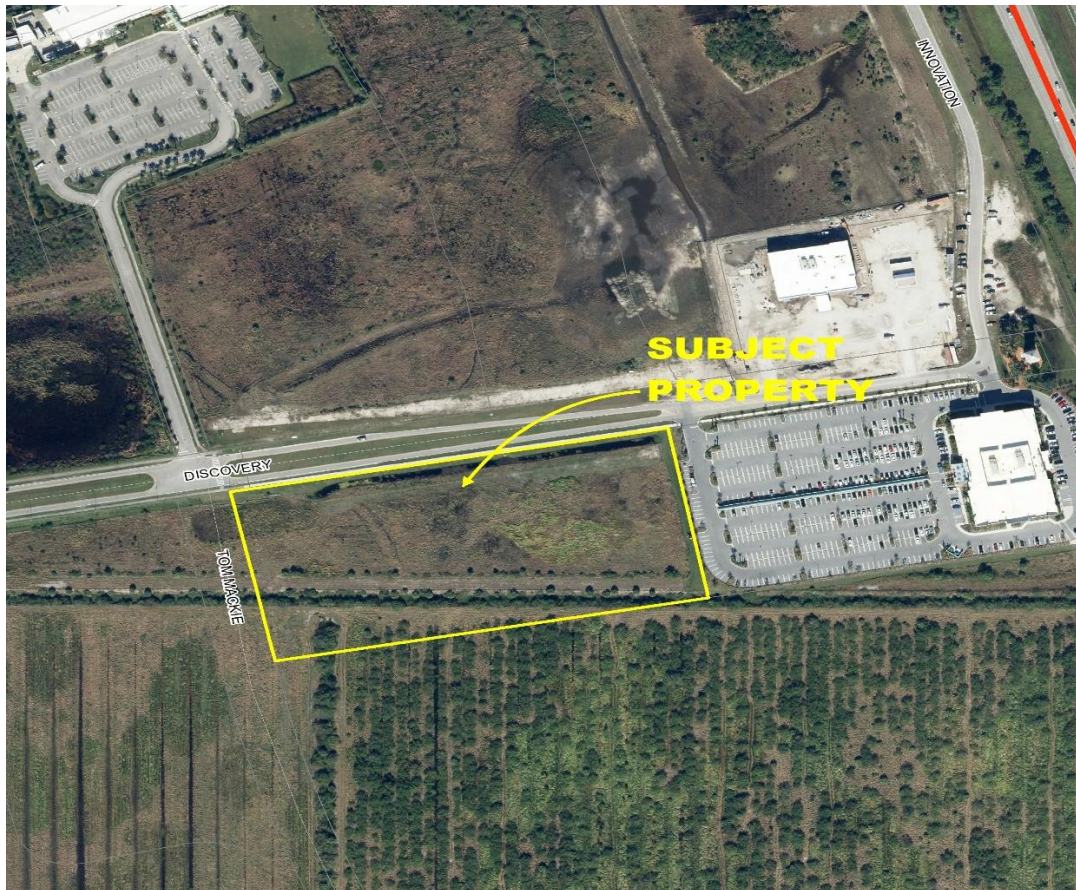




**Southern Grove Plat No. 36  
 Preliminary and Final Subdivision Plat  
 P21-060**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 36
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	Pegasus PSL, LTD
Location:	The property is generally located at the southeast corner of the intersection of SW Discovery Way and Tom Mackie Boulevard.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Description**

An application to subdivide a 7.551 acre parcel located immediately west of Keiser University in Southern Grove into three tracts for future development as follows:

1. Lot 1 – 1.564 acres
2. Lot 2 – 3.026 acres
3. Lot 3 – 2.961 acres

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at a meeting of the Site Plan Review Committee on March 24, 2021.

