

Southern Grove Plat No. 36

PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION

(P21-060)

City Council Meeting October 25, 2021



Applicant and Owner

Culpepper and Terpening, Inc. acting as the agent for property owner:
Pegasus PSL, LTD



Project:

- An application to subdivide a 7.551 acre property located immediately west of Keiser University in Southern Grove into three tracts for future development.
- Future Land Use: NCD
- Zoning: MPUD

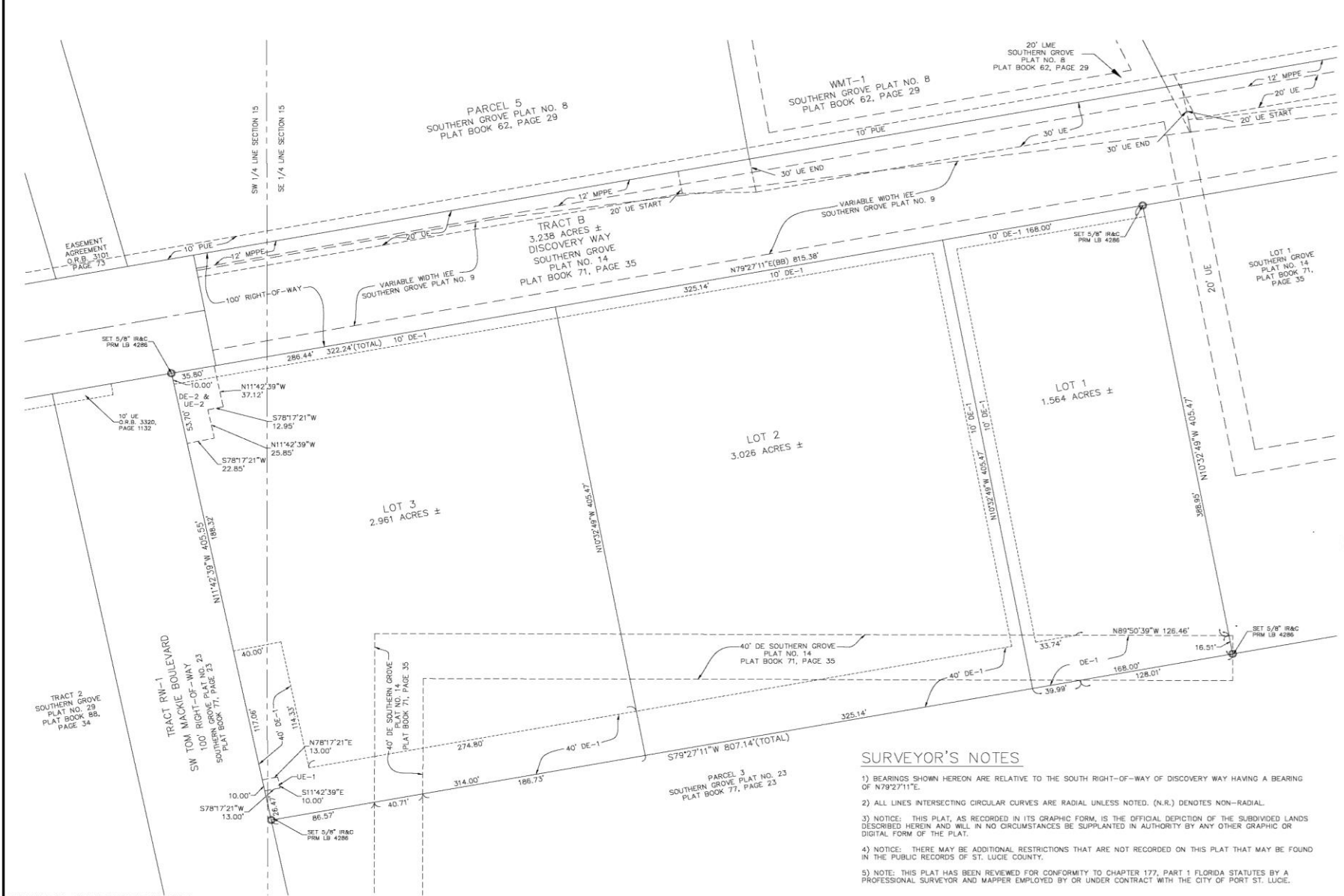




SOUTHERN GROVE PLAT NO. 36

BEING A REPLAT OF LOT 2 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 14,
RECORDED IN PLAT BOOK 71, PAGE 35,
LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____



LEGEND

- C DENOTES CENTERLINE
- FND DENOTES POINT OF BEGINNING
- LB DENOTES FOUND
- UE DENOTES UTILITY EASEMENT
- IEE DENOTES INGRESS/EGRESS EASEMENT
- WME DENOTES WATER MANAGEMENT EASEMENT
- LME DENOTES LAKE MAINTENANCE EASEMENT
- FE DENOTES FLOWAGE EASEMENT
- MPPE DENOTES MULTI PURPOSE PATHWAY EASEMENT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- IP DENOTES IRON PIPE
- IR DENOTES IRON ROD
- CM DENOTES CONCRETE MONUMENT
- DE DENOTES DRAINAGE EASEMENT
- IR&C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- ORB DENOTES OFFICIAL RECORDS BOOK
- PCP DENOTES PERMANENT CONTROL POINT
- No. DENOTES NUMBER
- PK&D DENOTES PARKER KALON NAIL AND DISK
- No ID DENOTES NO IDENTIFICATION NUMBER
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- PUE DENOTES PUBLIC UTILITY EASEMENT
- WMT DENOTES WATER MANAGEMENT TRACT
- RW DENOTES RIGHT-OF-WAY
- C DENOTES CHORD BEARING & DISTANCE
- DENOTES PK NAIL & DISK PCP LB 4286
- DENOTES 5/8" IR&C PRIM LB 4286 UNLESS OTHERWISE NOTED

SURVEYOR'S NOTES

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY OF DISCOVERY WAY HAVING A BEARING OF N79°27'11"E.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

CITY OF PORT ST. LUCIE
PROJECT NO.: P21-060
PSLUD - 5285

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

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 March 24, 2021 and recommended approval.

