



TELARO AT SOUTHERN GROVE PHASE 2-3
Preliminary and Final Subdivision Plat with Construction Plans
P21-244



Figure 1. Aerial

SUMMARY

Applicant's Request:	An application for final plat and construction plan approval for 257 single-family lots on 87.8 acres in Telaro at Southern Grove, Phases 2 and 3.
Applicant:	Kinan Husainy, P.E., Kimley Horn & Associates, Inc.
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is generally located South of Discovery Way, East of SW Community Blvd., and West of SW Village Park Way
Address:	Not assigned
Project Planner:	Laura H. Dodd, AICP, Senior-Transportation Planner

Project Description

An application for preliminary and final subdivision plat and construction plan approval for Telaro at Southern Grove Phase 2-3. The project consists of 257 single-family lots, a conservation tract, water management tracts, private road right of way, and other associated infrastructure improvements upon 87.8 acres.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed this application at the February 23, 2022, meeting and recommended approval.

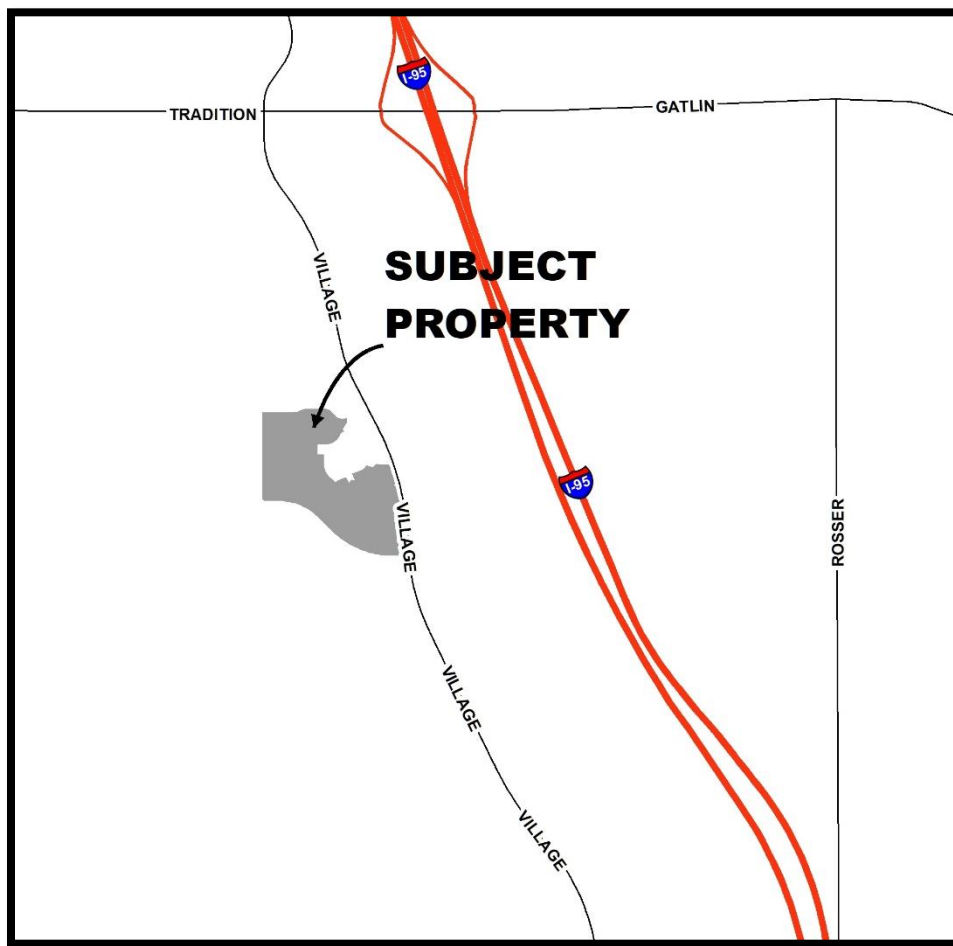


Figure 2. Location Map

Location and Site Information

Parcel Number:	4315-707-0016-000-4
Property Size:	87.8 Acres
Legal Description:	See Plat Exhibit
Future Land Use:	NCD (New Community Development)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Telaro Phase 1 – Single family residential
South	NCD	MPUD	Unimproved Lands
East	NCD	MPUD	Unimproved Lands
West	NCD	MPUD	Riverland MPUD

