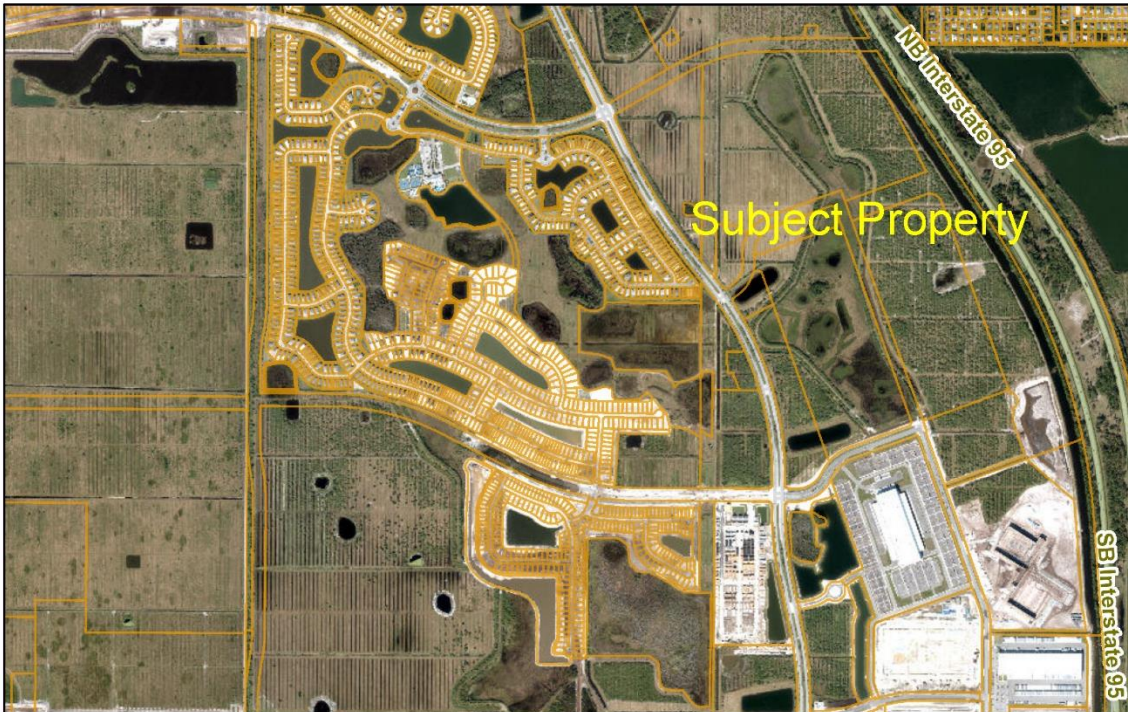




**Southern Grove Plat No. 45  
Preliminary and Final Subdivision Plat  
P23-167**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 45
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	Port St. Lucie Governmental Finance Corporation, PSL Project Apron Industrial Owner, LLC, Chill Build PSL, LLC, Southern Grove Community Development District No. 5, and the City of Port St. Lucie
Location:	The property is generally located west of Interstate 95, north of Becker Road, east of SW Village Parkway, north of SW Hegener Drive and south of the Marshall Parkway Road Right-of-Way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

### **Project Background and Description**

Southern Grove Plat No. 45 is a replat of Southern Grove Plat No. 43. Southern Grove Plat No. 43 is located in the area of Southern Grove known as Legacy Park between SW Hegener Drive and the Marshall Parkway road right-of-way. Southern Grove Plat No. 43 was approved by the City Council on September 12, 2022 through Resolution 22-R105. It created the tracts for the extension of SW Sansone Sr Boulevard from SW Hegener Drive north to Marshall Parkway, a proposed east-west roadway to be known as St. Louis Drive, the parcels for three economic development projects known as Project Apron, Project Green, and Project Suburban, four water management tracts and three tracts of land for future development. Project Apron and Project Green did not move forward and there is a new development plan proposed for this area that is known as Project Everest. To accommodate Project Everest, a replat is required to reconfigure parcel lines and roadway tracts.

