

**Tradition SG 11 Preliminary and Final Subdivision Plat
Minor Subdivision
P23-233**



Project Location Map

SUMMARY

Applicant's Request:	A request for approval of a preliminary and final minor subdivision plat for a project known as Tradition SG 11 Plat.
Agent:	Chris Hollen, P.E., Kimley-Horn
Applicant/Contract Purchaser:	The Morgan Companies
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is generally located at the corner of SW Village Parkway and SW Marshall Parkway.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

This is an application to divide an approximate 15.57- acre parcel, more or less, into two (2) lots as shown below:

- 1. Parcel A – 13.789 acres
- 2. Parcel B – 1.784 acres

There is an associated application for site plan approval for a 10,000 sq ft retail/pharmacy store on Parcel B (P23-189). The subject property was recently rezoned to the Southern Grove 11 MPUD. The Southern Grove MPUD was approved by the City Council on May 12, 2024, through Ordinance 24-17 for retail, commercial, and residential uses.

The SG 11 MPUD concept plan depicts the access management plan for the entire MPUD in accordance with the City’s access management standards. It provides for two (2) limited access driveways on SW Village Parkway, one (1) limited access driveway on Marshall Parkway, and one (1) full access driveway further west on Marshall Parkway where it aligns with the secondary driveway access at Del Webb on the other side of the street. The proposed minor subdivision plat includes a cross access easement between Parcel A and Parcel B that provides access to both SW Village Parkway and Marshall Parkway.

The subdivision plat also provides for a ten- foot- wide multimodal easement along SW Village Parkway that is dedicated to the CDD for public use and recreation. The intention of this easement is to provide for the extension of the TIM path or other multi-modal uses.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan at their meeting of January 10, 2024.

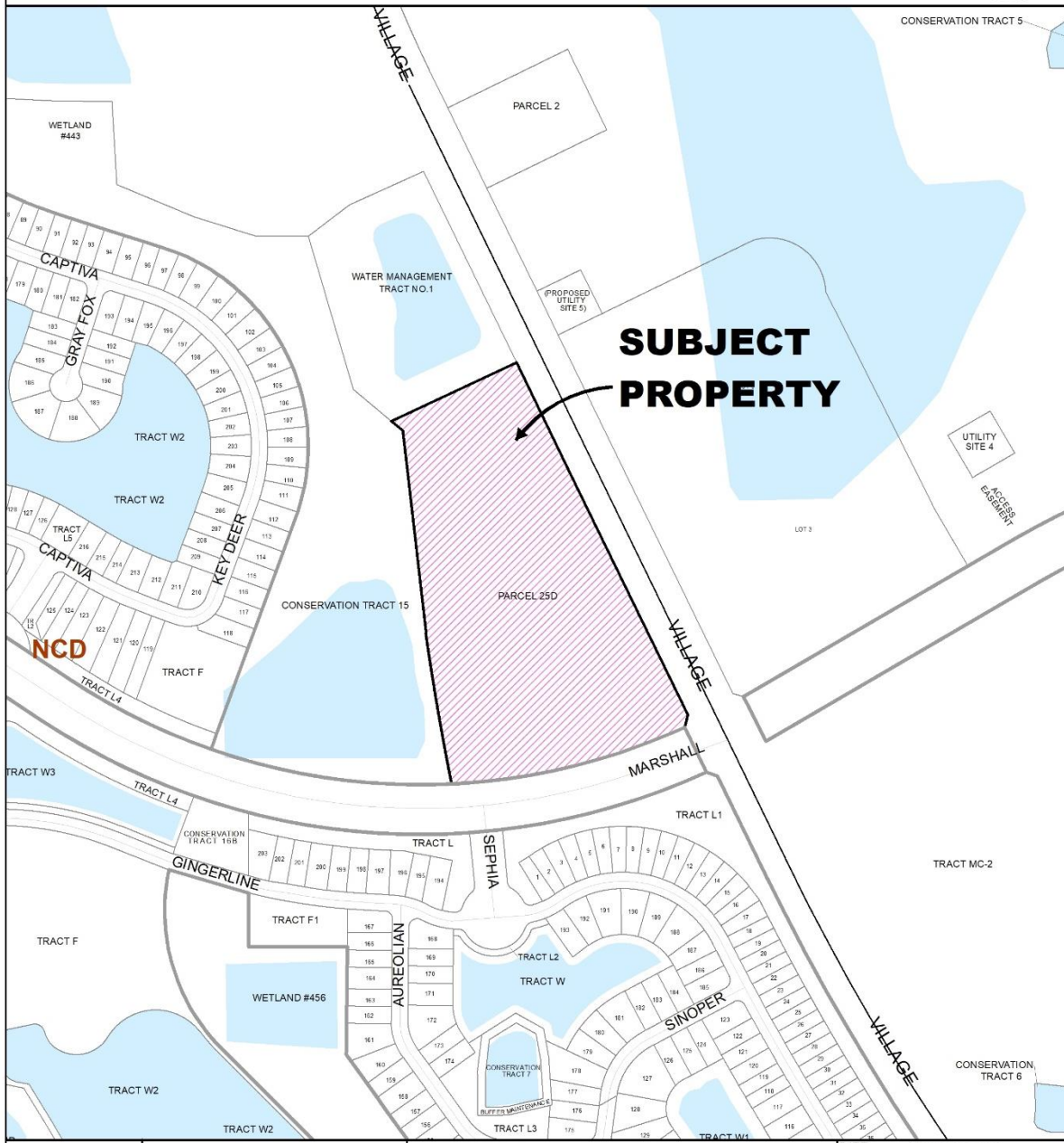
Location and Site Information

Parcel Number:	4322-600-0023-000-0
Property Size:	15.57 acres
Legal Description:	Parcel 25 D, Southern Grove Plat No. 13
Future Land Use:	Southern Grove 11 MPUD
Zoning:	NCD
Existing Use:	Vacant