NCD - New Community Development

MPUD - Master Planned Unit Development

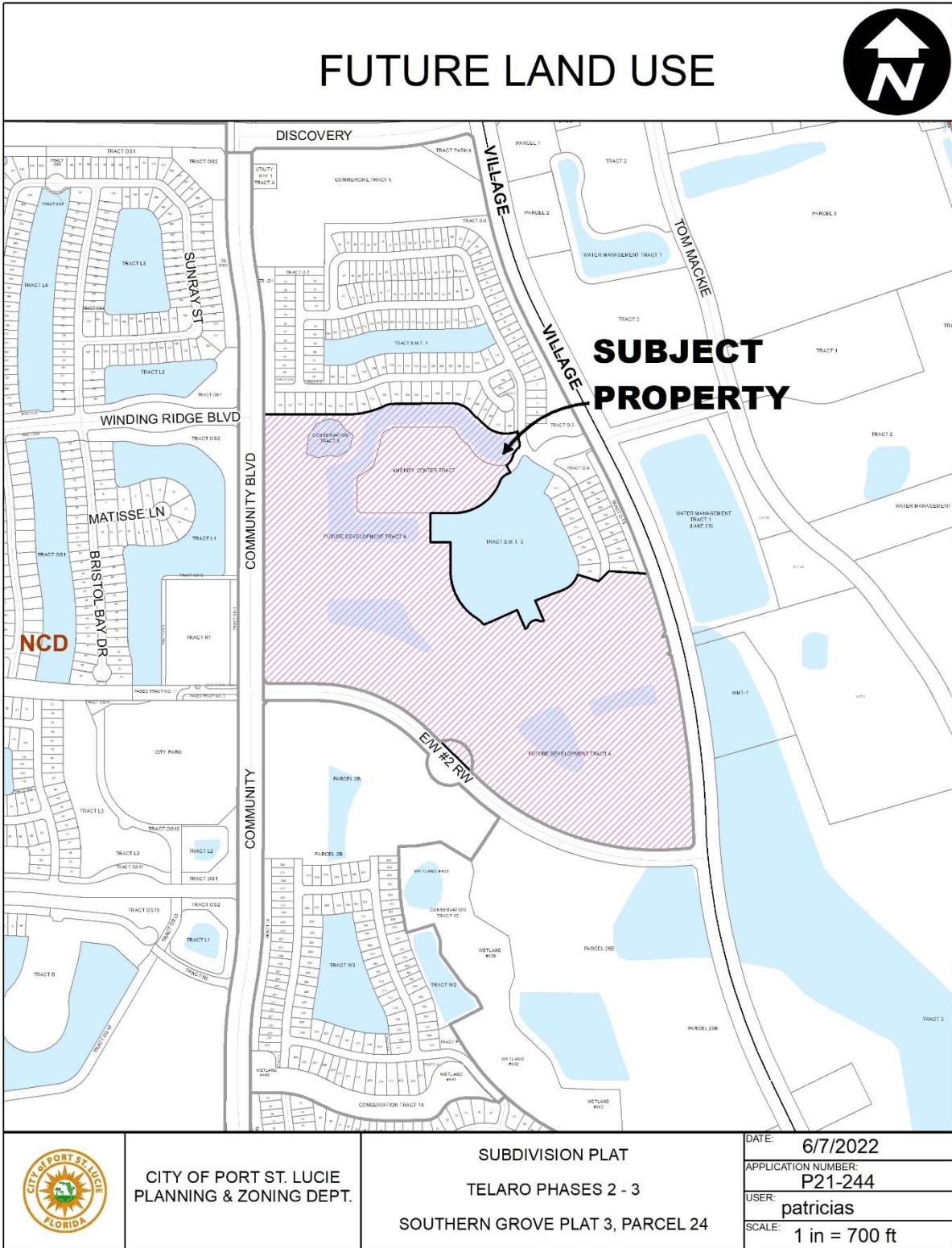
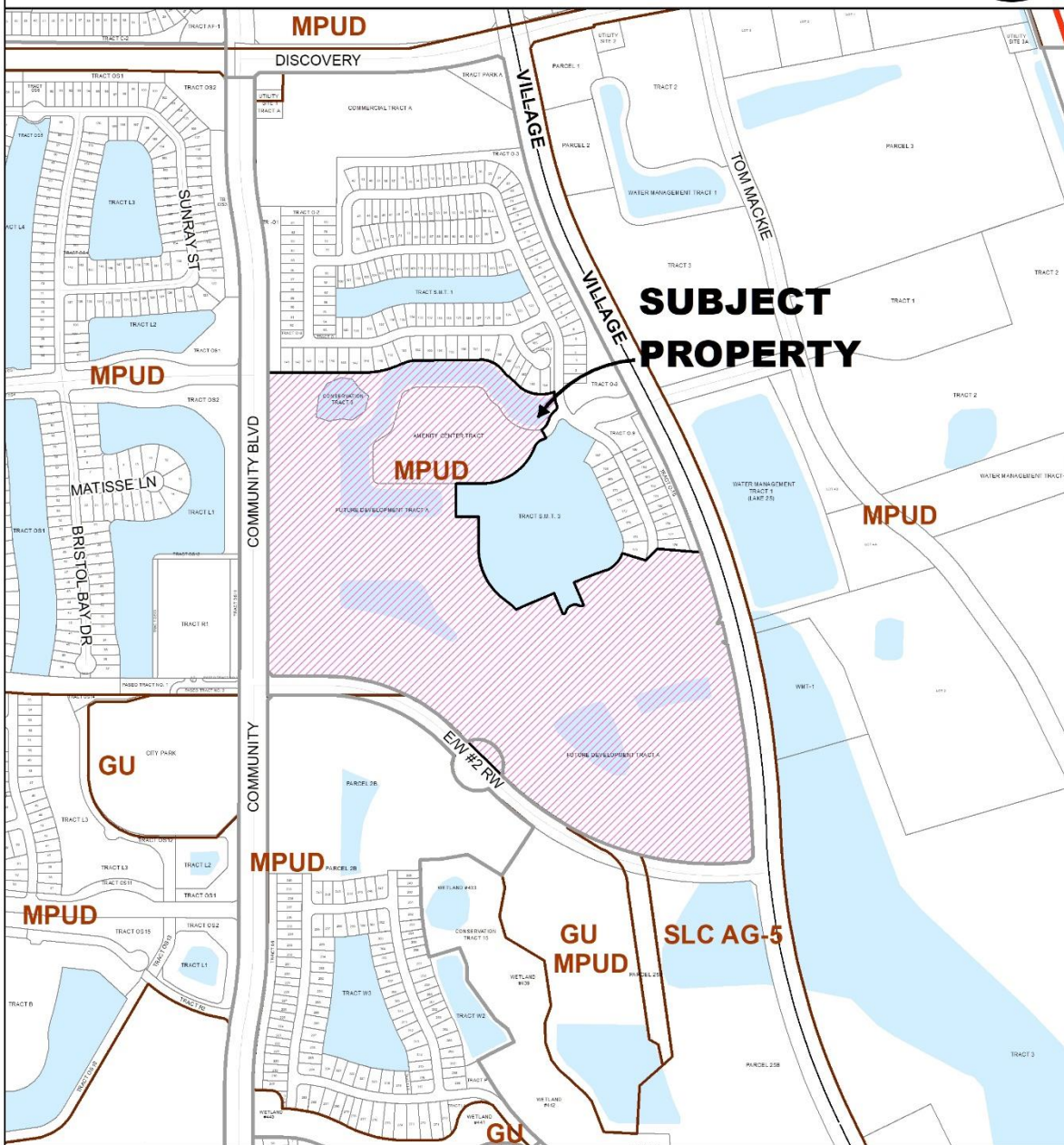


