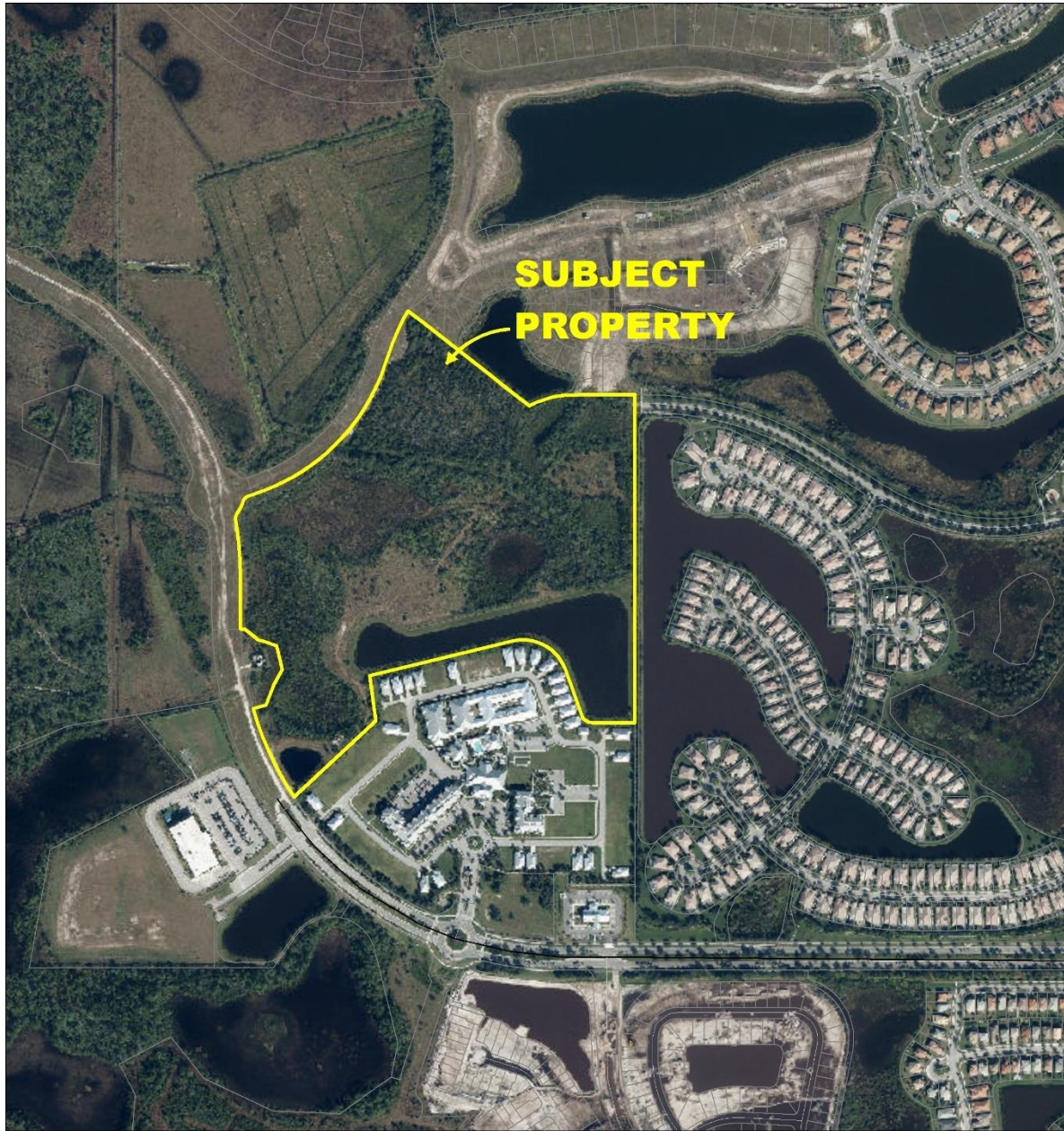




**Emry**  
**Preliminary Plat with Construction Plans**  
**P20-196**



Project Location Map

**SUMMARY**

Applicant's Request:	Request for approval of a preliminary subdivision plat with construction plans for a project known as Emry for a total of 131 Single-Family dwelling units.
Applicant:	Kinan Husainy, Kimley-Horn and Associates, Inc.
Property Owner:	Mattamy Palm Beach, LLC
Location:	The project is located north and east of the Tradition Parkway right-of-way and southwest of the Fernlake Drive right-of-way.
Project Planner:	Bolivar Gomez, Planner II

