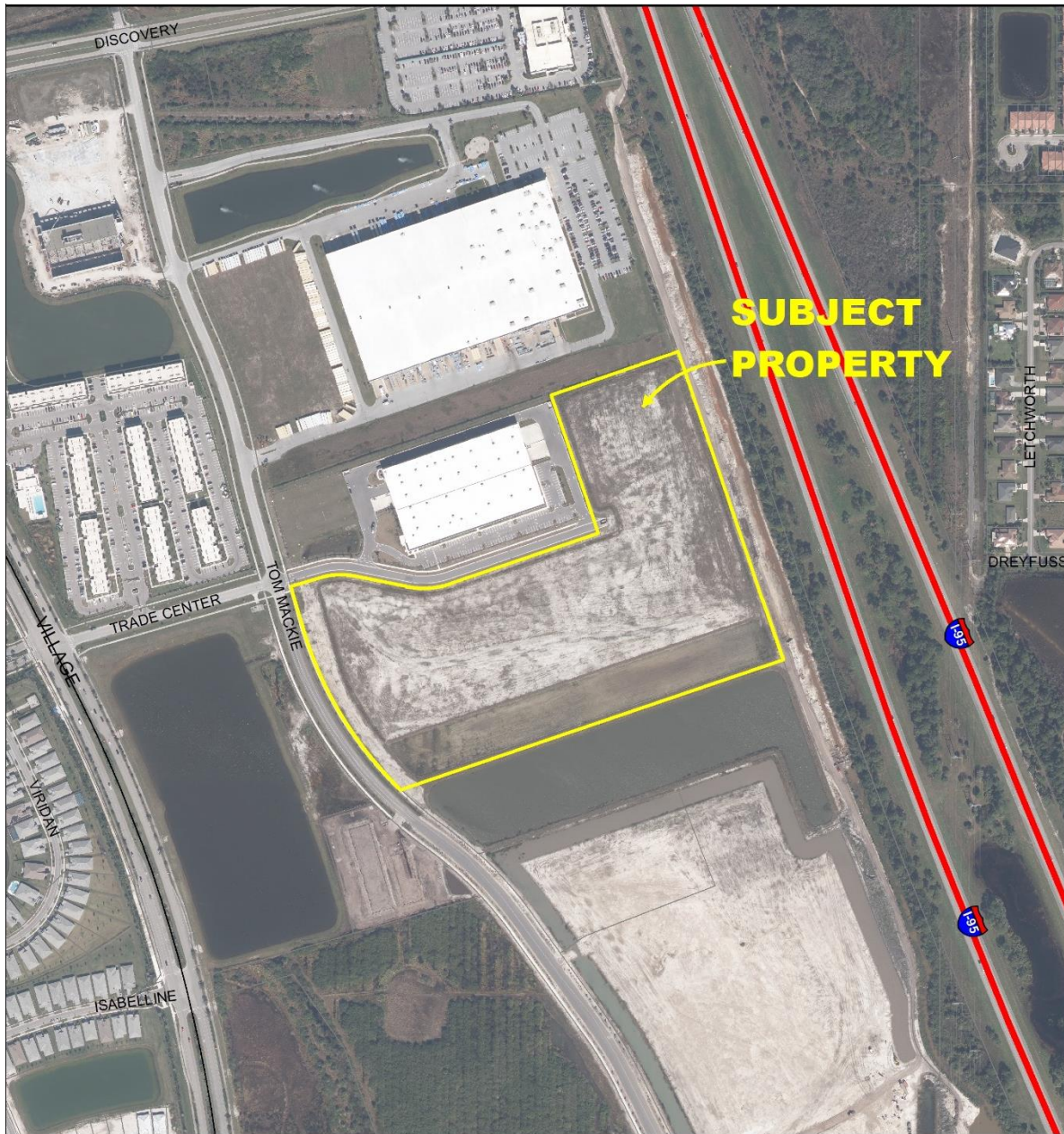


**Southern Grove Plat No. 48
Preliminary and Final Subdivision Plat
P24-172**



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 48
Agent:	Brad Currie, Engineering, Design, and Construction, 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 south of Trade Center Drive and on the east side of Tom Mackie Boulevard.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Background and Description

