

Telaro at Southern Grove

FINAL SUBDIVISION PLAT APPLICATION
WITH CONSTRUCTION PLANS

(P21-031)

City Council Meeting

Laura H. Dodd, Planner II



Requested Application:

Applicant: Mattamy Palm Beach, LLC

Agent: Kinan Husainy, Kimley-Horn

Request: To subdivide the property for residential development.
This is a final subdivision plat that will create 186 single family lots within Telaro at Southern Grove.

Detailed Requested Application:

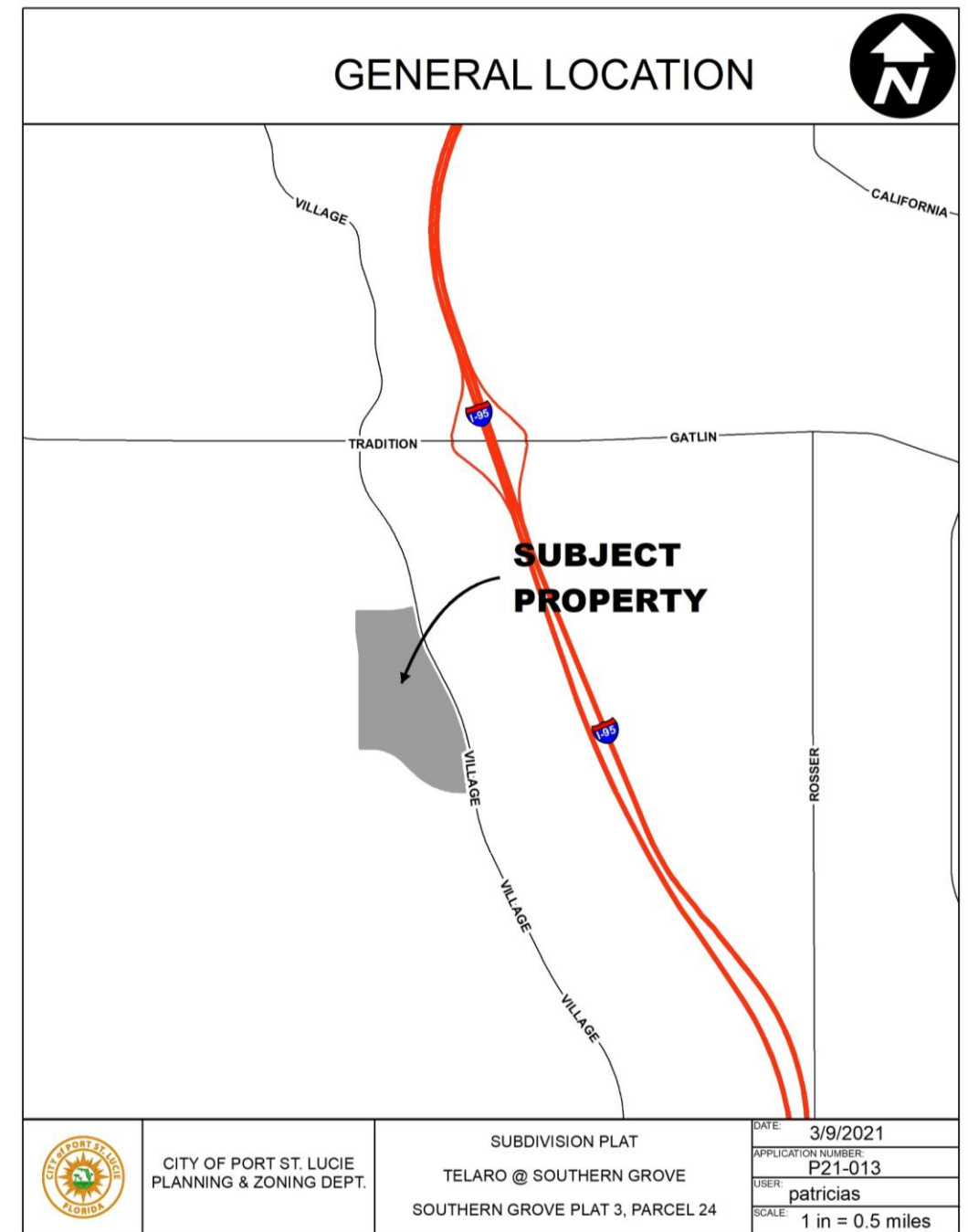
This 164-acre final subdivision plat is proposed to create:

- 186 single family lots
- Ten (10) open space tracts
- Two (2) water management tracts
- One (1) Private Park
- One (1) Multiuse pathway (Tradition Trail)
- One (1) Conservation tract
- Private road right-of-way




Location

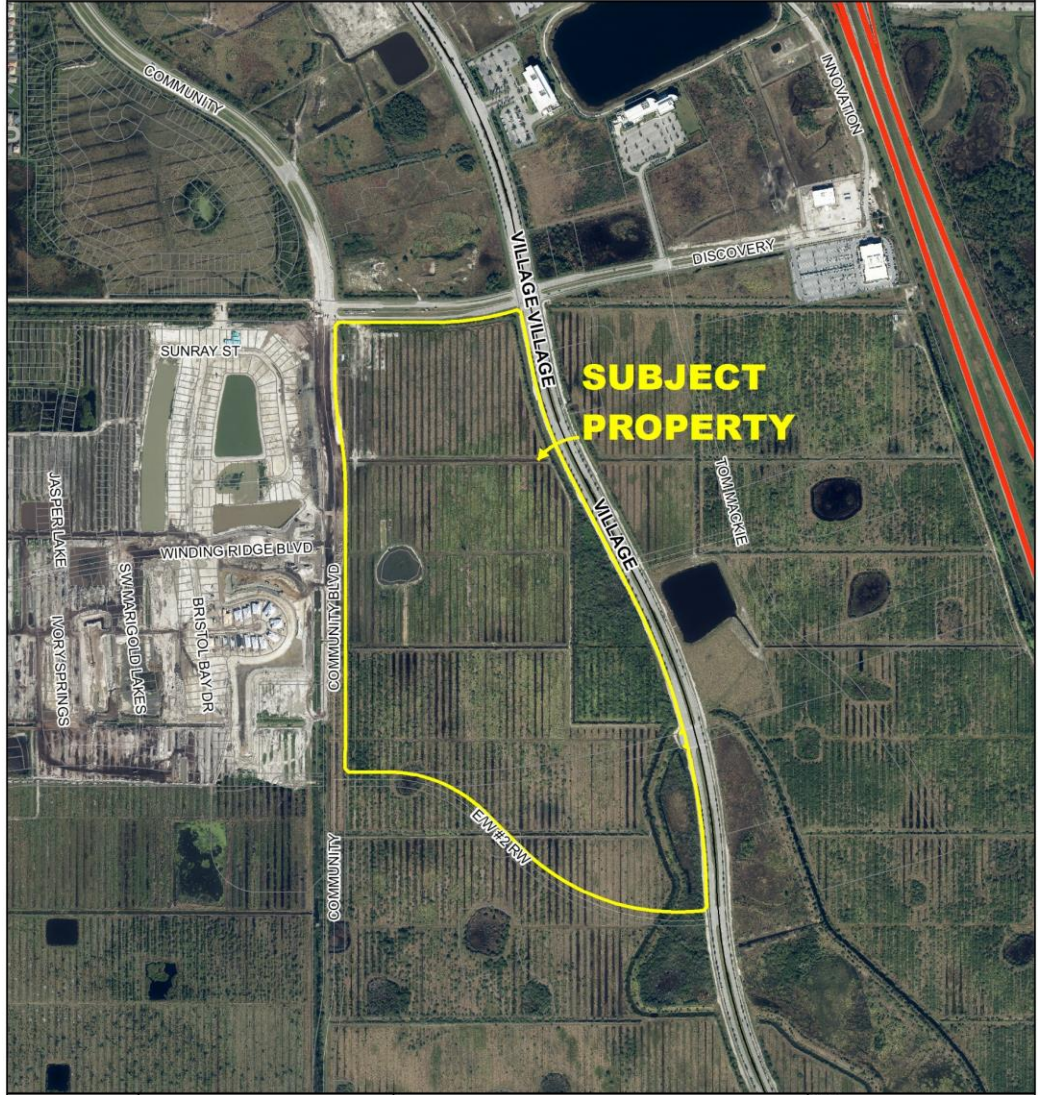
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
South	NCD	MPUD	Unimproved Land
East	NCD	MPUD	Unimproved Land
West	NCD	MPUD	Riverland MPUD




