

Southern Grove Plat No. 38

PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION

(P21-221)

City Council Meeting December 13, 2021



Applicant and Owner

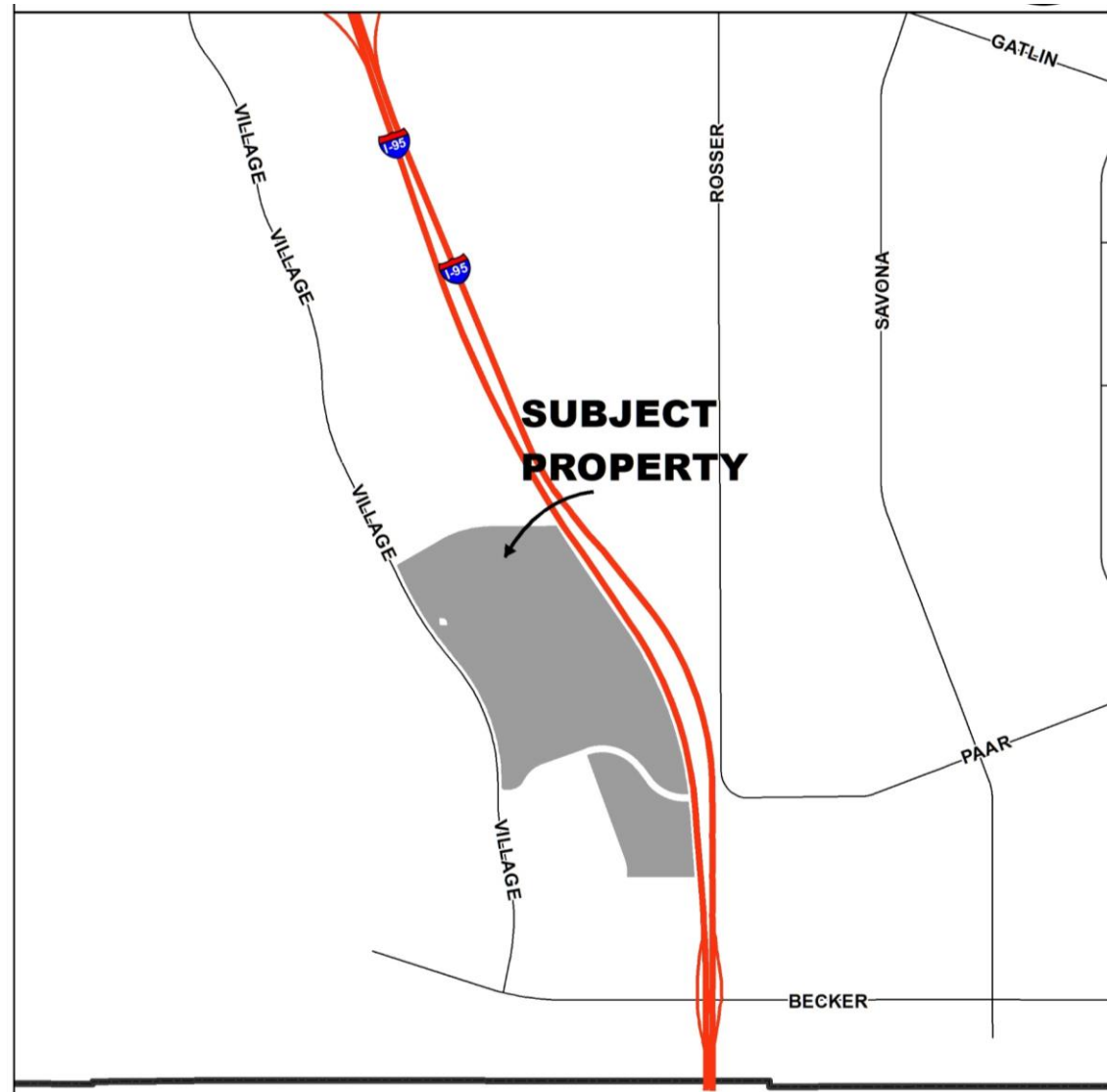
Culpepper and Terpening, Inc. acting as the agent for property owners:

City of Port St. Lucie

Port St. Lucie Governmental Finance Corporation

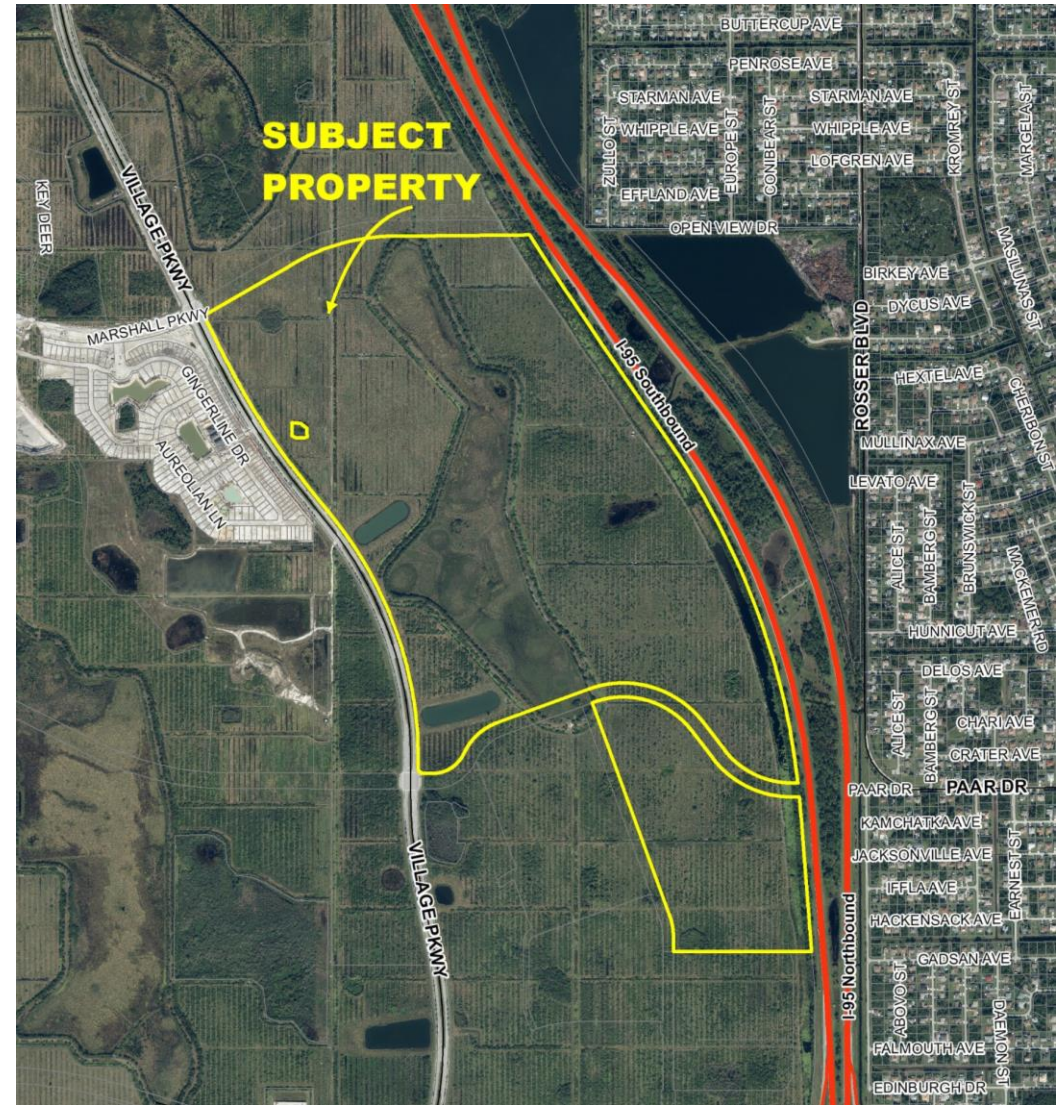


Location Map



Land Use and Zoning

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



Proposed Project

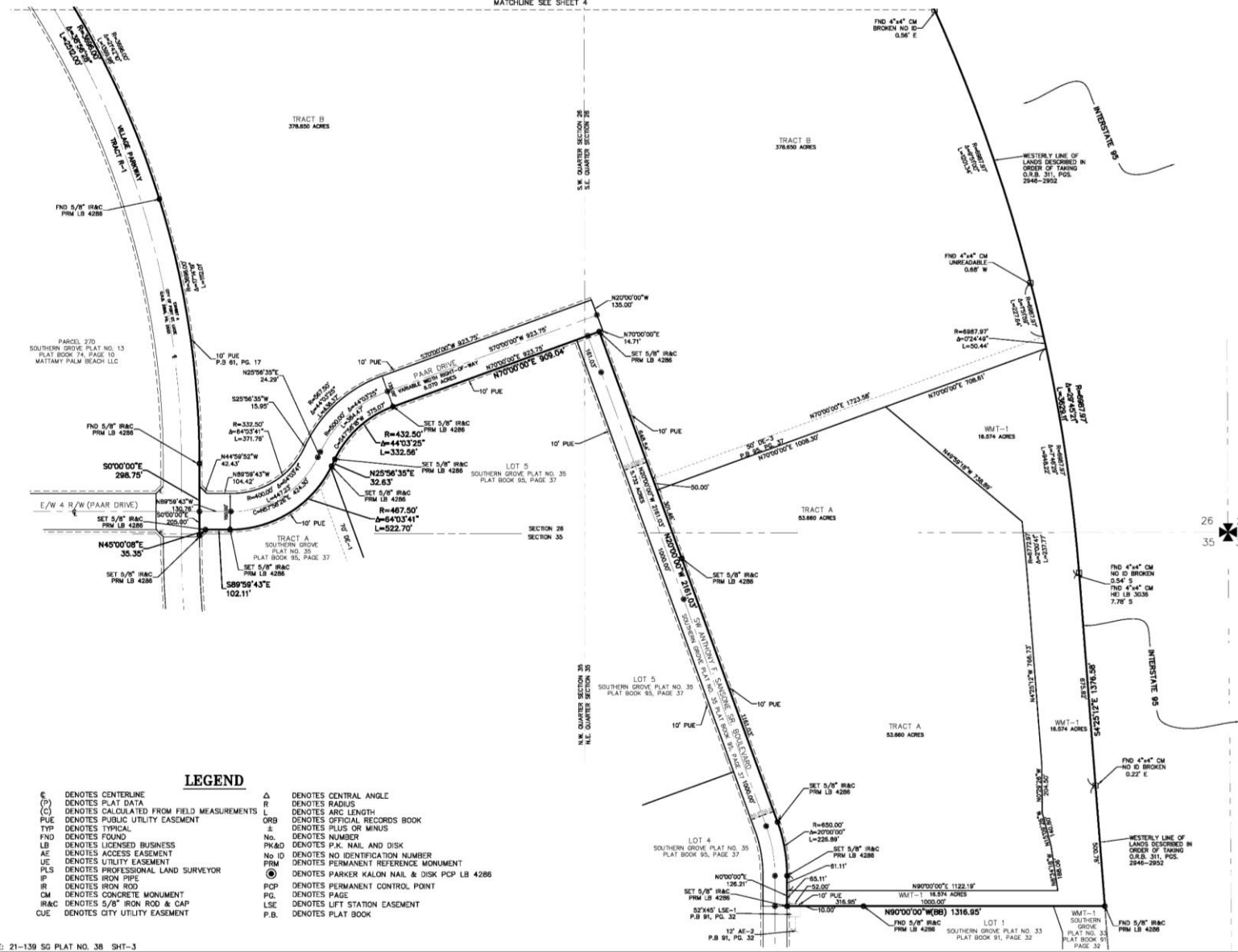
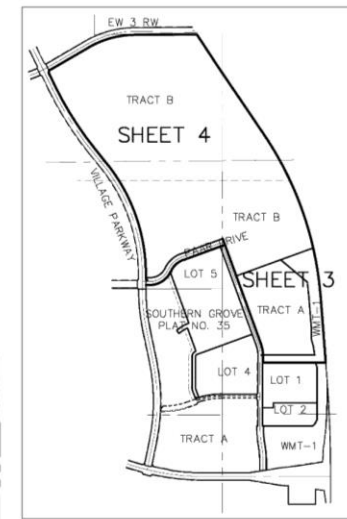
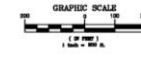
- An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 38
- Creates two tracts:
 - Tract A (53.66 acres)
 - Tract B (378.650 acres)
 - Replats Paar Drive from SW Village Parkway to SW Anthony F. Sansone Sr. Blvd.
 - Previously designated acreage for Paar Drive from SW Anthony F. Sansone Sr. Blvd to I-95 is included in Tract A
- Tract A is proposed location for Cheney Brothers Distribution Facility



SOUTHERN GROVE PLAT NO. 38

BEING A REPLAT OF TRACT B, TRACT C AND PAAR DRIVE,
AS SHOWN ON SOUTHERN GROVE PLAT
NO. 35, RECORDED IN PLAT BOOK 95, PAGE 37,
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

PLAT BOOK _____
PAGE _____



LEGEND

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



KEY MAP
NOT TO SCALE

PSLUSD PROJECT NO. 5360-3
CITY OF PORT ST. LUCIE
PROJECT NO. P21-221

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 October 13, 2021 and recommended approval.

