

Cadence Preliminary Subdivision Plat with Construction Plans

Project No. P2--174
City Council Meeting
April 26, 2021
Bridget Kean, AICP
Senior Planner



Proposed Project

- An application for preliminary subdivision plat approval with construction plans for 128.676 acres of land within the Western Grove DRI.
- Proposed gated residential subdivision consisting of 439 residential lots
 - 326 single-family lots
 - 113 townhouse lots
- Platting and construction of approximately 2,186 linear feet of Tradition Parkway to include Tradition Trail



Applicant and Owner

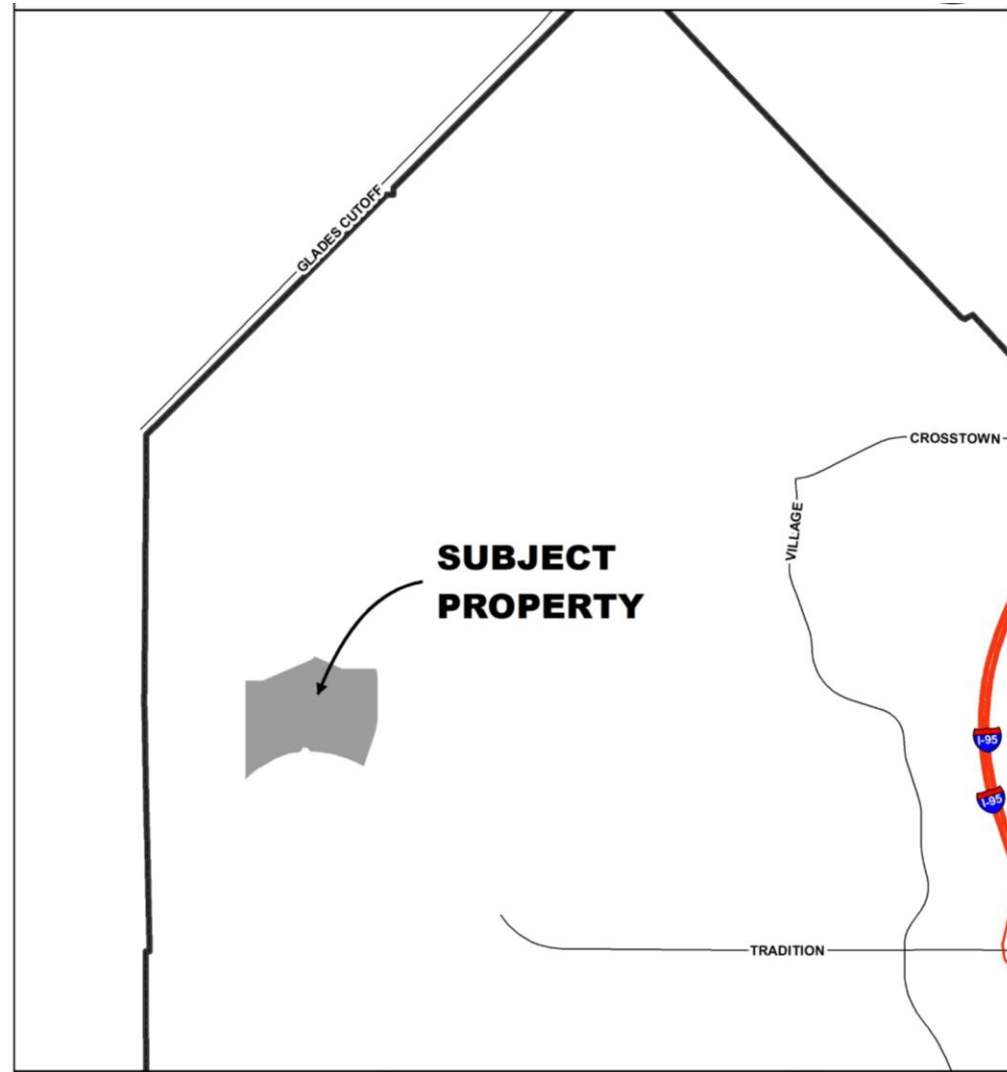
Kimley-Horn, acting as the agent for the owners:

Mattamy Palm Beach, LLC

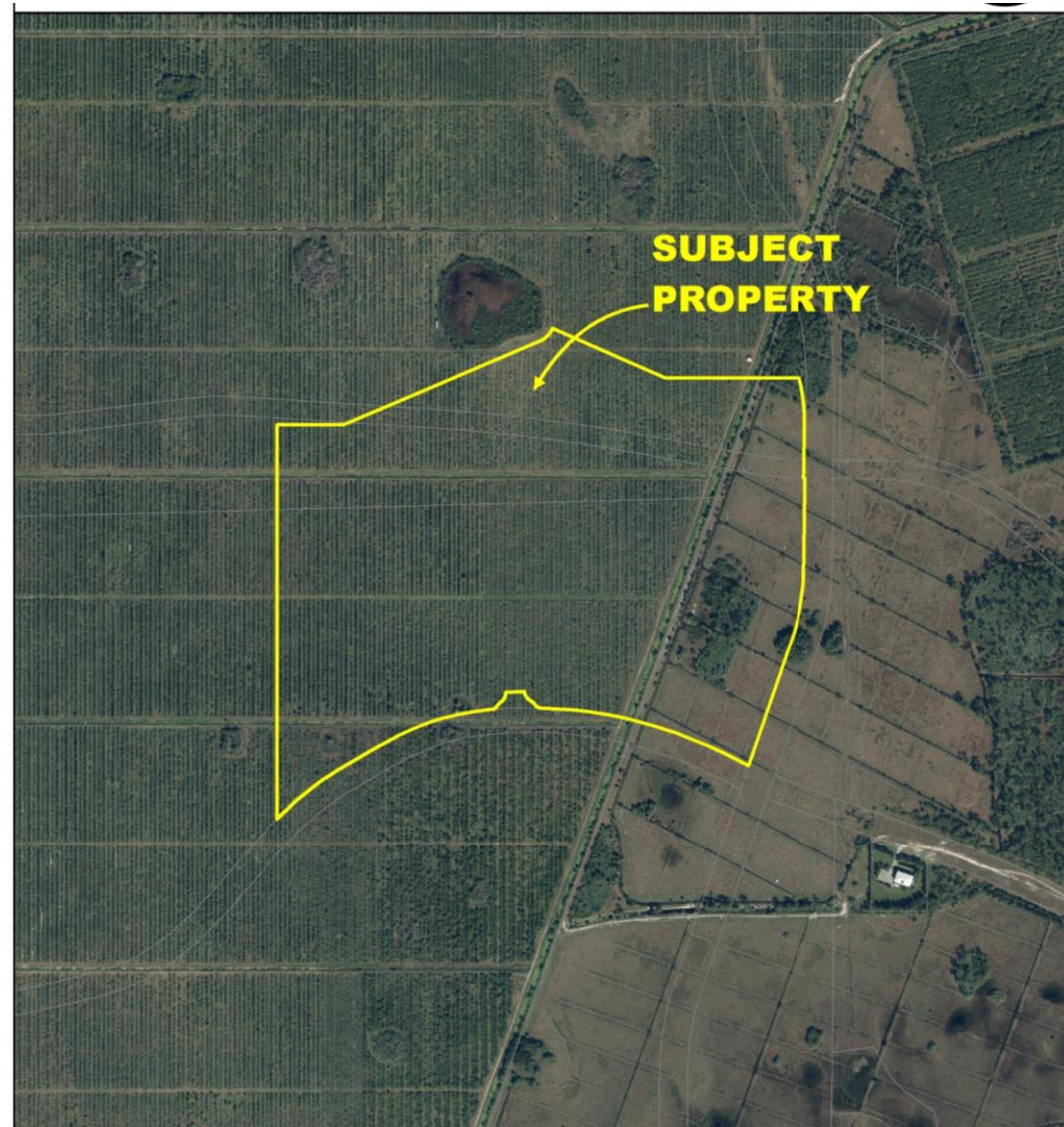
City of Port St. Lucie (Paar Road ROW)



