

Cadence Phase I Final Plat with Construction Plans

Project No. P21-171
City Council Meeting
January 24, 2022
Bridget Kean, AICP
Senior Planner



Proposed Project

- An application for final subdivision plat approval with construction plans for Phase I of the Cadence subdivision in Western Grove.
- A preliminary subdivision plat with construction plans was approved for Cadence on April 26, 2021 for a gated residential community with 439 residential lots (P20-174).
- Phase I is a final plat for 124 single-family residential lots and an amenity center tract.
- An infrastructure bond has been approved for construction of the third phase of Tradition Parkway as well as a private right-of-way tract within the development and required utilities.
- Tradition Parkway construction will include Tradition Trail



Applicant and Owner

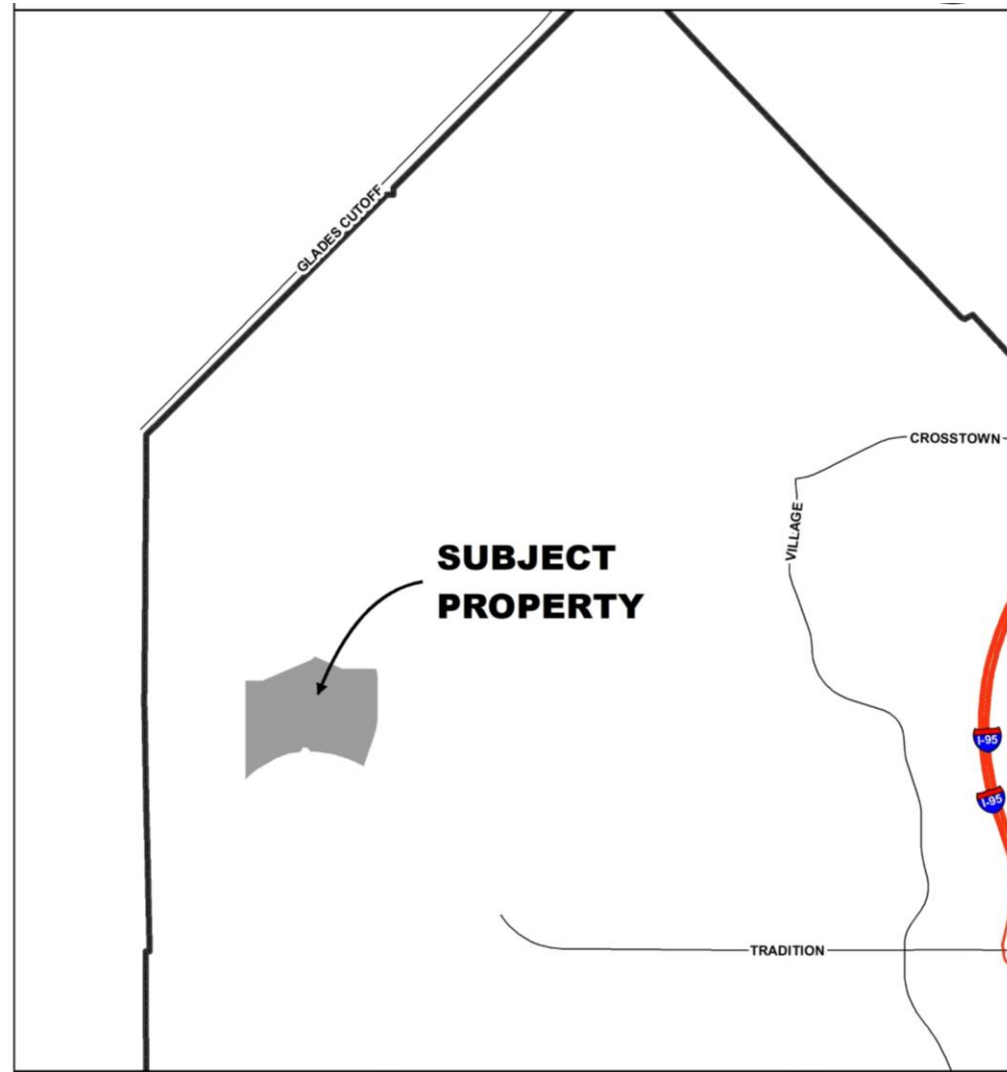
Kimley-Horn, acting as the agent for the owners:

Mattamy Palm Beach, LLC

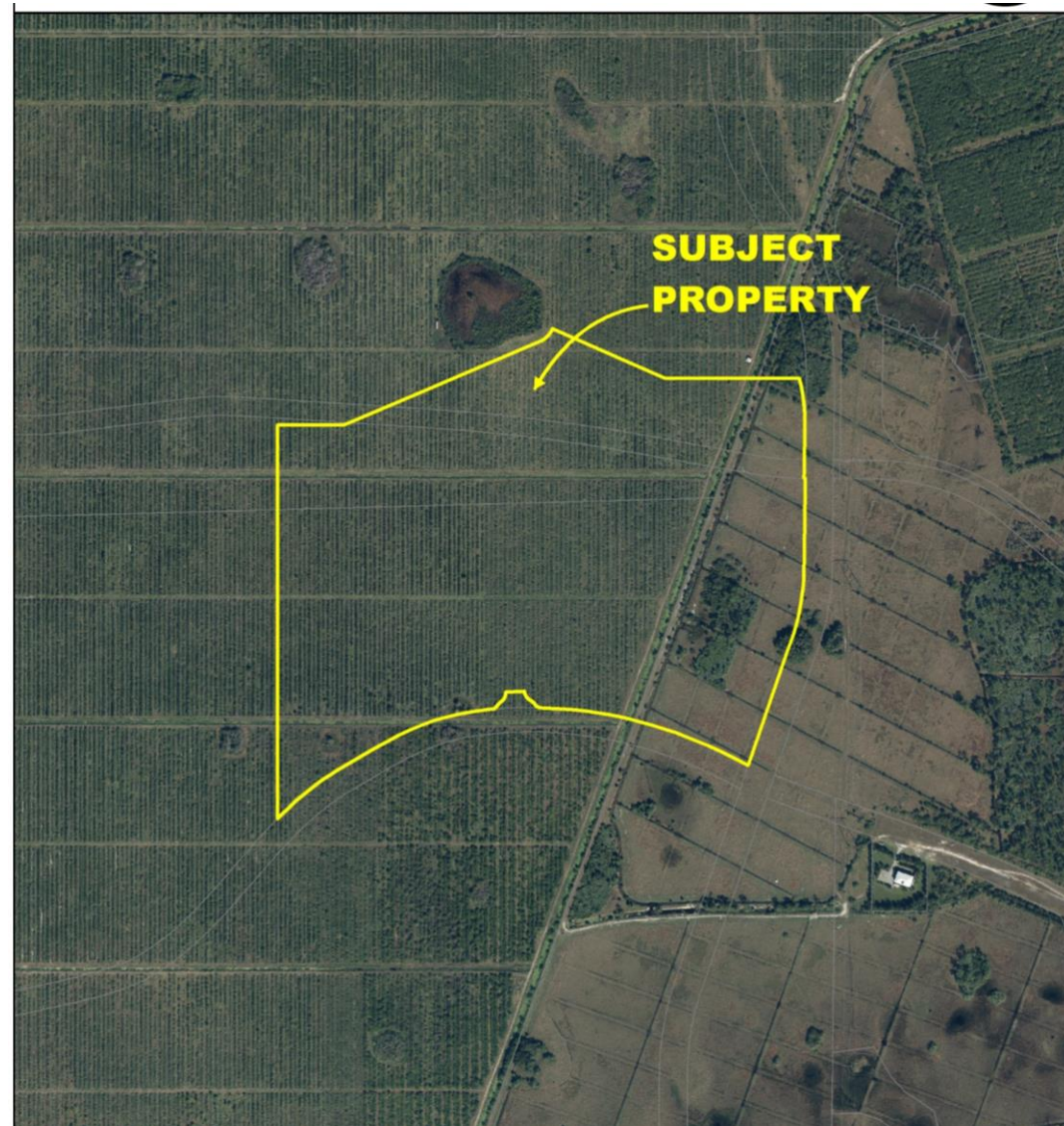
City of Port St. Lucie (Tradition Parkway ROW)



