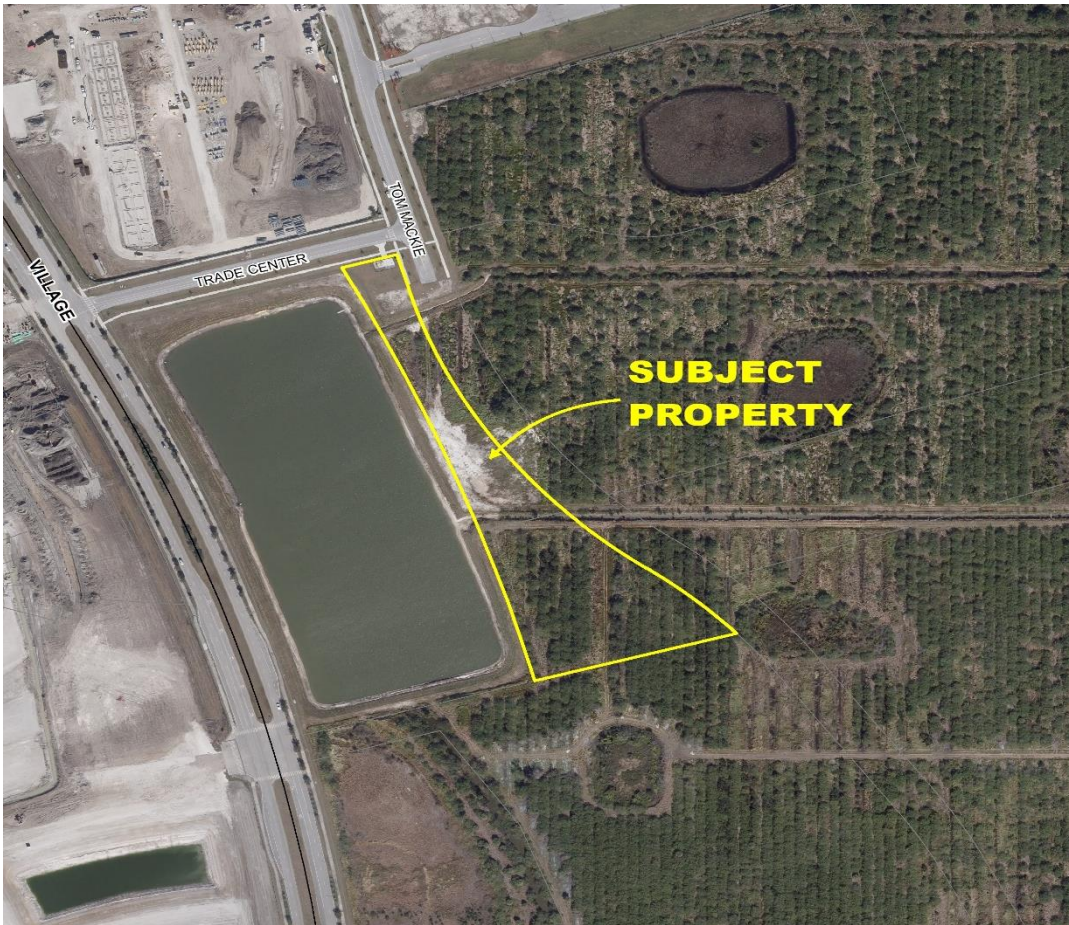




**Southern Grove Plat No. 41
 Preliminary and Final Subdivision Plat
 P21-292**



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary and final subdivision plat approval with construction plans for Southern Grove Plat No. 41
Applicant:	Michael T. Owen, Engineering, Design and Construction, Inc
Property Owners:	Port St. Lucie Governmental Finance Corporation Tradition Business Center, LLC
Location:	The property is located east of SW Village Parkway, west of Interstate 95 and along the west side of Tom Mackie Boulevard immediately south of Trade Center Drive.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Engineering, Design, and Construction Inc., acting as the agent for the Port St. Lucie Governmental Finance Corporation (GFC) and Tradition Business Center, LLC (property owners), has submitted an application for approval of a preliminary and final subdivision plat for a project known as Southern Grove Plat No. 41. Southern Grove Plat No. 41 is replat of Lot 4, Southern Grove Plat No. 26 (5.29 acres). In September 2021, the GFC sold a portion of Lot 4, approximately 3.20 acres to Tradition Business Center, LLC. In accordance with Section 158.022 (A) of the City of Port St. Lucie Code of Ordinances, the subdivision of land into two or more parcels requires the recording of a subdivision plat. This application subdivides the property to create two tracts for future development:

1. Lot 4A – 3.20 acres and owned by Tradition Business Center, LLC
2. Lot 4B – 2.09 acres and owned by the Port St. Lucie Governmental Finance Corporation

Tradition Business Center, LLC, has submitted an application for site plan approval for 34,224 square feet of warehouse/flex space to be located on proposed Lot 4A (P22-007).