**Location and Site Information**

Parcel Number:	4315-505-0006-000-1
Property Size:	7.551 acres, more or less
Legal Description:	Southern Grove Plat No. 14, Lot 2
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Commerce Park Master Planned Unit Development)
Existing Use:	Vacant land

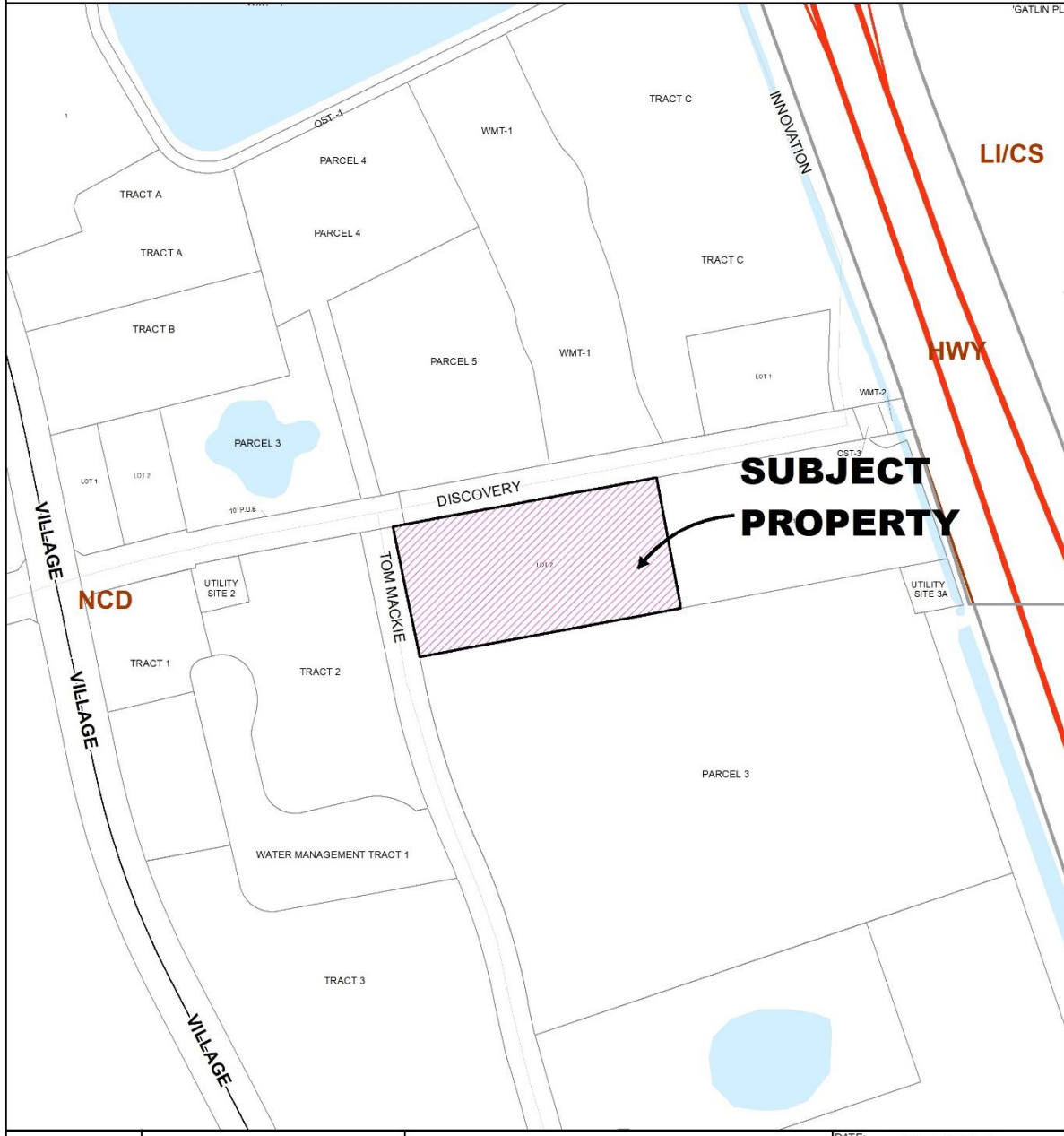
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land
South	NCD	MPUD	Tamco Manufacturing and Warehouse Center
East	NCD	MPUD	Keiser University
West	NCD	MPUD and	Vacant land (future Oculus Surgical, Inc., manufacturing facility)

