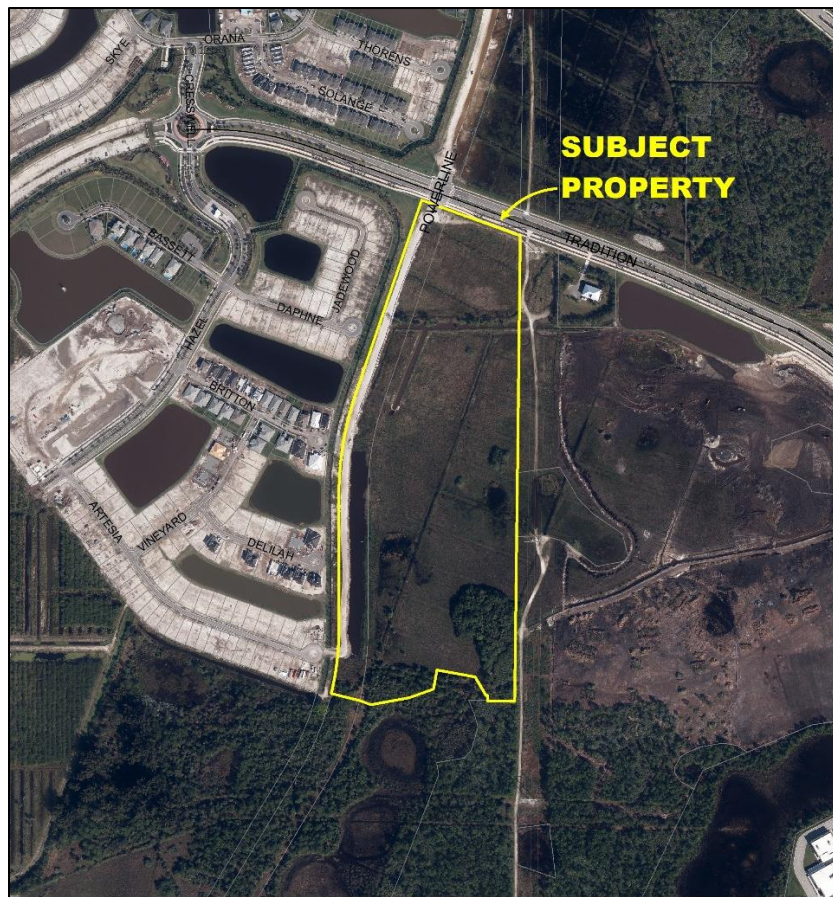




**Western Grove Sundance Vista Blvd
Preliminary and Final Subdivision Plat with Construction Plans
P24-110**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat with construction plans for a project known as Western Grove Sundance Vista Blvd.
Agent/Applicant:	Stefan Matthes, Culpepper & Terpening, Inc.
Property Owner:	Mattamy Palm Beach, LLC and the City of Port St. Lucie
Location:	Generally located south and west of Tradition Parkway and east of Sundance Vista Boulevard (fka N/S A).
Project Planner:	Bethany Grubbs, Senior Planner

Project Description

Mattamy Palm Beach, LLC, has applied for preliminary and final subdivision plat approval with construction plans for approximately 46.59 acres of land. This plat will create a tract for a new K-8 school site, a future commercial tract between the school site and Tradition Parkway, the roadway tract for Sundance Vista Boulevard (fka N/S A), an access easement from Sundance Vista Boulevard to the Tradition Regional Park and a tract for public use adjacent to the park. The property is located within the Western Grove Development of Regional Impact (DRI).

The construction plans are to build Sundance Vista Boulevard from its current terminus at Tradition Parkway to the southern end of this property. The intersection of Tradition Parkway and Sundance Vista Boulevard will be a roundabout. This plat is facilitating the satisfaction of Condition 58 of the DRI Development Order which requires the dedication of a K-8 school site to the school district. Tract A will be deeded to the St. Lucie County School Board for the construction of the school site.

Section 156.146 of the Subdivision Code requires a performance guarantee in an amount not to exceed one hundred twenty (120%) percent of the cost of installation for improvements if the plat is to be recorded prior to the installation of the improvements.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed this application at the October 23, 2024, meeting and recommended approval.