Aerial

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
South	NCD	MPUD	Unimproved Land
East	NCD	MPUD	Unimproved Land
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AERIAL






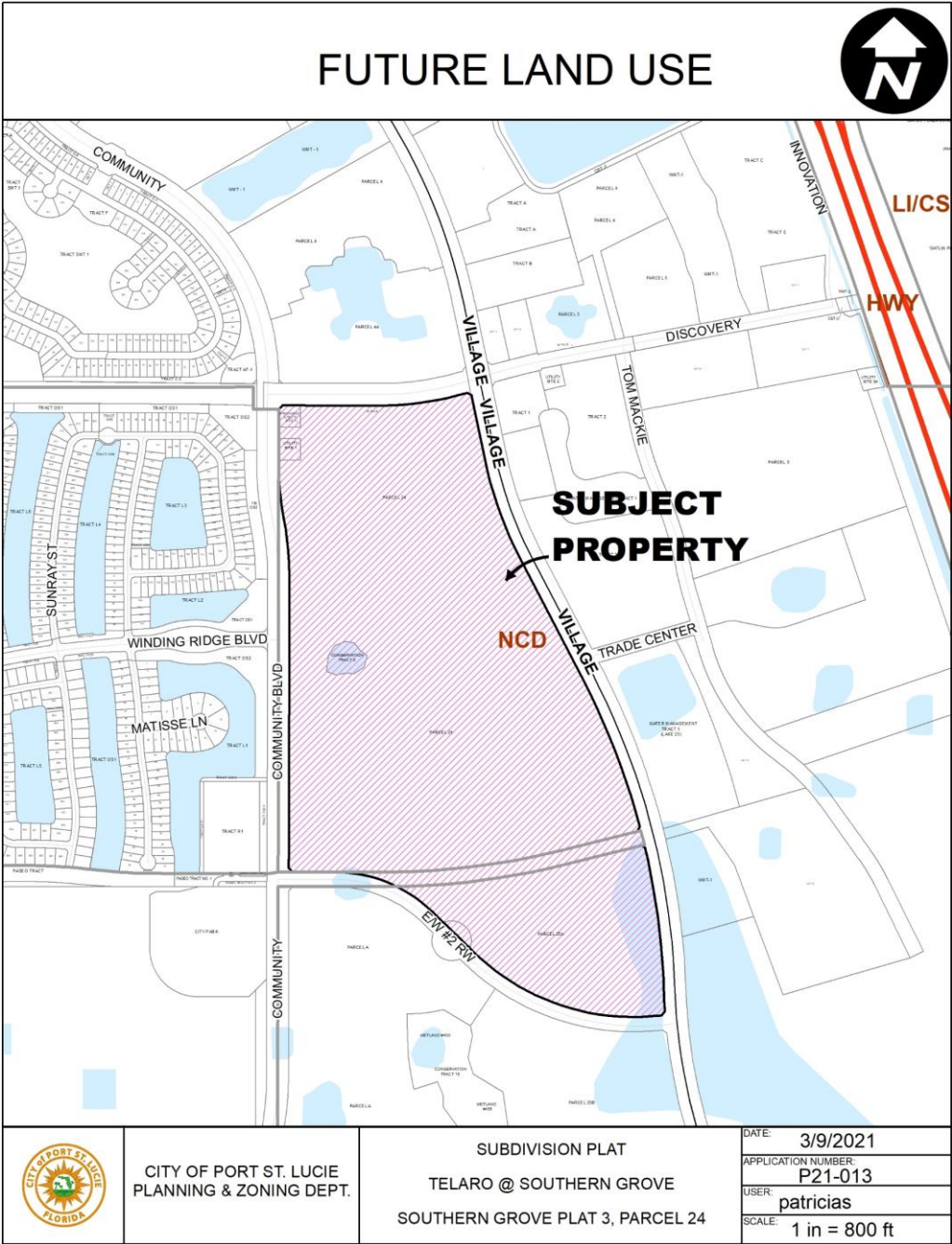
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT
TELARO @ SOUTHERN GROVE
SOUTHERN GROVE PLAT 3, PARCEL 24
AERIAL DATE 2018

