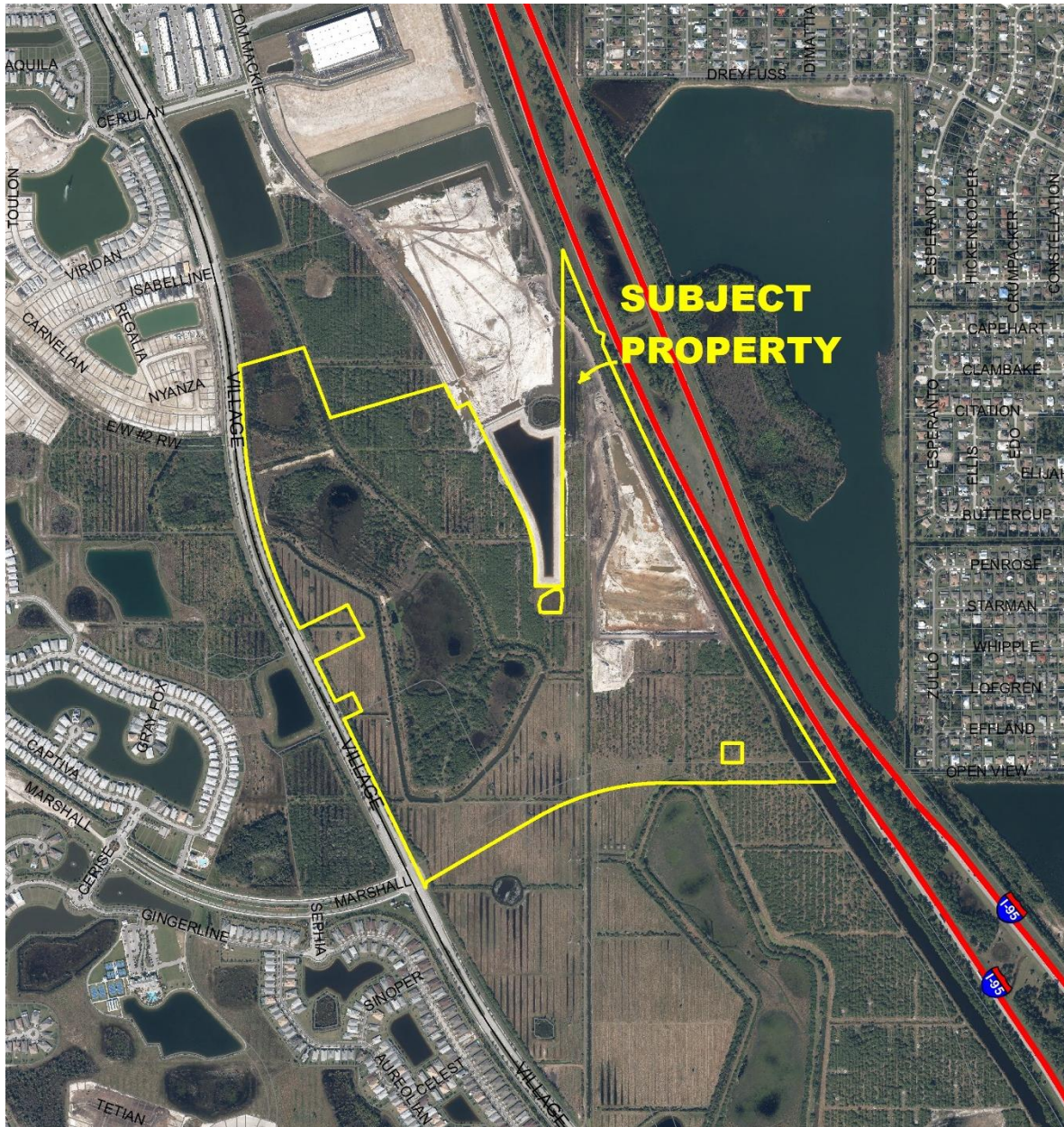




**Southern Grove Plat No. 46
Preliminary and Final Subdivision Plat
P24-010**



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 46
Agent:	Betsy Lindsay, PLS, Haley Ward, Inc.
Property Owners and Applicants:	Port St. Lucie Governmental Finance Corporation and the City of Port St. Lucie
Location:	The property is generally located west of Interstate 95, east of SW Village Parkway, north of the Marshall Parkway Road Right-of-Way and south of Trade Center Drive.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Background and Description

