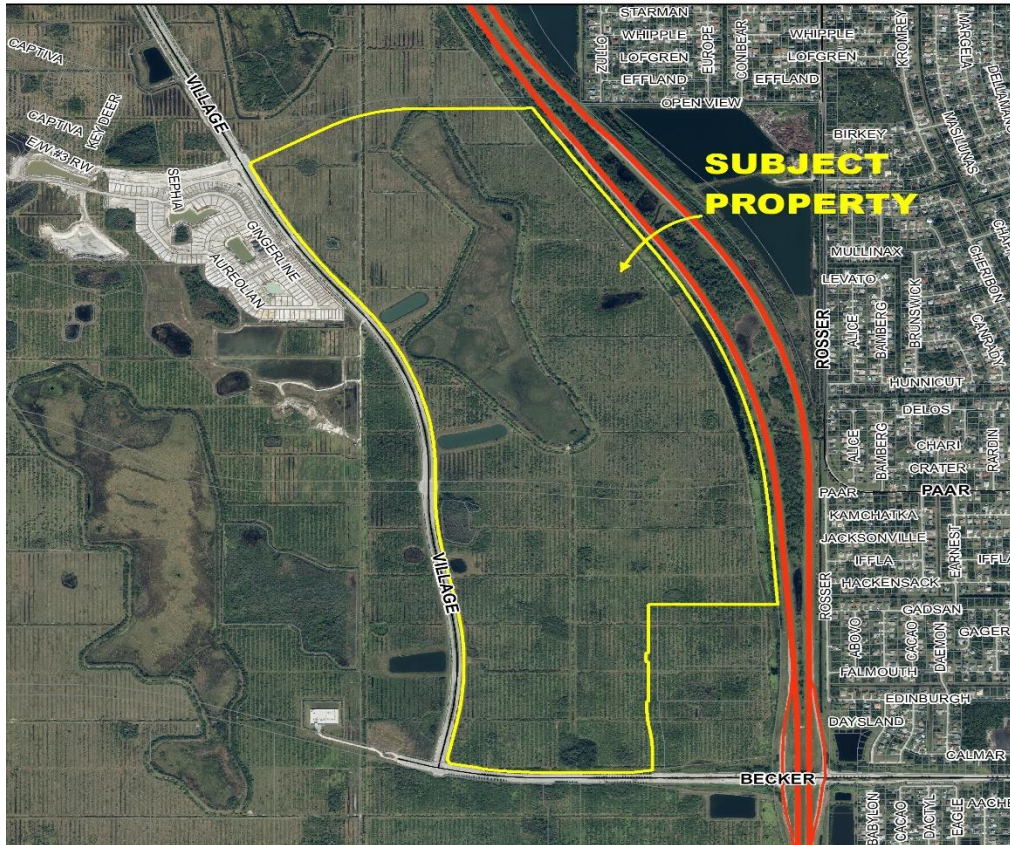




**Southern Grove Plat No. 35
 Preliminary and Final Subdivision Plat
 P21-059**



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 35
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	Port St. Lucie Governmental Finance Corporation
Location:	The property is generally located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, and south of the E/W #3 (Marshall Parkway right-of-way).
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The Port St. Lucie Governmental Finance Corporation (GFC) has applied for preliminary and final subdivision plat approval with construction plans for a project known as Southern Grove Plat No. 35. Southern Grove Plat No. 35 is a replat of Parcel 31, Southern Grove Plat No. 3 and Tract A, Southern Grove Plat No. 33 for a total of 655.805 acres, more or less. The replat creates five tracts for future development and two right-of-way tracts as follows:

- Tract A – 112.912 acres, more or less
- Tract B – 69.441 acres, more or less
- Tract C – 372.206 acres, more or less
- Lot 4 – 30.007 acres, more or less
- Lot 5 – 52.2 acres, more or less
- SW Anthony F. Sansone Sr. Boulevard Right-of-Way Tract – 5.732 acres, more or less
- Paar Drive Right-of-Way Tract -13.291 acres, more or less

