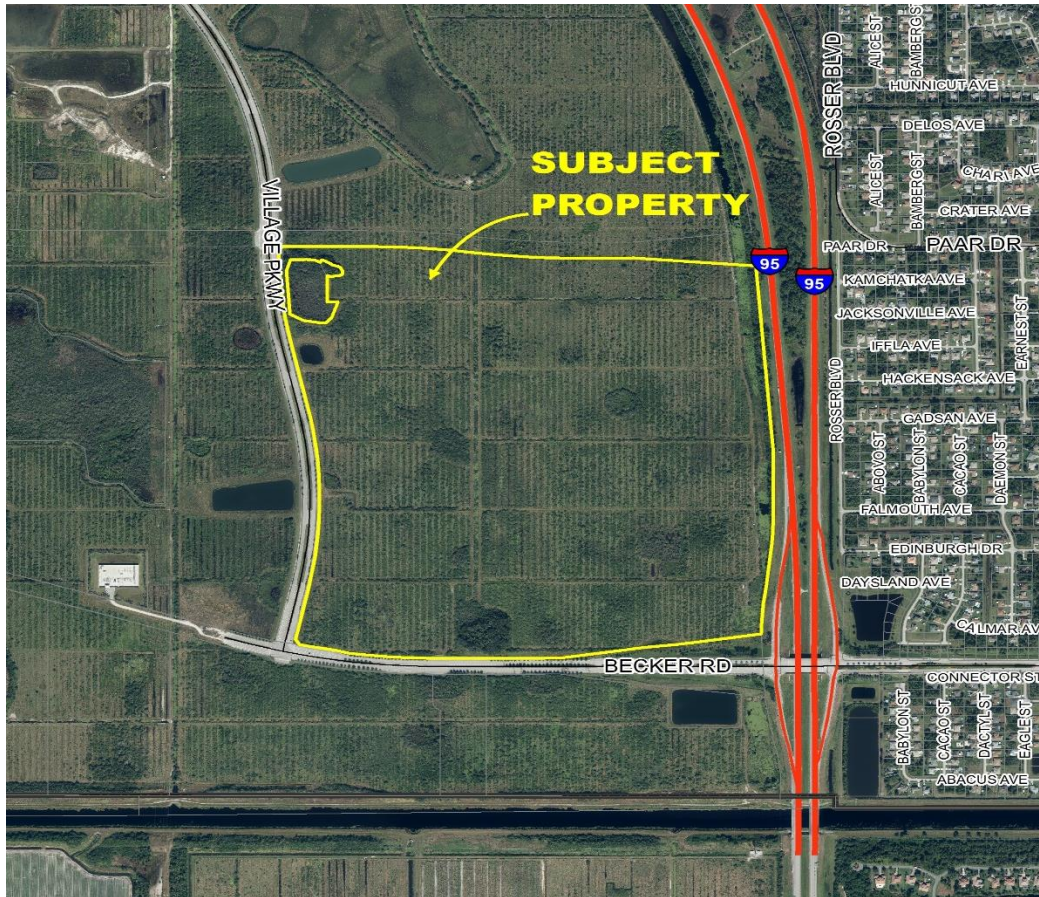




**Southern Grove Plat No. 33
 Preliminary and Final Subdivision Plat
 P20-171**



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 33.
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	Port St. Lucie Governmental Finance Corporation
Location:	The property is generally located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, and south of the Paar Road right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The Port St. Lucie Governmental Finance Corporation (GFC) is applying for preliminary and final subdivision plat approval with construction plans for a project known as Southern Grove Plat No. 33. Southern Grove Plat No. 33 is a replat of a 298.37 acre tract legally described as Parcel 30, Southern Grove Plat No. 3. The replat subdivides the 298.37 acres to create the following tracts:

- Lot 1 – 22.519 acres for future development
- Lot 2 – 12.056 acres for future development
- Tract A – 228.017 acres for future development
- Tract R-1 – a 5.998 acre north/south right-of-way tract
- WMT-1 – 29.778 acre water management tract (Duda Canal Expansion Phase I)

Lot 1 is the subject of a purchase and sale agreement between GFC and JDN Enterprises, LLC (Sansone Group). There is an associated site plan for Lot 1 for a 245,000 square foot regional distribution center (P20-181 – Tradition Regional Business Park Site Plan) that is scheduled for the December 7, 2020 City Council meeting. Under the purchase and sale agreement, JDN Enterprises, LLC (Sansone Group), is responsible for the subdivision plat infrastructure improvements required to provide access and services to the 245,000 square foot regional distribution center. As requested by JDN Enterprises, LLC (Sansone Group), the proposed name for the road right-of-way tract (Tract R-1) is SW Anthony F. Sansone Sr. Drive. A formal request to name the roadway will be submitted to the City Council at a future date.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the September 23, 2020 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4315-700-0033-000-8
Property Size:	Parcel Size is 298.37 acres
Legal Description:	Southern Grove Plat No. 3, Parcel 30
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Regional Business Park Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

