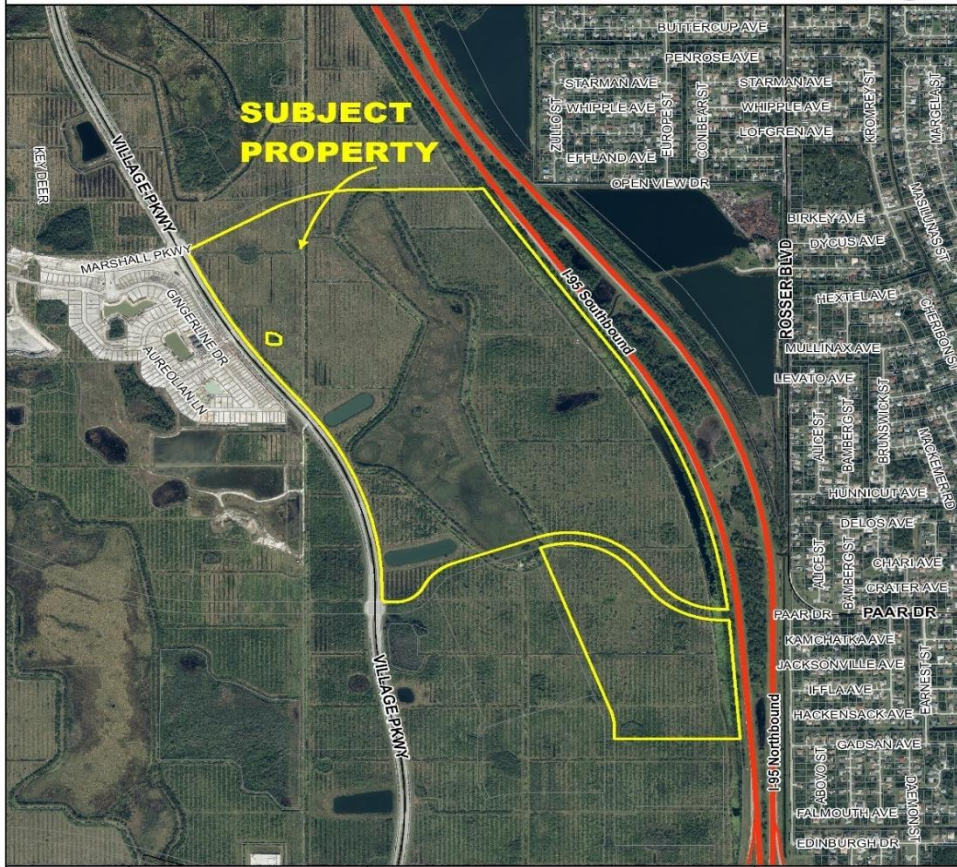




**Southern Grove Plat No. 38  
 Preliminary and Final Subdivision Plat  
 P21-221**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 38
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	Port St. Lucie Governmental Finance Corporation and City of Port St Lucie
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**

Culpepper and Terpening, Inc., acting as the agent for the City of Port St. Lucie and the Port St. Lucie Governmental Finance Corporation (GFC), has submitted an application for preliminary and final subdivision plat approval for a project known as Southern Grove Plat No. 38. Southern Grove Plat No. 38 is a replat of Tract B, Tract C, and Paar Drive as shown on Southern Grove Plat No. 35. Southern Grove Plat No. 35 was a replat of GFC owned land and city owned right-of-way in the area of Southern Grove generally referred to as Legacy Park. Southern Grove Plat No. 35 created five tracts for future development including the Project Senior parcel. It provided for the platting and construction of the extension of SW Anthony F. Sansone Sr. Boulevard from the Fed Ex distribution facility north to Paar Drive (E/W 4), the platting of Paar Drive from SW Village Parkway to Interstate 95, and plans for the construction of Paar Drive from SW Village Parkway to SW Anthony F. Sansone Sr. Blvd. No construction plans were submitted for the segment of Paar Drive from SW Anthony F. Sansone Sr. Boulevard to Interstate 95 because that segment of roadway was proposed for deletion from the Southern Grove DRI. On November 8, 2021, the City Council approved the 8<sup>th</sup> amendment to the Southern Grove DRI (Res. 21-R136). It removed the requirement for a proposed Paar Drive/I-95 overpass and the segment of Paar Drive from SW Anthony F. Sansone Sr. Boulevard to Interstate 95 from the Southern Grove DRI. This application replats the acreage previously designated for road right-of-way. The acreage is now included proposed Tract A. Proposed Tract A is 53.66 acres and the designated site for the proposed Cheney Brothers Distribution Facility Site Plan application (P21-279).