Figure 3. Future Land Use Map

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT
TELARO PHASES 2 - 3
SOUTHERN GROVE PLAT 3, PARCEL 24

DATE:	6/7/2022
APPLICATION NUMBER:	P21-244
USER:	patricias
SCALE:	1 in = 700 ft

Figure 4. Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the boundaries of the Southern Grove DRI and is subject to the conditions of the development order regarding the provision of adequate public facilities and documented as follows:

<p><i>Sanitary Sewer and Potable Water Facilities</i></p>	<p>The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer’s agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.</p>
<p><i>Traffic Circulation</i></p>	<p>Public Works staff has reviewed the Applicant’s request.</p> <p>The primary driveway access for Telaro is located on Village Parkway directly across from Trade Center Drive. The provided traffic analysis indicates that the Telaro subdivision alone would not require the installation of traffic signal. However, as the land uses and density of the proposed development east of Village Parkway are not clear at this time, it is also not clear if a traffic signal may be warranted in the future.</p> <p>Therein, Public Works has recommended approval of the project internal and external circulation providing for conditions identified below, in the staff recommendations, and within the public works memo attachment.</p>
<p><i>Parks and Recreation Facilities</i></p>	<p>The level of service for parks is measured and planned in conjunction with population growth on an annual basis. Currently, there are adequate parklands available to meet the required level of service.</p>
<p><i>Stormwater Management Facilities</i></p>	<p>The project includes paving and drainage plans which meet the required level of service.</p>
<p><i>Solid Waste</i></p>	<p>Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.</p>
<p><i>Public School Concurrency Analysis</i></p>	<p>Per Policy PSFE 2.4.1 of the City’s Comprehensive Plan, Public School Facilities Element, approval of the final plat is subject to the availability of adequate school</p>

