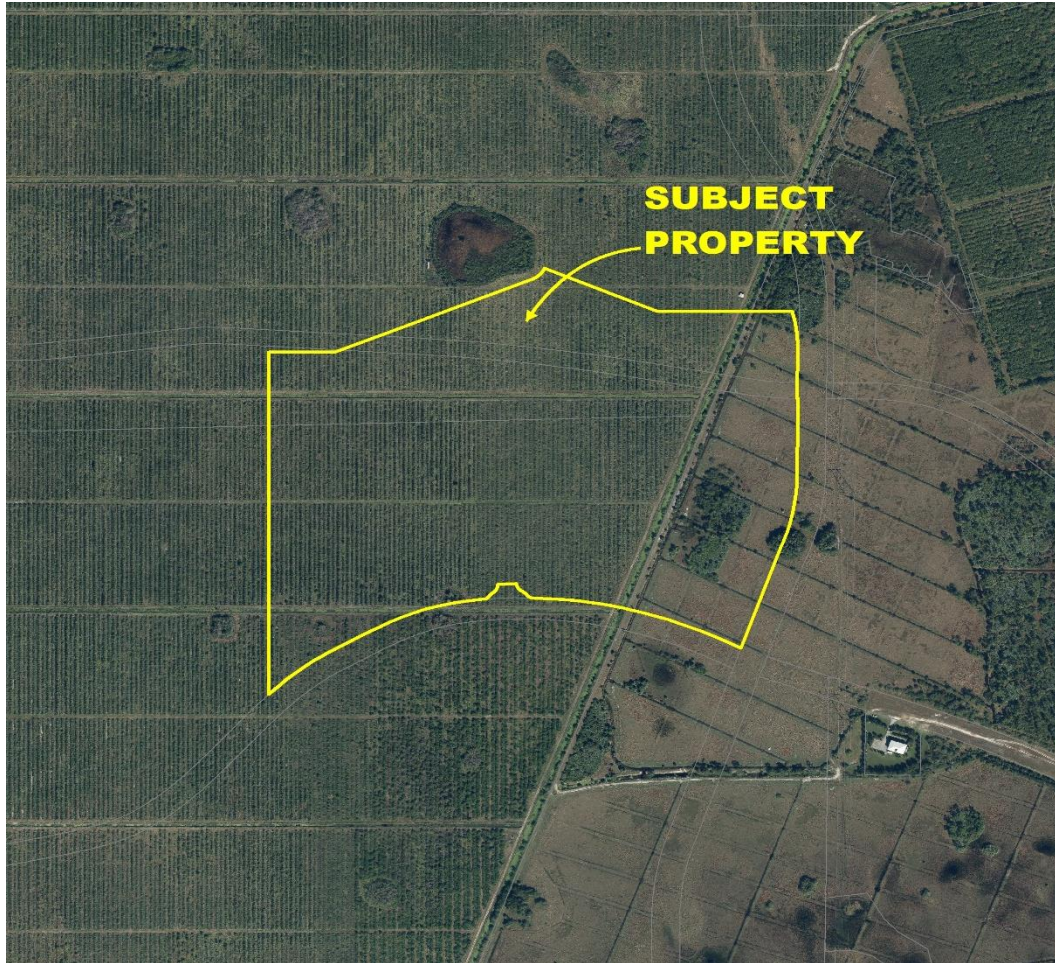




**Cadence Phase 1
Final Subdivision Plat with Construction Plans
P21-171**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a final subdivision plat with construction plans for Cadence Phase I located in the Western Grove DRI.
Applicant:	Kinan Husainy, Kimley-Horn and Associates, Inc.
Property Owner:	City of Port St. Lucie and Mattamy Palm Beach, LLC
Location:	The project is generally located west of Interstate 95, east of Range Line Road, south of the Crosstown Parkway Extension, on the north side of Tradition Parkway and west of the N/S A road right-of-way
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, has applied for approval of a final plat with construction plans for a project known as Cadence Phase I. A preliminary subdivision plat with construction plans was approved for Cadence on April 26, 2021 (Res. 21-R49). The Cadence subdivision will be located in the northwest quadrant of the future intersection of Tradition Parkway and N/S A in the area referred to as Western Grove 5A (WG 5A). Cadence is planned as a gated residential subdivision consisting of 439 residential lots, stormwater tracts, open space tracts, a private right-of-way tract, and an amenity center tract. The residential lots will include 326 single-family lots and 113 townhouse lots. The project also includes the platting and construction of approximately 2,186.86 linear feet of Tradition Parkway from the FPL powerline easement in Western Grove west to a proposed roundabout at the entrance to the Cadence subdivision.

