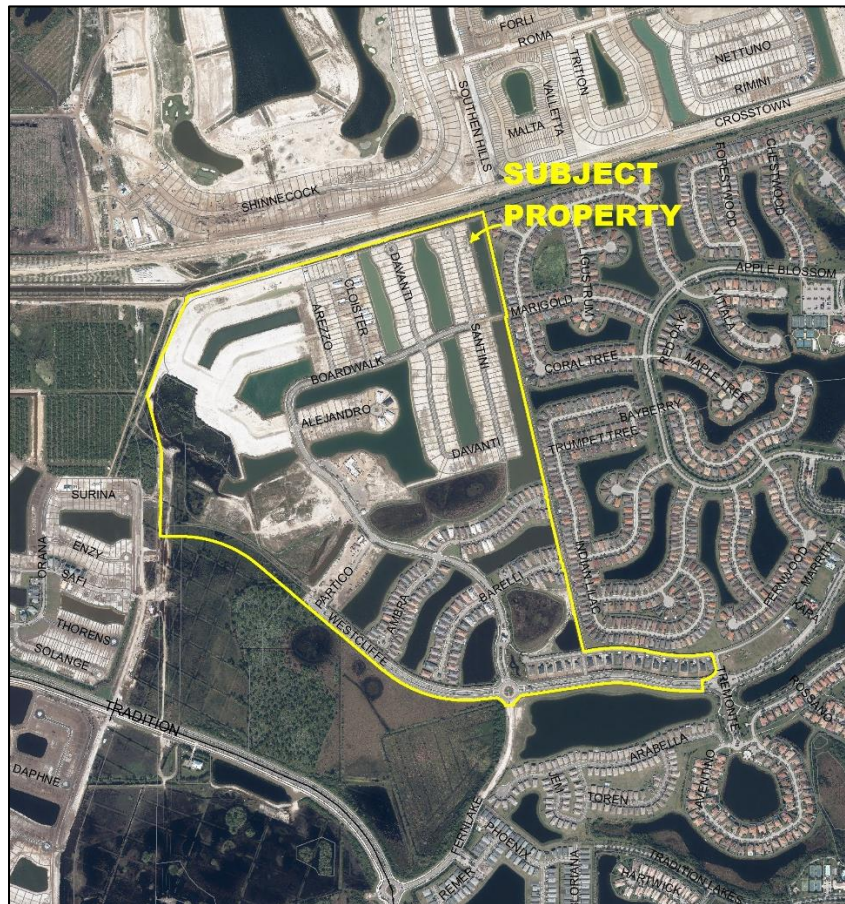


**Esplanade at Tradition Phase Four
Final Subdivision Plat with Construction Plans
P22-186**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a final subdivision plat with construction plans for a project known as Esplanade at Tradition Phase Four that will include one hundred thirty-nine (139) lots within the Tradition MPUD.
Applicant:	Kinan Husainy, P.E., Kimley Horn & Associates, Inc.
Property Owner:	Taylor Morrison of Florida, Inc.
Location:	The project is generally located north of Westcliff Lane, south of Tradition Parkway, east of Powerline Road, and west of Fernlake Drive
Project Planner:	Bethany Grubbs, Planner III

Project Description

Taylor Morrison of Florida, Inc., as applied for a final subdivision plat and construction plans for Esplanade at Tradition Phase Four. The project will subdivide a total of 46.94 acres to create a residential subdivision consisting of one hundred thirty-nine (139) lots, a right-of-way tract, three storm water management tracts, six (6) open space tracts, a conservation tract, with all associated utilities and infrastructure. The subject property is located within the Western Grove Development of Regional Impact (DRI). A surety bond has been provided.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed this application at the June 22, 2022, meeting and recommended approval.

