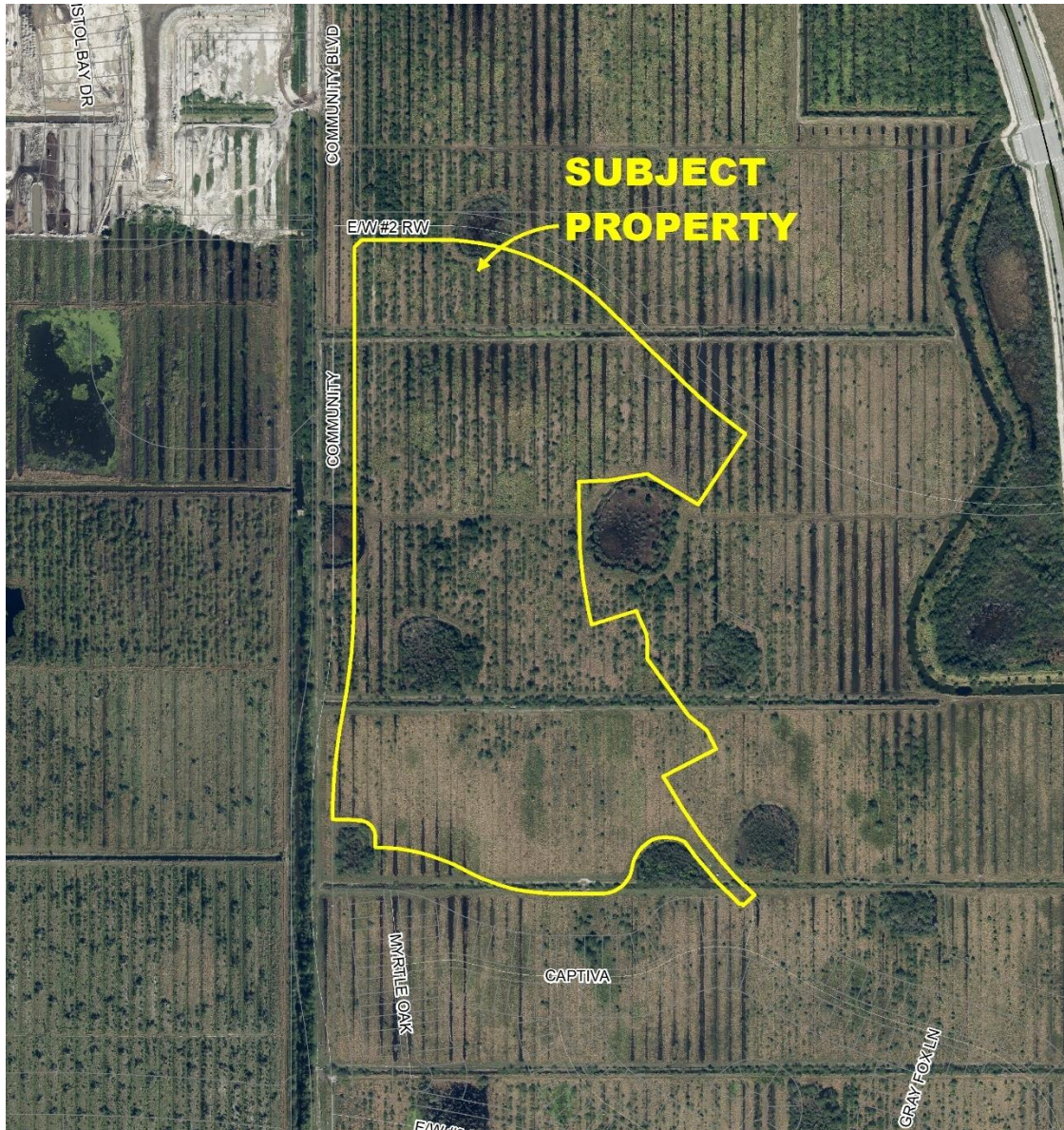




**Heron Preserve at Tradition Phase 2A
Preliminary Subdivision Plat and Construction Plans
P19-121**



Project Location Map

SUMMARY

| | |
|----------------------|--|
| Applicant's Request: | Preliminary subdivision plat and construction plans. |
| Applicant: | Kinan Husainy, PE |
| Property Owner: | Pulte Home Company, LLC |
| Location: | North of Marshall Parkway, between Village Parkway and the Community Boulevard right-of-way. |
| Project Planner: | Anne Cox, Assistant Director of Planning and Zoning |

Project Description

This application is for a preliminary plat with construction plans. The plat includes 109 residential lots, private road right-of-way tracts, water management tracts, open space tracts, and a tract for future development.