The City Attorney's Office has prepared an ordinance, Ordinance 21-122, that authorizes the abandonment of the previously designated road right-of-way for Paar Drive from SW Anthony F. Sansone Sr. Boulevard to Interstate 95 and conveyance of the land to the GFC. The second reading of Ordinance 21-122 is scheduled for the December 6, 2021 City Council meeting. In addition to Tract A, Southern Grove Plat No. 38 creates a 378.650 acre tract, Tract B, for future development and replats Paar Drive so that the roadway terminates at SW Anthony F. Sansone Sr. Boulevard. There are no infrastructure improvements associated with Southern Grove Plat No. 38. The construction of Paar Drive from SW Village Parkway to SW Anthony F. Sansone Sr. Boulevard is a bonded improvement under Southern Grove Plat No. 35 (Res. 21-R57).

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

The Site Plan Review Committee reviewed the request and recommended approval of the proposed preliminary and final subdivision plat at the October 13, 2021 Site Plan Review Committee meeting.

**Location and Site Information**

Parcel Number:	4326-600-0002-000-9 and 4326-600-0003-000-6
Property Size:	454.954 acres, more or less
Legal Description:	Southern Grove Plat No. 35, Tract B, Tract C, and Paar Drive
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**

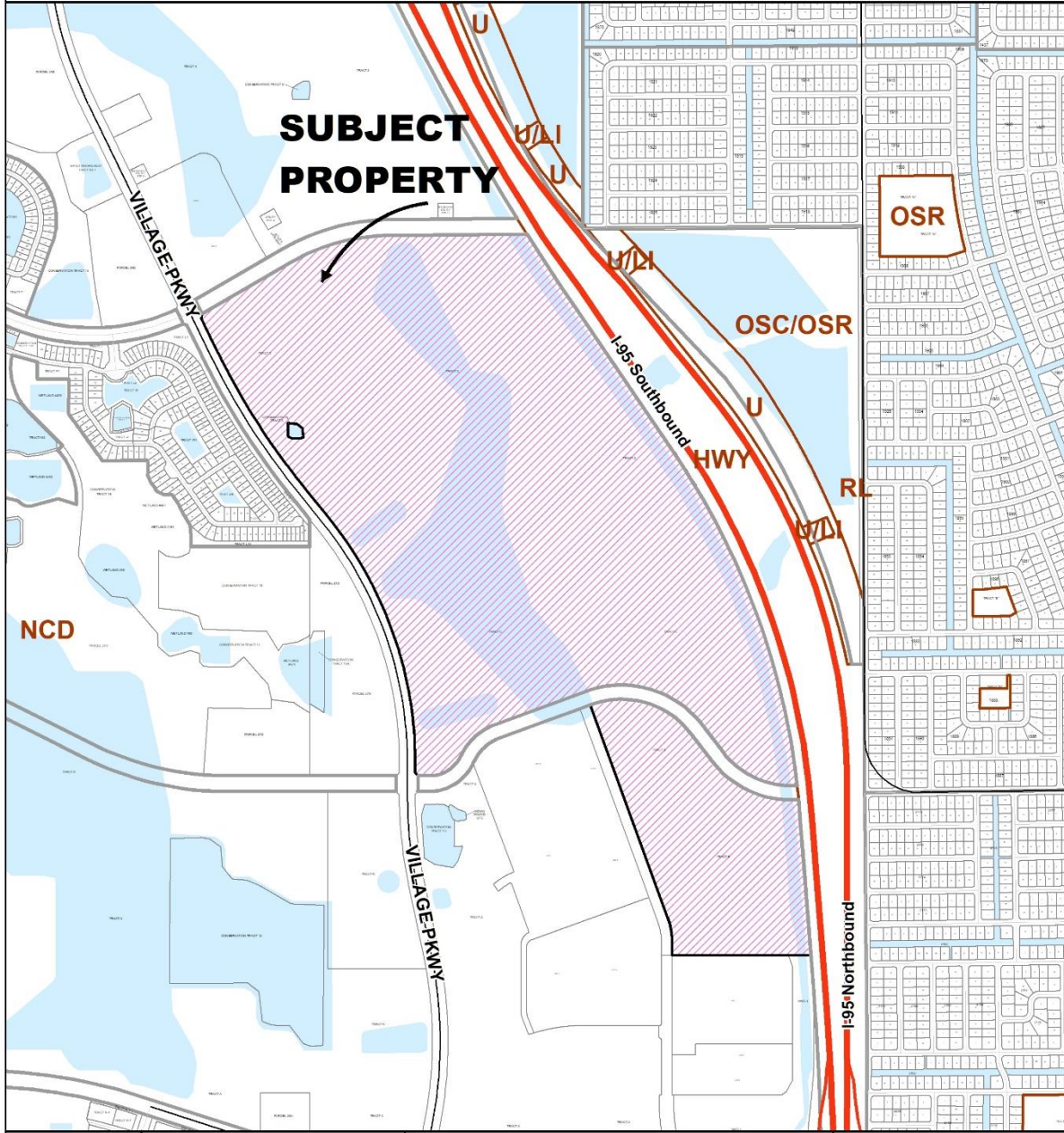
<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	NCD	MPUD	Vacant land in Tradition Commerce Park MPUD
South	NCD	MPUD	Vacant land (proposed Project Senior and water management tract) and Fex Ex facility
East			Duda Canal and Interstate 95
West	NCD	MPUD and SLC AG-5	Del Webb community and vacant land