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the request and recommended approval of the proposed preliminary and final subdivision plat at the January 26, 2022 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4315-801-0005-010-6 and 4315-801-0005-000-3
Property Size:	5.29 acres, more or less
Legal Description:	Lot 4, Southern Grove Plat No. 26
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Commerce Park North MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

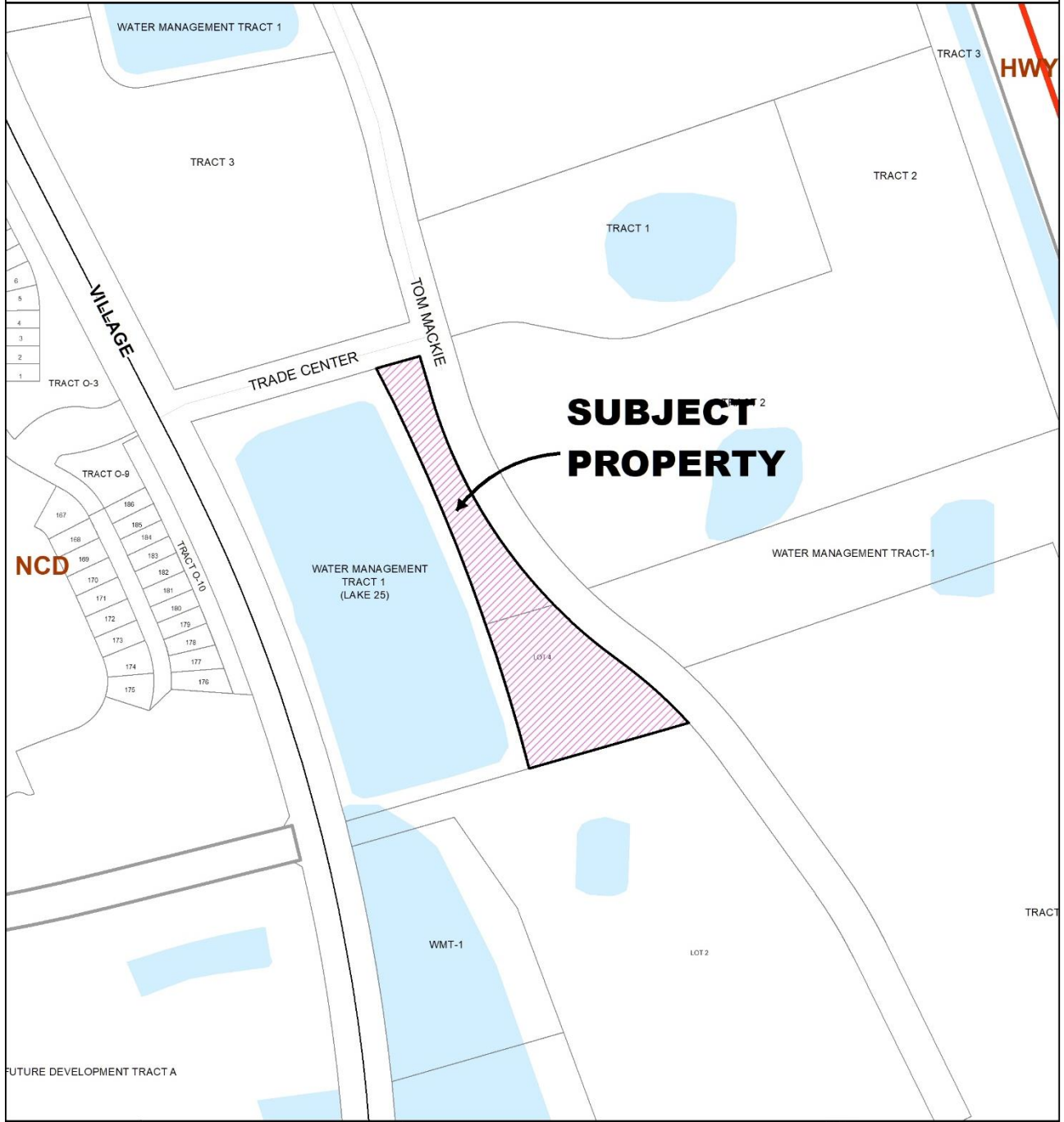
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	AHS Apartment Complex
South	NCD	MPUD	Vacant land
East			Water Management Tract
West	NCD	MPUD	Accel International parcel and Water Management Tract