Location and Site Information

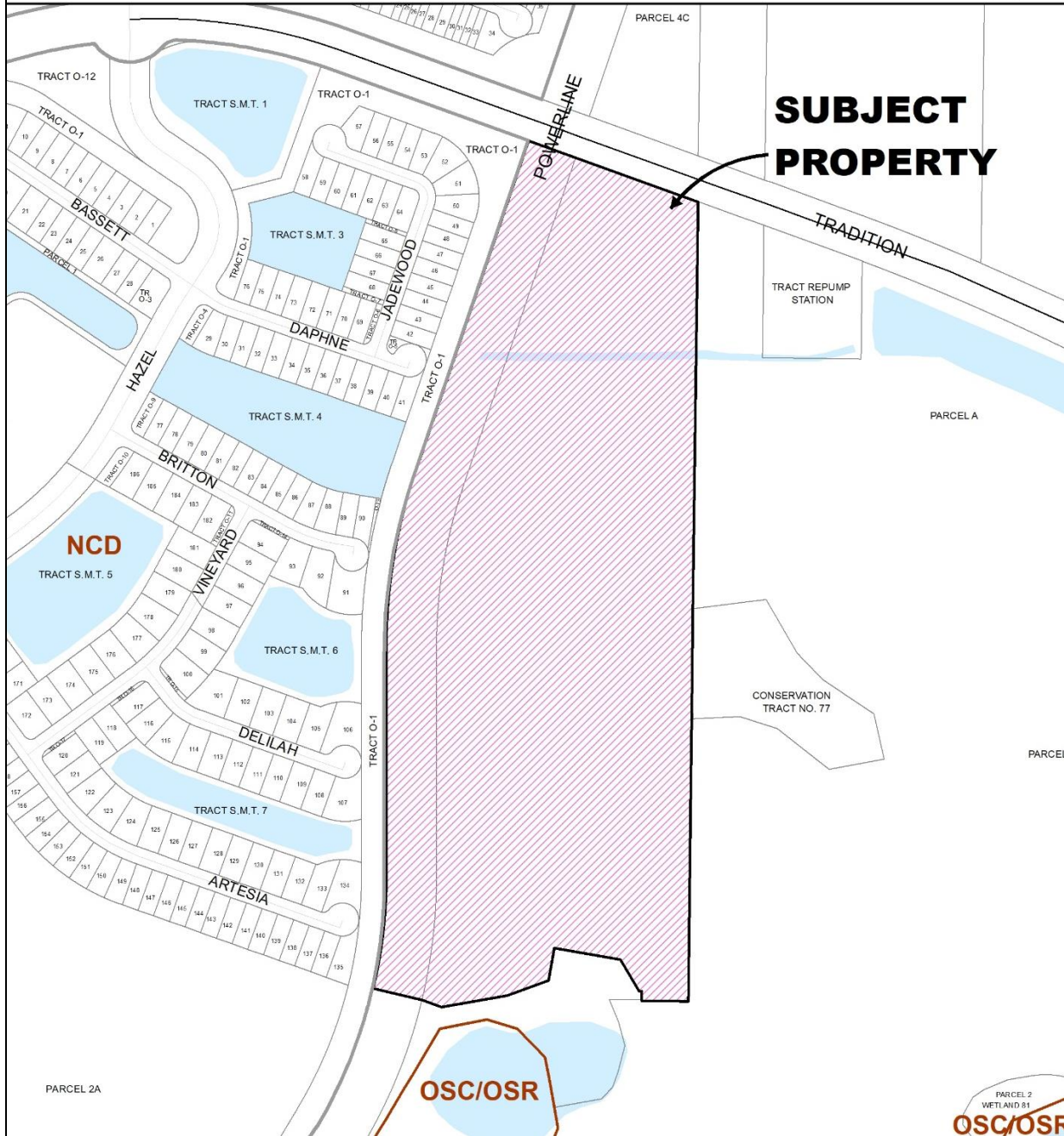
Parcel ID(s):	4305-322-0001-000-4, 4306-144-0001-000-1
Property Size:	Approximately 46.59 acres
Legal Description:	See attached plat for the full legal description.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant Land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Cadence - Single-Family Residences
South	OSC/OSR	MPUD	Conservation Land
East	NCD	MPUD	Vacant – Future Traditional Regional Park
West	NCD	MPUD	Seville - Single-Family Residences

NCD-New Community Development, MPUD-Master Planned Unit Development, OSC/OSR- Open Space Conservation/Open Space Recreation

FUTURE LAND USE



Future Land Use

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the boundaries of the Western Grove DRI and is subject to the conditions of the Western Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	N/A
<i>Traffic Circulation</i>	This application has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
<i>Parks and Recreation Facilities</i>	N/A
<i>Stormwater Management Facilities</i>	The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<i>Solid Waste</i>	N/A
<i>Public School Concurrency Analysis</i>	This plat is facilitating the satisfaction of Condition 58 of the DRI Development Order which requires the dedication of a K-8 school site to the school district. Tract A will be deeded to the St. Lucie County School Board for the construction of the school site.

NATURAL RESOURCE PROTECTION

The project has been reviewed for compliance with the requirements of the Western Grove DRI Development Order for protection of habitat, vegetation, and wildlife.

Native Habitat Protection: Per the Western Grove DRI development order, a minimum of 95.08 acres of native pine flatwoods in twelve conservation tracts are required to be protected as depicted on Western Grove Master Development Plan Revised Map H.

OTHER

Fire District: The subdivision plat was provided to the Fire District through their participation in the City's Site Plan Review Committee meeting and reviewed for safety purposes.

Art in Public Places: N/A

Related Projects:

P24-176 Western Grove-St. Lucie West Grove K-8 School – Major Site Plan

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat with construction plans at the October 23, 2024, Site Plan Review Committee meeting.

The Planning and Zoning Department recommends approval with the following conditions:

1. A bond in legally sufficient form and amount must be submitted.
2. A revised plat that addresses all remaining comments must be submitted.
3. The plat will not be recorded until conditions have been satisfied.