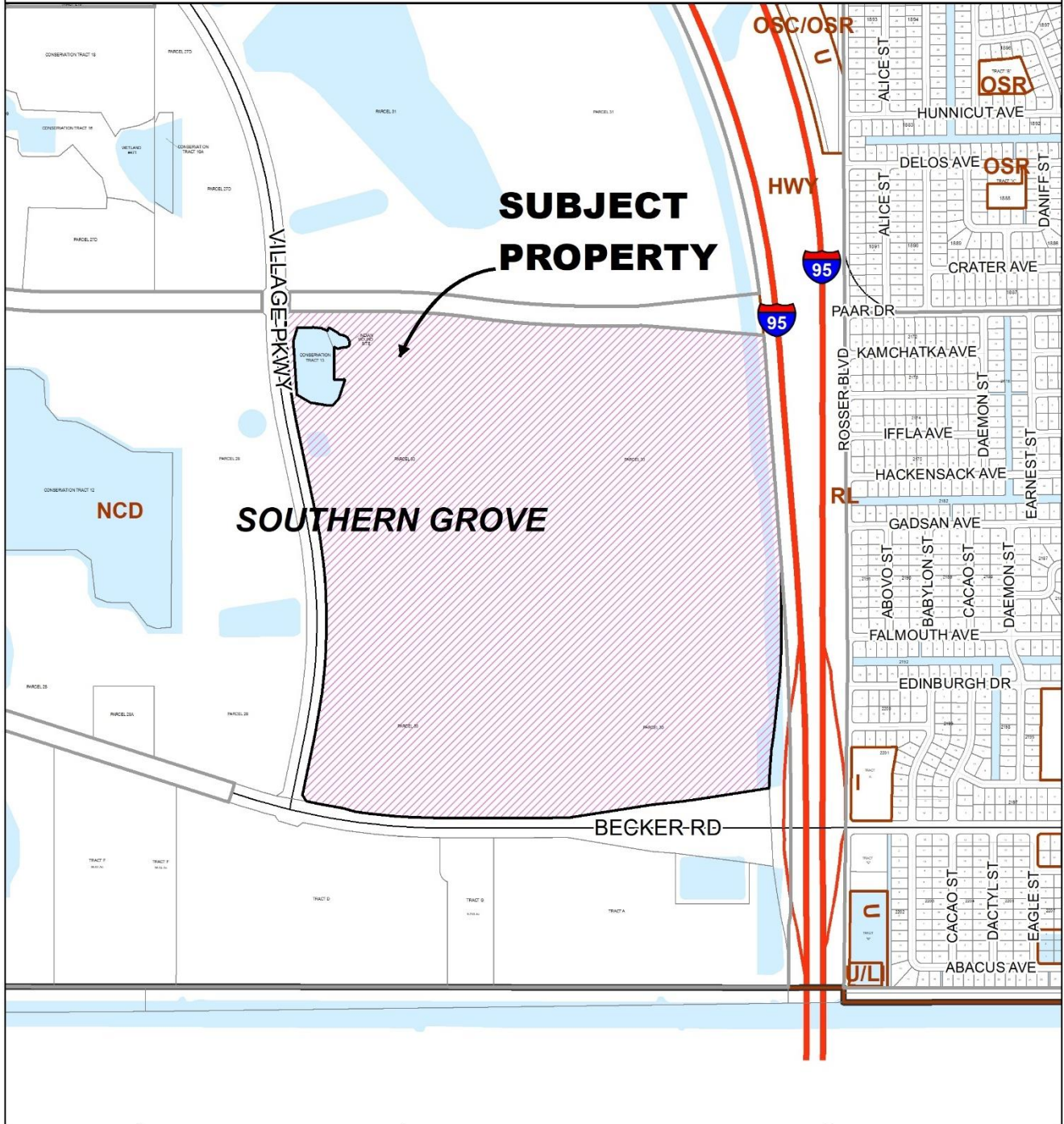
Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant land
South	NCD	MPUD	Vacant land (proposed mixed use area per America Walks MPUD)
East			Interstate 95
West	NCD	MPUD and SLC AG-5	Vacant land