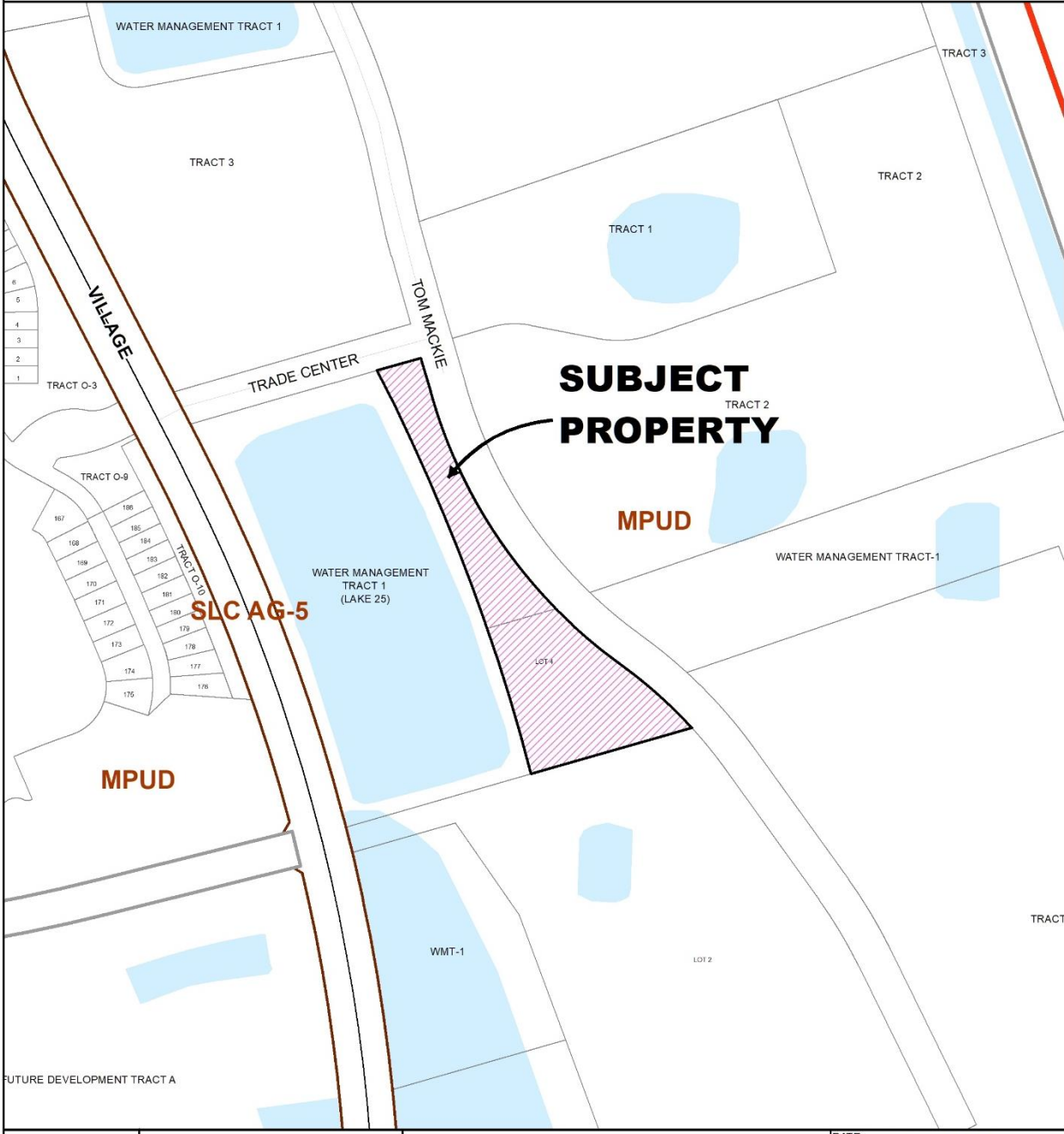
NCD – New Community Development District

MPUD – Master Planned Unit Development

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 and applicable to residential development.
<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 and applicable to residential development.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was provided that identified the subject property as an abandoned citrus grove that has been used as cattle grazing land. It has since been taken over by exotic vegetation such as Brazilian pepper and cogon grass. No native upland habitat or wetlands are located on site.

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 and recommended approval of the proposed preliminary and final subdivision plat at the January 26, 2022 Site Plan Review Committee meeting.