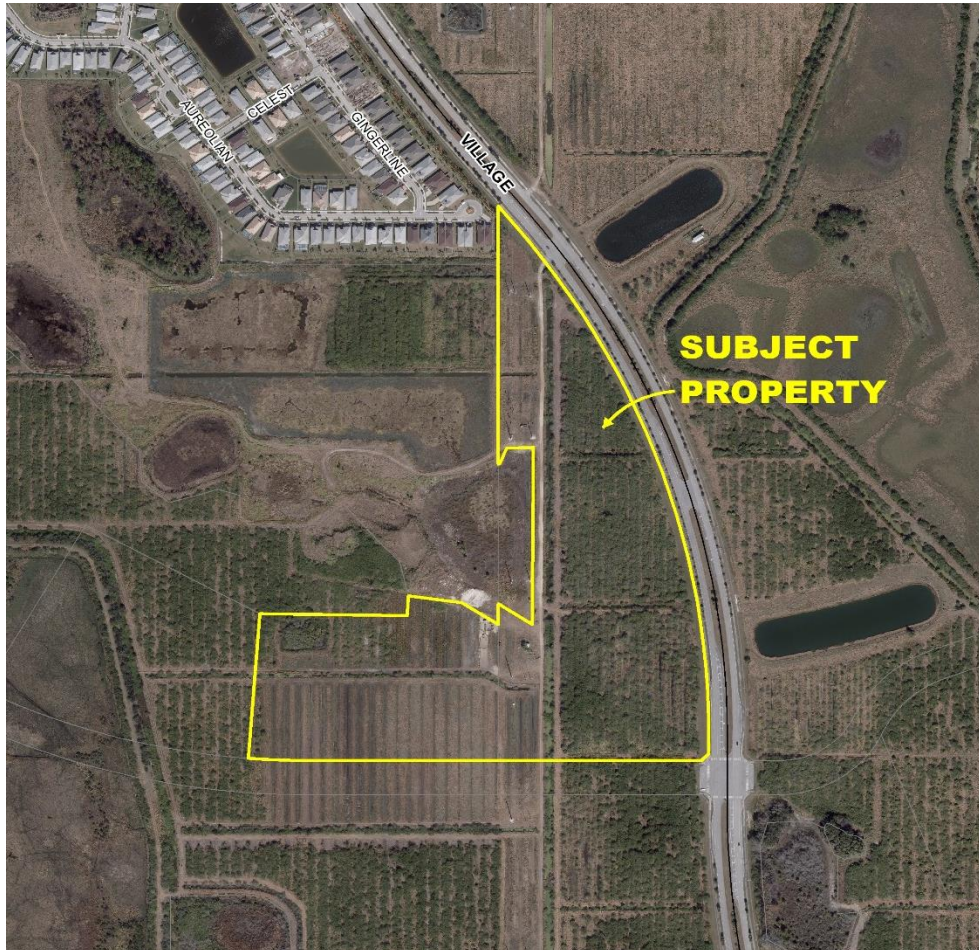




**Tradition SG-10
Preliminary and Final Subdivision Plat
P22-134**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat for a project known as Tradition SG-10. The property is within the Southern Grove DRI.
Agent:	Nick Miller, P.E., Kimley Horn
Applicant/Property Owner:	Mattamy Palm Beach, LLC, and City of Port St. Lucie
Location:	The project is located in the northwest quadrant of the intersection of Paar Drive and SW Village Parkway and south of Del Webb at Tradition.
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, has applied for preliminary and final subdivision plat approval for a project known as Tradition SG-10. Tradition SG-10 is a replat of Parcel 27D, Southern Grove Plat No. 13. Parcel 27D is a 45.689 -acre tract. Approximately 30.864 acres is owned by Mattamy Palm Beach, LLC, and 14.825 acres is owned by the City of Port St. Lucie. The 30.864 acres abuts SW Village Parkway and Paar Drive and is the subject of an application to rezone the property to MPUD (P22-095). The 14.825 acres is west of Mattamy's acreage along Paar Drive. The 14.825 acres was deeded to the City of Port St. Lucie by the Tradition Land Company, LLC, as a future park site (Southern Grove Park No. 2) in accordance with the Southern Grove DRI. The proposed replat creates four tracts:

1. Parcel A – 8.484 acres
2. Parcel B – 2.704 acres
3. Parcel C – 19.675 acres
4. Parcel D - 14.825 acres (city park site)

The subdivision plat includes two ingress/easements for shared access onto SW Village Parkway for Parcels A and B and Parcels B and C. There are two applications for site plan approval associated with this subdivision plat. Project P22-121 is an application for site plan approval for Farrell Storage to be located on Parcels A and B. It provides for 172,120 square feet of self-storage use to be located in four buildings and 20,000 square feet of commercial/retail use in two buildings. Project P22-136 is an application for site plan approval for a multi-family project known as Eden at Tradition on Parcel C for a total of 214 multi-family units. Both projects are scheduled for the December 12, 2022 City Council meeting.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the July 13, 2022 Site Plan Review Committee meeting.