This is an application for subdivision plat approval with construction plans for approximately 226.15 acres of land consisting of Parcel 3, Southern Grove Plat No. 40, Parcel 3, Southern Grove Plat No. 26, and the eastern portion of the Marshall Parkway road right of way (E/W 3) between SW Village Parkway and Interstate 95. The application was submitted on behalf of the Port St. Lucie Governmental Finance Corporation and the City of Port St. Lucie as the property owners. The proposed subdivision plat will create six parcels/lots for future development uses and three right-of-way tracts. The right-of-way tracts include the southern extension of Tom Mackie Boulevard to connect to SW Anthony F. Sansone Sr. Boulevard at Marshall Parkway. The extension of Marshall Parkway east of SW Village Parkway to Tom Mackie Boulevard, and the construction of a E/W 2 (Destination Way) from SW Village Parkway to Tom Mackie Boulevard.

The submittal packet includes the construction plans and the landscape plans for Marshall Parkway and Tom Mackie Boulevard. The submittal packet does not include the construction plans or the landscape plan for E/W 2 (Destination Way). The City's consultant is still finalizing the construction plans and the landscape plan for E/W 2 (Destination Way) in consultation with the Public Works Department. Sec. 156.056 of the Subdivision Code identifies the procedures for the submittal of subdivision plats and Engineering Drawings. Sec. 156.056 (C) states that the City Council may waive the submission of a particular document pursuant to Section 156.023. E/W 2 (Destination Way) is a proposed city owned road right-of-way and the City is the entity responsible for the design and construction of the roadway. Staff recommends the City Council can waive the requirement for the construction plans for E/W 2 (Destination Way) with this plat and require the construction plans including landscape plans to be submitted and approved by the Site Plan Review Committee prior to the issue of the Public Works Department's site development permit.

Under Section 156.023 of the Subdivision Code, the City Council has the power to grant exceptions from the requirements for subdivision approval as may be reasonable and within the general purpose and intent of the provisions for subdivision review and approval of the chapter, if the literal enforcement of one (1) or more provisions of the chapter is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

Section 156.146 of the Subdivision Code requires a performance guarantee in an amount not to exceed one hundred twenty (120%) percent of the cost of installation for improvements, if the plat is to be recorded prior to the installation of the improvements. The City is the entity responsible for the construction of the extension of Marshall Parkway, the extension of Tom Mackie Boulevard and

the construction of Discovery Way. The City has secured the funding for the roadway improvements through American Rescue Plan, a Florida Job Growth Grant, and City funds. It's impracticable under the circumstances to require a performance guarantee for this subdivision plat when the City has already secured the funding for the improvements.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat with construction plans at the May 22, 2024, Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4315-804-0005-000-2; 4315-801-0004-000-6; and City owned Marshall Pkwy ROW
Property Size:	226.15 acres, more or less
Legal Description:	Parcel 3 of Southern Grove Plat No. 40, Parcel 3 of Southern Grove Plat No. 26 and Marshall Pkwy ROW (ORB 2428 PG 2680) (ORB 2899 PG 2933)
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Commerce Park MPUD)
Existing Use:	Vacant land