NCD – New Community Development District

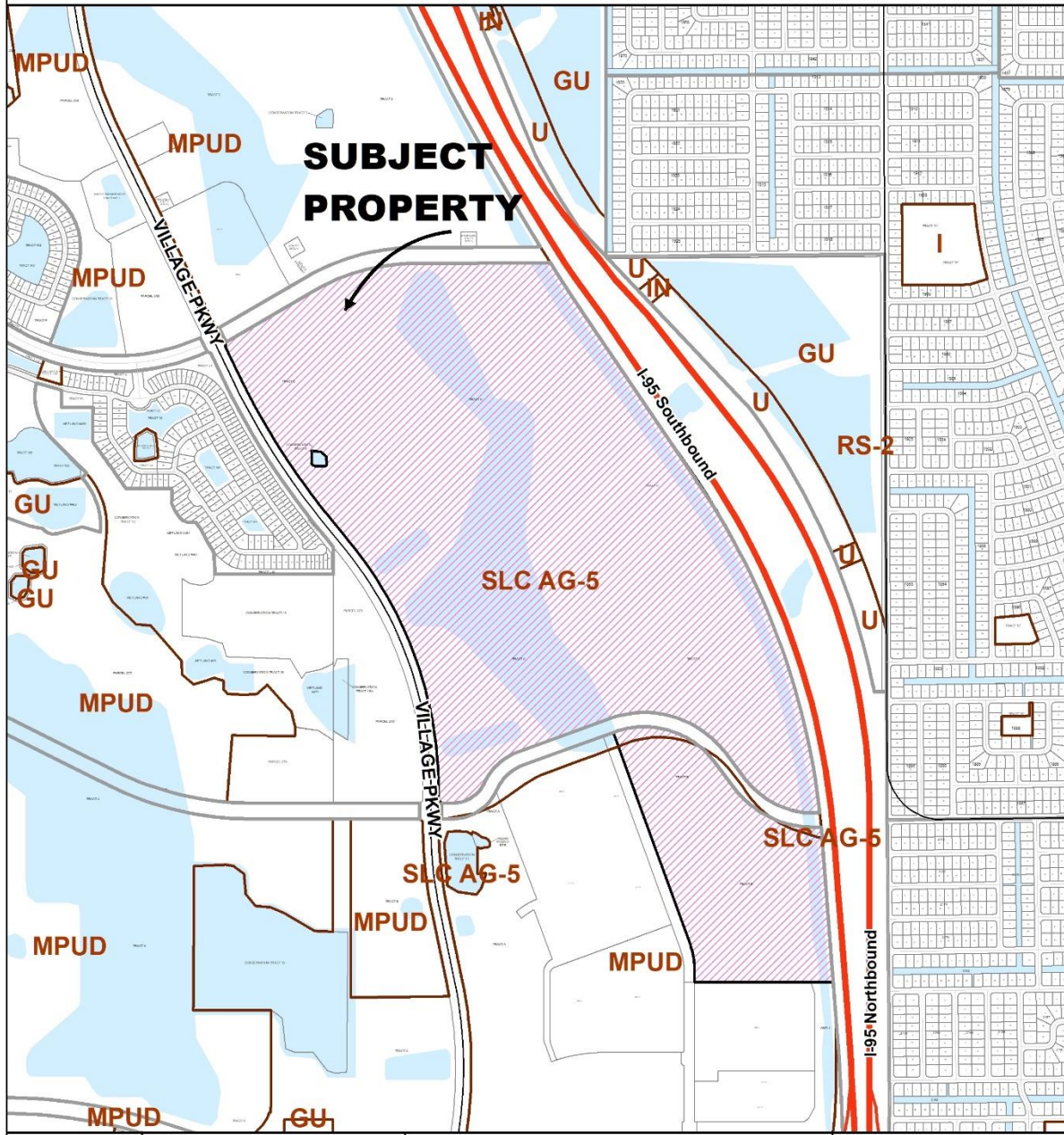
MPUD – Master Planned Unit Development

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:

<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>	<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>
<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 Drive are addressed in the South Florida Water Management District (SFWMD) 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**

P21-222 – Tradition Regional Business Park MPUD Amendment No. 2

## 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 and recommended approval at the October 13, 2021 Site Plan Review Committee meeting.