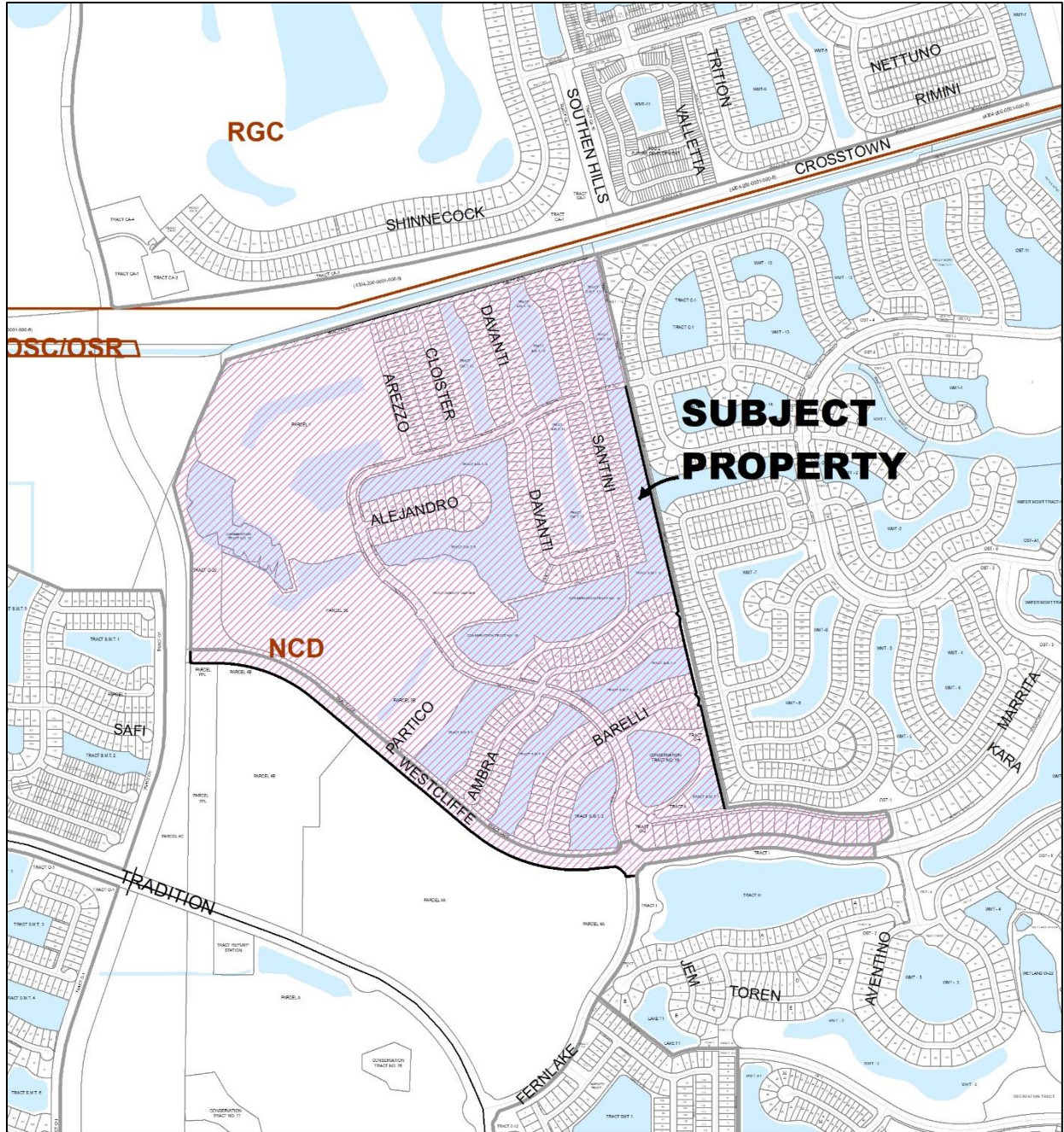
Location and Site Information

Parcel ID(s):	4305-502-0015-000-7, 4305-500-0027-000-8
Property Size:	Approximately 46.94-acres
Legal Description:	Being a replat of Parcel 1, Esplanade at Tradition, Phase 2, according to the plat thereof as recorded in Plat Book 105, Page 1, together with Conservation Tract No. 13, Esplanade at Tradition, according to the plat thereof as recorded in Plat Book 88, Page 10 all of the Public Records of St. Lucie County, Florida, all lying in Sections 5 and 6, Township 37 South, Range 39 East, City of Port St. Lucie County, Florida.
Future Land Use:	NCD (New Community Development)
Existing Zoning:	Tradition MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