Southern Grove Plat No. 45 revises the proposed alignment for the extension of SW Anthony F. Sansone Sr. Boulevard from SW Hegener Drive north to Marshall Parkway to align the roadway further to the west. The parcel lines for St. Louis Drive, Project Apron, Project Green, and Tract BP-1 are removed and a 192.50 acre parcel known as Lot 1 is created for Project Everest. Southern Grove Plat No. 45 creates three water management tracts and two tracts for future development adjacent to Village Parkway (Lot 2 - 32.76 acres and Lot 3 - 19.49 acres). Southern Grove Plat No. 45 also adds back the road right-of-way for the extension of SW Hegener Drive east to the Duda Canal that was removed with Southern Grove Plat No. 43. As a result, Lot 6, the Project Suburban site, has been reduced in size from 18.77 acres shown on Southern Grove Plat No. 43 to 15.06 acres as shown on proposed Southern Grove Plat No. 45.

The submittal packet includes the construction plans for the extension of SW Anthony S. Sansone SR Boulevard and the extension of SW Hegener Drive. The submittal packet does not include the street tree landscape plans for either roadway. These plans are still under design. In addition, the right-of-way for the extension of SW Hegener Drive was included in the sale of the Project Suburban site (Lot, Southern Grove Plat No. 43) to Chill Build PSL, Inc. The acreage, approximately 3.71 acres, will need to be deeded to the City of Port St. Lucie for the road to be constructed. The City Attorney's Office has prepared a conveyance agreement that requires the Chill Build PSL, Inc. to deed the land to the City within 120 days of the recording of the subdivision plat. Staff is recommending the approval of the plat be subject to the condition that the required landscape plans for SW Anthony F. Sansone Sr. Boulevard and SW Hegener Drive be submitted and approved by the Site Plan Review Committee prior to the issue of the Public Works Department's site development permit.

There is an associated application for site plan approval for Project Everest (P23-168) that is also scheduled for the December 4, 2023 City Council meeting.

### **Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the October 11, 2023 Site Plan Review Committee meeting.

**Location and Site Information**

Parcel Number:	4326-602-0001-000-8; 4326-602-0004-000-9; 4326-602-0007-000-0; 4326-602-0002-000-5; 4326-602-0005-000-6; 4326-602-0009-000-4; 4326-602-0003-000-2; 4326-602-0006-000-3; 4326-602-0010-000-4
Property Size:	378.65 acres, more or less
Legal Description:	Southern Grove Plat No. 43
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Legacy Park North Master Planned Unit Development)
Existing Use:	Vacant land