**Project Description**

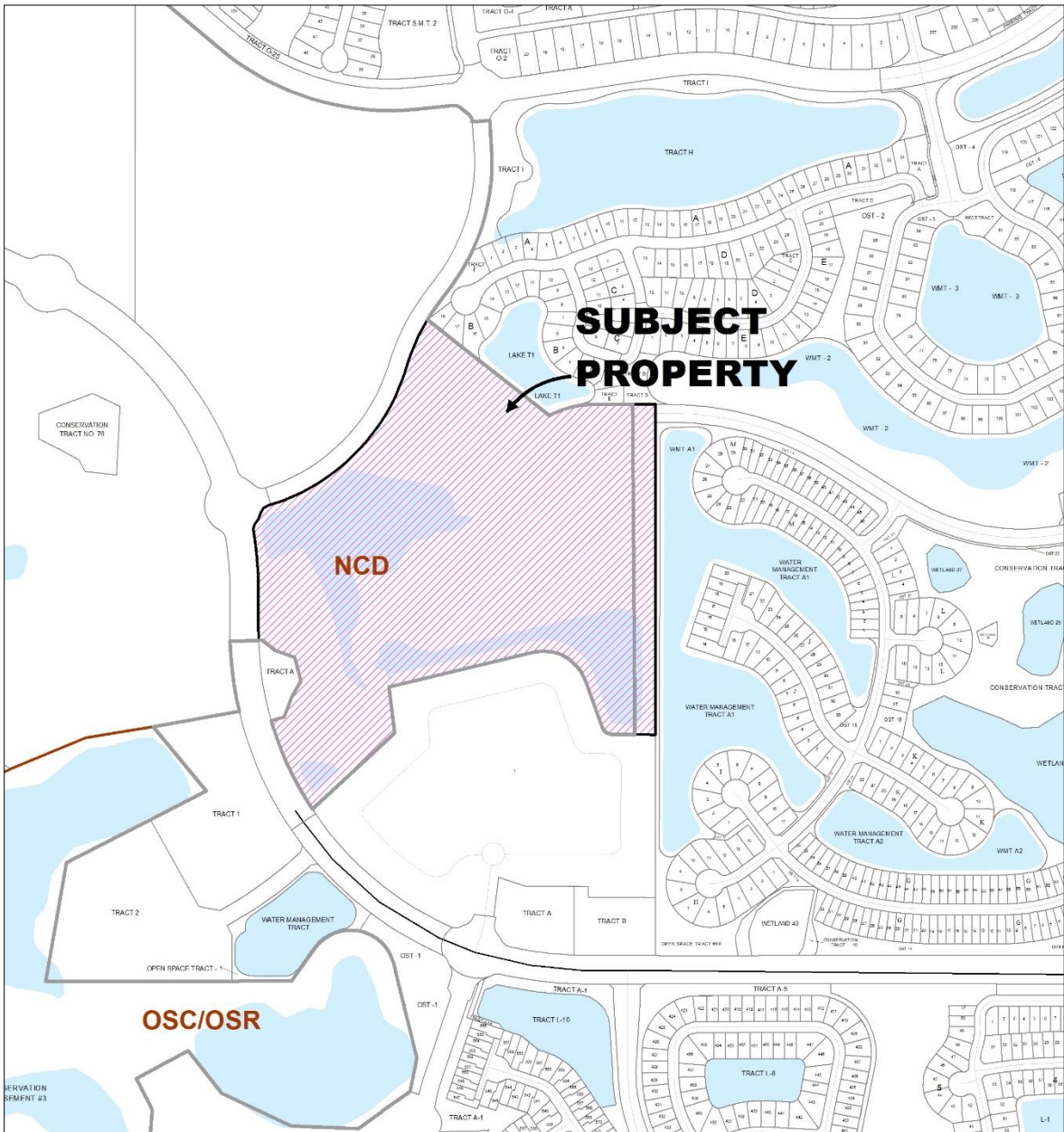
Mattamy Palm Beach, LLC, has applied for preliminary subdivision plat approval for a project known as Emry. Emry is proposed as a gated residential subdivision consisting of 131 single-family lots. The subject property is located within the Western Grove Development of Regional Impact (DRI). The subdivision plat includes two right-of-way tracts, two water management tracts, and 17 open space tracts. Right-of-way tract RW is an 80-foot wide public right-of-way for the construction of Fernlake Drive from Tradition Parkway north to the Preserve at Tradition subdivision. Right-of-way Tract R is proposed as a 50-foot private right-of-way internal to the development that will provide access from Fernlake Drive to the single-family residential lots. There is an associated application for a preliminary subdivision plat with construction plans for the extension of Tradition Parkway from its current terminus at the Renaissance Charter School west to the proposed Tradition Regional Park site (P20-143). The application for the extension of Tradition Parkway was submitted by Mattamy Palm Beach, LLC, on behalf of the City of Port St. Lucie as the developer of the Western Grove DRI. Mattamy Palm Beach, LLC, is responsible for the extension of Tradition Parkway, the construction of Fernlake Drive, and other public/private improvements to serve the proposed development.

