



**Heron Preserve at Tradition Lots 254 & 255
Preliminary and Final Subdivision Plat
P22-106**



Project Location Map

SUMMARY

Applicant's Request:	Preliminary and final subdivision plat.
Applicant:	Kinan Husainy, PE
Property Owner:	Pulte Home Company, LLC
Location:	East side of SW Sand Dollar Way, which is north of Marshall Parkway, between Village Parkway and the Community Boulevard right-of-way.
Project Planner:	Anne Cox, AICP, Assistant Director of Planning and Zoning

Project Description

This application is for a preliminary and final plat to adjust the property line between Lots 254 and 255. The resulting lots meet the minimum size requirement of the Del Webb at Tradition MPUD.

Previous Actions and Prior Reviews

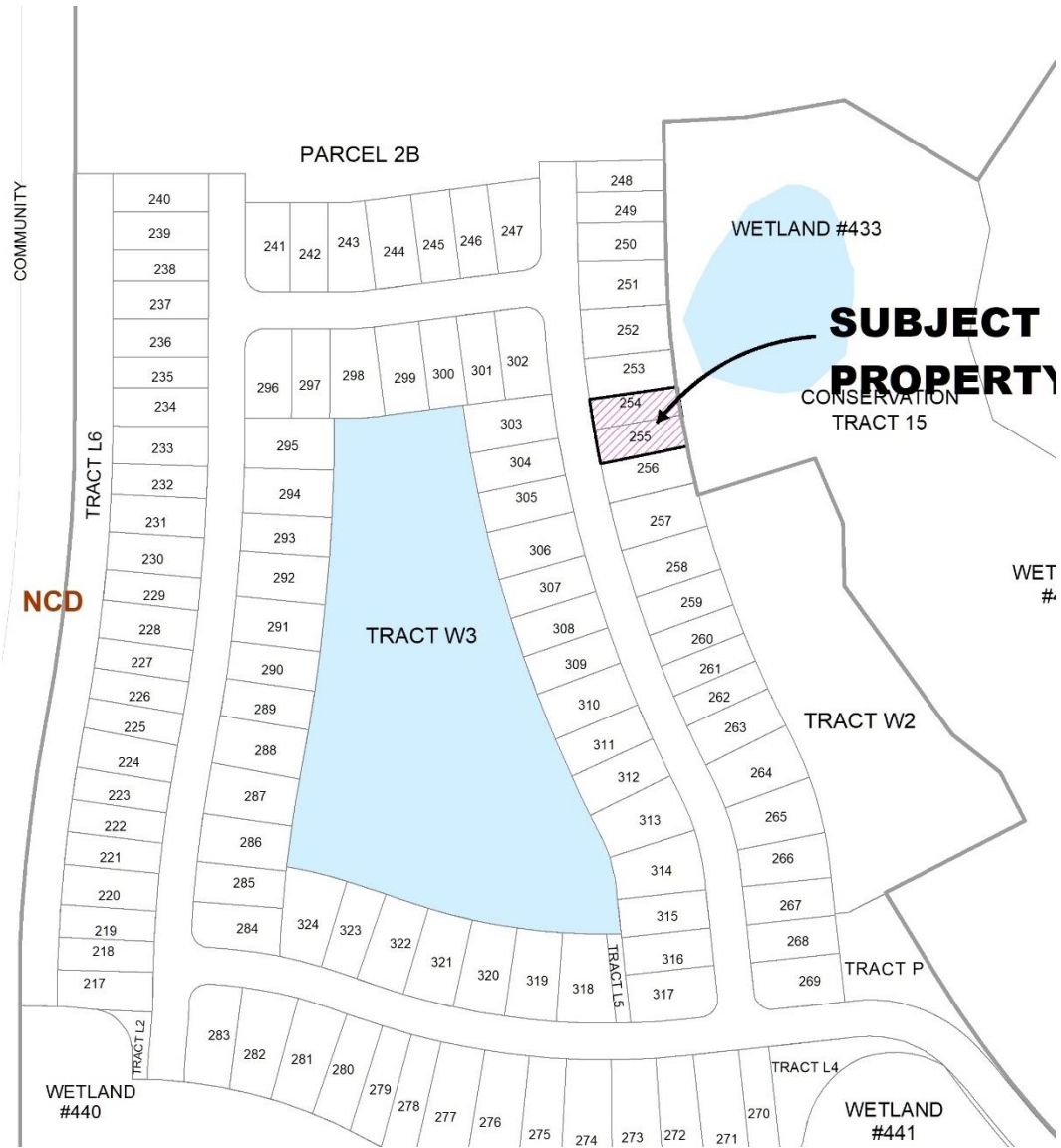
The Site Plan Review Committee recommended approval of the preliminary and final plat at their April 13, 2022 meeting.

Location and Site Information

Parcel Numbers:	4322-603-0046-000-6 and 4322-603-0047-000-3
Property Size:	0.242 acres
Legal Description:	Lots 254 and 255, Heron Preserve at Tradition Phase 2A.
Future Land Use:	New Community Development District (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Residential development under construction
South	NCD	MPUD	Residential development under construction
East	NCD	GU	Conservation tract
West	NCD	MPUD	Residential development under construction



Future Land Use

IMPACTS AND FINDINGS

CONCURRENCY REVIEW

The project has been reviewed for compliance with the Southern Grove DRI development order and Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. The construction plans include the necessary water and sewer system extensions to serve the development. A developer's agreement with the City's Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Traffic Circulation</i>	The traffic analysis was reviewed by Public Works in conjunction with the final plat for Heron Preserve Phase 2A (P21-121) and found to be in compliance with the Southern Grove DRI.
<i>Parks and Recreation Facilities</i>	The developer has submitted a plan to the City for the provision of neighborhood and community recreational site and facilities per the DRI development order.
<i>Stormwater Management Facilities</i>	The final plat for Heron Preserve 2A (P21-121) included a paving and drainage plan that complies with the adopted level of service standard.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Per Policy 2.4.1 of the City's Comprehensive Plan Public School Facilities Element, approval of the final plat was subject to the availability of adequate school capacity based on the adopted level of service standards and there is adequate capacity.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat Protection: The area of the final plat for Heron Preserve Phase 2A (P21-121) consisted of abandoned citrus groves. The developer has obtained state and federal permits to impact and provide mitigation for two wetlands. A clearing plan has been approved and the property cleared.

Wildlife Protection: The applicant provided an environmental assessment which indicates that no gopher tortoises or burrows were found on site.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): The applicant has paid a fee into the public art fund in lieu of providing works of art on site.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat at their April 13, 2022 meeting.