

Southern Grove Plat No. 35 Preliminary and Final Subdivision Plat

Project No. P21-059
City Council Meeting
May 10, 2021
Bridget Kean, AICP
Senior Planner



Proposed Project

- An application for preliminary and final subdivision plat approval with construction plans for Southern Grove Plat No. 35
- Replat of Parcel 31, Southern Grove Plat No. 3 and Tract A, Southern Grove Plat No. 33 (655.805 acres, more or less)
- Creates five tracts for future development and two right-of-way tracts

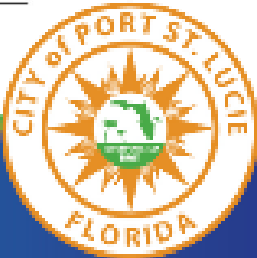
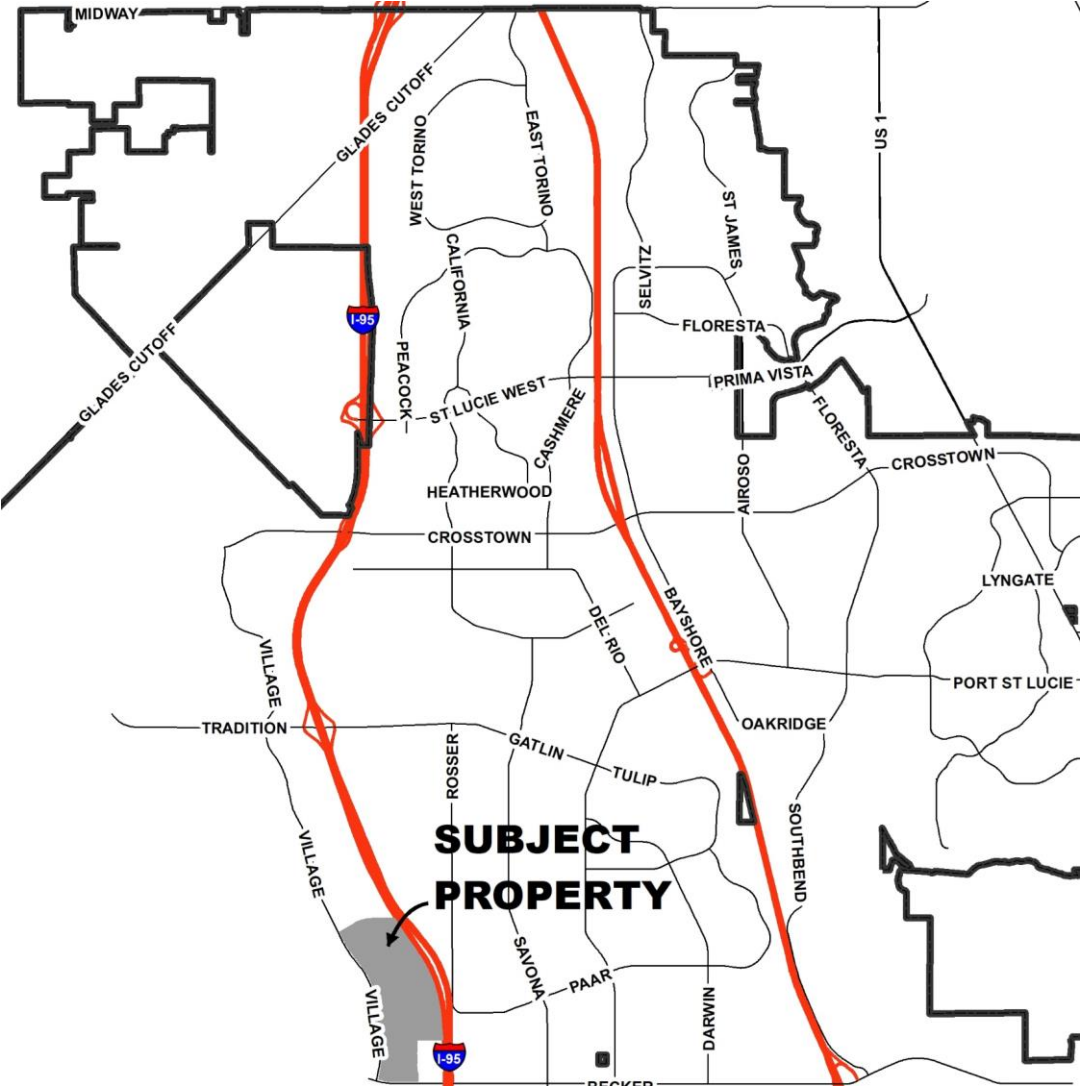