Location Map

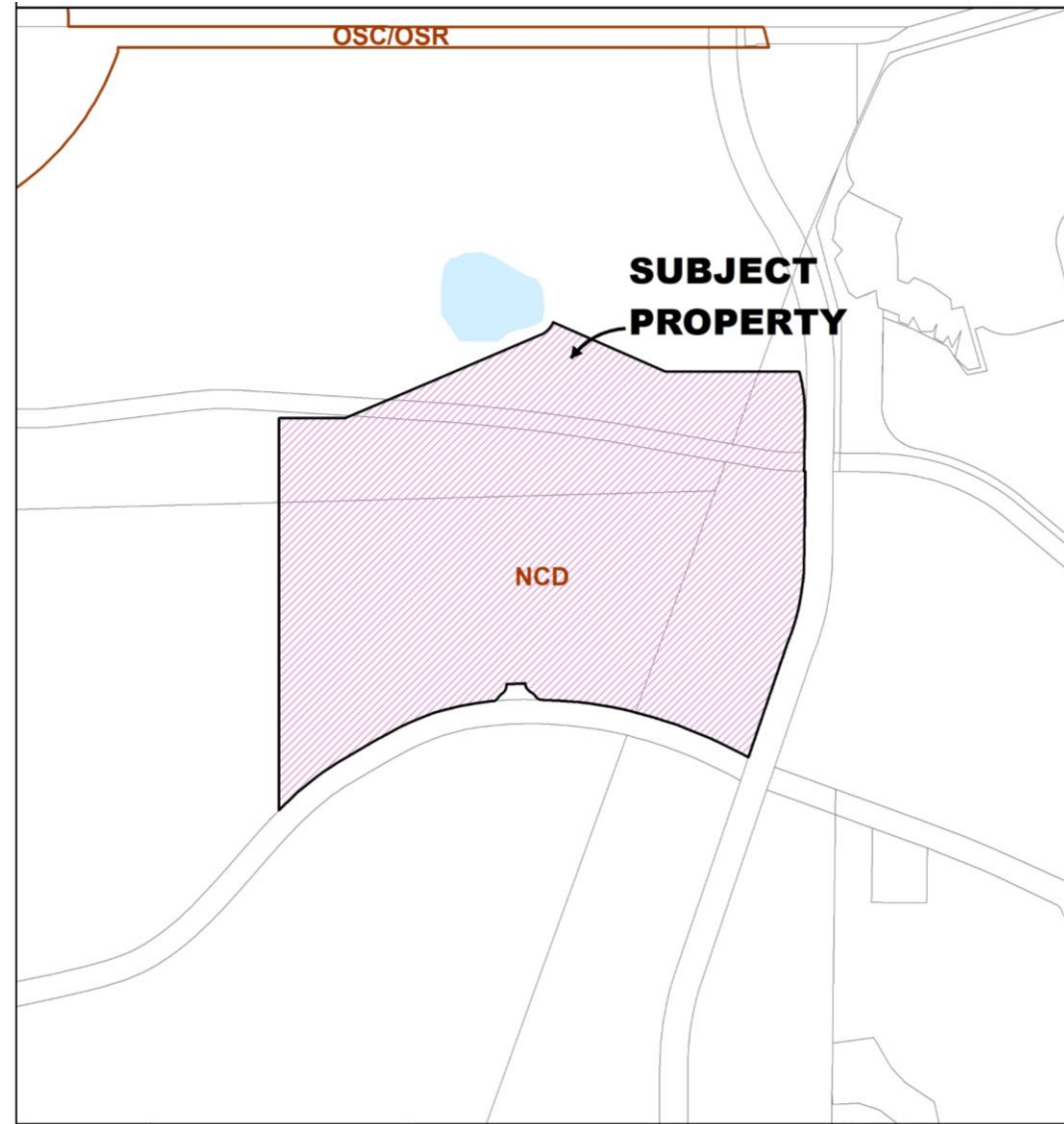


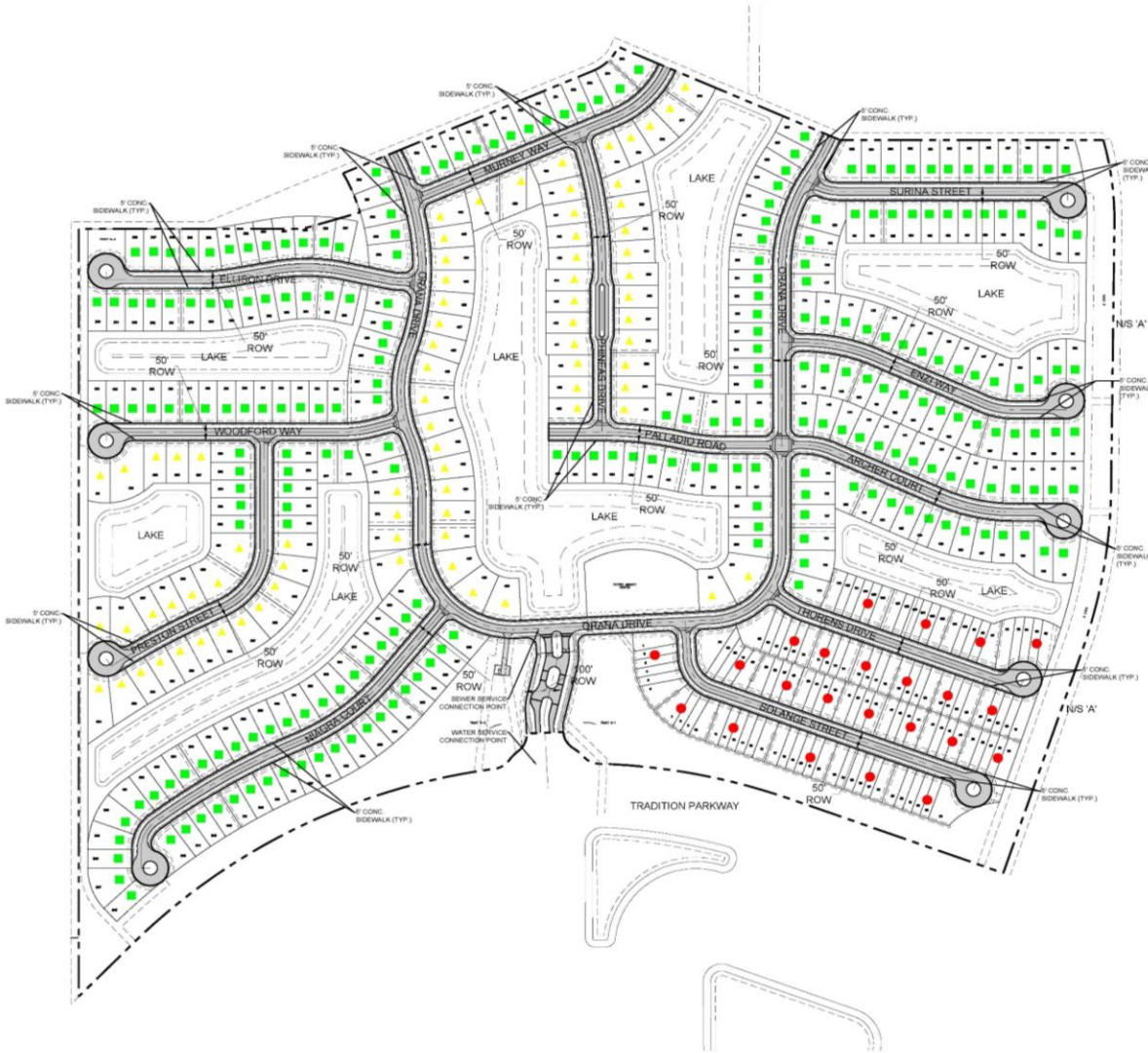
Aerial



Land Use and Zoning

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





Site Data

Total Area:	5,270,760 sf.	121 ac.
Zoning:	MPUD	
Future Land Use:	NCD	
Single Family Dwelling:	Required (Min/ Max)	Proposed
Lot Square Footage:	3,500 sf (Min.)	6,000 sf.
Lot Width:	35' (Min.)	50'
Density:	15 DU / ac. (Max.)	3.61 DU's
Proposed Density Calc:	438 Units / 121 ac. = 3.61 DU/ ac.	
Max. Building Coverage:	60%	60%
Min. Open Space:	30%	30%
Max Building Height:	35'	35'
Max. Lot Impervious:	80%	80%
Setbacks:	Required (Min.)	Proposed
Front Yard:	15'	15/ 18'
Side Yard:	5'	6'
Rear Yard:	10'	10'

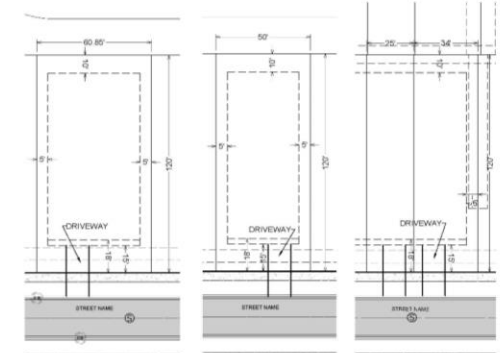
Proposed Lot Data

Minimum Lot Size		Unit Count
W	D	Phase 1
60'	120'	79 Units
50'	120'	247 Units