NCD – New Community Development District

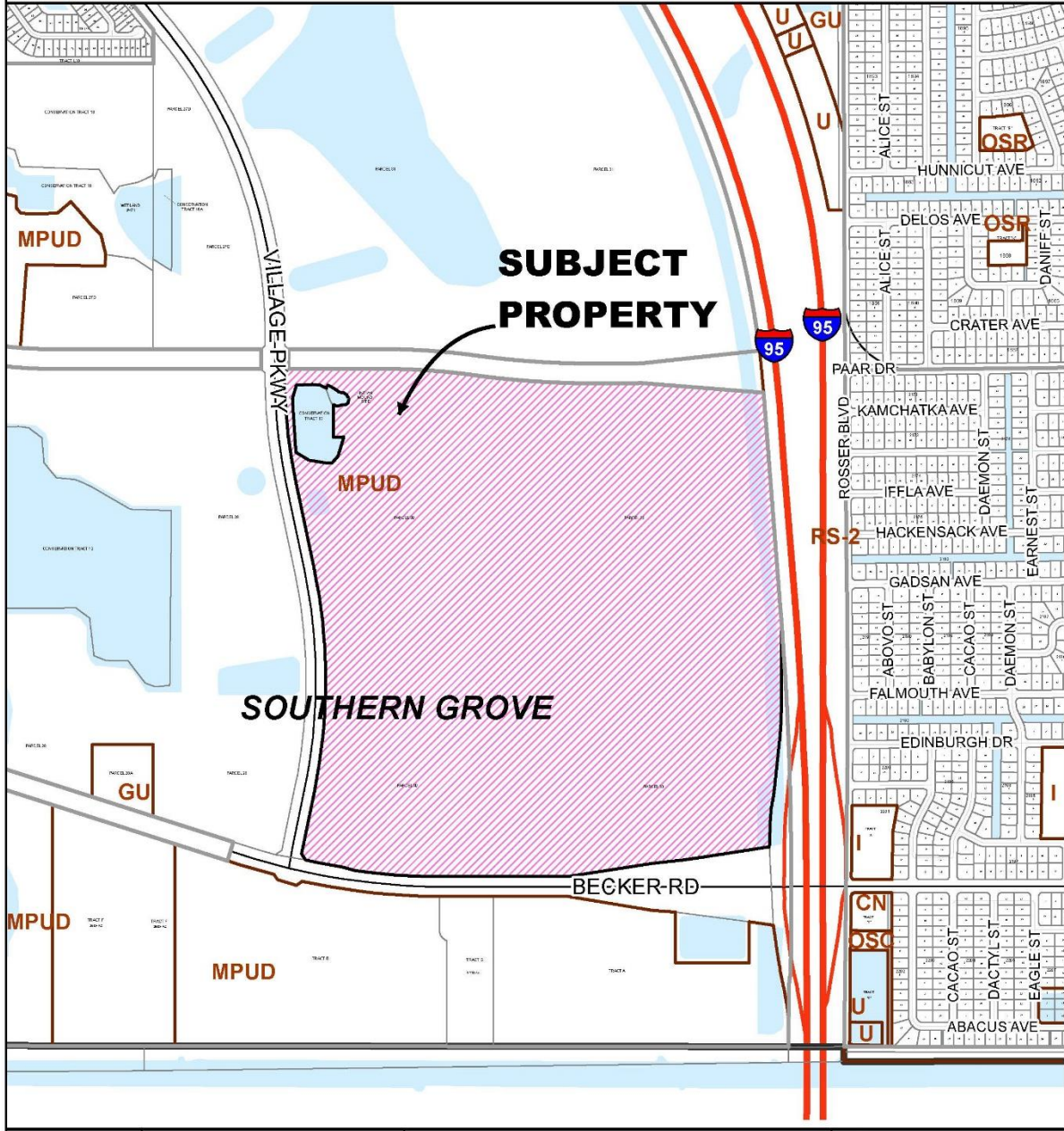
MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural (1 dwelling unit per 5 acres)

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>	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. A trip generation analysis will be required with each site plan that is submitted for the development of the proposed tracts.
<i>Parks and Recreation Facilities</i>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order.
<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 with each site plan that is submitted for the development of the proposed tracts.
<i>Solid Waste</i>	Solid waste impacts will be evaluated for compliance with the adopted level of service standard with each site plan that is submitted for the development of the proposed tracts.
<i>Public School Concurrency Analysis</i>	Public school requirements are addressed under Condition 62 of the DRI Development Order.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was submitted. This is a former agricultural site that is currently used for cattle grazing. The primary vegetative cover is comprised of forage grasses, ruderal weeds, and non-native vegetation. There are three wetlands on site and mitigation has been addressed through the South Florida Water Management District (SFWMD) Permit Numbers 56-01544-P and 56-02379-P, and 56-02531-P and Army Corps of Engineers (ACOE) Permit No. SAJ-2006-2046 IP-AZZ.

Related Projects

- P20-158 – Tradition Regional Business Park MPUD
- P20-181 – Tradition Regional Business Park Site Plan

STAFF RECOMMENDATION

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. The Site Plan Review Committee reviewed the request at their meeting of September 23, 2020 and recommended approval.