Cadence Phase I is a final plat for 124 single-family residential lots. The plat also includes the amenity center tract, two water management tracts, three open space tracts, and three parcels for future development. An infrastructure bond has been approved for the construction of Tradition Parkway from the FPL powerline easement in Western Grove west to a proposed roundabout at the entrance to the Cadence subdivision, construction of a private right-of-way tract to provide access to the lots, and associated utilities.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary subdivision plat with construction plans at the August 25, 2021 Site Plan Review Committee meeting.

Location and Site Information

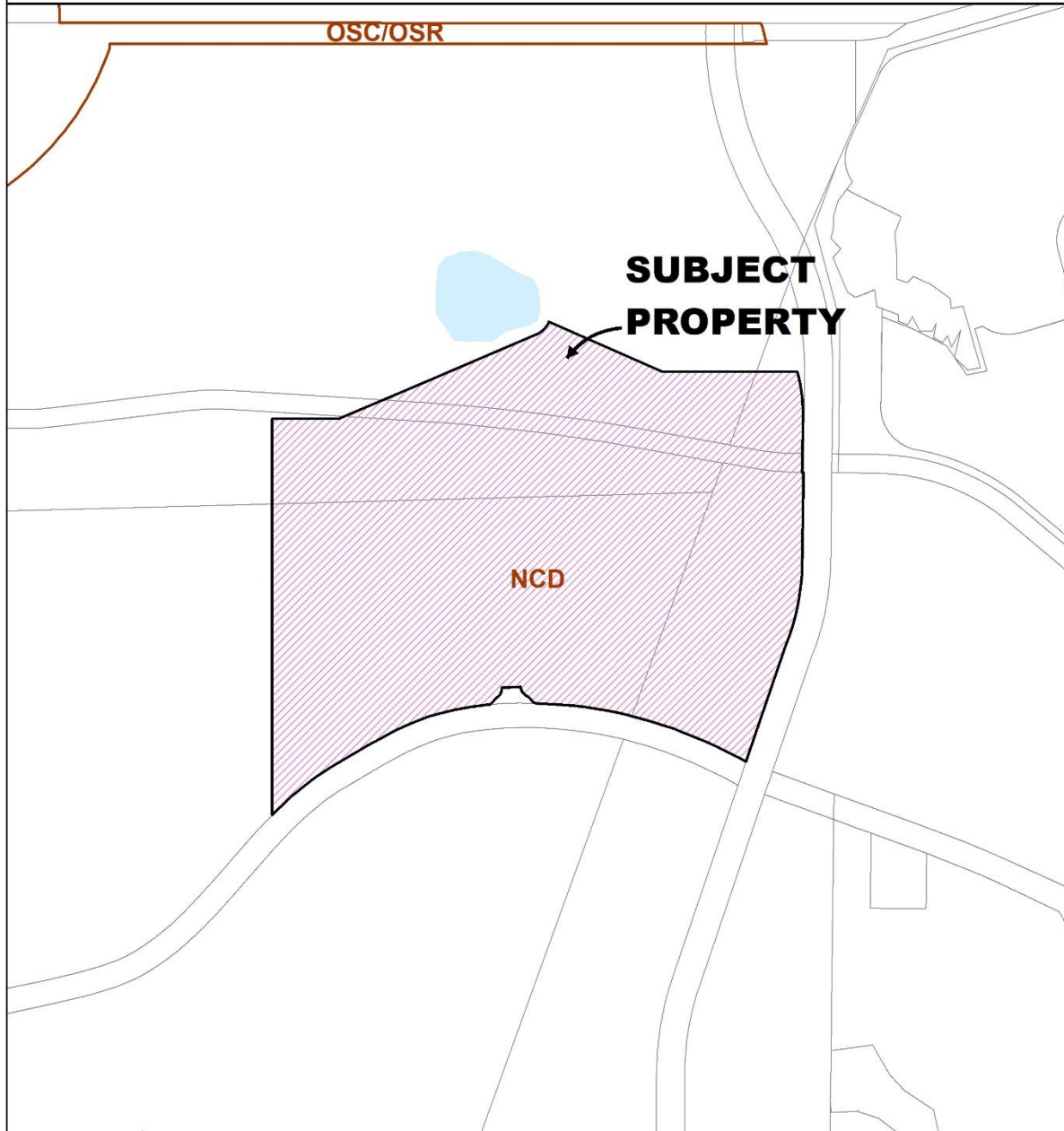
Parcel ID No.	4307-100-0000-000-1, 4305-322-0001-000-4, 4306-311-0000-000-6, and a portion of Tradition Parkway right-of-way (4307-123-0001-000-9)
Property Size:	Approximately 128.676 acres
Legal Description:	A portion of Sections 6, And 7, Township 37 South, Range 39 East, St. Lucie County, Florida
Future Land Use:	New Community Development (NCD)
Existing Zoning:	MPUD (Western Grove Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