	capacity based on the adopted level of service standards.
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NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for the Southern Grove DRI are addressed in the Development Order. Upland preservation and wetland protection is required for any effected sites.

OTHER

Fire District: The proposed road construction plans have been reviewed by the Fire District for safety purposes.

Art in Public Places: The Applicant has elected to contribute to fund. Whereas they shall contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds. The public art assessment must be paid in full prior to the issuance of a certificate of occupancy except for subdivision plats which are required to submit the public art assessment in full at the time of recording of the final plat.

Consistency with the Southern Grove DRI, Southern Grove CRA Redevelopment Plan, and Figure 1-4 of the Comprehensive Plan: The proposed project is located in a designated Mixed-Use Subdistrict as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, and Figure 1-4, the conceptual land use plan for the Southern Grove NCD District, of the Future Land Use Element.

Policy 1.2.2.7: Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.

The overall Telaro PUD proposed development includes a mixture of uses consistent with Map H, the master development plan for the Southern Grove DRI, and Policy 1.2.2.7 of the Comprehensive Plan.

RELATED PROJECTS:

- P20-040 Telaro at Southern Grove Preliminary Plat and Construction Plans
- P21-013 Telaro at Southern Grove Phase 1 Final Plat

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed this request at their meeting of February 23, 2022, and recommended approval of the preliminary and final plat with construction plans providing for City Council direction on the following request for relief of prior conditions and additional conditions imposed:

Request for Relief from Prior Conditions: Mattamy Homes Palm Beach, LLC (Mattamy) is requesting relief from the previous condition within Resolution 20-R105 that states (1) an updated traffic analysis/driveway phasing report shall be provided prior to issuance of a Public Works permit for Phase 3 and any improvements will be constructed concurrently to the second driveway access, (2) the applicant shall coordinate with the developer east of Village Parkway and provide a refined traffic analysis to determine when a signal would be warranted. Should the signal be warranted, a funding mechanism will be determined, and funds deposited in a restricted fund account prior to issuance of a Public Works permit for Phase 3. Mattamy is requesting that the permits for Phase 3 not be held until the agreement is executed, but rather they would only be withheld if the agreement were not executed within 270 days of the approval of this Resolution.

Therefore, Public Works is recommending 2 options for a condition of approval that either:

Condition Option #1:

1. (1) Mattamy Homes Palm Beach, LLC shall draft and enter into an agreement that identifies (i) when traffic signals are needed for any connections to the Village Parkway and Becker Road corridors within the Southern Grove DRI boundaries and (ii) the mutually agreed upon proportionate financial obligation for relevant parties' for each traffic signal within the Southern Grove Boundary along the Village Parkway and Becker Road corridors; such agreement must be in a form approved by the City (the "Traffic Signal Agreement"). (2) The Traffic Signal Agreement shall be approved and fully executed within 270-days of Council Approval of this Resolution during which time permits for Phase 3 may be issued. (3) If the Traffic Signal Agreement is not executed and approved within the 270-day timeframe, no additional permits will be issued for any portion of the Telaro Development.

Or that:

Condition Option #2:

2. (1) Mattamy Palm Beach, LLC shall draft and enter into an agreement that identifies (i) when traffic signals are needed for any connections to Village Parkway and Becker Road corridors within Southern Grove DRI boundaries and (ii) the mutually agreed upon proportionate financial obligation for relevant parties' for each traffic signal within the Southern Grove Boundary along Village Parkway and Becker Road corridors, such agreement must be in a form approved by the City (the "Traffic Signal Agreement"). (2) The Traffic Signal Agreement shall be approved and fully executed within 270 days of Council Approval of this Resolution. (3) No permits will be issued for Phase 3 of the Telaro Development until the Traffic Signal Agreement is executed and approved. (4) If the Traffic Signal Agreement is not executed and approved within the 270-day timeframe, no additional permits will be issued for any portion of Telaro Development.