

Southern Grove Plat No. 33 Preliminary and Final Subdivision Plat

Project No. P20-172
Special City Council Meeting
January 4, 2021
Bridget Kean, AICP
Senior Planner



Proposed Project

- An application for preliminary and final subdivision plat approval with construction plans for Southern Grove Plat No. 33
- Replat of Parcel 30, Southern Grove Plat No. 3 (298.369 acres, more or less)
- Creates 3 tracts for future development, a right-of-way tract and a water management tract

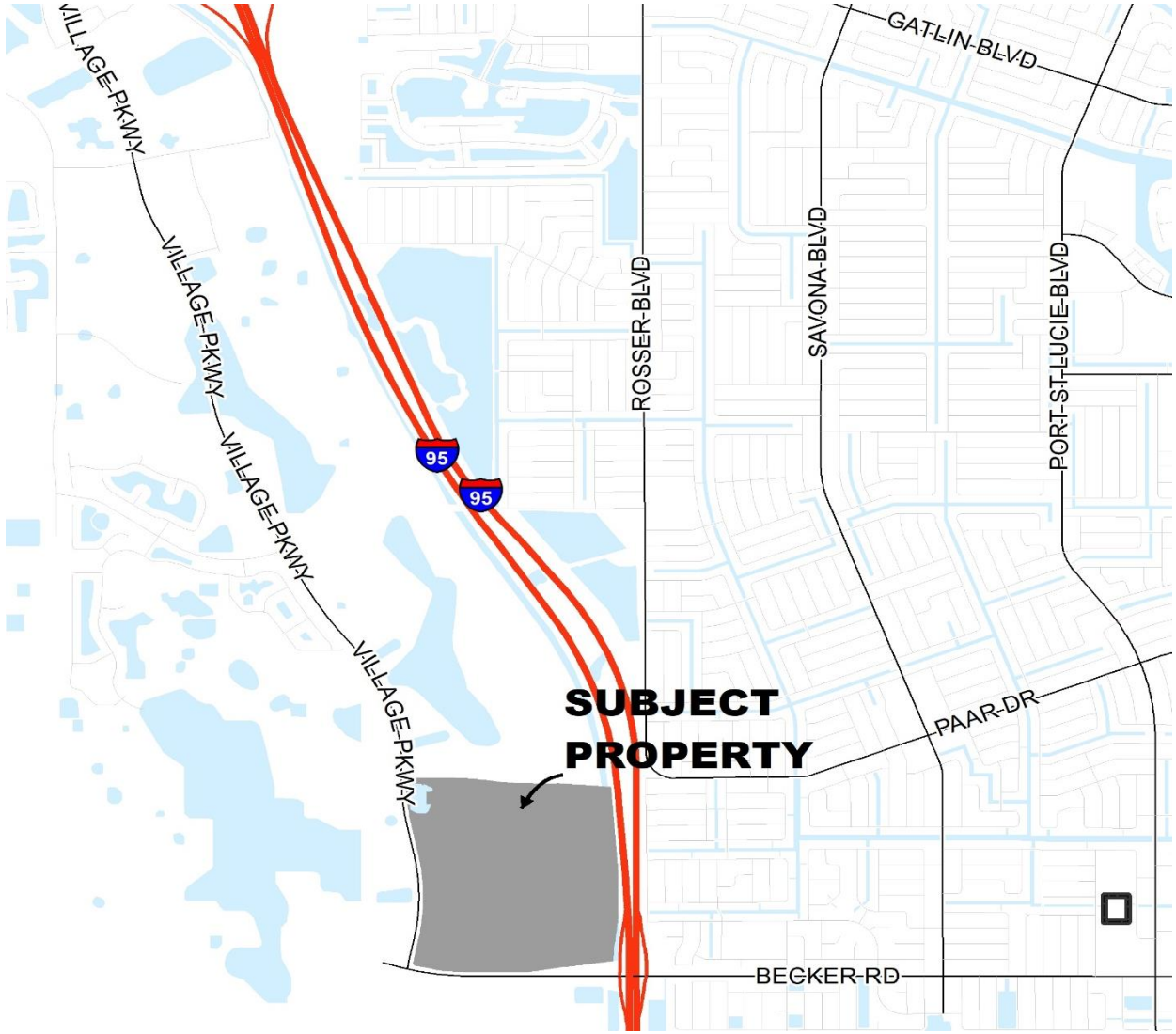


Applicant and Owner

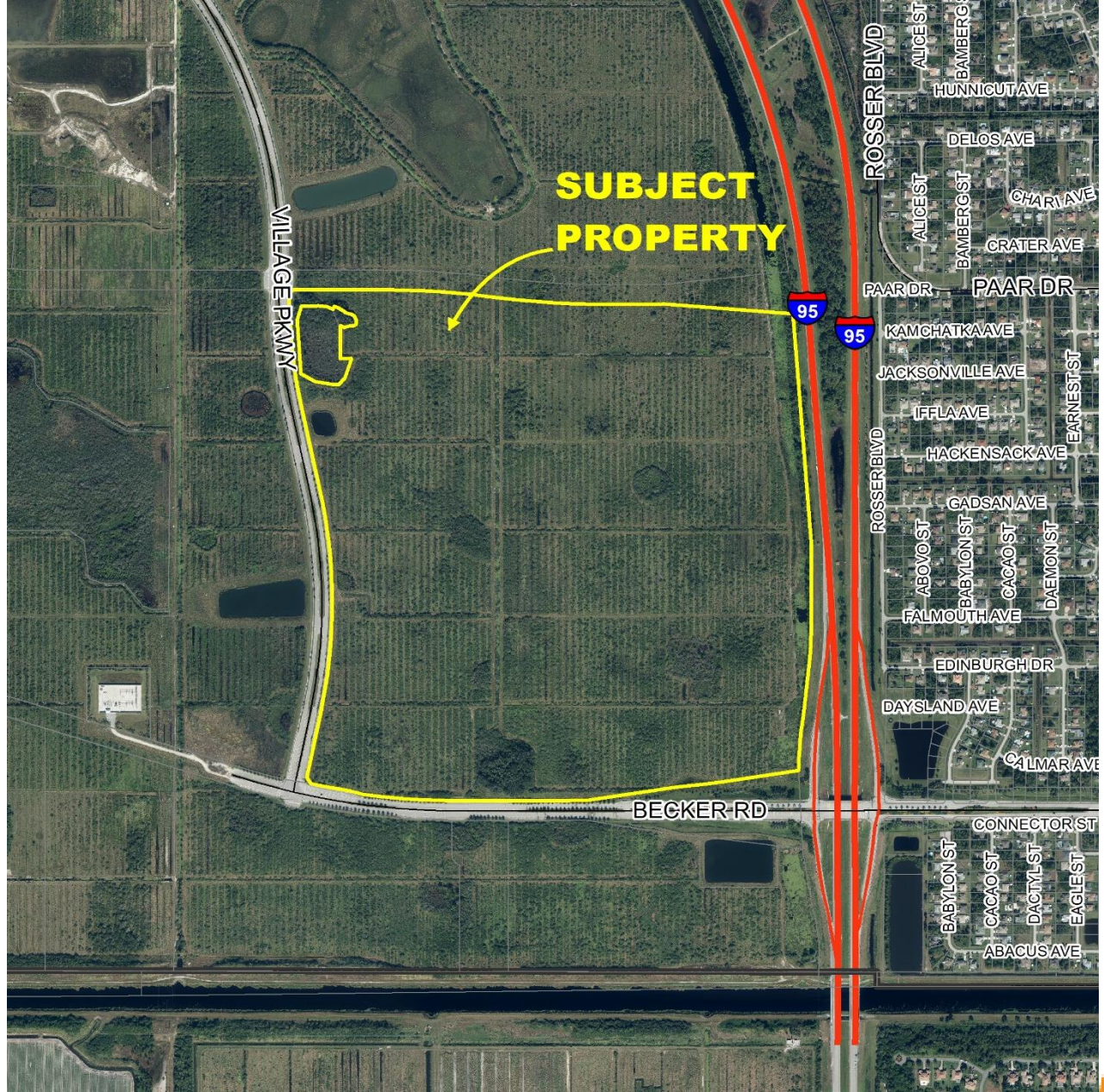
Culpepper and Terpening, Inc. acting as the agent for property owner:
Port St. Lucie Governmental Finance Corporation