Southern Grove Plat No. 48 is a replat of a 28.56 acre tract known as Tract 2, Southern Grove Plat No. 32. The proposed replat will create two lots, a 23.04 acre tract to be known as Parcel A and Parcel B a 5.52 acre tract. Southern Grove Plat No. 32 was approved in September 2020. The plat included a 11.26 acre tract known as Tract 1 and a 28.56 acre tract known as Tract 2 and other parcels. Tracts 1 and 2 were acquired by Accel Florida, LLC, and Tract 1 was development as the Accel manufacturing plant. Southern Grove Plat No. 32 includes a sixty (60) foot cross access and utility easement on Tract 1 that provides for shared access between Tracts 1 and 2. The access between the two parcels is an easement and not a roadway.

Section 156.094 (E) of the Subdivision Code requires every lot or parcel to be served by a public or private dedicated street. Section 156.094 (F) requires all lots to front a paved road. This application to subdivide Tract 2, Southern Grove Plat No. 32, creates two parcels but only one of the parcels, Parcel A, has access along a paved roadway – Tom Mackie Boulevard. Proposed Parcel B will only have access via the sixty (60) foot cross access easement depicted on Southern Grove Plat No. 32. The City has received an application for site plan approval for Parcel A for an economic development project known as Project King. Project King is a proposed warehouse and distribution center consisting of 300,040 square feet to be constructed in two phases (P24-190). The site plan is dependent on approval of the subdivision plat to create the parcel for Project King. To expedite the review and approval of Project King, City staff is recommending the proposed subdivision plat for Southern Grove Plat No. 48 be approved under Section 156.023 of the Subdivision Code to grant an exception to the requirement under Section 156.094 (E) for all lots to be accessible via a paved public or private street. The exception will allow Southern Grove Plat No. 48 to be approved with access to Parcel B through a shared access easement and not a paved roadway. As set forth in Section 156.023, the City Council has 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.

In lieu of providing a paved roadway to Parcel B, the applicant has submitted a Unity of Title that combines Parcel B, Southern Grove Plat No. 48, with the abutting Tract 1, Southern Grove Plat No. 32 (Accel parcel) to create one lot. This will prevent Parcel B from being developed as a separate parcel since the parcel

does not conform to the City’s Subdivision Code. The Unity of Title will be recorded following the approval of and recording of Southern Grove Plat No. 48.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the November 13, 2024 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4322-801-0011-000-0
Property Size:	28.57 acres, more or less
Legal Description:	Tract 2, Southern Grove Plat No. 32
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Commerce Park MPUD)
Existing Use:	Vacant land