Applicant and Owner

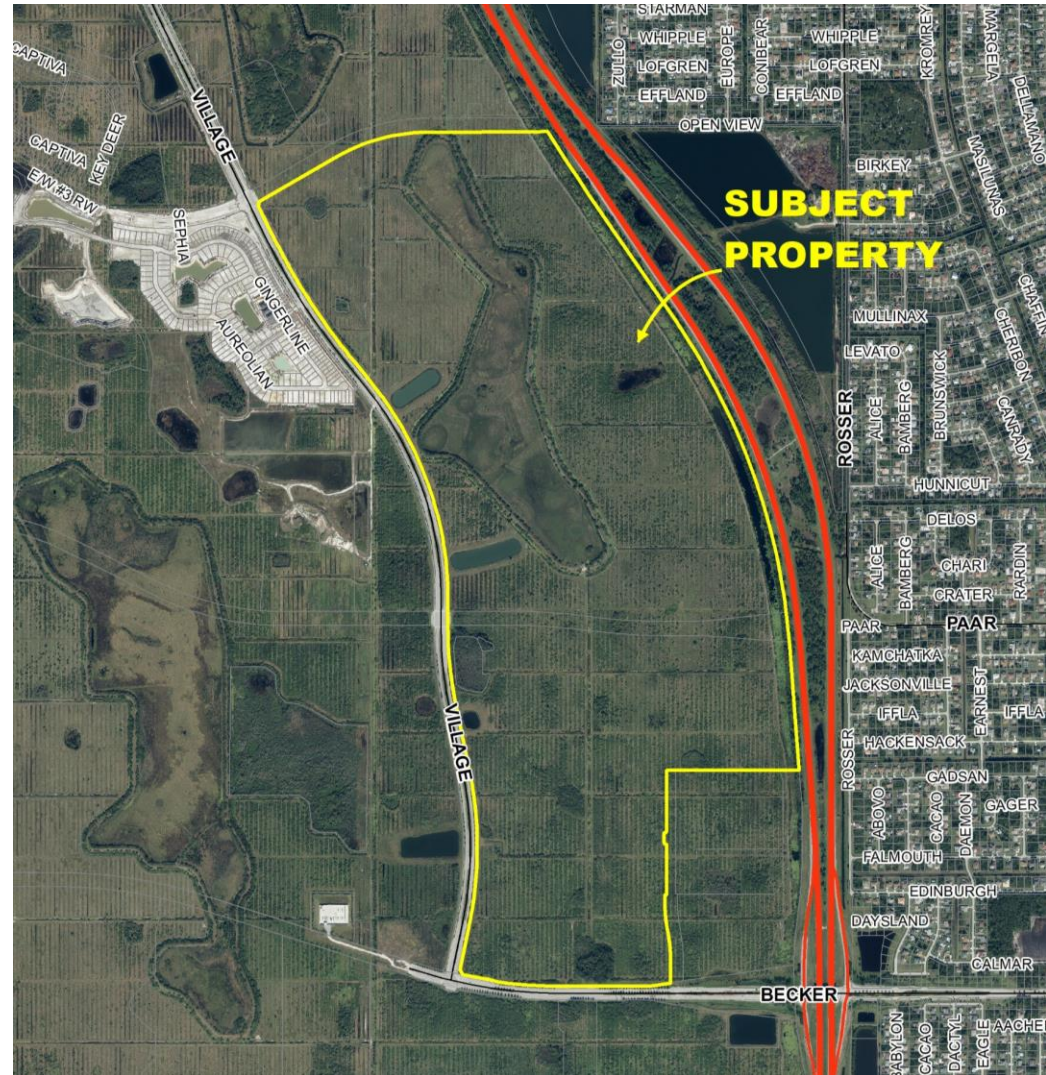
Culpepper and Terpening, Inc. acting as the agent for property owner:
Port St. Lucie Governmental Finance Corporation