Location Map

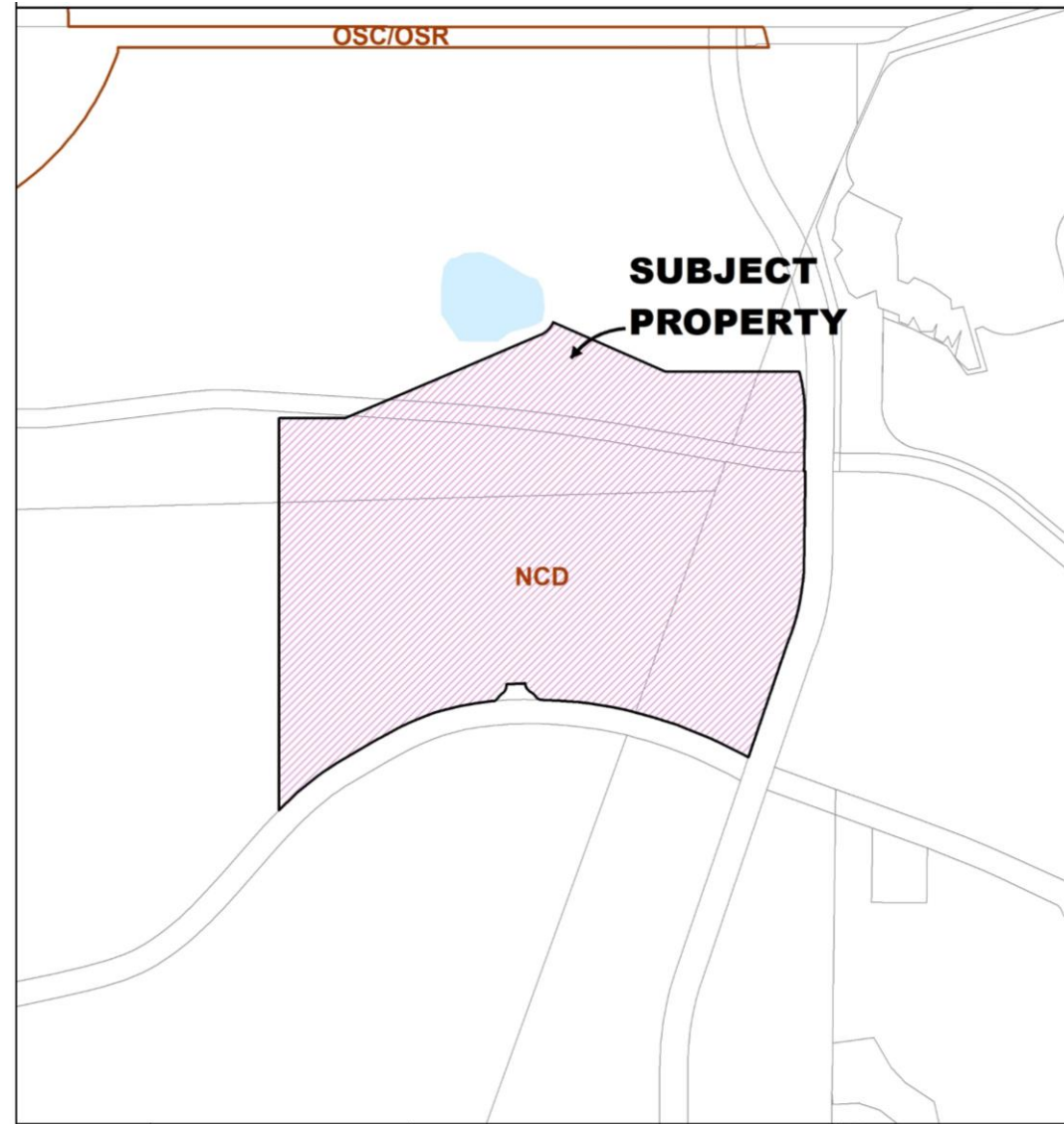


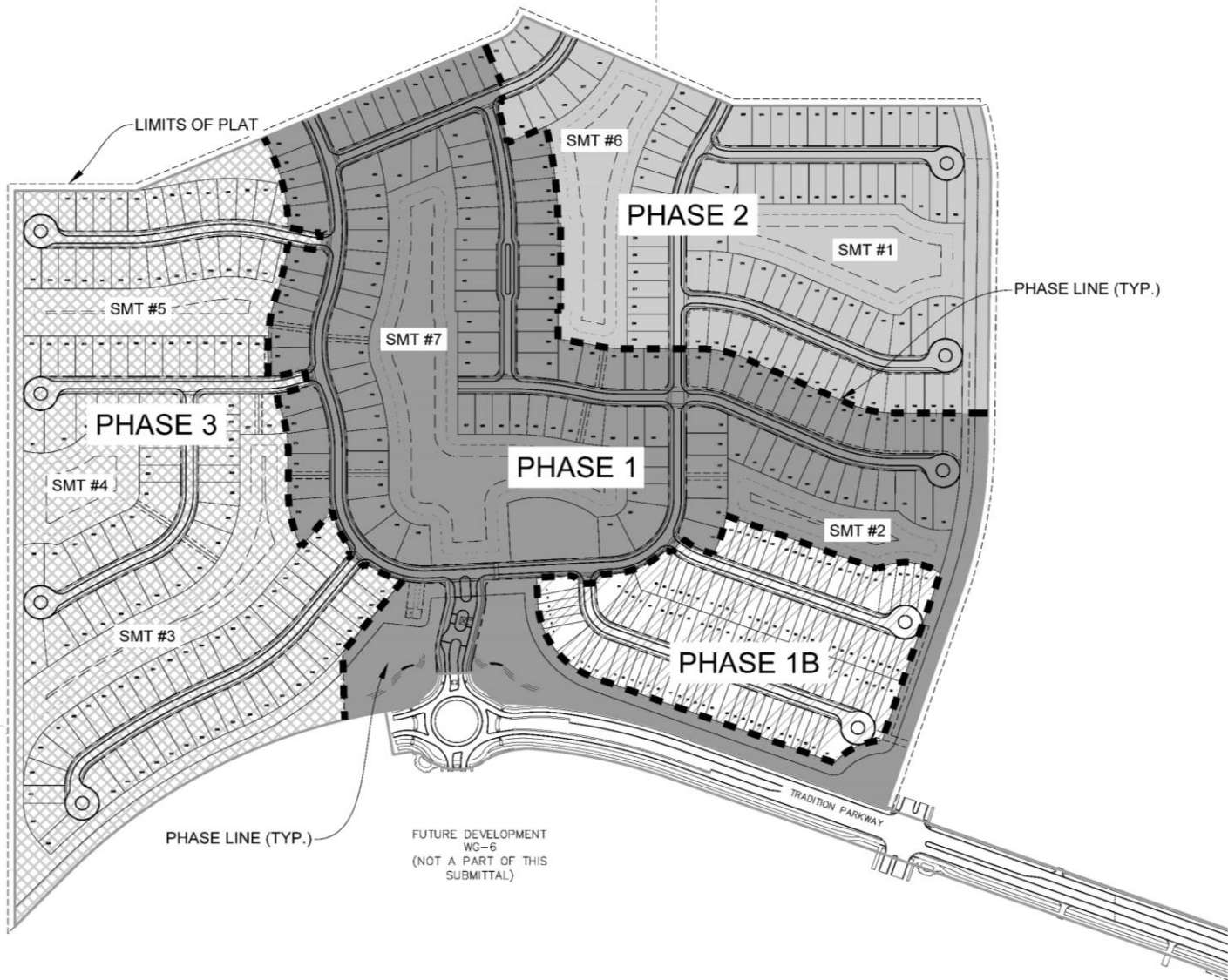
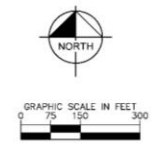
Aerial



Land Use and Zoning

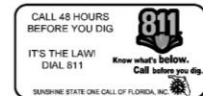
- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land





LEGEND

	PHASE 1
	PHASE 1B
	PHASE 2
	PHASE 3



Concurrency Review

- The project has been reviewed for compliance with the Western Grove DRI development order regarding the provision of adequate public facilities.
- A Traffic Impact Report was submitted and approved by the Public Works Department.
- An auto turn analysis was provided with the preliminary plat that shows adequate space for a school bus or truck to turn around outside the gated entrance.



Traffic Impact Analysis

- This development is contained within the Western Grove DRI area.
 - Received latest Traffic Impact Statement in January 2022
 - Reviewed by City Staff
 - Found to be consistent with the DRI
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- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



Latest Dwelling Unit Counts

- This development includes a total of 124 residential units in this first phase. This would bring the number of approved residential units to approximately 800.
- No additional roadway requirements are triggered at this time.
- 756 total PM peak hour trips or 900 dwelling units (whichever comes last) triggers 2 lane extension of Tradition Pkwy to North-South A.
- However, construction for the 4 lane extension of Tradition Parkway has already begun.



Recommendation

The Site Plan Review Committee recommended approval of the final plat with construction plans at their meeting on August 25, 2021.

