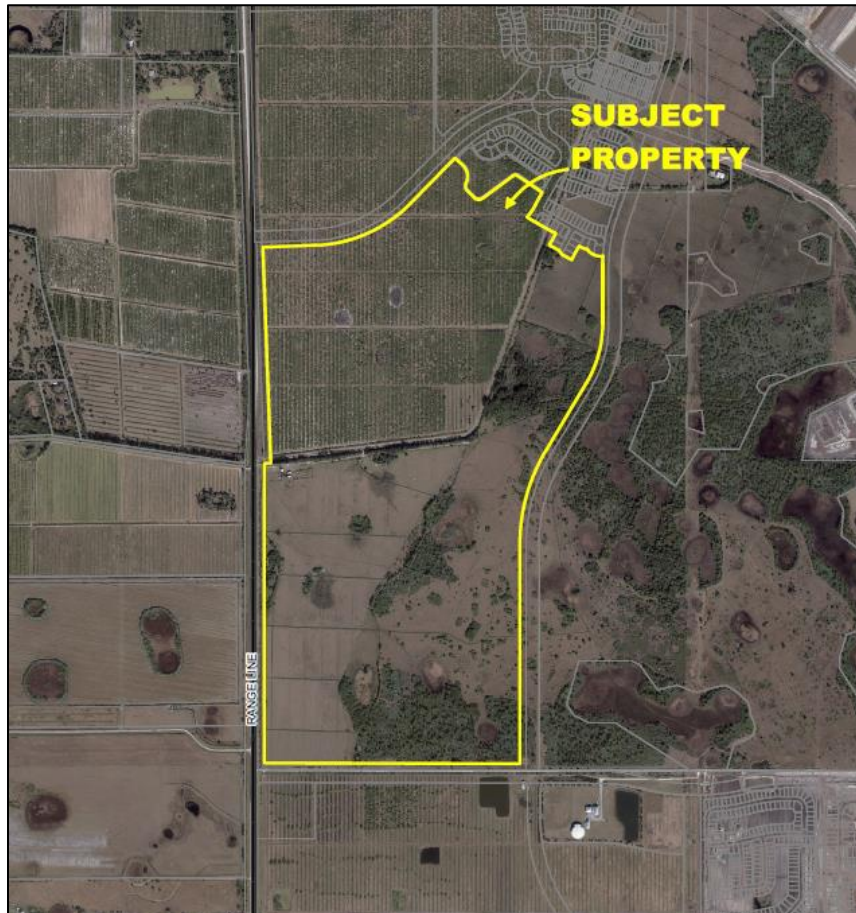




**Western Grove – Seville 6A Phase 2  
 Final Plat with Construction Plans  
 P22-230**



**Project Location Map**

**SUMMARY**

Applicant's Request:	Request for approval of a final subdivision plat with construction plans for a project known as Western Grove – Seville Phase II that will include 83 single-family residential lots.
Applicant:	Kinan Husainy, Kimley-Horn and Associates, Inc.
Property Owner:	Mattamy Palm Beach, LLC
Location:	The project is generally located west of Interstate 95, east of Range Line Road, north of SW Discovery Way, south of the extension of Tradition parkway, and west of Fern Lake Drive.
Project Planner:	Bethany Grubbs, Planner III

**Project Description**

Mattamy Palm Beach, LLC, has applied for final subdivision plat approval for a residential subdivision in Western Grove, in the area referred to as Western Grove 6A (WG 6A), to be known as Seville 6A Phase 2. The proposed project will subdivide a total of 490.604 acres to create a residential subdivision consisting of 83 single-family lots, a right-of-way tract, three water management tracts, open space tracts, an 11.485-acre parcel and 447.701-acre parcel for future development. Right-of-way Tract R is proposed as private right-of-way internal to the development that will provide access from Tradition Parkway to the single-family residential lots. The proposed subdivision will be accessed via the extension of Tradition Parkway west of the N/S A road right-of-way in Western Grove. The subject property is located within the Western Grove Development of Regional Impact (DRI).

