

Southern Grove Plat No. 36 2nd Replat
Preliminary and Final Plat
P24-186



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat for a project known as Southern Grove Plat No. 36 2 nd Replat.
Applicant:	Francis Guettler, Velcon Engineering and Surveying, LLC
Property Owner:	Anglo American Land Company, LLC
Location:	The property is generally located on the south side of SW Discovery Way, east of SW Tom Mackie Boulevard.
Project Planner:	Francis Forman, Planner III

Project Description

Anglo American Land Company, LLC, Owner, has submitted the proposed preliminary and final plat application to replat Lot 3 of the Southern Grove Plat No. 36 to create three new development tracts within the Tradition Commerce Park North at Southern Grove MPUD.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the request and recommended approval of the proposed preliminary and final plat at the November 26, 2024, Site Plan Review Committee meeting.

Location and Site Information

Parcel Numbers:	4315-711-0003-000-3
Property Size:	+/- 4 acres
Legal Description:	Being a replat of Lot 3 of Southern Grove Plat No. 36 1 st Replat, Section 15, Township 37 South, Range 39 East, City of Port St. Lucie, St. Lucie County.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant

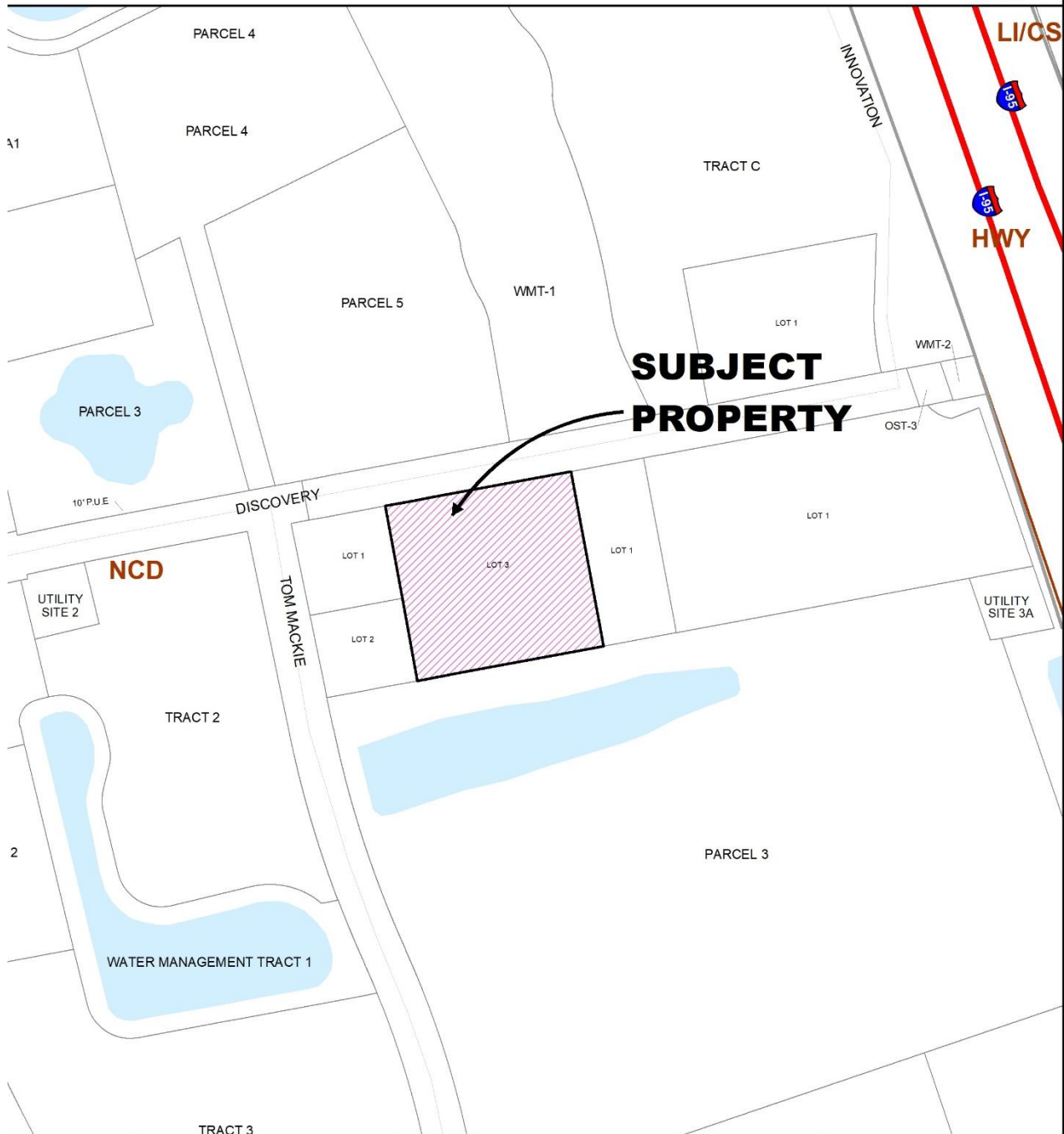
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Future Commercial/Medical Office
South	NCD	MPUD	Warehousing
East	NCD	MPUD	Institutional College
West	NCD	MPUD	Vacant

NCD – New Community Development

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision replat has been reviewed for compliance with Chapter 160 of the City Code and 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 City of Port St. Lucie Utility Systems Department 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>	Not applicable.
<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>	Not applicable.

OTHER

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 in the South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE) permits.

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 the November 26, 2024 Site Plan Review Committee meeting and recommended approval.