Location Map

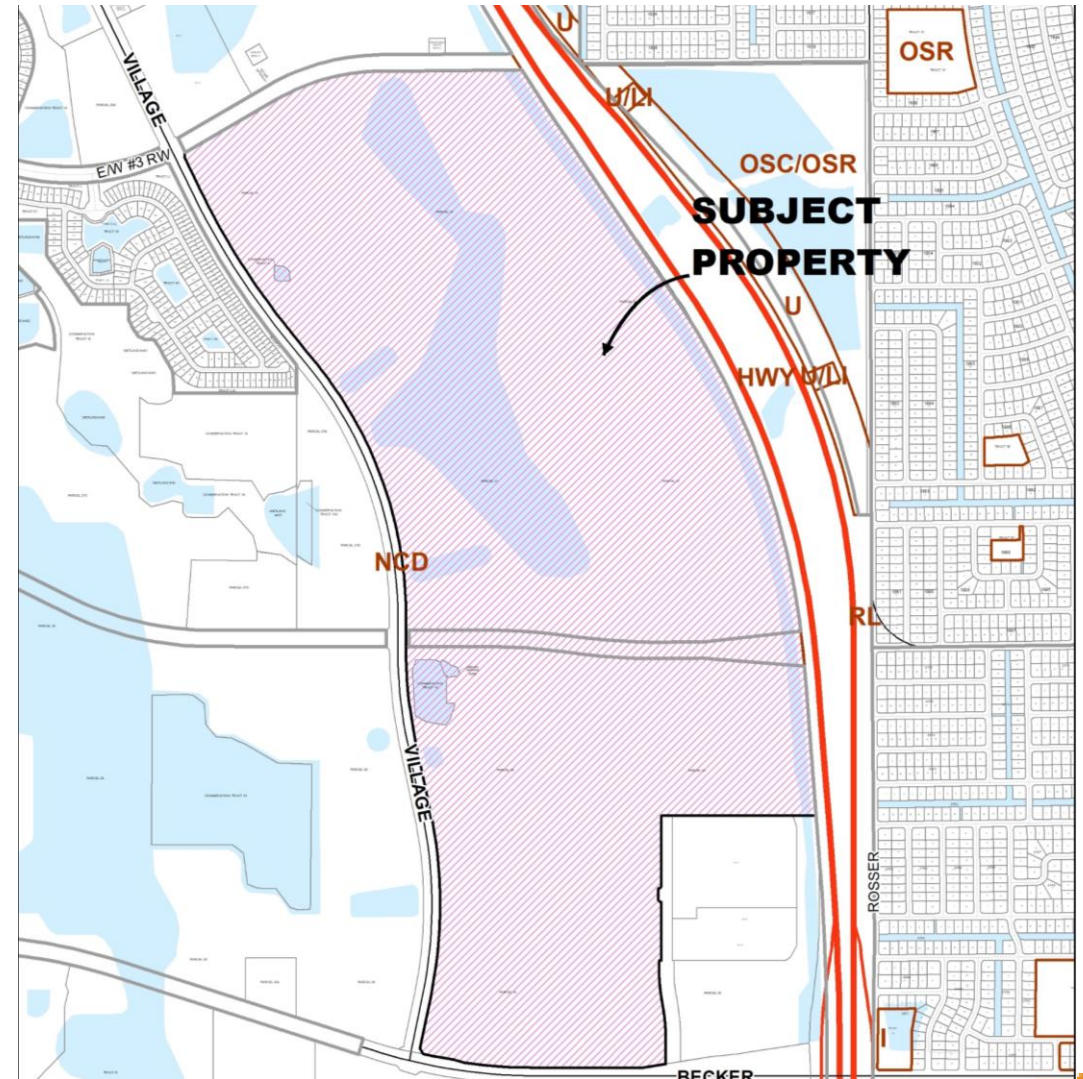


Aerial



Land Use and Zoning

- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land



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.



Traffic Impact Analysis

- Traffic Analysis received March 2021
- Traffic Analysis completed by Kimley-Horn and Associates, Inc. for Sansone Group, LLC
- Reviewed by 3rd party traffic consultant (Marlin Engineering) hired by City to review
- Found to be consistent with the latest Southern Grove DRI

3rd party traffic consultant has supplied comments to the applicant as part of the site plan (P21-057) and we are looking forward to a satisfactory response from the applicant soon.