**Previous Actions and Prior Reviews**

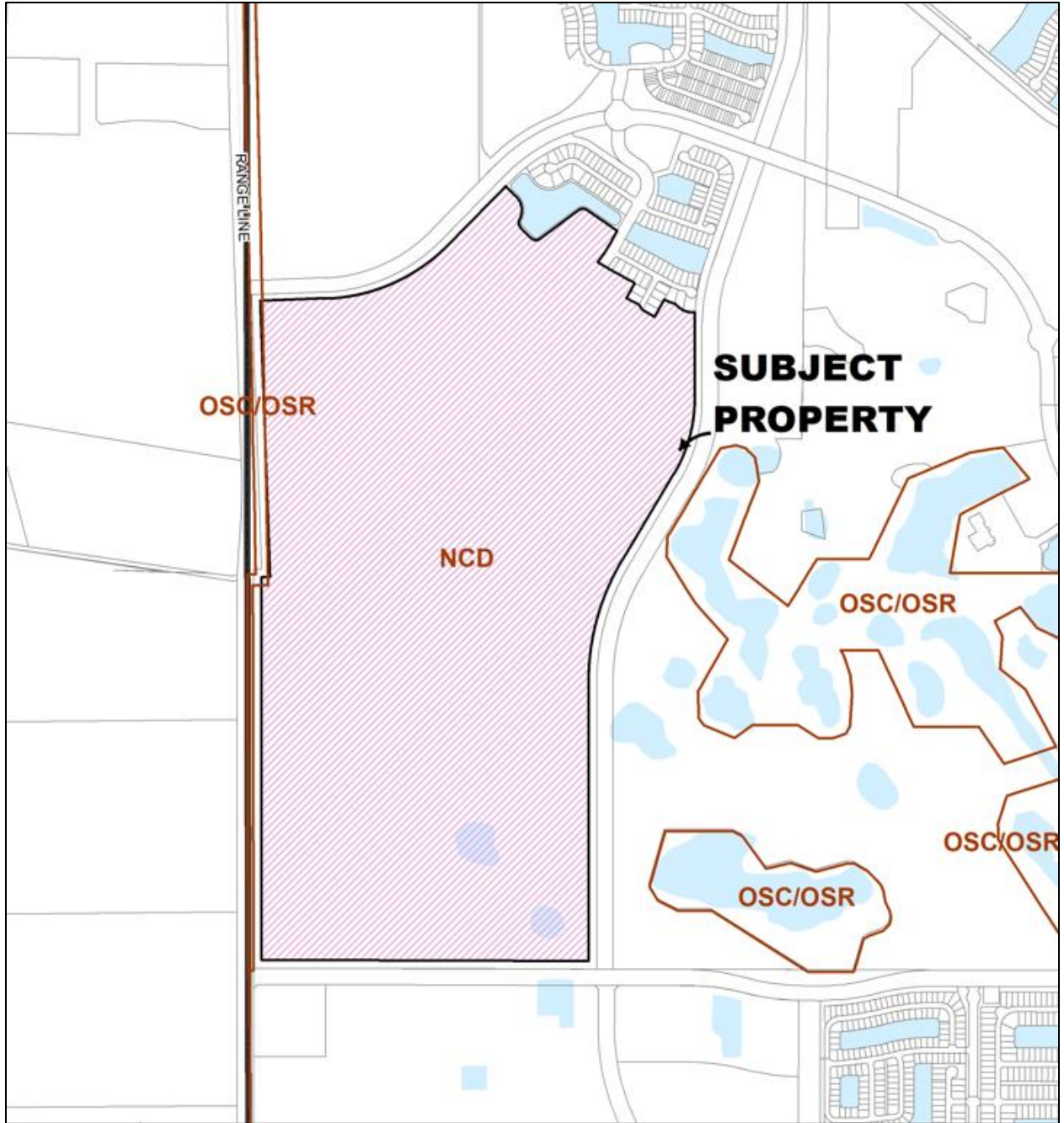
The Site Plan Review Committee unanimously recommended approval of the final subdivision plat with construction plans on August 24, 2022.