25'	120'	113 Units
		439 Total Units

Lot Size Legend:

- 60' Lots
- 50' Lots
- 25' Lots (4-5-6-Plex Townhomes)

TYPICAL SINGLE FAMILY AND TOWNHOME LOT TYPES:



60' x 120' Lot: 50' x 120' Lot: 25' x 120' Lot: (4-5-6-Plex Townhomes)

Key / Location:



Project Team:

- Client & Property Owner:** Military Homes, LLC
 10000 US Highway 1, Suite 100
 Jupiter Beach, FL 33485
- Lead Planner / Landscape Architect:** Lucido & Associates
 701 NE Ocean Boulevard
 Stuart, FL 34994
- Engineer:** Kinney Hunt
 400 2nd Street, Suite 100
 Vero Beach, FL 32980
- Surveyor:** Caufield & Wheeler Inc.
 410 S.E. Port St. Lucie Blvd.
 Port St. Lucie, Florida 34986

WG-5A

Port St. Lucie, FL

Conceptual Development Plan

City of Port St. Lucie P#: P20-193
 PGLUSD File No. 11-901-00

Date	By	Description
11.17.20	RM	Initial Submittal
04.05.21	RM	Revise setbacks



Designer: RM
 Manager: SG
 Project Number: 20-495
 Municipal Number: P55-140
 Computer File: _____

1 of 1

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Concurrency Review

- The project has been reviewed for compliance with the Western Grove DRI development order regarding the provision of adequate public facilities.
- The project will generate an average of 4,064 daily trips per day and 421 p.m. peak hour trips per day. A Traffic Impact Report was submitted and approved by the Public Works Department.
- An auto turn analysis was provided that shows adequate space for school bus or truck to turn around outside the gated entrance.



Recommendation

The Site Plan Review Committee recommended approval of the preliminary subdivision plat with construction plans at their meeting on October 14, 2020.