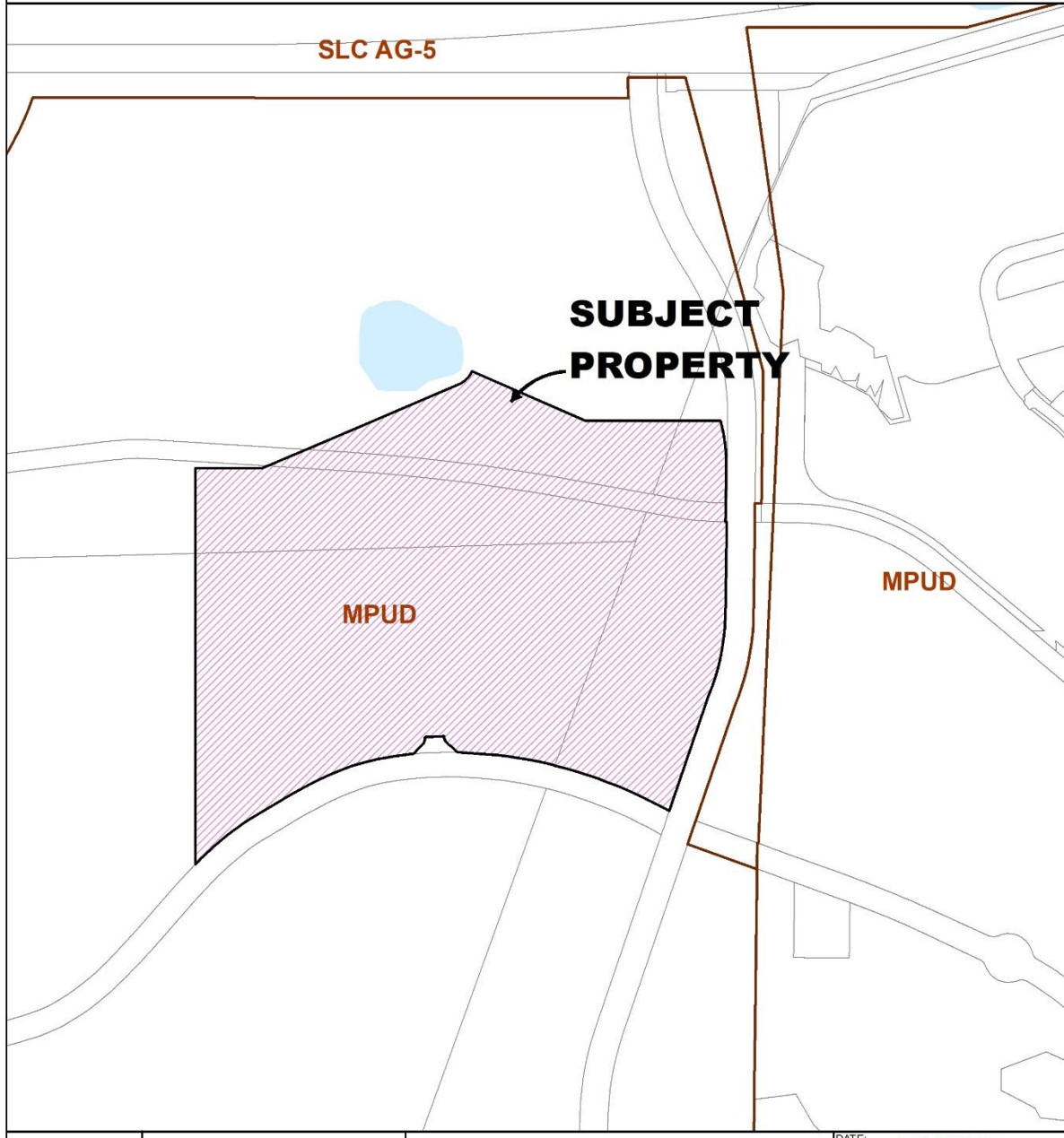
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land
South	NCD	MPUD	Vacant land
East	NCD	MPUD	Vacant land
West	NCD	MPUD	Vacant land