Location Map

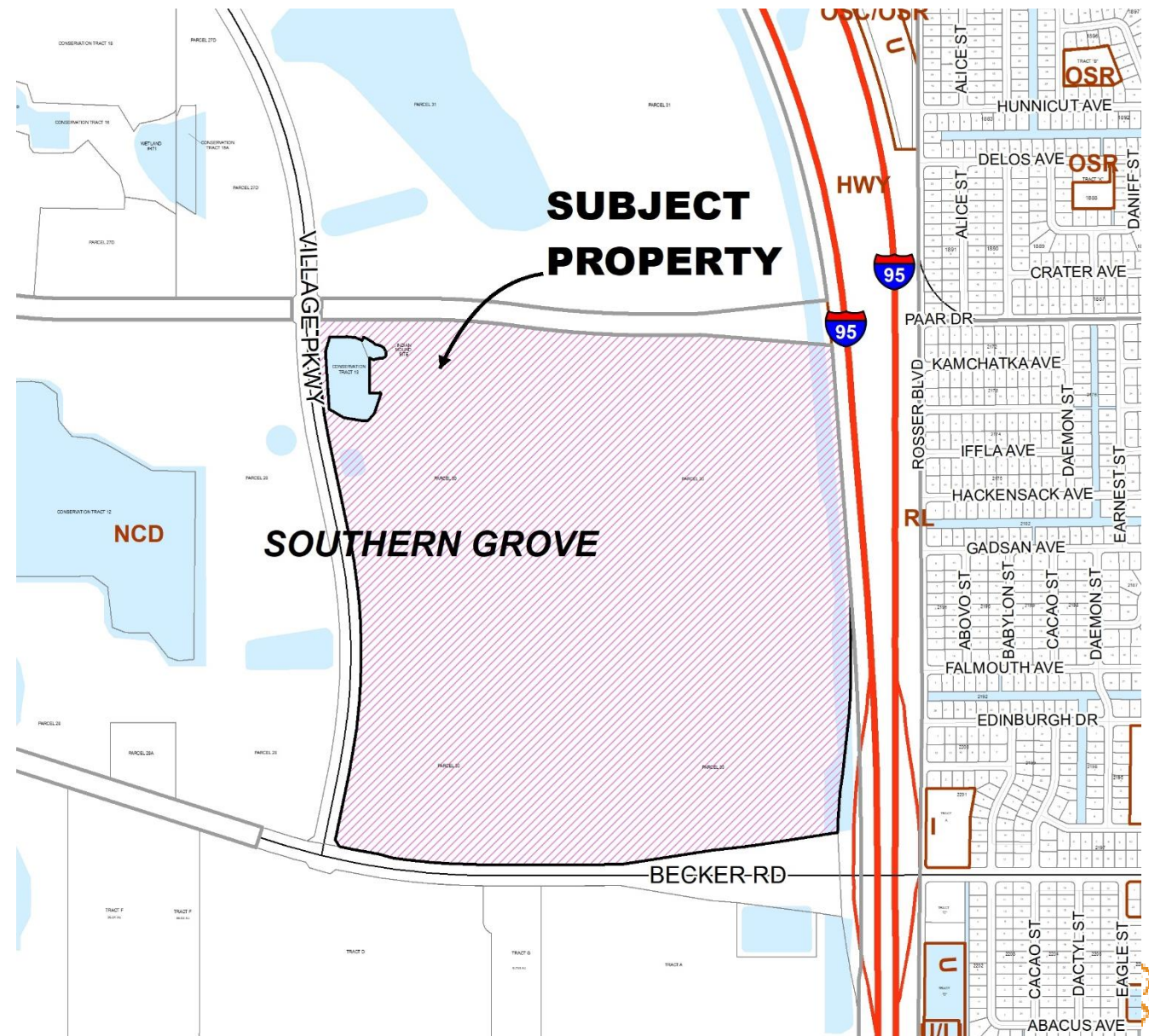


Aerial



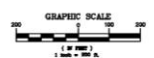
Land Use and Zoning

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



SOUTHERN GROVE PLAT NO. 33

BEING A REPLAT OF PARCEL 30, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