**Location and Site Information**

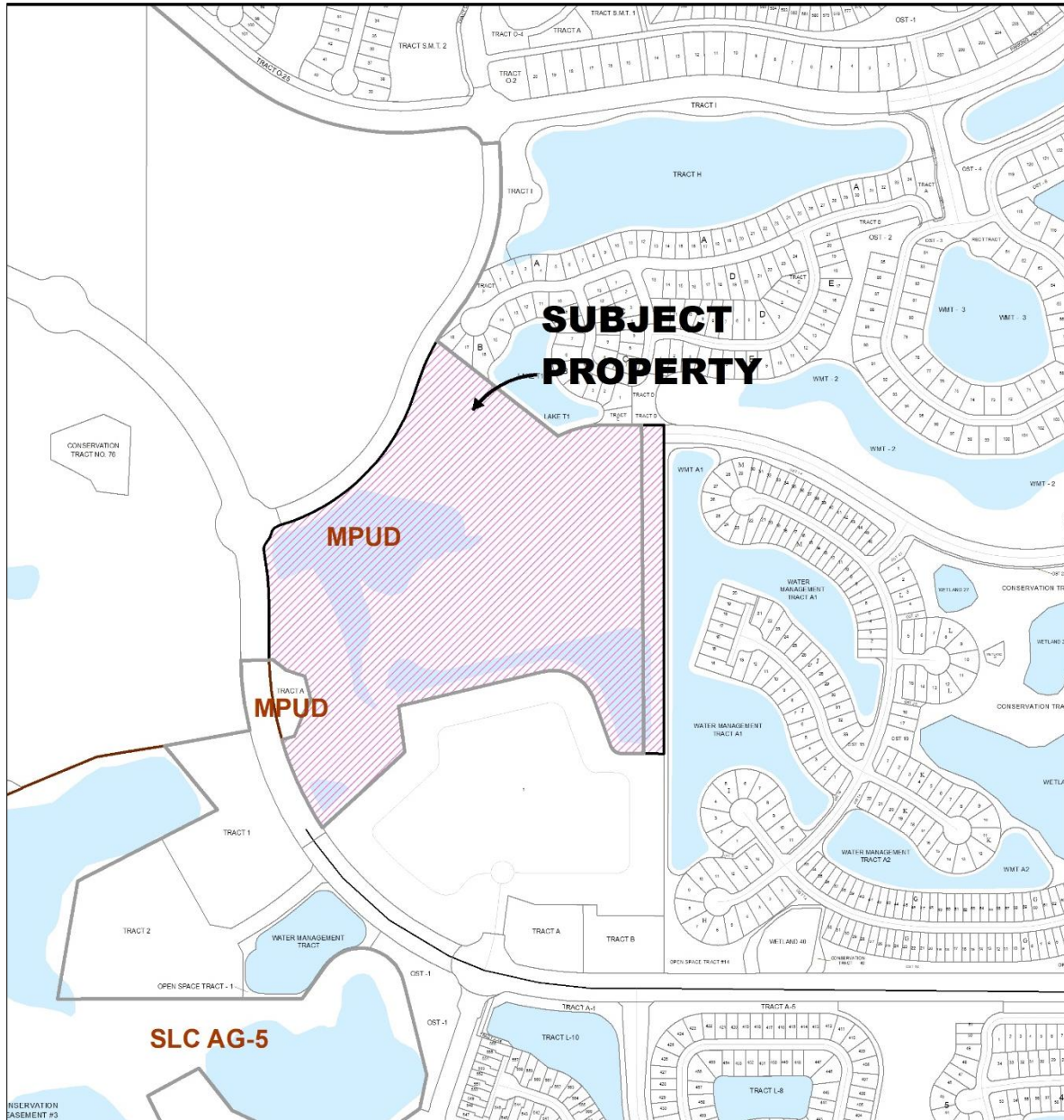
Property Size:	Approximately 57.36 acres
Legal Description:	A portion of Section 8, Township 37 South, Range 39 East, together with a Portion of Fernlake Drive, St. Lucie County, Florida. The full legal description is shown on the subdivision plat.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	MPUD (Tradition Master Planned Unit Development)
Existing Use:	Vacant land