NCD – New Community Development District
MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



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:

<i>Sanitary Sewer and Potable Water Facilities</i>	The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service in the Western Grove DRI. The construction plans include the extension of water and sewer lines to service the development.
<i>Traffic Circulation</i>	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. Phase I will generate an average of 1,230 daily trips per day and 122 p.m. peak hour trips per day per ITE Trip Generation Manual 10 th Edition. A Traffic Analysis Report was submitted and approved by the Public Works Department.
<i>Parks and Recreation Facilities</i>	Requirements for parks and recreational facilities are addressed under Condition 63 of the DRI Development Order. The DRI requires a total of 50 net usable acres for parks sites. A total of 40.2 acres in Western Grove has been provided for Tradition Regional Park. Condition 63 requires the remaining 9.8 acres be deeded to the City no later than the issuance of a building permit for the 3,501 st dwelling unit.
<i>Stormwater Management Facilities</i>	The project includes paving and drainage plans that meet the required level of service.
<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>	Public school requirements are addressed under Condition 58 of the DRI Development Order. The Condition requires a development agreement with the St. Lucie County School District to include the dedication of a K-8 school site to the school district. An agreement has been submitted and is under review by the School District. An auto turn analysis was provided that shows adequate circulation for a school bus to turn around outside the gated entrance.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was submitted for the property that identifies the site as primarily undeveloped and composed of various land cover types. The site is a former citrus grove that is now used for cattle grazing. The wetlands on the subject property have been addressed at the Federal and state levels through the relevant agencies’ regulatory permitting programs. The South Florida Water Management District (SFWMD) has issued permits whereby wetland impacts and mitigation were fully authorized. The U.S. Army Corps of Engineers (USACE) issued a Department of the Army permit that required the preservation of certain wetland areas and supporting upland buffers within the Western Grove parent property. The permit also authorizes impacts to the USACE wetland that occurs within the Western Grove Parcel 5-A property with mitigation provided elsewhere within the parent property.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

Related Projects

P20-174- Cadence Preliminary Plat with Construction Plans

STAFF RECOMMENDATION

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