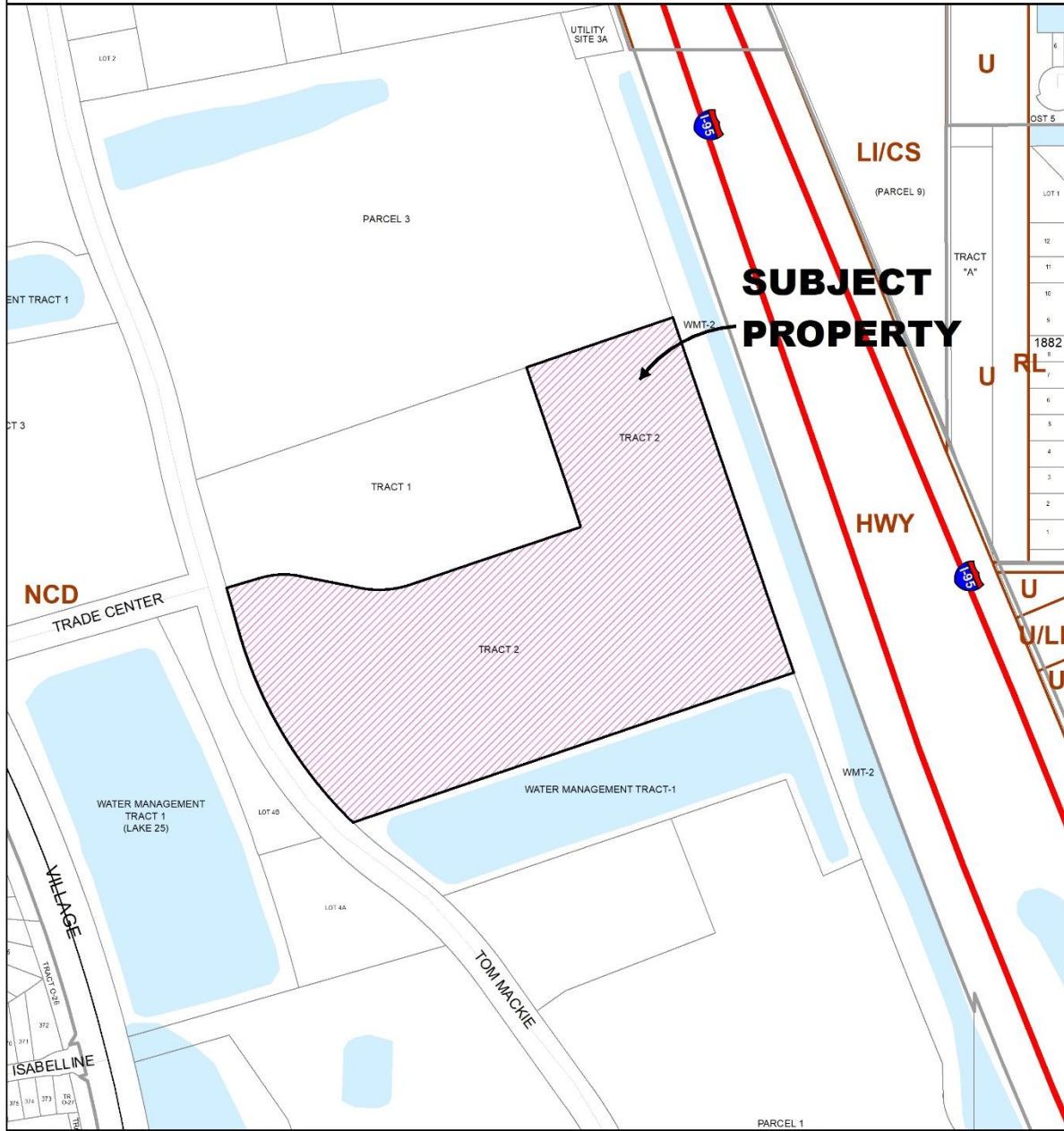
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Accel Manufacturing and Warehouse Facility
South	NCD	MPUD	Water Managetment Tract
East			Interstate 95 and Duda Canal
West	NCD	MPUD	Vacant GFC owned tract of land