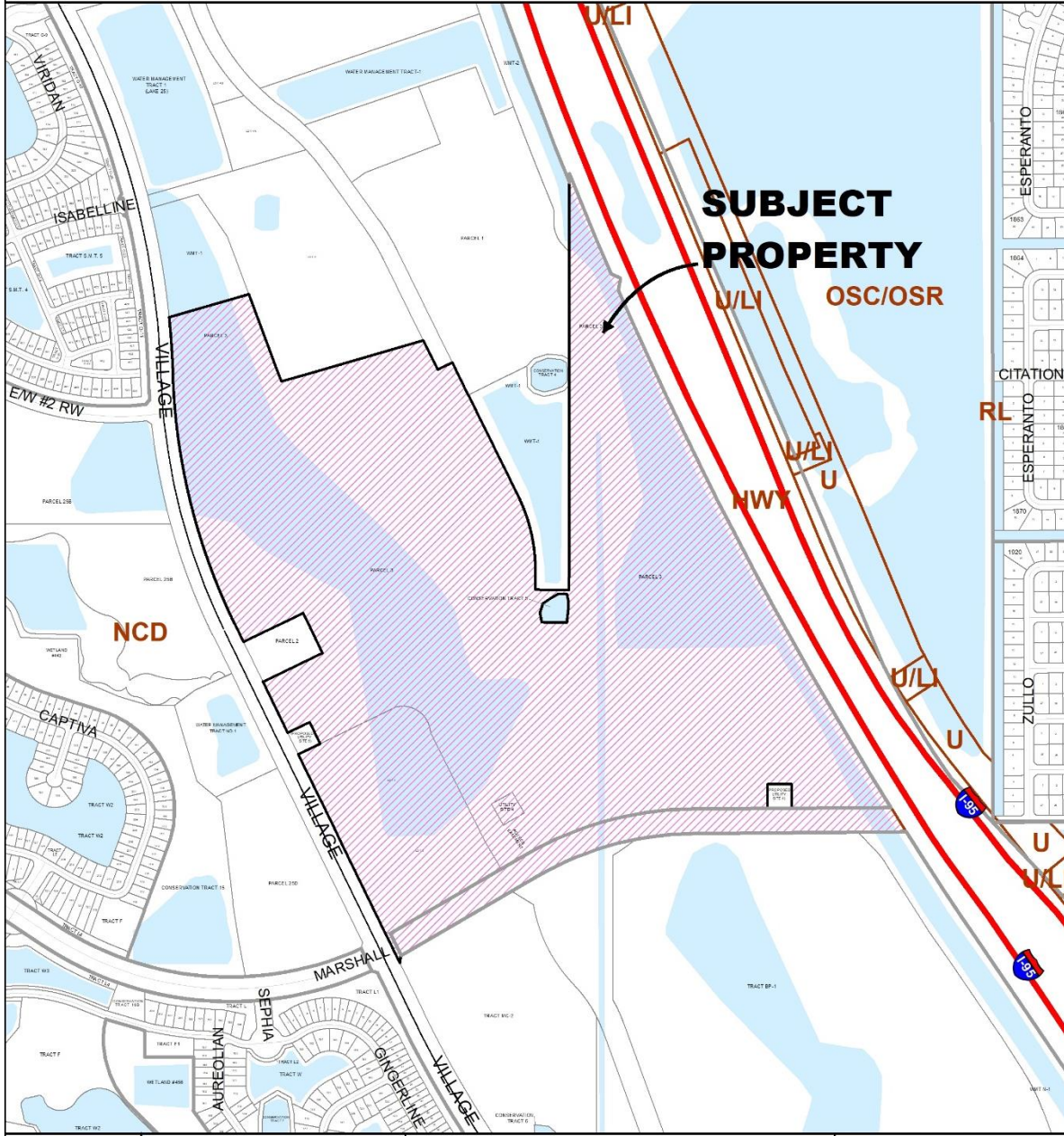
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Stormwater tract, Dragonfly Site Plan, Tradition Commerce Park Site Plan
South	NCD	MPUD	Costco Warehouse Distribution Facility Site Plan and vacant land in the Legacy Park North MPUD
East			Interstate 95 and Duda Canal
West	NCD	MPUD	SG 11 Site Plan, stormwater tracts, Stars and Stripes Park and vacant city owned land (future public school site)