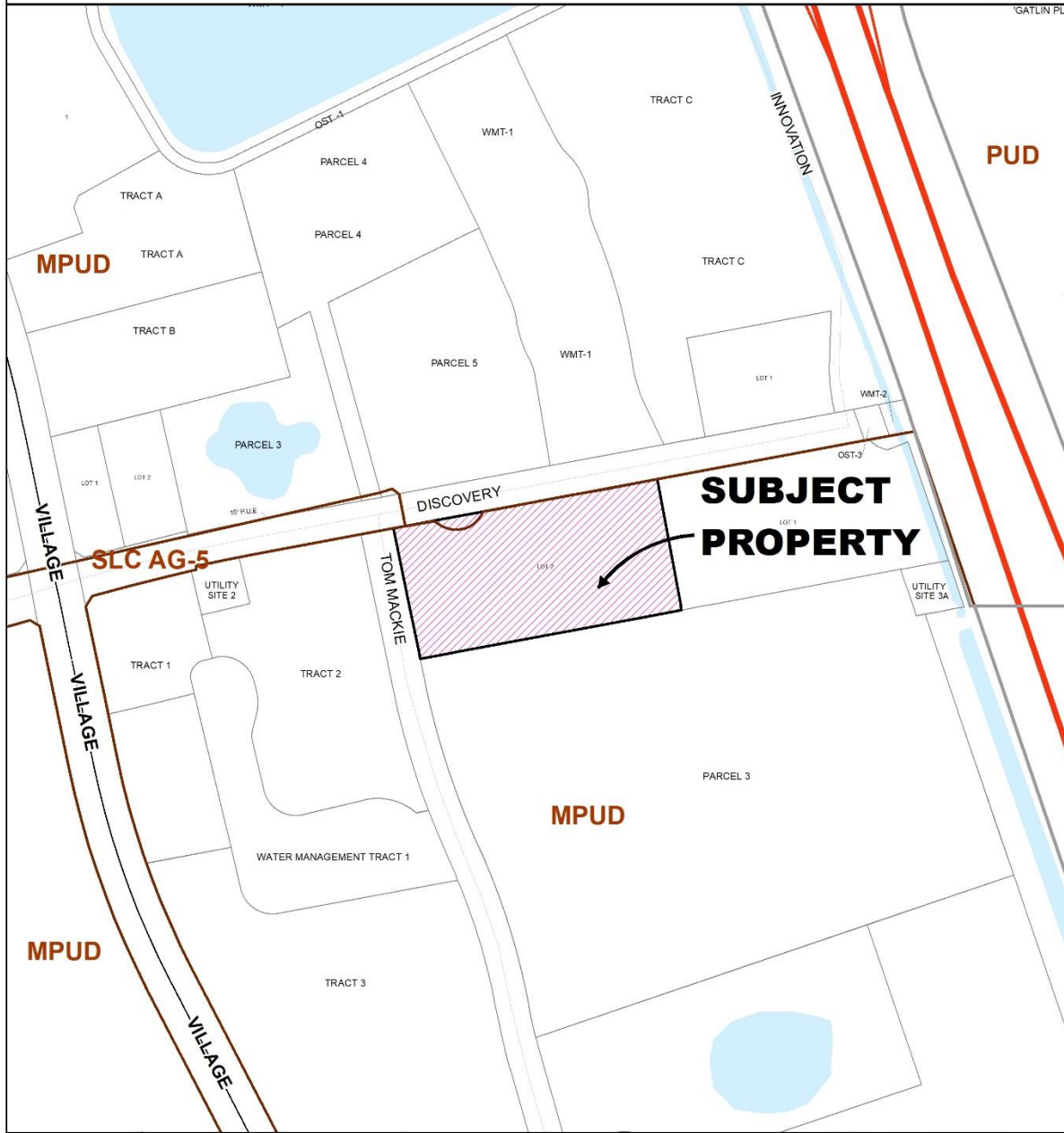
NCD – New Community Development District

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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The Port St. Lucie Utility Systems will provide water and sewer service.
<b><i>Traffic Circulation</i></b>	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.
<b><i>Parks and Recreation Facilities</i></b>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development.
<b><i>Stormwater Management Facilities</i></b>	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.
<b><i>Solid Waste</i></b>	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.
<b><i>Public School Concurrency Analysis</i></b>	Public school requirements are addressed under Condition 62 of the DRI Development Order and applicable to residential development.

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

Per the Southern Groves DRI development order, there are no wetlands or native upland habitat areas to be preserved on site. Clearing plans are required to be submitted in conjunction with site plan approval. There is an existing 40 foot drainage ditch and associated flowage easement on the property that will be abandoned at a future date. The proposed plat provides for new drainage easements.

#### **Related Projects**

P15-085 – Keiser University at Tradition 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 a special SPRC meeting on March 24, 2021 and recommended approval.