DATE:	3/9/2021
APPLICATION NUMBER:	P21-013
USER:	patricias
SCALE:	1 in = 900 ft

Land Use

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
South	NCD	MPUD	Unimproved Land
East	NCD	MPUD	Unimproved Land
West	NCD	MPUD	Riverland MPUD



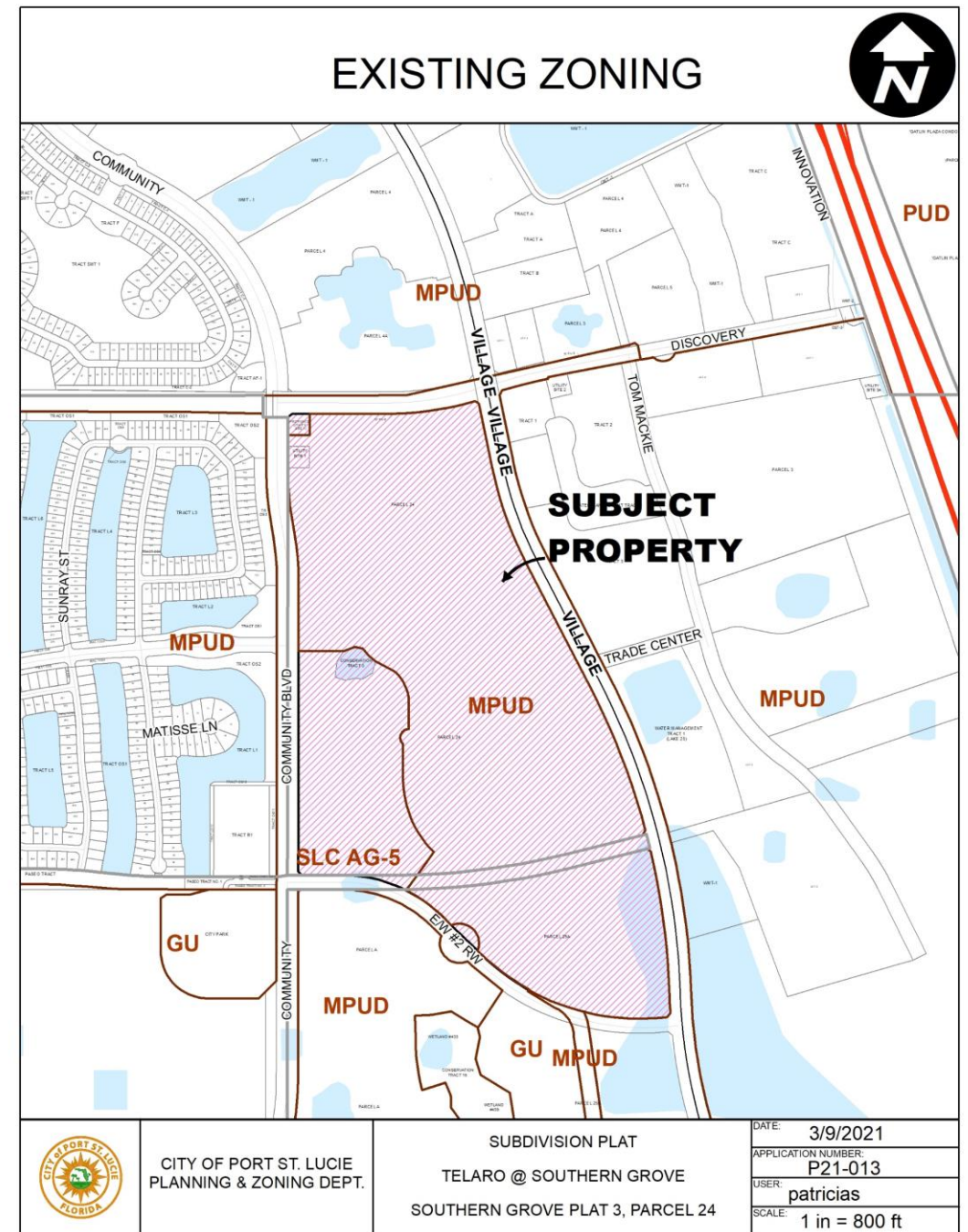
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SUBDIVISION PLAT
 TELARO @ SOUTHERN GROVE
 SOUTHERN GROVE PLAT 3, PARCEL 24