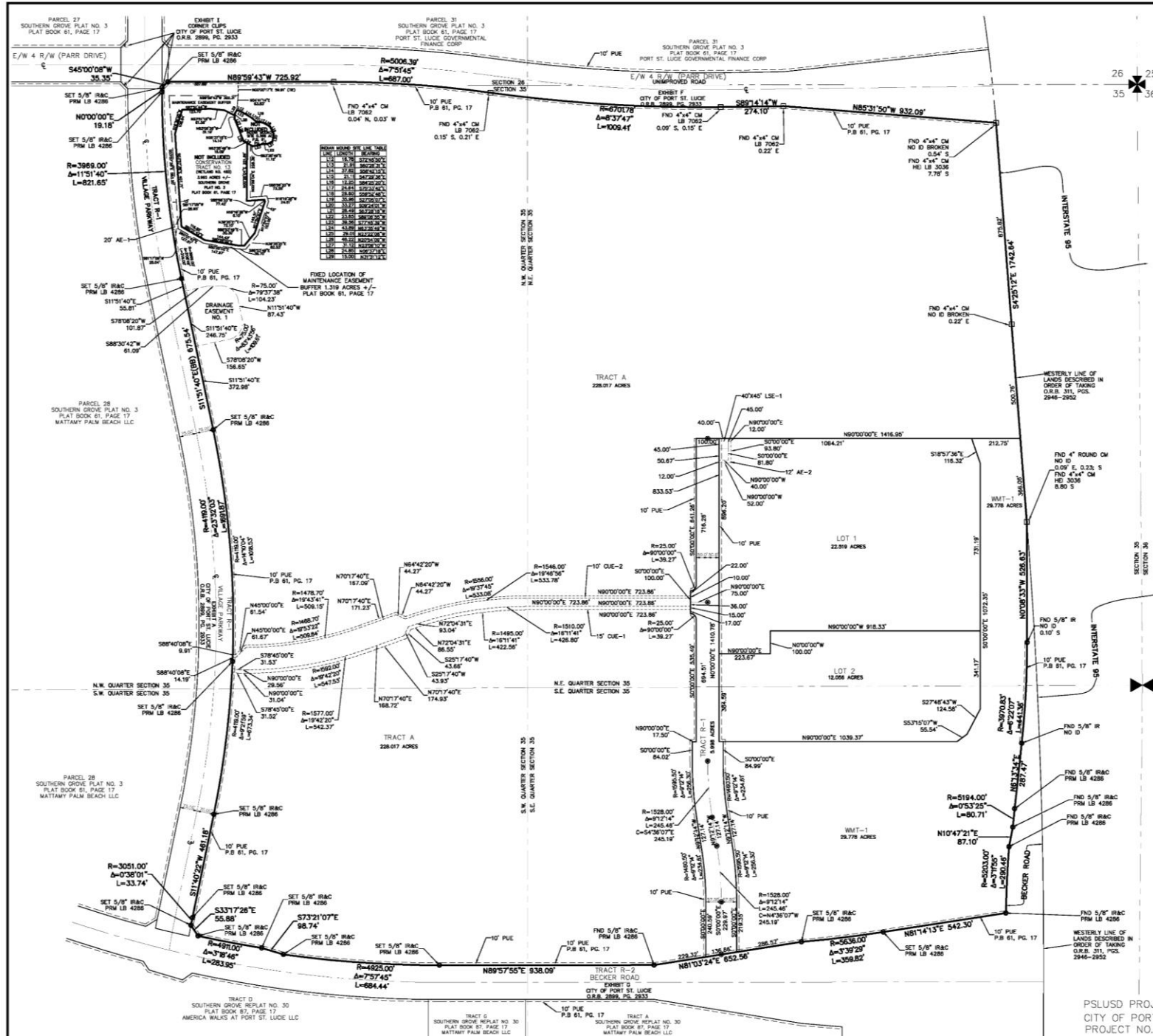
LEGEND

- € DENOTES CENTERLINE
- (P) DENOTES PLAT DATA
- (C) DENOTES CALCULATED FROM FIELD MEASUREMENTS
- TYP DENOTES TYPICAL
- LB DENOTES LICENSED BUSINESS
- AE DENOTES ACCESS EASEMENT
- UE DENOTES UTILITY EASEMENT
- IP DENOTES IRON PIPE
- IR DENOTES IRON ROD
- CM DENOTES CONCRETE MONUMENT
- IRAC DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- ORB DENOTES OFFICIAL RECORDS BOOK
- + DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- Pk&D DENOTES P.K. NAIL AND DISK
- No ID DENOTES NO IDENTIFICATION NUMBER
- PM DENOTES PERMANENT REFERENCE MONUMENT
- PCP DENOTES PARKER KALON NAIL & DISK POP LB 4286
- PCP DENOTES PERMANENT CONTROL POINT
- PG. DENOTES PAGE
- LSE DENOTES LIGHT STATION EASEMENT
- P.B. DENOTES PLAT BOOK
- CUE DENOTES CITY UTILITY EASEMENT

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

PSLUSD PROJECT NO. 5360
CITY OF PORT ST. LUCIE
PROJECT NO. P20-171



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 September 23, 2020 and recommended approval.