There is an associated application for site plan approval for a 220,822 square foot warehouse delivery and distribution facility to be located on Lot 5 known as Project Senior (P21-057). Project Senior is scheduled for the May 10, 2021 City Council meeting. The subdivision plat provides for the extension of the north-south road known as SW Anthony F. Sansone Sr. Boulevard (fka Hegener Drive). Approximately 2,300 linear feet of SW Anthony F. Sansone Sr. Boulevard is currently under construction from Becker Road north to the northern driveway of the proposed Fed Ex distribution facility. It will be extended an additional 2,500 linear feet to connect to Paar Drive. The right-of-way width for SW Anthony F. Sansone Sr. Boulevard is 100 feet. It will be designed with 12 foot wide drive lanes, six foot paved shoulders, eight foot sidewalks on both sides, street trees, and street lighting. Approximately 1,920 linear feet of Paar Drive will be constructed from SW Village Parkway east to SW Anthony F. Sansone Sr. Boulevard. Paar Drive will be designed as a four laned roadway with ten foot sidewalks, street trees, and street lighting on both sides of the road from SW Village east to the driveway entrance to Project Senior. From the Project Senior driveway to SW Anthony F. Sansone Sr. Boulevard, Paar Drive will be a two lane roadway with twelve foot travel lanes, six foot wide paved shoulders, eight foot wide sidewalks, street trees and street lighting. The construction plans also include a signalized intersection at SW Village Parkway and Paar Drive.

A request for an exception to the City's Subdivision Regulation requirement for construction plans has been submitted (see attached) to not include construction of Paar Drive east of SW Anthony F. Sansone Sr. Boulevard to Interstate 95. In coordination with Mattamy Palm Beach, LLC, the GFC has submitted applications for a comprehensive plan amendment (P20-256) and an amendment to the Southern Grove DRI (P21-12) that propose the deletion of the Paar Drive overpass as a required transportation improvement in the conditions of approval for the Southern Grove DRI and other changes. If these applications are approved and the overpass is deleted from the City's Comprehensive Plan and the Southern Grove DRI, Paar Drive would not need to be extended to I-95. An updated traffic study was submitted that shows the Paar Drive Overpass could be deleted from the Southern Grove DRI with no adverse impacts to the regional roadway network. The updated Southern Grove Traffic Study (2021) is under review by the City's Third Party Traffic Consultant prior to scheduling these applications for City Council.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at a special meeting of the Site Plan Review Committee on April 7, 2021.

Location and Site Information

Parcel Number:	4335-500-0002-000-0; 4315-700-0034-000-5
Property Size:	655.805 acres, more or less
Legal Description:	Southern Grove Plat No. 3, Parcel 31 and Southern Grove Plat. No 33, Tract A
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Regional Business Park Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