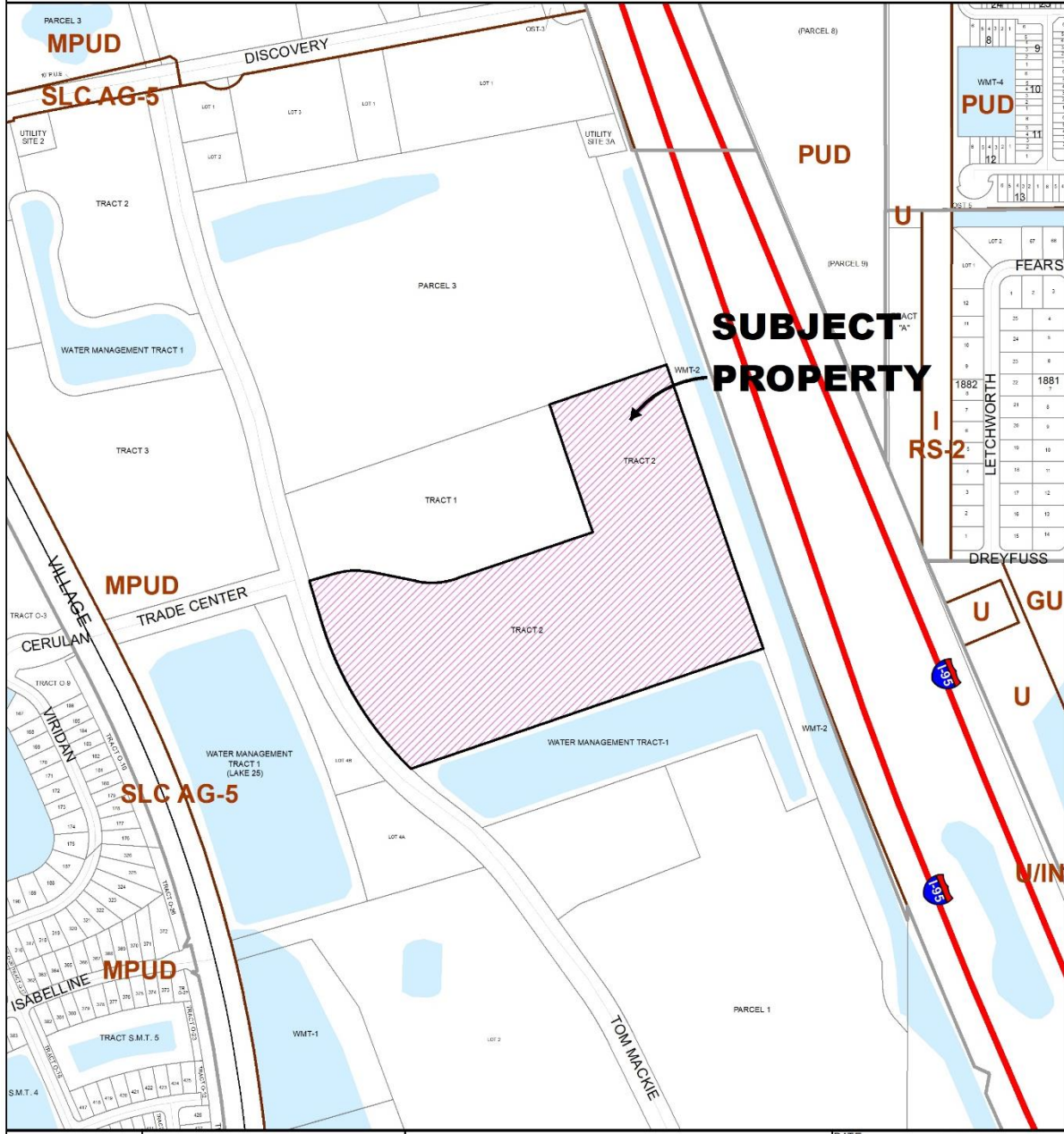
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



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 will be required as part of the site plan submittal for Parcel A.</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 as part of site plan submittal requirements for the development of Parcel A.
<i>Solid Waste</i>	Solid waste impacts will be evaluated for compliance with the adopted level of service standard as part of site plan submittal requirements for the development of Parcel A.
<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 statement was provided. The property was cleared with the development of the Accel parcel and the adjacent stormwater pond. The site does not contain any . Preservation and mitigation requirements for the entire Southern Grove DRI are addressed in the South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE) permits.

Related Projects

P24-190 –Project King Site Plan

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the November 13, 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 approval of the

subdivision plat under Section 156.023 of the Subdivision Code to provide a waiver to the requirements for all lots be accessed via a paved public or private street and to allow access to Parcel B via the sixty (60) foot access and utility easement provided on Tract 1, Southern Grove Plat No. 32 and subject to the following condition:

1. A Unity of Title combining Parcel B, Southern Grove Plat No. 48, with the abutting Tract 1, Southern Grove Plat No. 32 (Accel parcel) is recorded immediately following the recording of the plat for consistency with City Code.