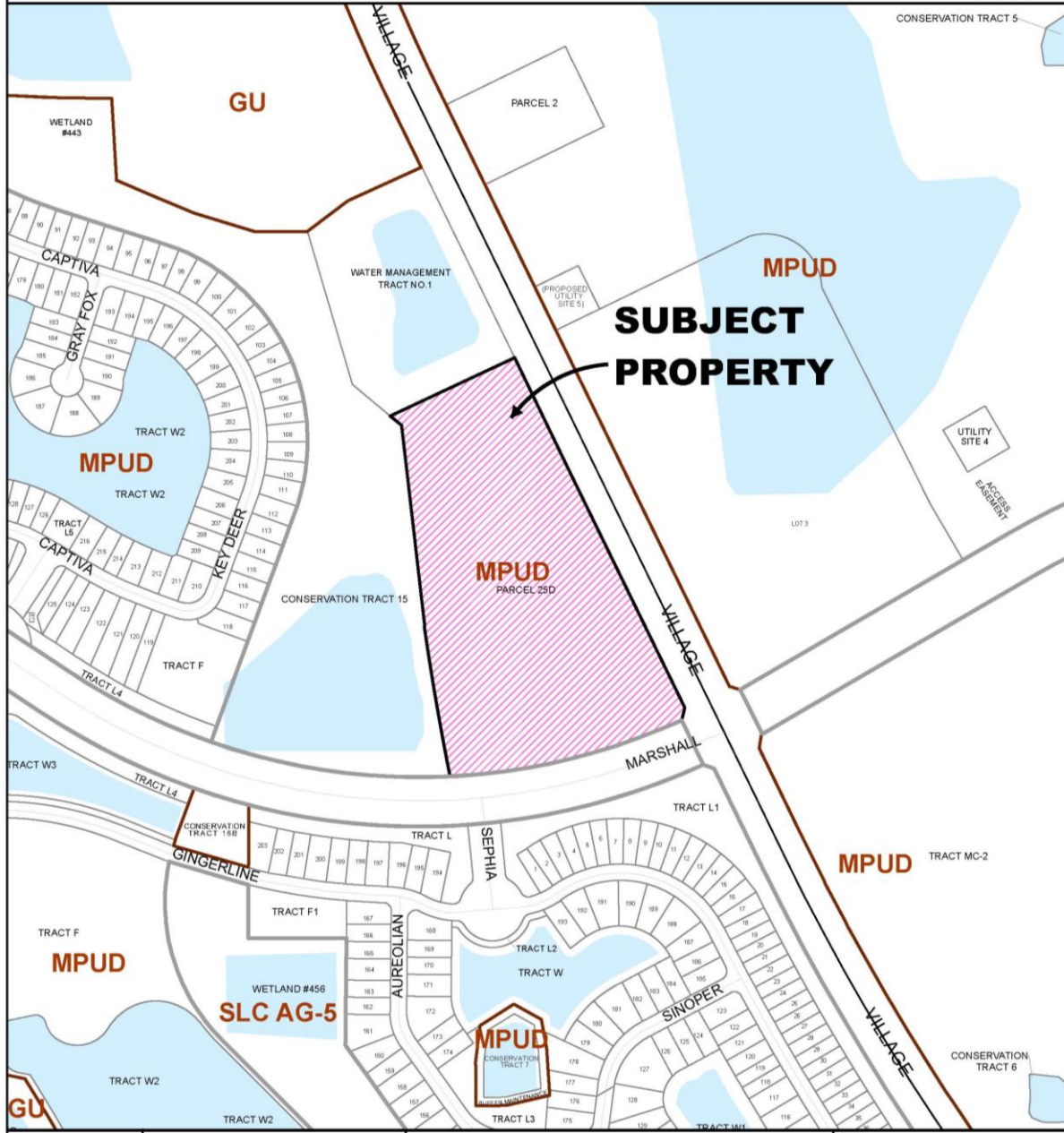
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	GU	Stormwater tract and Stars and Stripes Park
South	NCD	MPUD	Del Webb residential community
East	NCD	MPUD	Vacant Land in Tradition Commerce Park MPUD
West	NCD	GU and MPUD	Conservation Tract and Blue Heron Preserve residential community

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The subject property is located within the Southern Grove DRI. The Port St. Lucie Utility Systems Department is the provider of water and sewer service. Utility service requirements will be addressed at the site plan stage for development of the parcels.
<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 parcels.
<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 parcels.
<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 parcels.
<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

An environmental assessment report was provided. The subject property primarily undeveloped, comprised predominantly of lands previously converted to citrus groves, which are no longer in operation. A gopher tortoise survey will be required prior to any clearing of the property.

OTHER

Fire District: Access locations (external and internal) will be reviewed with each application for site plan approval.

Public Art (Chapter 162): The public art requirements for the development of the two parcels is included in the list of projects whose public art requirements are being met through the Heart in the Park Alternative Equivalent proposal.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the site plan at their meeting of January 10, 2024.