Previous Actions and Prior Reviews

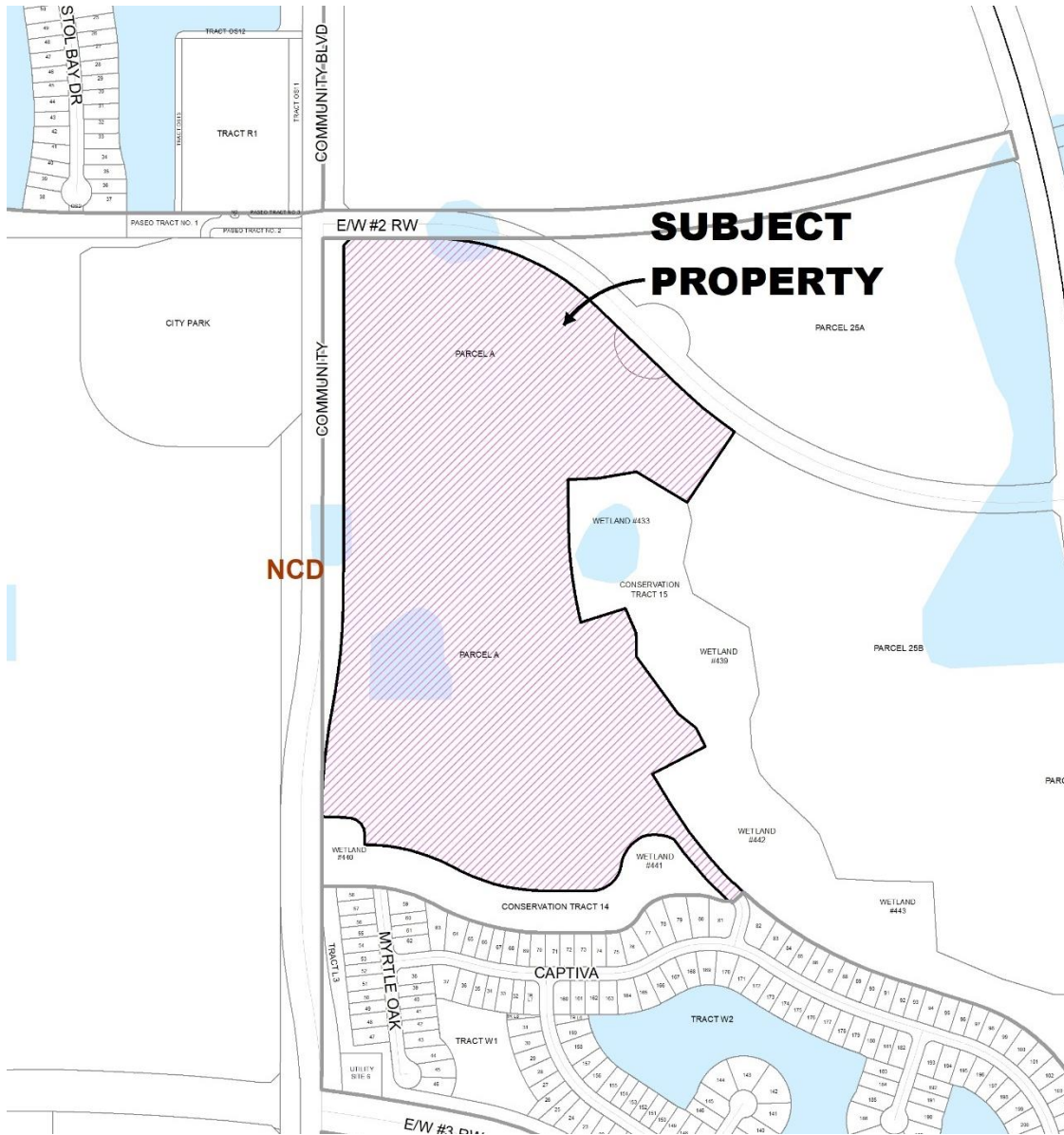
The Site Plan Review Committee recommended approval of the preliminary plat and construction plans at their November 12, 2020 meeting.