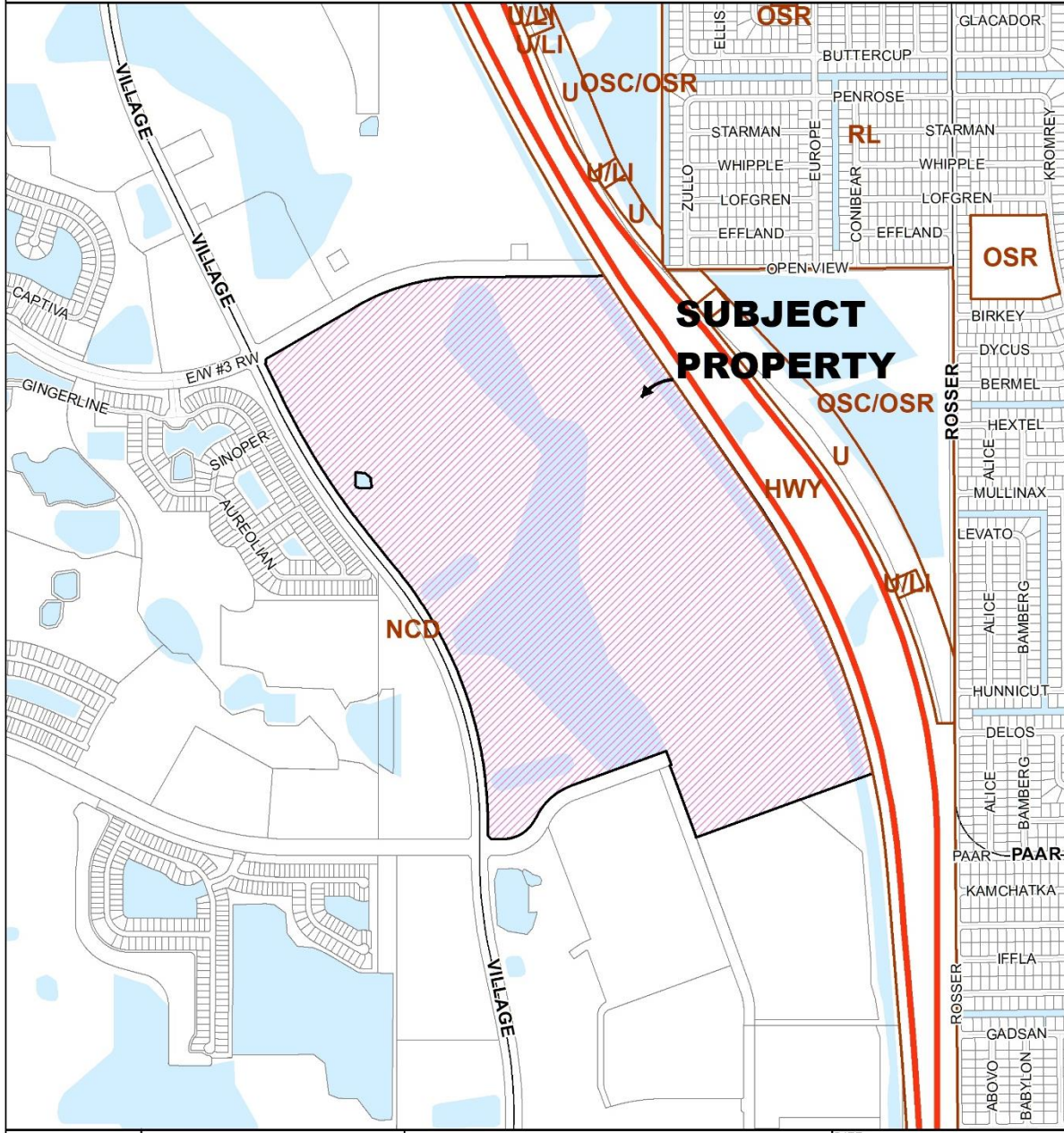
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land in Tradition Commerce Park MPUD
South	NCD	MPUD	Amazon warehouse and Cheney Brother Site Plan (under construction)
East			Interstate 95 and Duda Canal
West	NCD	MPUD	Del Webb Residential Community, future Farrell Self Storage, future retail and future multi-family development (Eden at Tradition Site Plan)