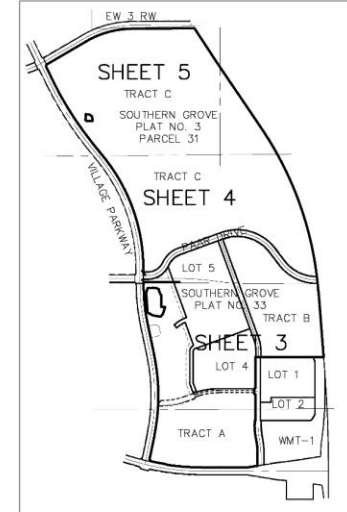
Proposed Traffic Improvements

- Construction of an extension of SW Anthony F. Sansone SR Boulevard to Paar Drive
- Construction of Paar Drive from SW Village Parkway to SW Anthony F. Sansone SR Boulevard
- A Traffic Signal at the intersection of Paar Drive and Village Parkway will be provided as part of this project. The City's Traffic Division Staff will review as soon as the plans are received.



SOUTHERN GROVE PLAT NO. 35

BEING A REPLAT OF PARCEL 31, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17, AND A REPLAT OF TRACT A, AS SHOWN ON SOUTHERN GROVE PLAT NO. 33, RECORDED IN PLAT BOOK 91, PAGE 32, AND A PORTION OF PAAR DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