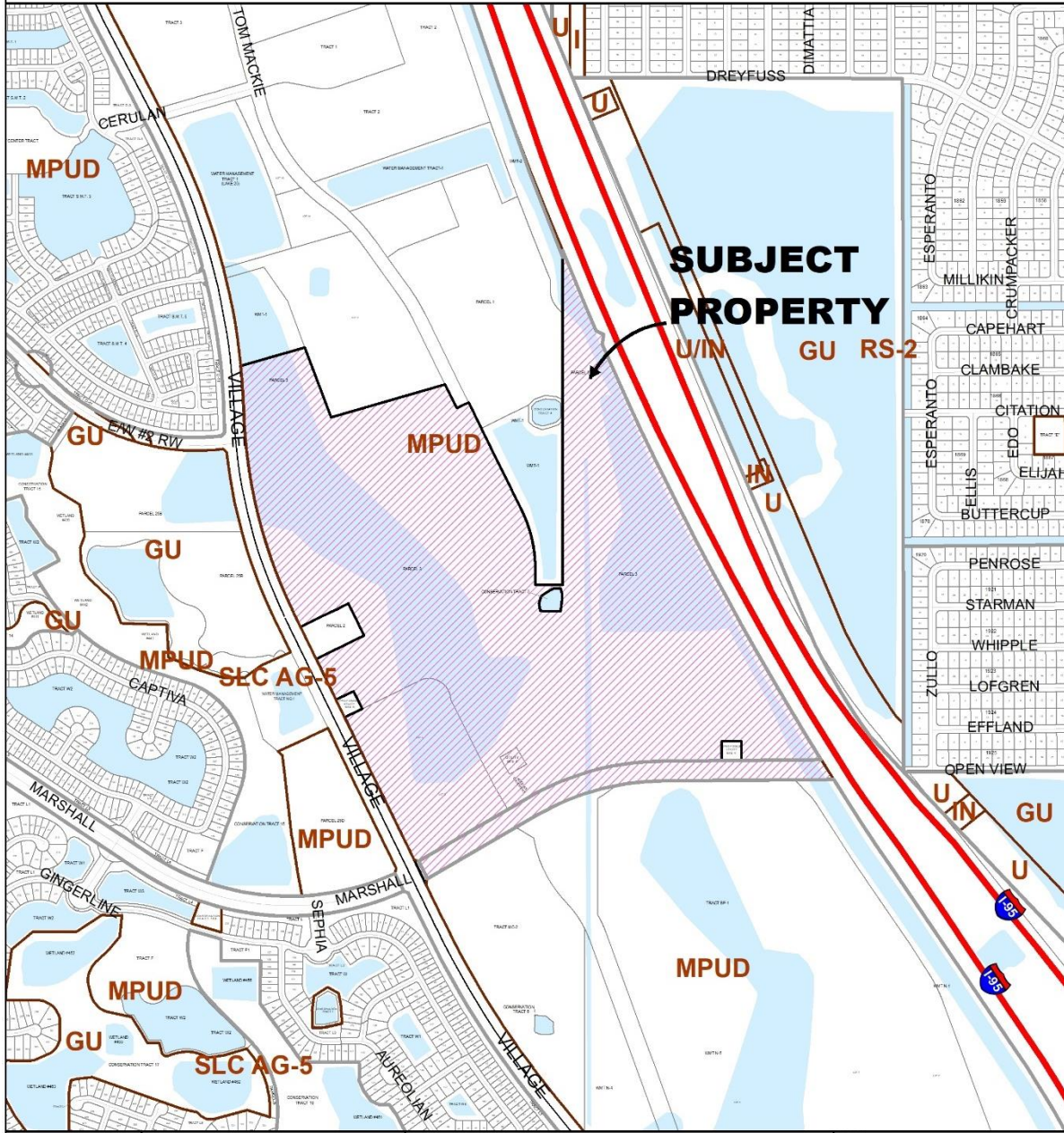
NCD – New Community Development District

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. Any applications for future residential development on the proposed lots will be reviewed for Parks and Recreation level of service requirements.
<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. Any applications for future residential development on the proposed lots will be reviewed for Parks and Recreation level of service requirements.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

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. Wetland preservation and mitigation requirements for the Southern Grove DRI are addressed. There are two conservation tracts adjacent to or within the subject property that are already preserved per the Southern Grove DRI and the regulatory permits issued by the South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE) permits for the Southern Grove DRI. The proposed plat provides for access easements to the two conservation tracts dedicated to the Southern Grove CDD No. 5 for maintenance.

Related Projects

- P19-076 – Southern Grove Plat No. 26
- P21-263 – Southern Grove Plat No. 40

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat with construction plans at the May 22, 2024, Site Plan Review Committee meeting. 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 the plat be approved with the requirement for final construction plans for E/W 2 (Destination Way) and the requirement for a performance guarantee in an amount not to exceed one hundred twenty (120%) percent of the cost of installation for improvements be waived as provided for under Section 156.023 of the Subdivision Code and subject to the following condition:

1. The construction plans and street tree planting plans for Destination Way (E/W 2) are submitted and approved by the Site Plan Review Committee prior to the issuance of the Public Works Department's site development permit.