

Southern Grove Plat No. 40

PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION

(P21-263)

City Council Meeting February 28, 2022



Applicant and Owner

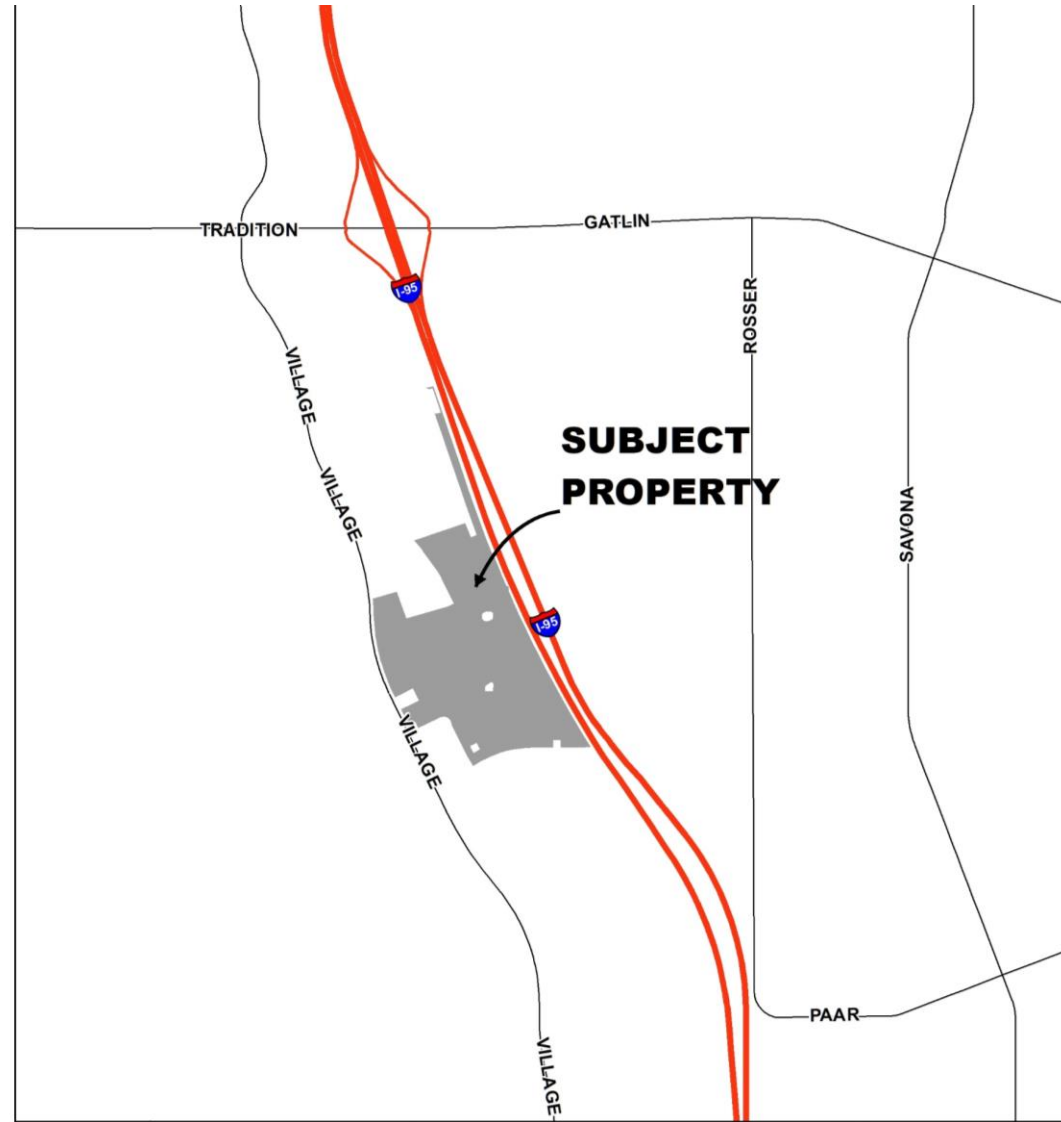
Engineering, Design, and Construction, Inc., acting as the agent for
property owners:

Port St. Lucie Governmental Finance Corporation

St. Lucie County Fire District

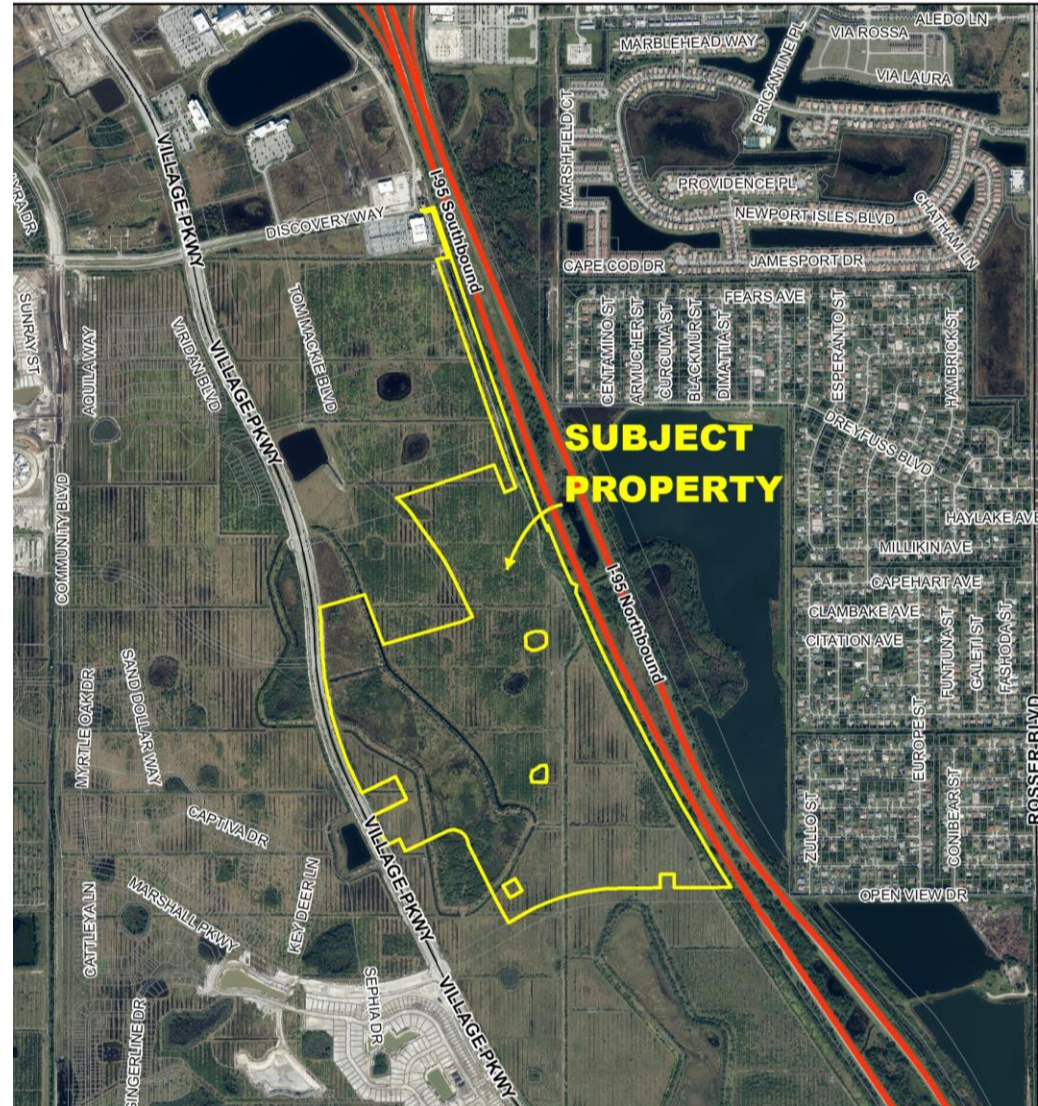


Location Map



Land Use and Zoning

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



Proposed Project

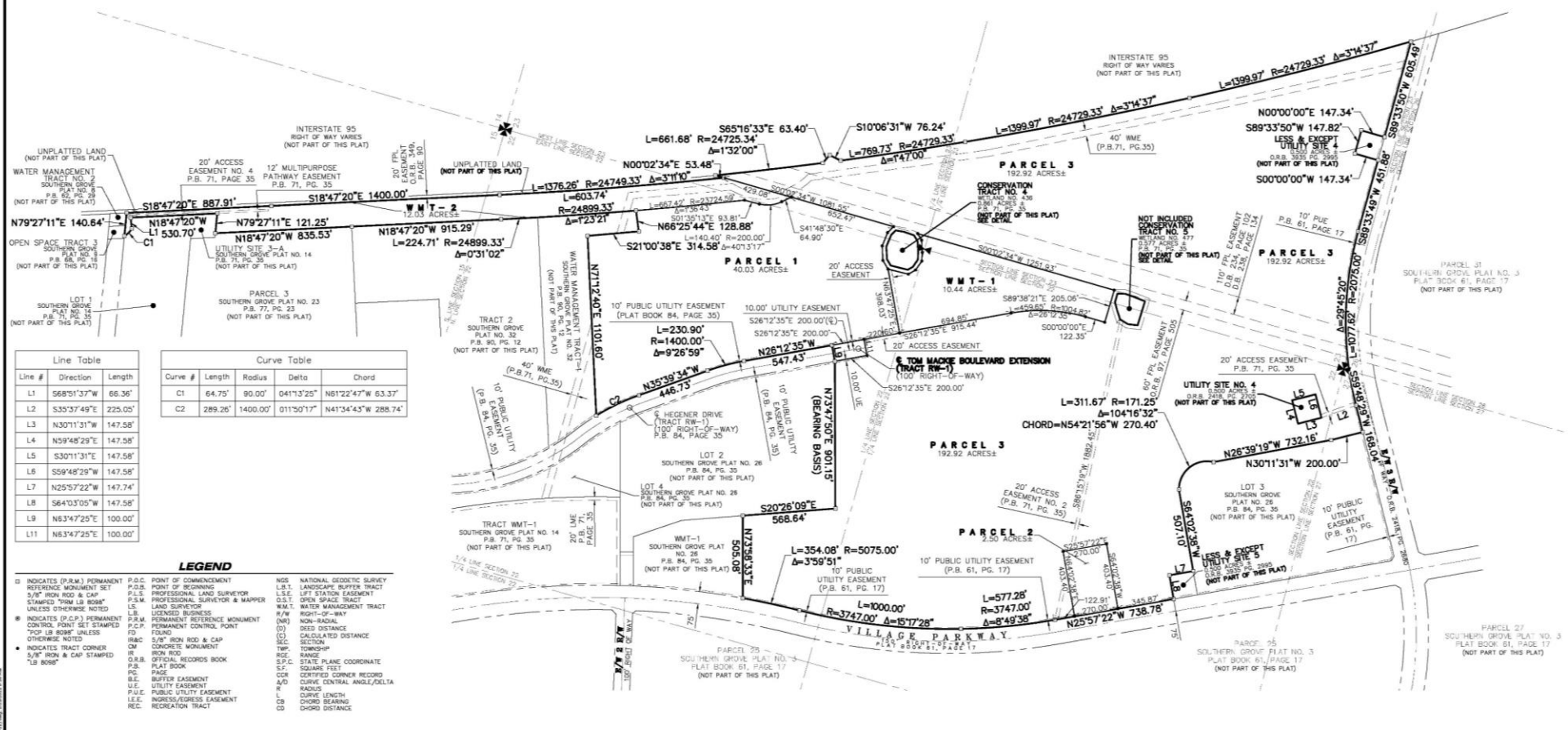
- An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 40.
- Subdivides a 258.39 acre tract to create:
 - 2 water management tracts
 - A right-of-way tract for the extension of Tom Mackie Boulevard
 - 40.03 acre parcel that has purchase and sale agreement between the GFC and Traditions Commerce Park, LLC
 - 2.50 acre parcel owned by the St. Lucie County Fire District
 - 192.92 GFC owned parcel for future development



SOUTHERN GROVE PLAT NO. 40

BEING A REPLAT OF TRACT 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15, 22, 23, 26 & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____