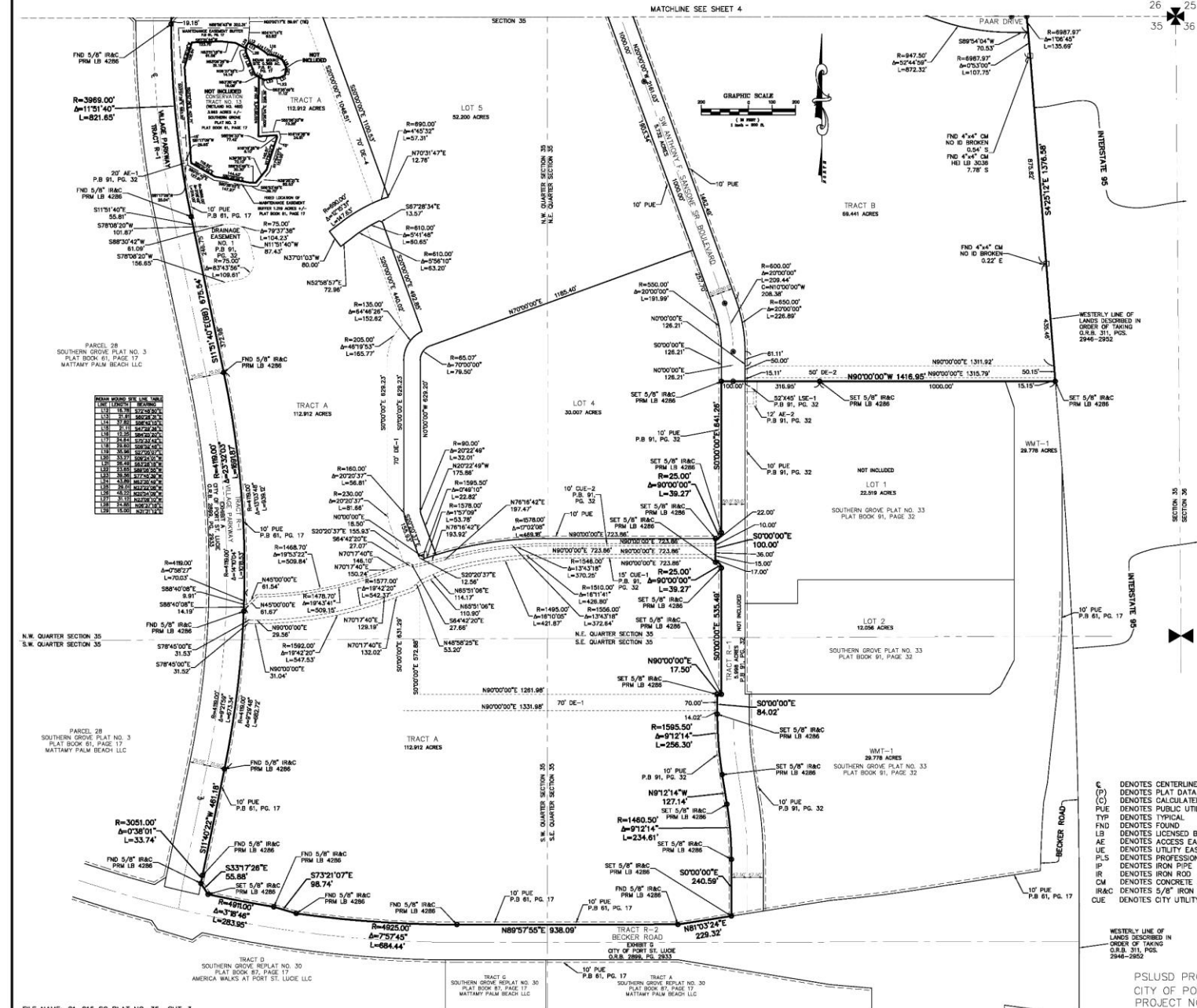


LEGEND

- NOT TO SCALE
- C DENOTES CENTERLINE
 - (P) DENOTES PLAT DATA
 - (C) DENOTES CALCULATED FROM FIELD MEASUREMENTS
 - TYP DENOTES TYPICAL
 - PUE DENOTES PUBLIC UTILITY EASEMENT
 - FND DENOTES FOUND
 - PL&D DENOTES LICENSED BUSINESS
 - AE DENOTES ACCESS EASEMENT
 - UE DENOTES UTILITY EASEMENT
 - PLS DENOTES PROFESSIONAL LAND SURVEYOR
 - IP DENOTES IRON PIPE
 - IR DENOTES IRON ROD
 - CM DENOTES CONCRETE MONUMENT
 - CRAC DENOTES 5/8" IRON ROD & CAP
 - IC DENOTES CITY UTILITY EASEMENT
 - Δ DENOTES CENTRAL ANGLE
 - R DENOTES RADIUS
 - L DENOTES ARC LENGTH
 - ORB DENOTES OFFICIAL RECORDS BOOK
 - # DENOTES PLUG OR MANHOLE
 - No. DENOTES NUMBER
 - P&M DENOTES P.K. NAIL AND DISK
 - No. ID DENOTES IDENTIFICATION NUMBER
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - ⊙ DENOTES PARKER KALON NAIL & DISK POP LB 4286
 - POP DENOTES PERMANENT CONTROL POINT
 - PG DENOTES PAGE
 - LSE DENOTES LIFT STATION EASEMENT
 - P.B. DENOTES PLAT BOOK

