

Southern Grove Parcel 28 Replat Preliminary and Final Subdivision Plat

Project No. P21-007
City Council Meeting
April 26, 2021
Bridget Kean, AICP
Senior Planner



Proposed Project

- An application for preliminary and final subdivision plat approval with construction plans for property within the Southern Grove DRI
- A replat of Parcel 28, Southern Grove Plat No. 3 (436.727 acres, more or less)



Applicant and Owner

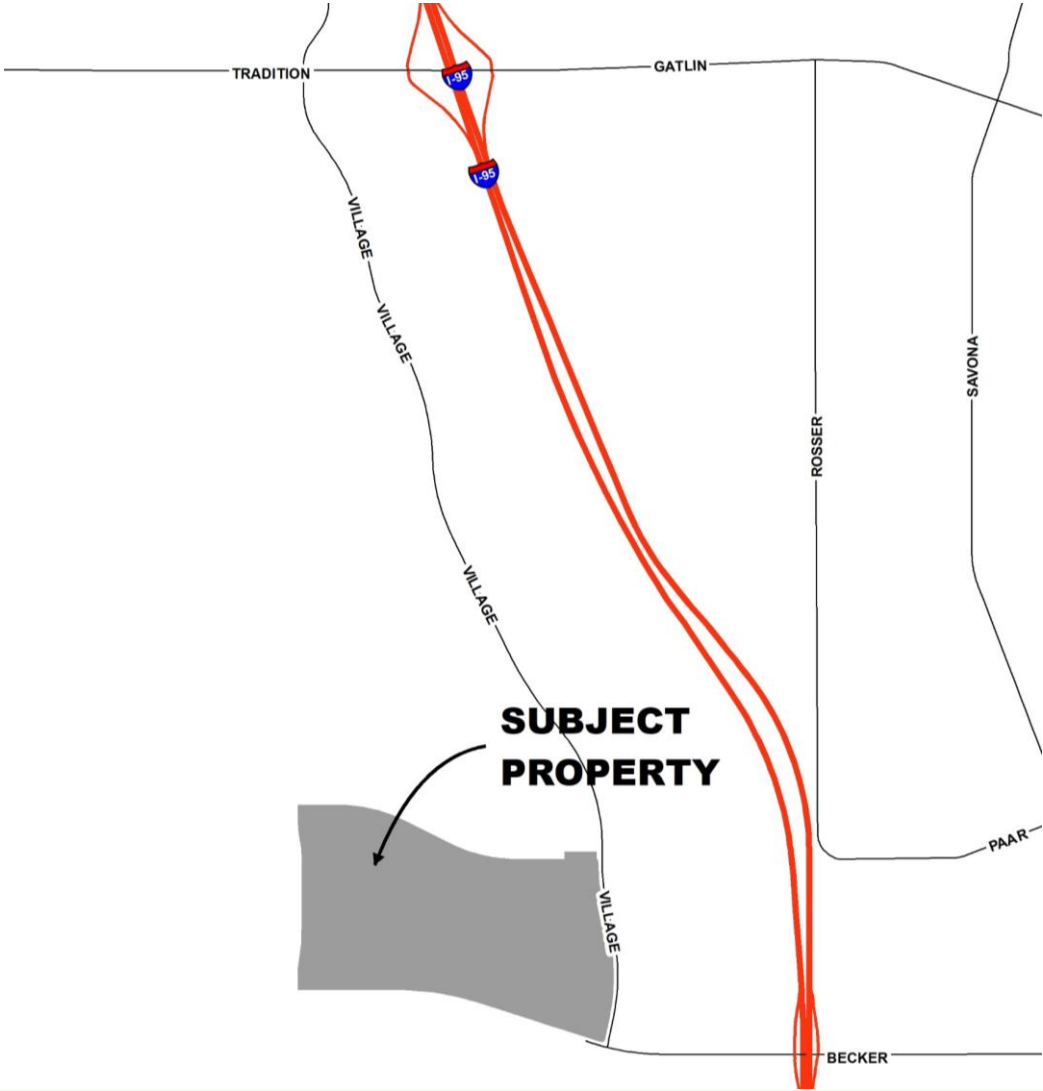
Kimley-Horn, acting as the agent for the owners:

Mattamy Palm Beach, LLC

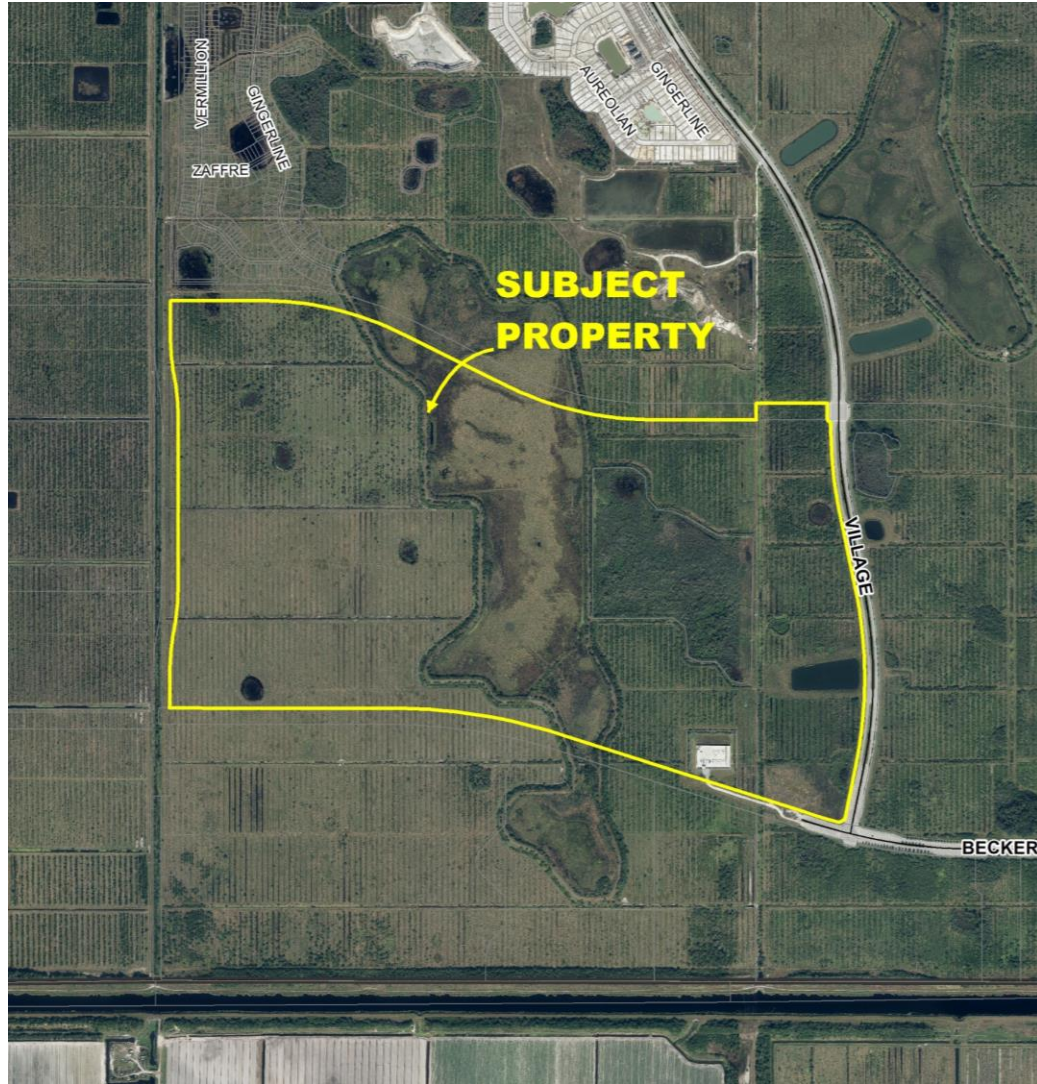
City of Port St. Lucie (Paar Road ROW)



