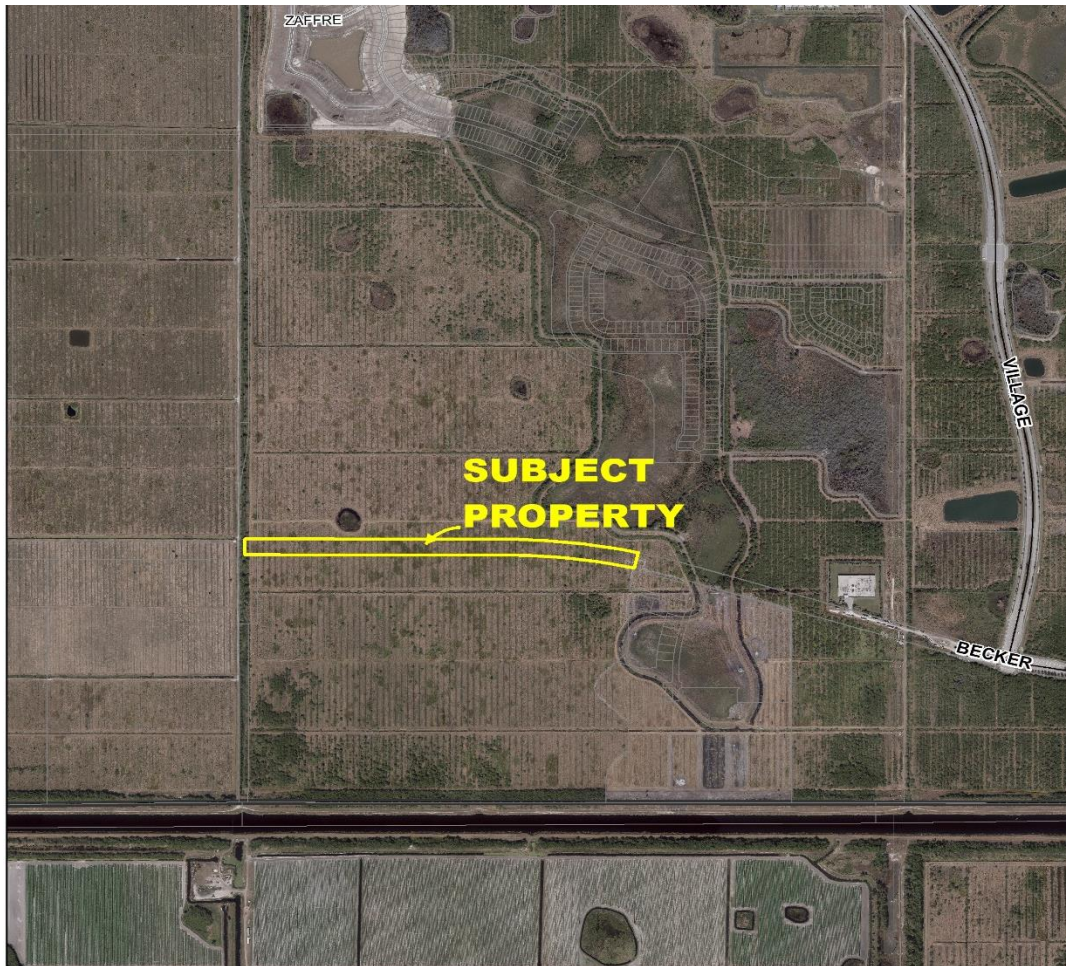




**Southern Grove Plat No. 44 (Becker Road)
 Final Subdivision Plat with Construction Plans
 P23-072**



Project Location Map

SUMMARY

Applicant's Request:	Approval of a final subdivision plat with construction plans for a portion of Becker Road within the Southern Grove DRI.
Applicant:	Mattamy Palm Beach, LLC
Property Owner:	City of Port St. Lucie
Agent:	Stef Matthes, Culpepper and Terpening, Inc.
Location:	The subject property is city owned public right-of-way for Becker Road generally located between SW Village Parkway and SW Community Blvd.
Project Planner:	Bridget Kean, AICP, Deputy Director