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

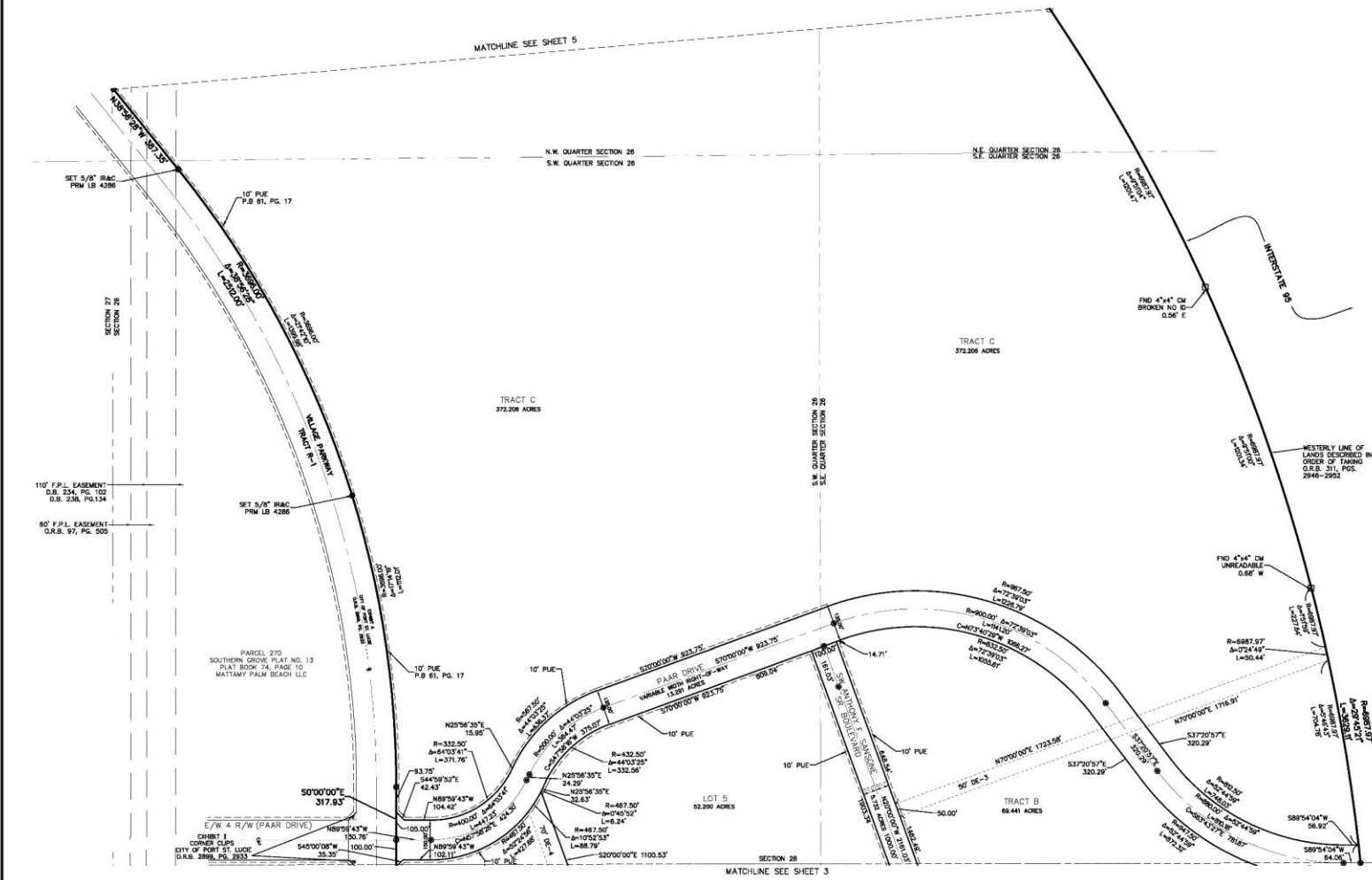
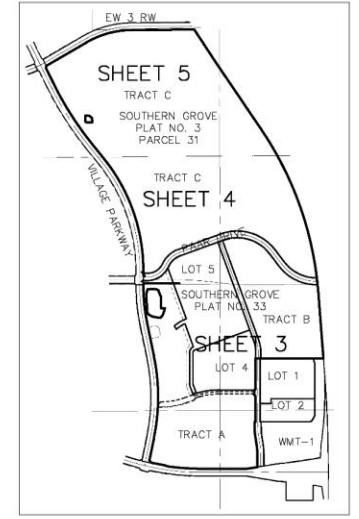
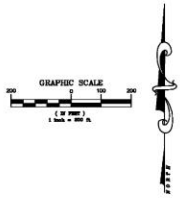
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199 SHEET 3 OF 5