Location and Site Information

Parcel ID No.	4322-600-0027-010-1; 4322-600-0027-000-8
Property Size:	Approximately 45.689 acres
Legal Description:	Southern Grove Plat No. 13, Parcel 27D
Future Land Use:	New Community Development (NCD)
Existing Zoning:	MPUD (Southern Grove 10 Master Planned Unit Development)
Existing Use:	Vacant land

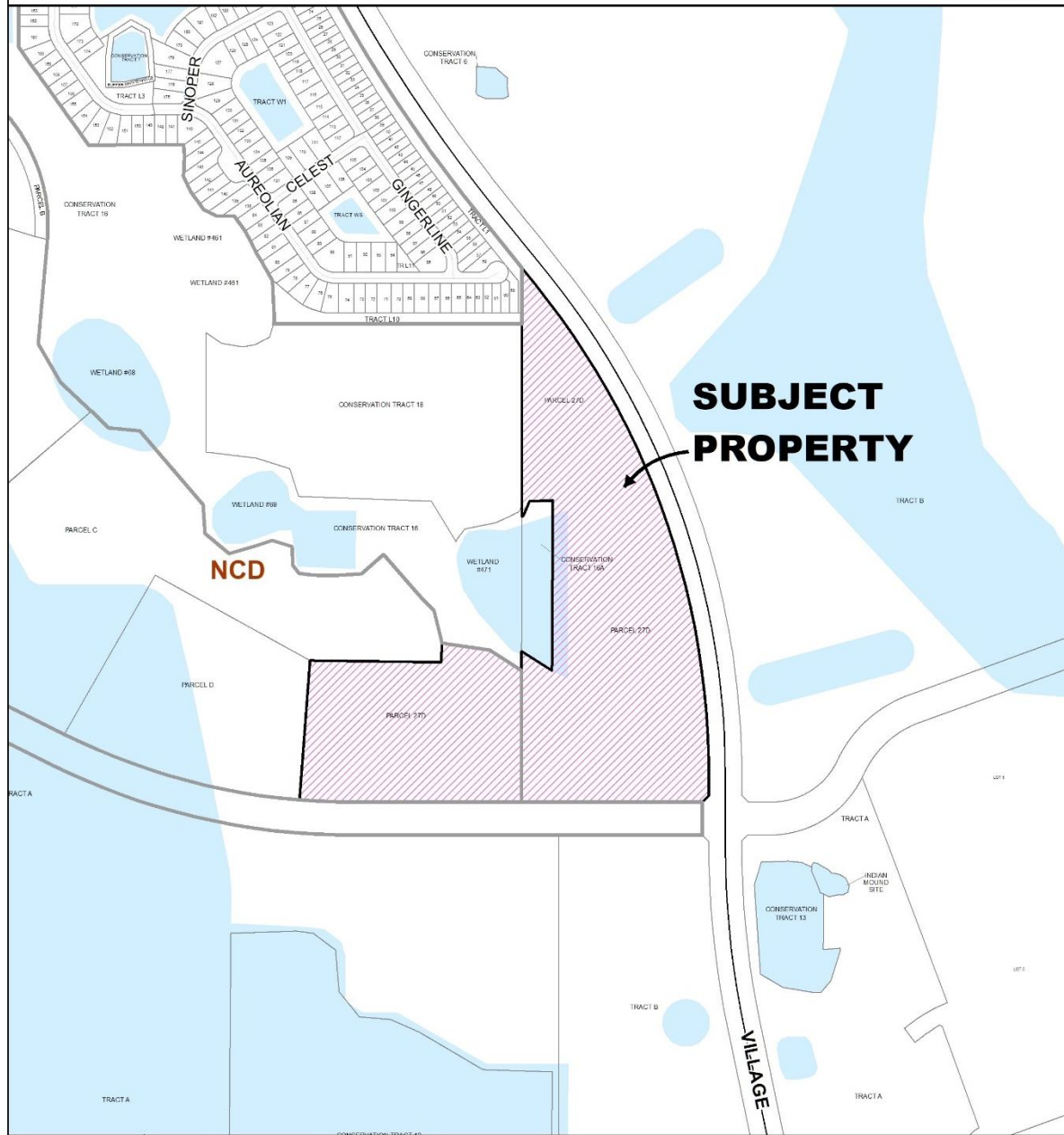
Surrounding Uses

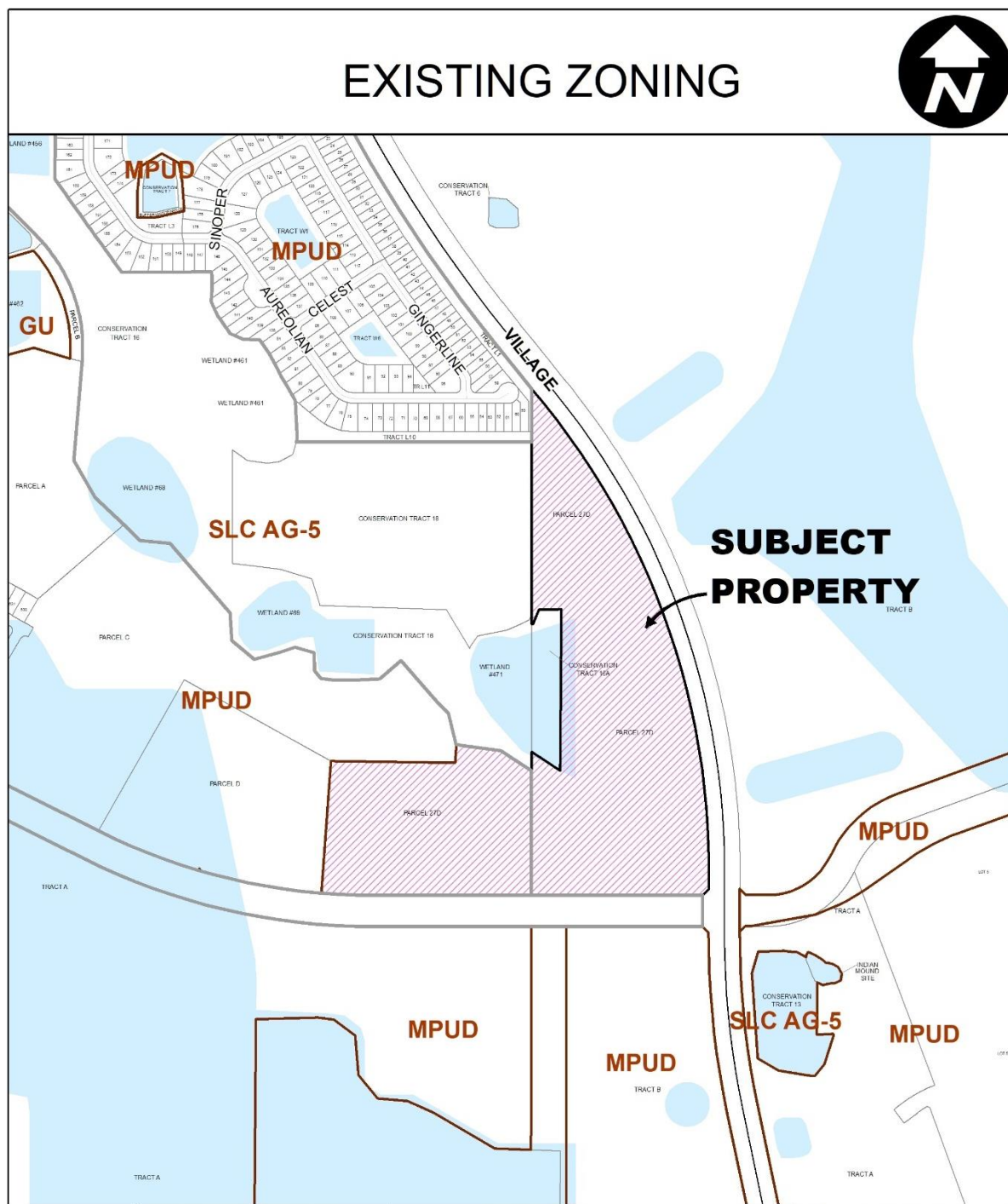
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Del Webb Residential Subdivision
South	NCD	MPUD	Capstone Communities multi-family development
East	NCD	MPUD	Vacant land in Legacy Park North MPUD
West	NCD	MPUD	Conservation tracts and vacant land in Del Webb

NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE





IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

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

<i>Sanitary Sewer and Potable Water Facilities</i>	<p>The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service in Southern Grove DRI.</p> <p>A service agreement will be required with each site plan that is submitted for the development of the proposed parcels.</p>
<i>Traffic Circulation</i>	<p>Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.</p> <p>A trip generation analysis will be required with each site plan that is submitted for the development of the proposed parcels.</p>
<i>Parks and Recreation Facilities</i>	<p>Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order. In accordance with Condition 67, the developer has submitted a draft park and recreational facilities conveyance agreement (under review).</p>
<i>Stormwater Management Facilities</i>	<p>Paving and drainage plans that are in compliance with the adopted level of service standard and the Southern Grove DRI development order will be required with each site plan that is submitted for the development of the proposed parcels.</p>
<i>Solid Waste</i>	<p>Solid waste impacts will be evaluated for compliance with the adopted level of service standard with each site plan that is submitted for the development of the proposed parcels.</p>
<i>Public School Concurrency Analysis</i>	<p>Public school requirements are addressed under Condition 62 of the DRI Development Order and applicable to residential development.</p>

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted when the property was rezoned to MPUD. The site has been cleared. Mitigations for impacts to the wetlands on site have been addressed through the South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE) permits for Southern Grove.

RELATED PROJECTS

P22-095 – Southern Grove 10 MPUD Rezoning Application

P22-121 – Farrell Storage Site Plan

P22-136 – Eden at Tradition Site Plan

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the July 13, 2022 Site Plan Review Committee meeting. The Planning and Zoning Department finds the application to be consistent with the City's Comprehensive Plan and Land Development Regulations and recommends approval.