**Location and Site Information**

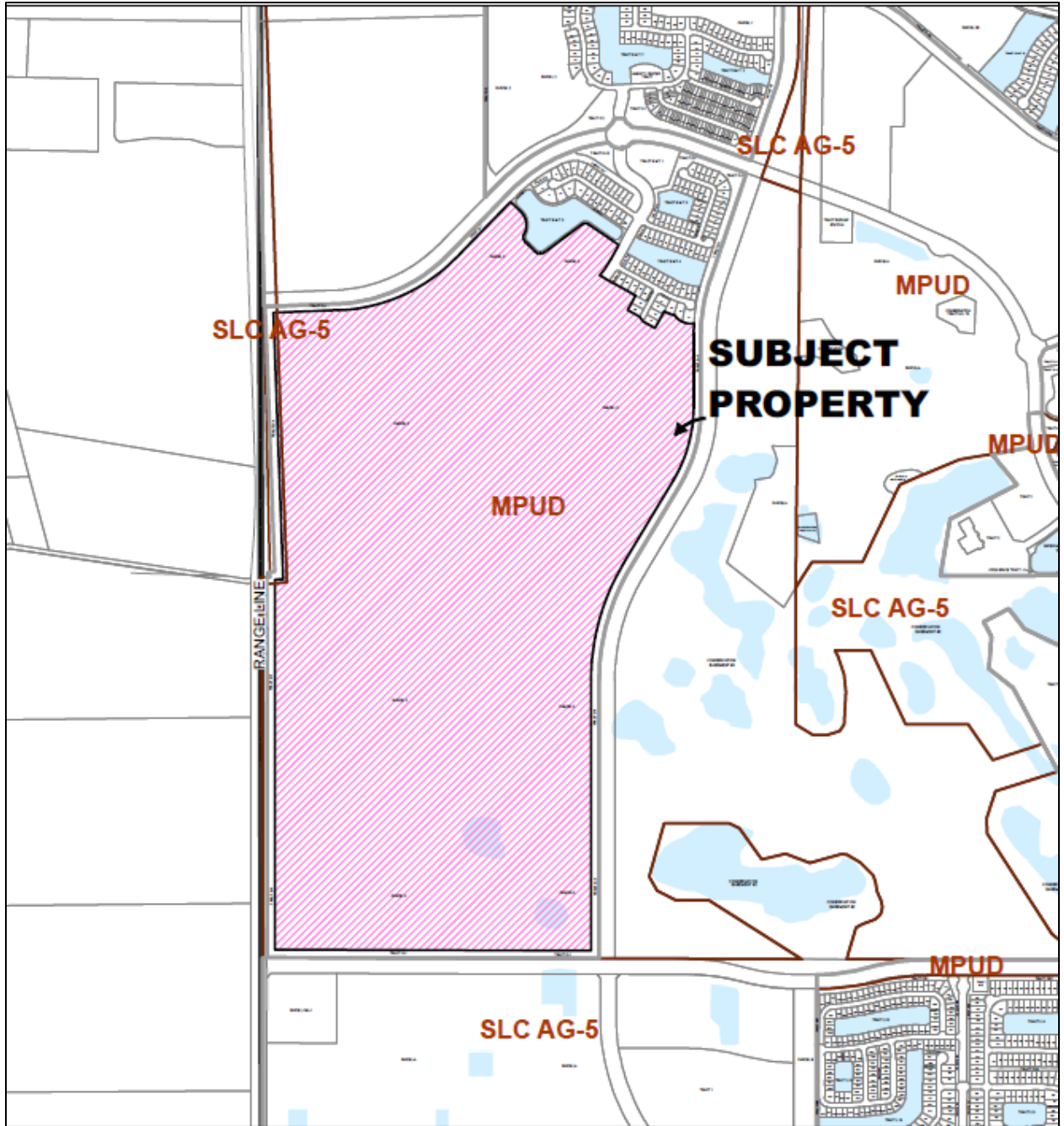
Property Size:	490.604 acres
Legal Description:	Parcel 2, Seville Phase 1, as recorded in Plat Book 106, Page 1, of the Public Records of St. Lucie County, Florida.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	MPUD (Tradition Master Planned Unit Development)
Existing Use:	Vacant land

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land
South	NCD	SLC AG-5	Vacant Land
East	NCD	MPUD	Vacant Land
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:

<p><b><i>Sanitary Sewer and Potable Water Facilities</i></b></p>	<p>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.</p>
<p><b><i>Traffic Circulation</i></b></p>	<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>This application and Traffic Report prepared by MacKenzie Engineering &amp; Planning, Inc. dated June 23, 2021, 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, and Public Works Policy 19-01pwd.</p> <p>This Phase includes 83 lots and was included in the previously approved preliminary plat under Resolution 21-R78. As stated in the Traffic Impact Analysis, this phase brings the total lots so far approved in this subdivision to 187 single family dwelling units. This amount of lots estimates 185 PM Peak Hour trips per Institute of Transportation Engineers (ITE) Manual, 10th Edition. This phase 6A plat approval is included in the previously approved dwelling units for the Western Grove DRI.</p> <p>The next roadway obligation within the Western Grove DRI is for the 2-lane construction of North-South A from Tradition Parkway to ½ Mile South of that intersection. This is triggered at 2,122 Net External DRI PM Peak trips or 2,050 dwelling units, whichever comes later.</p>
<p><b><i>Parks and Recreation Facilities</i></b></p>	<p>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 for the development of Tradition Regional Park. Mattamy Palm Beach, LLC, as the developer of the Tradition and Western Grove DRIs, has submitted a site plan for Tradition Regional Park, Phase 1 (P21-116).</p>

<b><i>Stormwater Management Facilities</i></b>	The project includes paving and drainage plans that meet the required level of service.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	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 was previously submitted and approved by the School District through the preliminary plat.

**NATURAL RESOURCE PROTECTION (CHAPTER 157)**

An environmental assessment was prepared for Western Grove Parcel 6A, the overall subdivision. The site is undeveloped and is comprised of various land cover types. This is a former citrus grove site that is no longer in operation and is currently used for cattle grazing. The primary vegetative cover is comprised of forage grasses, ruderal weeds, and non-native vegetation.

**Related Projects**

P20-230 – Seville Residential Subdivision Preliminary Plat with Construction Plans (Resolution 21-R78, June 28, 2021)

**STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Site Plan Review Committee reviewed the request at the SPRC meeting on August 24, 2022 and recommended approval.