LINE	BEARING	DISTANCE
1	N 89° 00' 00" E	112.912
2	S 78° 45' 00" W	31.52
3	S 78° 45' 00" W	31.52
4	N 89° 00' 00" E	112.912
5	S 78° 45' 00" W	31.52
6	S 78° 45' 00" W	31.52
7	N 89° 00' 00" E	112.912
8	S 78° 45' 00" W	31.52
9	S 78° 45' 00" W	31.52
10	N 89° 00' 00" E	112.912
11	S 78° 45' 00" W	31.52
12	S 78° 45' 00" W	31.52
13	N 89° 00' 00" E	112.912
14	S 78° 45' 00" W	31.52
15	S 78° 45' 00" W	31.52
16	N 89° 00' 00" E	112.912
17	S 78° 45' 00" W	31.52
18	S 78° 45' 00" W	31.52
19	N 89° 00' 00" E	112.912
20	S 78° 45' 00" W	31.52
21	S 78° 45' 00" W	31.52
22	N 89° 00' 00" E	112.912
23	S 78° 45' 00" W	31.52
24	S 78° 45' 00" W	31.52
25	N 89° 00' 00" E	112.912
26	S 78° 45' 00" W	31.52
27	S 78° 45' 00" W	31.52
28	N 89° 00' 00" E	112.912
29	S 78° 45' 00" W	31.52
30	S 78° 45' 00" W	31.52
31	N 89° 00' 00" E	112.912
32	S 78° 45' 00" W	31.52
33	S 78° 45' 00" W	31.52
34	N 89° 00' 00" E	112.912
35	S 78° 45' 00" W	31.52
36	S 78° 45' 00" W	31.52
37	N 89° 00' 00" E	112.912
38	S 78° 45' 00" W	31.52
39	S 78° 45' 00" W	31.52
40	N 89° 00' 00" E	112.912
41	S 78° 45' 00" W	31.52
42	S 78° 45' 00" W	31.52
43	N 89° 00' 00" E	112.912
44	S 78° 45' 00" W	31.52
45	S 78° 45' 00" W	31.52
46	N 89° 00' 00" E	112.912
47	S 78° 45' 00" W	31.52
48	S 78° 45' 00" W	31.52
49	N 89° 00' 00" E	112.912
50	S 78° 45' 00" W	31.52
51	S 78° 45' 00" W	31.52
52	N 89° 00' 00" E	112.912
53	S 78° 45' 00" W	31.52
54	S 78° 45' 00" W	31.52
55	N 89° 00' 00" E	112.912
56	S 78° 45' 00" W	31.52
57	S 78° 45' 00" W	31.52
58	N 89° 00' 00" E	112.912
59	S 78° 45' 00" W	31.52
60	S 78° 45' 00" W	31.52
61	N 89° 00' 00" E	112.912
62	S 78° 45' 00" W	31.52
63	S 78° 45' 00" W	31.52
64	N 89° 00' 00" E	112.912
65	S 78° 45' 00" W	31.52
66	S 78° 45' 00" W	31.52
67	N 89° 00' 00" E	112.912
68	S 78° 45' 00" W	31.52
69	S 78° 45' 00" W	31.52
70	N 89° 00' 00" E	112.912
71	S 78° 45' 00" W	31.52
72	S 78° 45' 00" W	31.52
73	N 89° 00' 00" E	112.912
74	S 78° 45' 00" W	31.52
75	S 78° 45' 00" W	31.52
76	N 89° 00' 00" E	112.912
77	S 78° 45' 00" W	31.52
78	S 78° 45' 00" W	31.52
79	N 89° 00' 00" E	112.912
80	S 78° 45' 00" W	31.52
81	S 78° 45' 00" W	31.52
82	N 89° 00' 00" E	112.912
83	S 78° 45' 00" W	31.52
84	S 78° 45' 00" W	31.52
85	N 89° 00' 00" E	112.912
86	S 78° 45' 00" W	31.52
87	S 78° 45' 00" W	31.52
88	N 89° 00' 00" E	112.912
89	S 78° 45' 00" W	31.52
90	S 78° 45' 00" W	31.52
91	N 89° 00' 00" E	112.912
92	S 78° 45' 00" W	31.52
93	S 78° 45' 00" W	31.52
94	N 89° 00' 00" E	112.912
95	S 78° 45' 00" W	31.52
96	S 78° 45' 00" W	31.52
97	N 89° 00' 00" E	112.912
98	S 78° 45' 00" W	31.52
99	S 78° 45' 00" W	31.52
100	N 89° 00' 00" E	112.912

SOUTHERN GROVE PLAT NO. 35

BEING A REPLAT OF PARCEL 31, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17, AND A REPLAT OF TRACT A, AS SHOWN ON SOUTHERN GROVE PLAT NO. 33, RECORDED IN PLAT BOOK 91, PAGE 32, AND A PORTION OF PAAR DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



LEGEND

- CL DENOTES CENTERLINE
- (P) DENOTES PLAT DATA
- (C) DENOTES CALCULATED FROM FIELD MEASUREMENTS
- PUE DENOTES PUBLIC UTILITY EASEMENT
- TYP DENOTES TYPICAL
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- AE DENOTES ACCESS EASEMENT
- UE DENOTES UTILITY EASEMENT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- IP DENOTES IRON PIPE
- IR DENOTES IRON ROD
- CM DENOTES CONCRETE MONUMENT
- R&C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- ORB DENOTES OFFICIAL RECORDS BOOK
- ± DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- PK&D DENOTES P.K. NAIL AND DISK
- No ID DENOTES NO IDENTIFICATION NUMBER
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PARKER KALON NAIL & DISK PCP LB 4286
- PCP DENOTES PERMANENT CONTROL POINT
- PG. DENOTES PAGE
- LSE DENOTES LEFT STATION EASEMENT
- P.B. DENOTES PLAT BOOK
- CUE DENOTES CITY UTILITY EASEMENT

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

PSLUSD PROJECT NO. 5360C
CITY OF PORT ST. LUCIE
PROJECT NO. P21-059

Recommendation

The Site Plan Review Committee reviewed the subdivision plat at their meeting of April 7, 2021 and recommended approval.

