

SANSONE
group

120 S. Central Ave.
Suite #500
St. Louis, MO 63105

April 21, 2021

Mayor and City Council
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

RE: P21-059. Southern Grove Plat No. 35
Request for Exception of Specific Subdivision Requirements per Section 156.023, City
Code

Mayor:

Please accept this letter as a request for a waiver or exception from the requirements for subdivision approval for the proposed Southern Grove Plat No. 35 pursuant to Section 156.023 (A) and (B) of the City of Port St. Lucie Code of Ordinances. The requested exception is to allow the approval of the proposed plat without construction plans for the eastern portion of the proposed Paar Drive right-of-way between Anthony F. Sansone Sr. Blvd and Interstate 95, as shown on the proposed plat.

Construction plans are included for the western portion of the proposed Paar Drive right-of-way between Village Pkwy and Anthony F. Sansone Sr. Blvd. The eastern portion of the proposed Paar Dr right-of-way is the subject of pending applications to amend the City's Comprehensive Plan (P20-256) and to amend the Southern Grove DRI Development Order (P21-012). These applications are intended to implement the recommendations of the recently adopted Southern Grove Master Plan. The Southern Grove Master Plan depicts Paar Drive as ending at Anthony F. Sansone Sr. Blvd per City Council direction. The applications P20-256 and P21-012 will be accompanied by a traffic study that is expected to show the overpass is not needed to accommodate development in Southern Grove.

Per Section 156.023, 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 if the literal enforcement of one (1) or more provisions is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question. Since it is anticipated that the segment of Paar Road east of Anthony F. Sansone Sr. Blvd. and the overpass will be removed from the Southern Grove DRI, it is impracticable to require the construction plans for this segment of the roadway.

Should the proposed Comprehensive Plan and DRI amendments be approved, a subsequent plat would be processed to incorporate this portion of the right-of-way into the adjoining tracts. In the

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event the proposed Comprehensive Plan and DRI amendments are not approved, the construction plans for this portion of the right-of-way would be required upon replatting the adjoining tracts into final development parcels.

Thank you for your consideration of this important matter.

Respectfully,

DocuSigned by:



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Nicholas G. Sansone

Consent and Approval:

**PORT ST. LUCIE GOVERNMENTAL
FINANCE CORPORATION**, a Florida not for
profit corporation

By:



Print Name: Russ Blackburn

Its: CEO