Location and Site Information

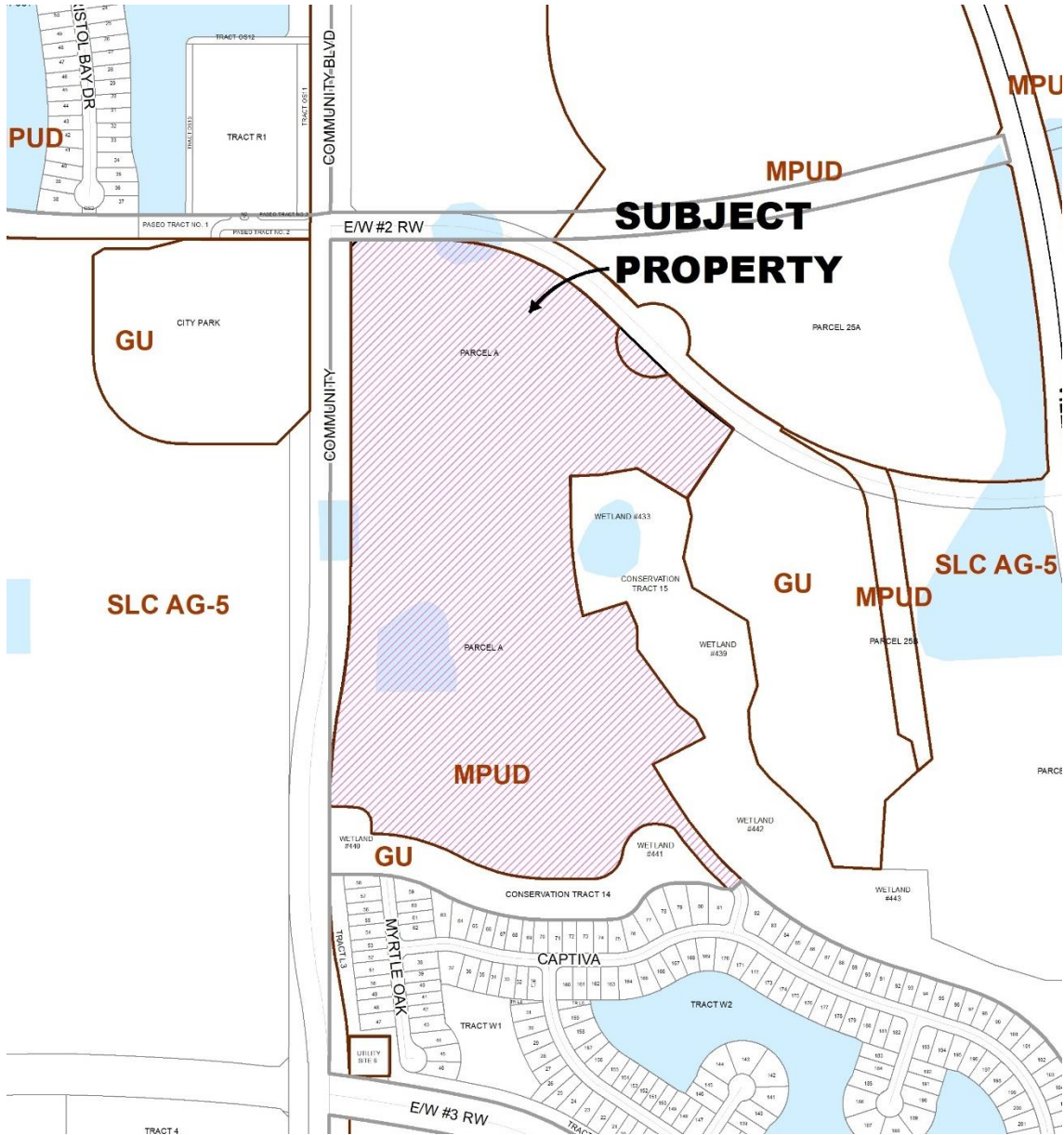
| | |
|--------------------|--|
| Parcel Number: | 4322-601-0011-000-6 |
| Property Size: | 55.3 acres |
| Legal Description: | Parcel A, Pulte at Tradition Phase 1 and a portion of the E/W #2 right-of-way. |
| Future Land Use: | New Community Development District (NCD) |
| Existing Zoning: | Master Planned Unit Development (MPUD) |
| Existing Use: | Vacant land |

Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|-------------|--|
| North | NCD | MPUD and GU | Vacant land |
| South | NCD | MPUD and GU | Residential development and conservation tract |
| East | NCD | MPUD and GU | Vacant land and conservation tract |
| West | NCD | MPUD and GU | Vacant land and future City park |



Future Land Use



Zoning Map

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. |
| <i>Traffic Circulation</i> | The applicant has submitted a trip generation analysis that indicates that the project will generate 1,137 average daily trips and 114 pm peak hour trips. 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. |
| <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 project includes 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 is subject to the availability of adequate school capacity based on the adopted level of service standards. 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 property consists of abandoned citrus groves. There are two wetland areas on site for which the developer has obtained state and federal permits to impact and provide mitigation.

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 plat and construction plans at their November 12, 2020 meeting.