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	The Preserve at Tradition residential
South	NCD	MPUD	The Brennity at Tradition assisted living
East	NCD	MPUD	Lakes at Tradition residential
West	NCD	MPUD	Vacant Land



Future Land Use



Zoning Map

## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project is subject to the conditions of the Western Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	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 service agreement with the City Utility Systems Department is required prior to issuance of building permits.
<b><i>Traffic Circulation</i></b>	<p>Per the Western 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>The project will generate an average of 1,333 daily trips per day and 132 p.m. peak hour trips per day per ITE Trip Generation Manual 10<sup>th</sup> Edition Land Use Code. The subdivision plat provides for the construction of Fernlake Drive to provide access from Tradition Parkway and a private right-of-way to serve the subdivision lots. An auto-turn analysis for school bus access and a traffic analysis report were submitted and approved by the Public Works Department.</p>
<b><i>Parks and Recreation Facilities</i></b>	Requirements for parks and recreational facilities are addressed under Condition 63 of the Western Grove DRI Development Order. The condition requires the dedication of 50 acres of net usable area of active recreation of which 40.2 acres has previously been conveyed to the City for the Tradition Regional Park.
<b><i>Stormwater Management Facilities</i></b>	A paving and drainage plan that is in compliance with the adopted level of service standard has been provided.
<b><i>Solid Waste</i></b>	A written confirmation that adequate solid waste disposal services and facilities will be available has been provided by the solid waste contract hauler for the City.
<b><i>Public School Concurrency Analysis</i></b>	Public school requirements are addressed under Condition 58 of the Western Grove DRI Development Order. It requires a development agreement between the developer and the St. Lucie County School District to mitigate the impacts of growth. A draft of the agreement has been submitted to the City Attorney's Office and is under review. There are no capacity issues at this time. Pursuant to Condition 58, the development agreement has to be signed before the plat can be recorded.

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the preliminary plat and construction plans at their meeting on November 4, 2020.