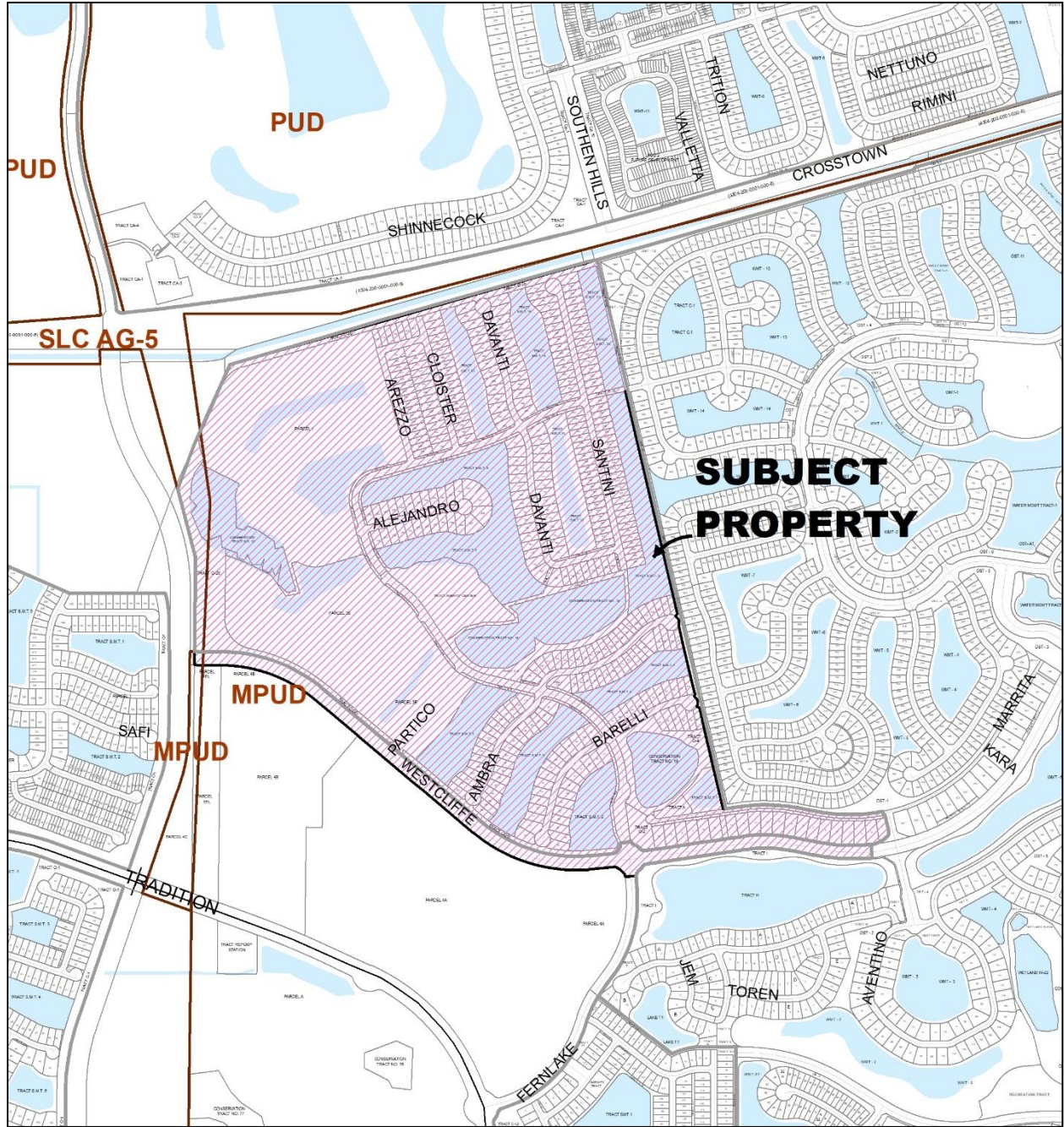
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano
South	NCD	MPUD	Esplanade at Tradition Phase 1
East	NCD	MPUD	Esplanade at Tradition Phase 2
West	NCD	MPUD	Esplanade at Tradition Tract O-26

NCD - New Community Development
 MPUD - Master Planned Unit Development
 RGC – Residential Golf Course
 PUD – Planned Unit Development



Future Land Use



Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the boundaries of the Western Grove DRI and 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 will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Traffic Circulation</i>	This application and Traffic Statement prepared by Kimley Horn dated October 9, 2023, has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, Public Works Policy 19-01pwd, and the Western Grove DRI.
<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 fifty (50) net usable acres for park 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 to 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 secured with the St. Lucie County School District. There are no capacity issues at this time.

NATURAL RESOURCE PROTECTION

The project has been reviewed for compliance with the requirements of the Western Grove DRI Development Order for protection of habitat, vegetation, and wildlife.

Native Habitat Protection: Per the Western Grove DRI development order, a minimum of 95.08 acres of native pine flatwoods in twelve conservation tracts are required to be protected. One conservation tract is located on site. The remaining habitat has been preserved in other phases of the project shown in the Western Grove Master Development Plan Revised Map H.

Wildlife Protection: In 2019, a clearing/ mass grading plan was approved by the Site Plan Review Committee for the overall Esplanade at Tradition project and the site has been cleared. Wetland preservation and mitigation requirements for the Western Grove DRI are addressed in Army Corps of Engineers (ACOE) permit issued in 2017.

OTHER

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

Art in Public Places: This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places.

Related Projects:

P19-100 – Esplanade at Tradition Preliminary Plat - Approved by City Council on November 25, 2019.

P19-070 – Esplanade at Tradition Conceptual Plan Special Permission - The Planning and Zoning Board approved a “Special Permission” application on August 6, 2019, to allow the length of the cu-de-sac streets to be 1,180 feet. The maximum length allowed by the code is 1,000 feet.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code. The Site Plan Review Committee recommended approval of the final subdivision plat with construction plans on June 22, 2022.