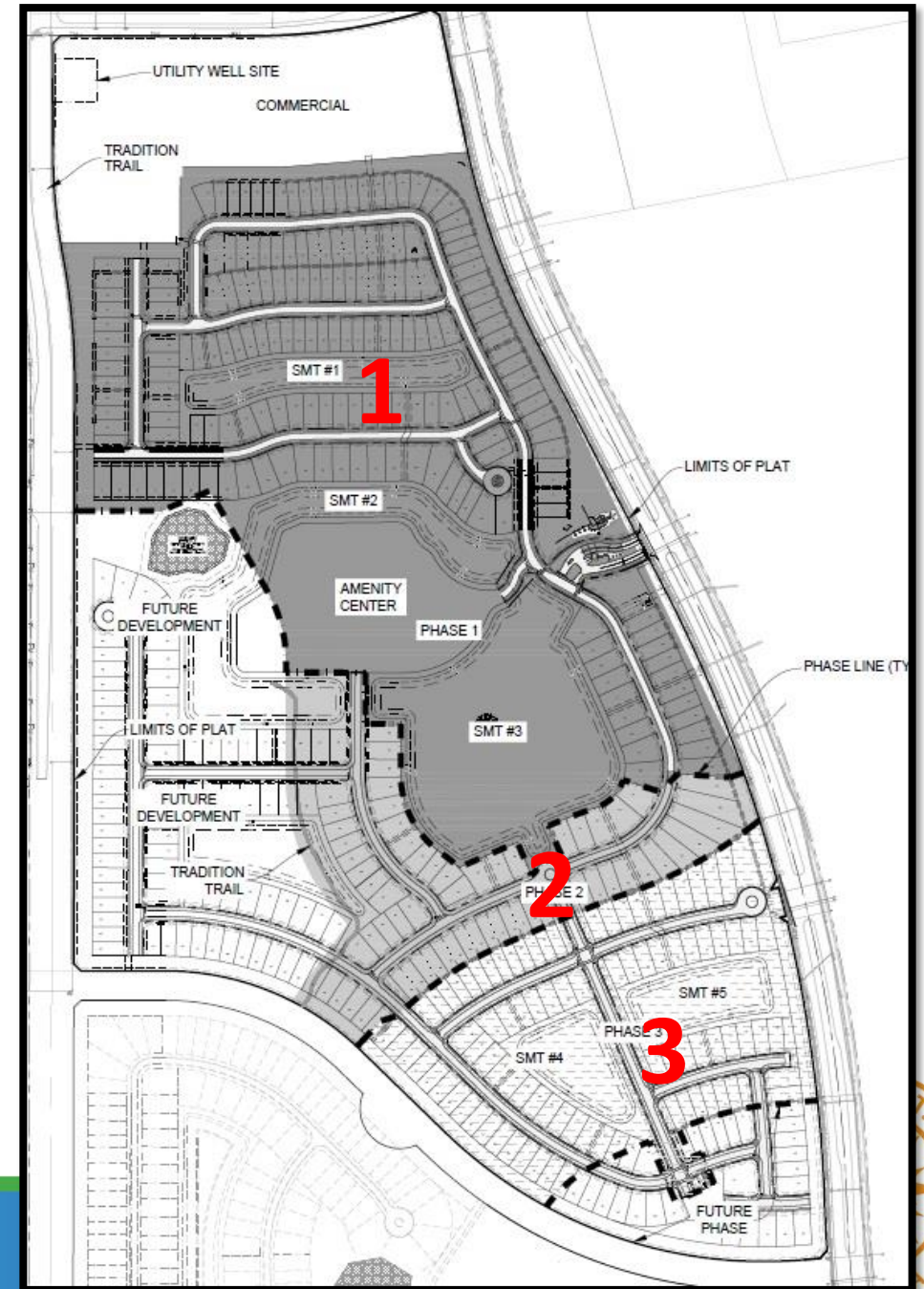
Zoning

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
South	NCD	MPUD	Unimproved Land
East	NCD	MPUD	Unimproved Land
West	NCD	MPUD	Riverland MPUD



Phasing Plan

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
South	NCD	MPUD	Unimproved Land
East	NCD	MPUD	Unimproved Land
West	NCD	MPUD	Riverland MPUD



Concurrency Review

- 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.**



Recommendation

Site Plan Review Committee recommended approval at their meeting of February 10, 2020.