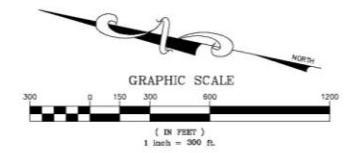
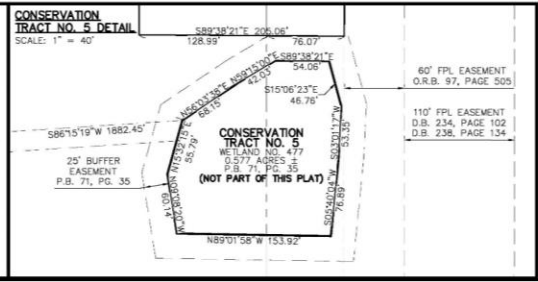
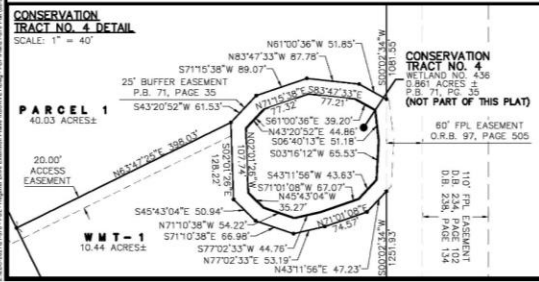
Line Table

Line #	Direction	Radius	Delta	Chord
L1	S68°51'37\"			66.36'
L2	S35°37'49\"			225.05'
L3	N30°11'31\"			147.58'
L4	N59°48'29\"			147.58'
L5	S30°11'31\"			147.58'
L6	S59°48'29\"			147.58'
L7	N25°57'22\"			147.74'
L8	S64°03'05\"			147.58'
L9	N63°47'25\"			100.00'
L11	N63°47'25\"			100.00'

Curve Table

Curve #	Length	Radius	Delta	Chord
C1	64.75'	90.00'	041°13'25\"	N61°22'47\"W 63.37'
C2	289.26'	1400.00'	011°50'17\"	N41°34'43\"W 288.74'

- LEGEND**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8\" IRON ROD & CAP STAMPED WITH LB 8088 UNLESS OTHERWISE NOTED
 - INDICATES (D.C.P.) PERMANENT CONTROL POINT SET STAMPED \"TOP LB 8088\" UNLESS OTHERWISE NOTED
 - INDICATES TRACT CORNER 5/8\" IRON & CAP STAMPED \"LB 8088\"
 - P.C.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - P.F.S. PROFESSIONAL SURVEYOR & MAPPER
 - L.S. LAND SURVEYOR
 - L.B. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - F.D. FOUND
 - F.O. 5/8\" IRON ROD & CAP
 - CM CONCRETE MONUMENT
 - REC. RECORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - P.E. BUFFER EASEMENT
 - U.E. UTILITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - I.E. INGRESS/EGRESS EASEMENT
 - REC. RECREATION TRACT
 - N.S. NATIONAL GEODETIC SURVEY
 - L.B.I. LANDSCAPE BUFFER TRACT
 - L.S.E. LIFT STATION EASEMENT
 - O.S.T. OPEN SPACE TRACT
 - W.M.T. WATER MANAGEMENT TRACT
 - R/W RIGHT-OF-WAY
 - (NR) NON-RADIAL
 - (D) DEEL DISTANCE
 - (C) CALCULATED DISTANCE
 - SEC. SECTION
 - RANGE
 - TOWNSHIP
 - S.P.C. STATE PLANE COORDINATE
 - S.F. SQUARE FEET
 - C.C.R. CERTIFIED CORNER RECORD
 - A/D CURVE CENTRAL ANGLE/DELTA
 - R. RADIUS
 - CS CURVE LENGTH
 - CB CURVE BEARING
 - CD CHORD DISTANCE



PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5556

ENGINEERS SURVEYORS & ENVIRONMENTAL

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PORT SAINT LUCIE, FL 34987
887-333-6666
www.edc-inc.com

EDC PROJECT #21-370
CITY OF PORT ST. LUCIE
PROJECT NO. P21-263
P.L.S.U.D. FILE NO. 1-0007

F.P.S. CERTIFICATE OF AUTHORIZATION #88
L.S. CERTIFICATE OF AUTHORIZATION #88

SHEET 2 OF 2

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 November 24, 2021 and recommended approval.