Location Map

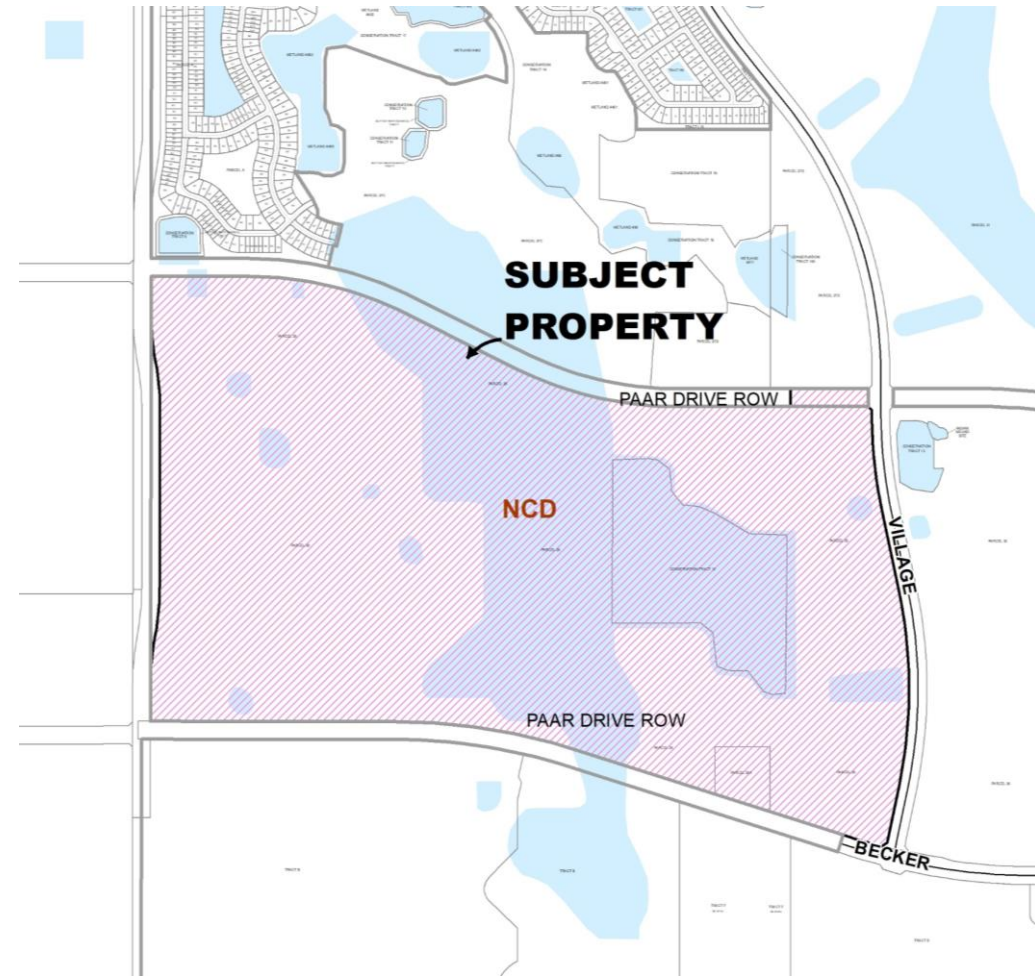


Aerial



Land Use and Zoning

- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land



Southern Grove Plat No. 28 Replat

- Creates 2 tracts for future development and one right-of-way tract
 - Tract A – 406.727 acres
 - Tract B – 30 acres (Capstone Site plan)
 - Tract RW – Construction of Paar Drive (approx. 700 linear feet) from SW Village Parkway to entrance to Capstone development.



Concurrency Review

Each application for site plan or residential subdivision plat approval will be required to demonstrate compliance with the Southern Grove DRI development order regarding provision of adequate public facilities for utility services, transportation, stormwater, parks, public schools, and solid waste.



Recommendation

The Site Plan Review Committee reviewed the preliminary and final subdivision plat with construction plans at their meeting of January 27, 2021 and recommended approval.