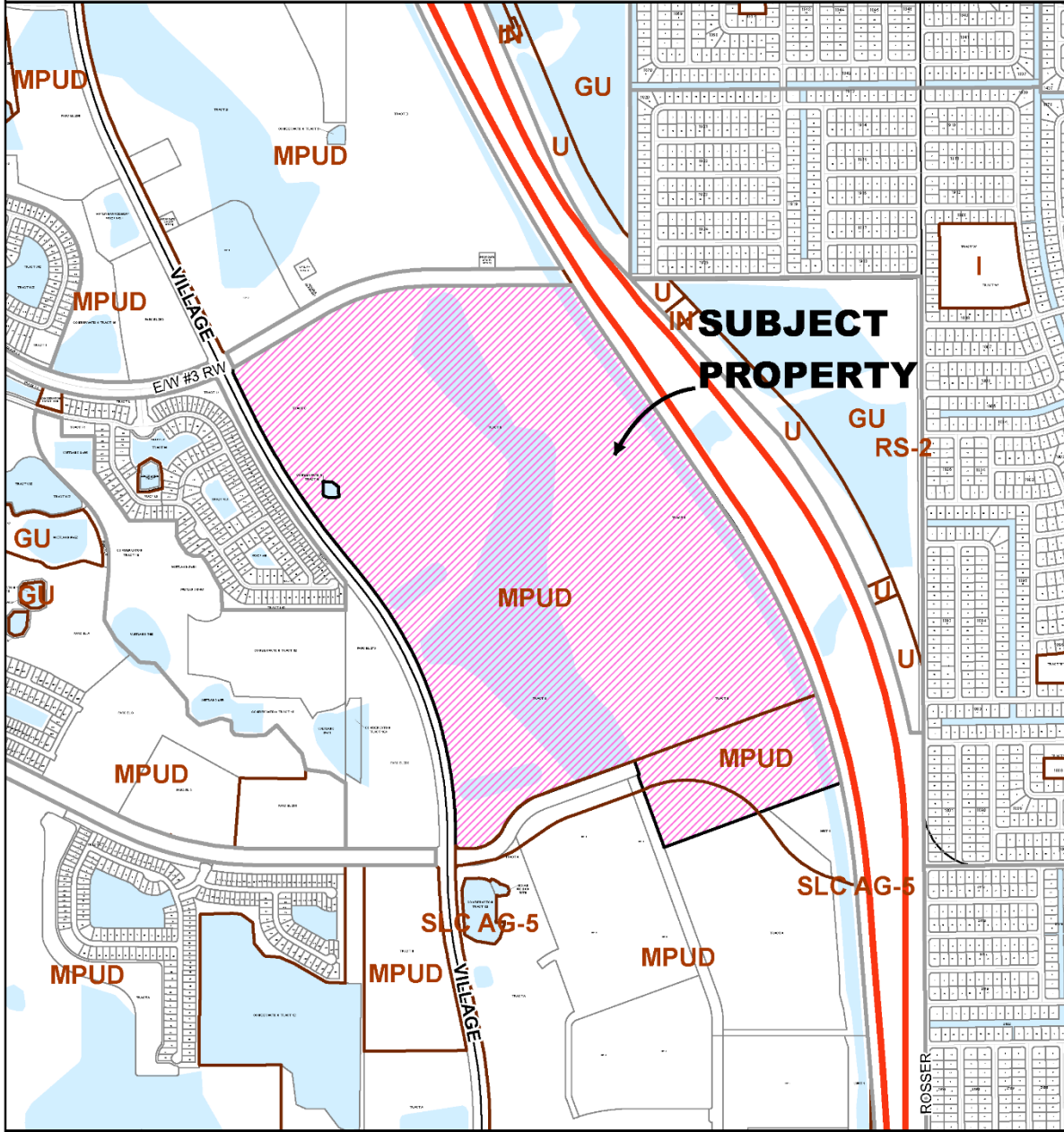
NCD – New Community Development District

MPUD – Master Planned Unit Development

# 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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The Port St. Lucie Utility Systems will provide water and sewer service.
<b><i>Traffic Circulation</i></b>	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 proposed tracts.
<b><i>Parks and Recreation Facilities</i></b>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development.
<b><i>Stormwater Management Facilities</i></b>	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.
<b><i>Solid Waste</i></b>	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.
<b><i>Public School Concurrency Analysis</i></b>	Public school requirements are addressed under Condition 62 of the DRI Development Order and applicable to residential development.

### **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.

### **Related Projects**

- P23-155 – Legacy Park North MPUD Amendment No. 1 - Administrative Amendment
- P23-168 – Legacy Park Distribution Center Site Plan (Project Everest)

## **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 October 11, 2022 and recommended approval.

The Planning and Zoning Department recommends approval with the following condition:

1. The street tree planting plans for the extension of SW Anthony F. Sansone Sr. Boulevard and the extension of SW Hegener Drive be submitted and approved by the Site Plan Review Committee prior to the issuance of the Public Works Department's site development permit.