Background:

On February 14, 2022, the City Council adopted Resolution 22-R27 approving Becker Road construction agreements with ACR Acquisition, LLC, Mattamy Palm Beach, LLC, and Riverland/Kennedy II, LLC. ACR Acquisition, LLC, is the developer of the Wilson Groves DRI pursuant to the Southwest Annexation Agreement. Following approval of the construction agreements, the Public Works Department set up bi-weekly meetings with the developers, their consultants, and city staff to prepare the design and construction plans for Becker Road. As set forth in the construction agreements, each developer is responsible for the platting and construction of a portion of Becker Road. Becker Road was designed within a 150-foot-wide roadway, with eleven (11) foot travel lanes and 10-12 foot sidewalks/multiuse paths on both sides of the roadway in accordance with the approved typical cross section for the roadway (Attachment “A”). On September 12, 2022, the City Council approved preliminary plats for the three segments of the roadway as noted below:

- P22-251 - Southern Grove Plat No. 44 through Res. 22-R104
- P22-250 – Becker Road at Riverland through Res. 22-R102
- P22-252 – Becker Road at Wilson Groves through Res. 22-R103

Project Description

This application is a final plat with construction plans for a segment of Becker Road from its current platted terminus at or near the entrance to Phase I of the Belterra subdivision (GHO Homes) to the west side of the SW Community Boulevard and Becker Road intersection. The application was submitted by Culpepper and Terpening, acting as the agent for Mattamy Palm Beach, LLC, and the City of Port St. Lucie, pursuant to the approved construction agreement between the City of Port St. Lucie and Mattamy Palm Beach, LLC.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the final plat with construction plans at the April 26, 2023 Site Plan Review Committee meeting.

Location and Site Information

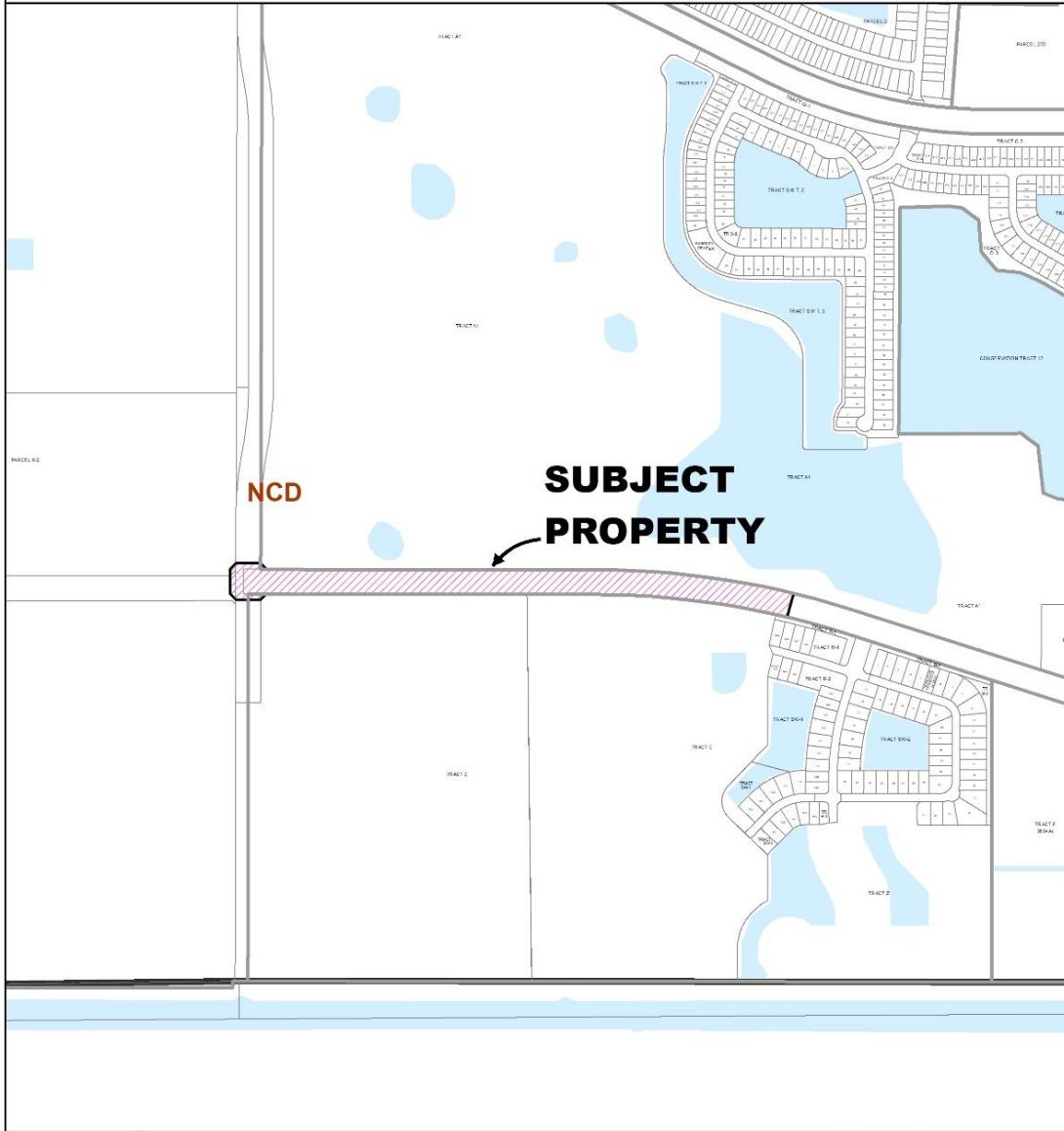
Parcel Number:	N/A
Property Size:	
Legal Description:	A portion of land lying in Sections 34 and 35, Township 37 South, Range 39 East, St. Lucie County, Florida. The full legal description is provided on the final plat.
Future Land Use:	NCD
Existing Zoning:	SLC AG-5 (St. Lucie County Agriculture -5, one dwelling unit per five acres)
Existing Use:	Vacant land deeded to the City for public road right-of-way


Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land
South	NCD	SLC AG-5	Vacant Land
East	NCD	MPUD	Proposed Belterra subdivision
West	NCD	SLC AG-5	Vacant land in the Riverland Kennedy DRI

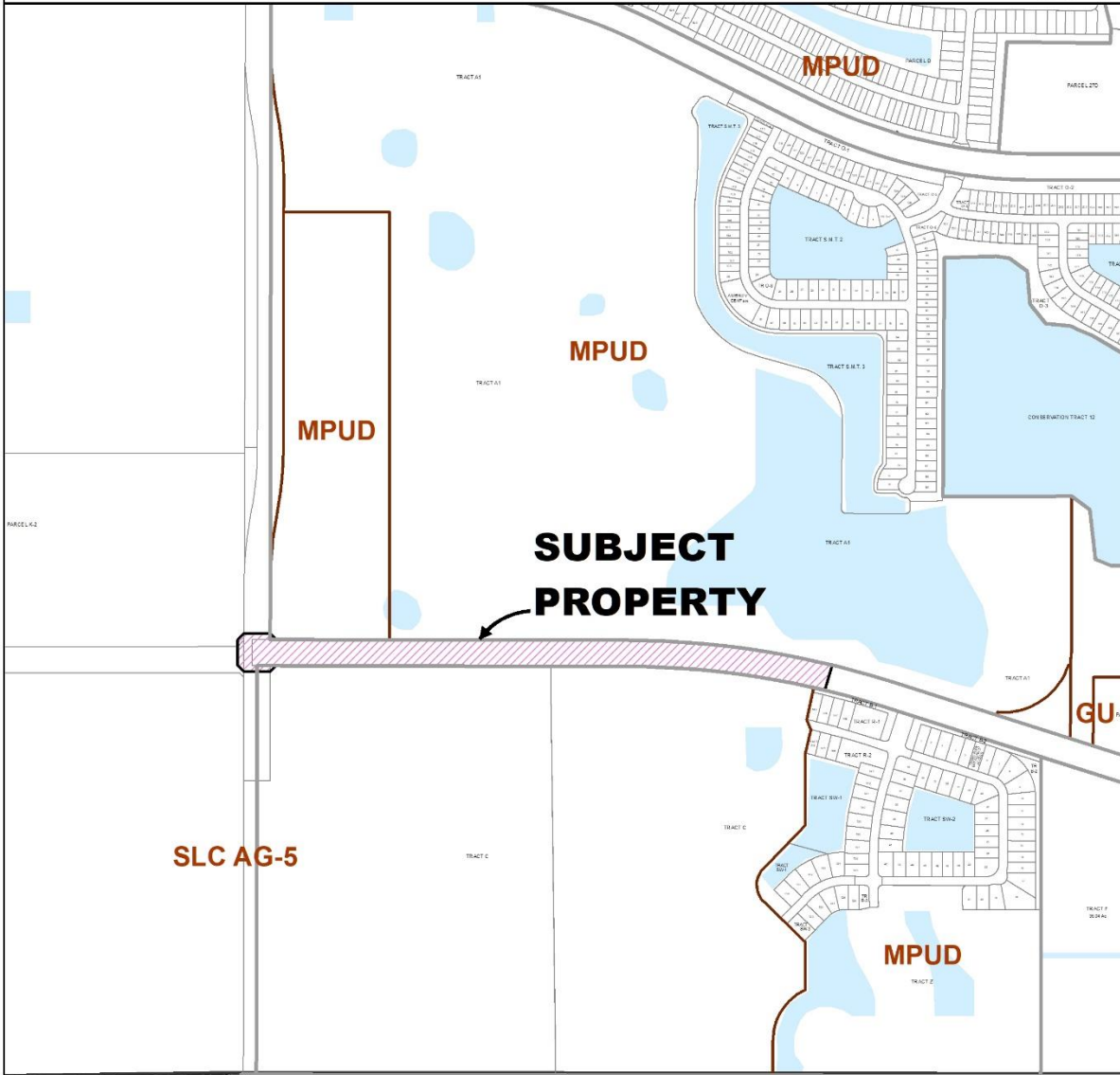
NCD – New Community Development District MPUD – Master Planned Unit Development
SLC AG-5 – St. Lucie County Agriculture -5, one dwelling unit per five acres


FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT SOUTHERN GROVE PLAT NO. 44 SOUTHERN GROVE MPUD	DATE: 5/8/2023
			APPLICATION NUMBER: P23-072
			USER: patricias
			SCALE: 1 in = 800 ft

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT SOUTHERN GROVE PLAT NO. 44 SOUTHERN GROVE MPUD	DATE: 5/8/2023
			APPLICATION NUMBER: P23-072
			USER: patricias
			SCALE: 1 in = 800 ft

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:

<i>Sanitary Sewer and Potable Water Facilities</i>	The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service in the southwest annexation area. The roadway construction plans include the extension of water and sewer lines to service future development.
<i>Traffic Circulation</i>	Not applicable to subdivision plat application for a right-of-way tract.
<i>Parks and Recreation Facilities</i>	Not applicable to subdivision plat application for a right-of-way tract.
<i>Stormwater Management Facilities</i>	Paving, grading, and drainage plans are part of the roadway construction plans.
<i>Solid Waste</i>	Not applicable to subdivision plat application for a right-of-way tract.
<i>Public School Concurrency Analysis</i>	Not applicable to subdivision plat application for a right-of-way tract.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was provided with the preliminary plat. There are no wetlands on the subject property, and potential wetlands in the surrounding area have been addressed at the Federal and state levels through the relevant agencies' regulatory permitting programs.

OTHER

Fire District: The subdivision plat was provided to the Fire District through their participation in the City's Site Plan Review Committee meetings.

Public Art (Chapter 162): N/A. The project is exempt per Section 162.12 (c)(i) of the City of Port St. Lucie Code of Ordinances.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the final plat with construction plans at the April 26, 2023 Site Plan Review Committee meeting.