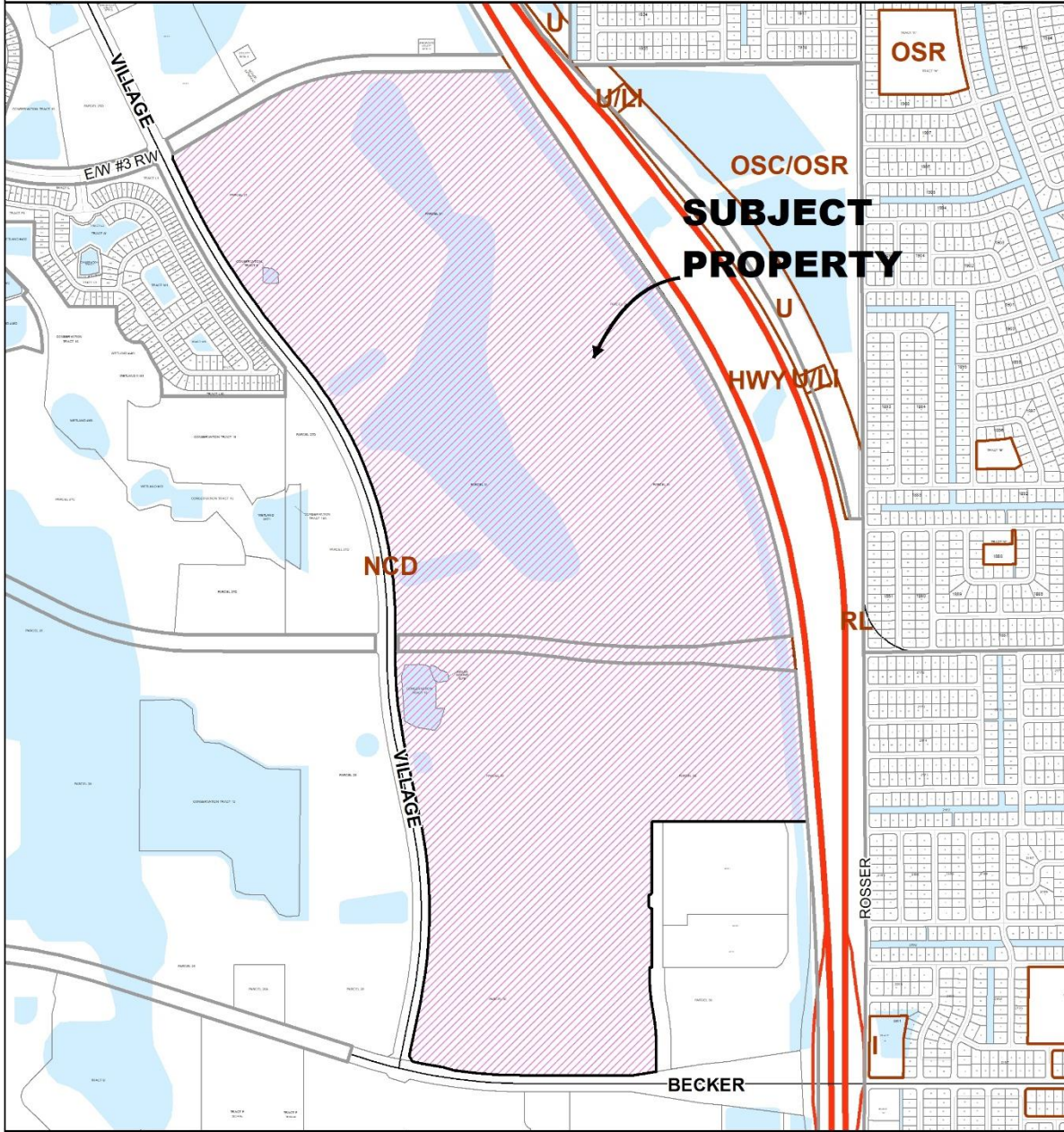
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land in Tradition Commerce Park MPUD
South	NCD	MPUD	Vacant land (proposed mixed use area per America Walks MPUD)
East			Interstate 95 and Lot 1 (proposed Fed Ex facility), Lot 2 (vacant land) and Water Management Tract -1, Southern Grove Plat No. 33
West	NCD	MPUD and SLC AG-5	Vacant land and proposed Capstone multi-family site plan (P2-141)

NCD – New Community Development District

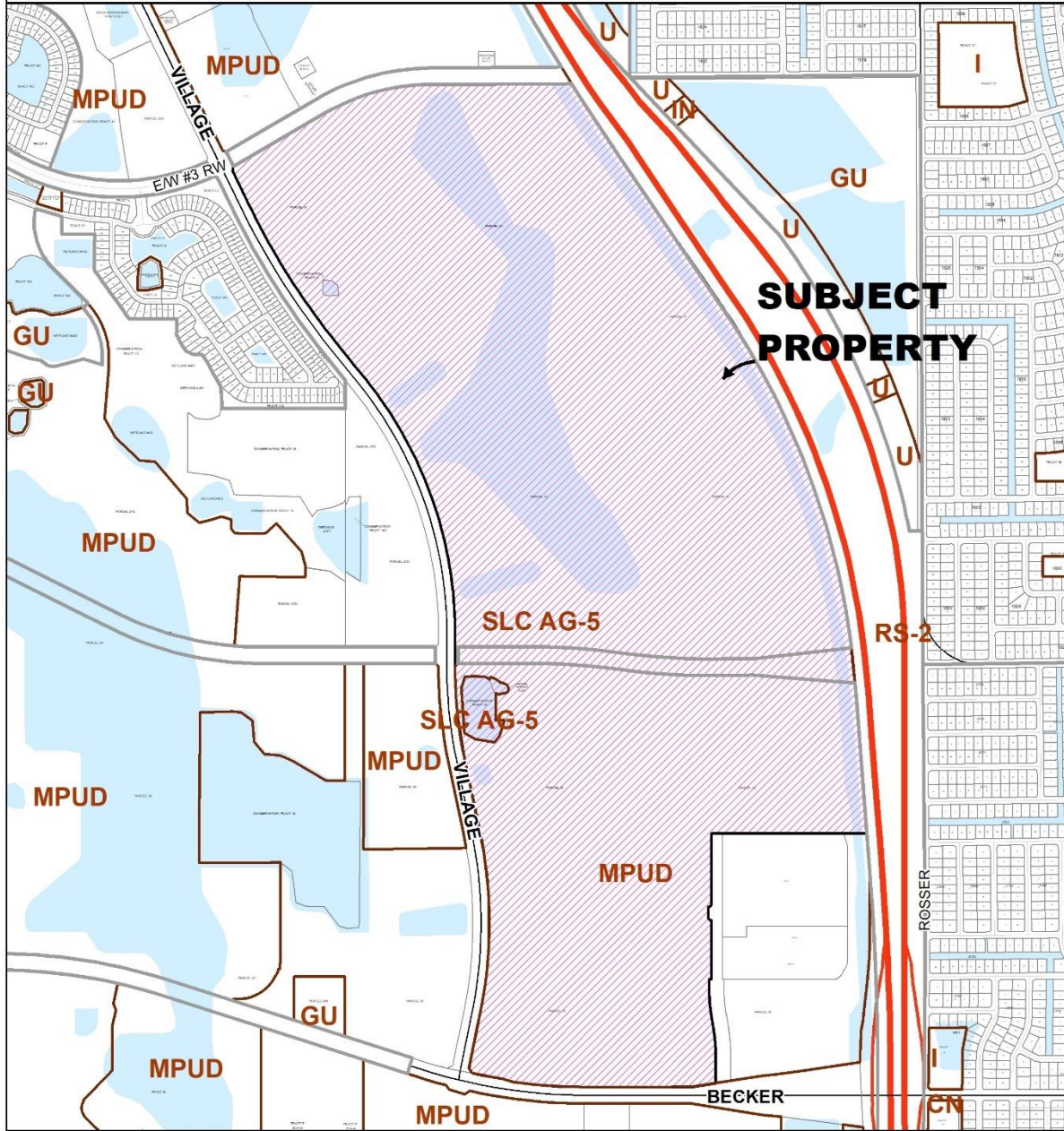
MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural (1 dwelling unit per 5 acres)

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>	<p>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.</p> <p>A trip generation analysis will be required with each site plan that is submitted for the development of the proposed tracts.</p>
<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 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>	N/A

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 Drive are addressed in the South Florida Water Management District (FWMD) Permit Numbers 56-01544-P and 56-02379-P, and 56-02531-P and Army Corps of Engineers (ACOE) Permit No. SAJ-2006-2046 IP-AZZ.

Related Projects

P21-032 – Tradition Regional Business Park MPUD Amendment
P21-059 – Project Senior 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 April 7, 2021 and recommended approval.