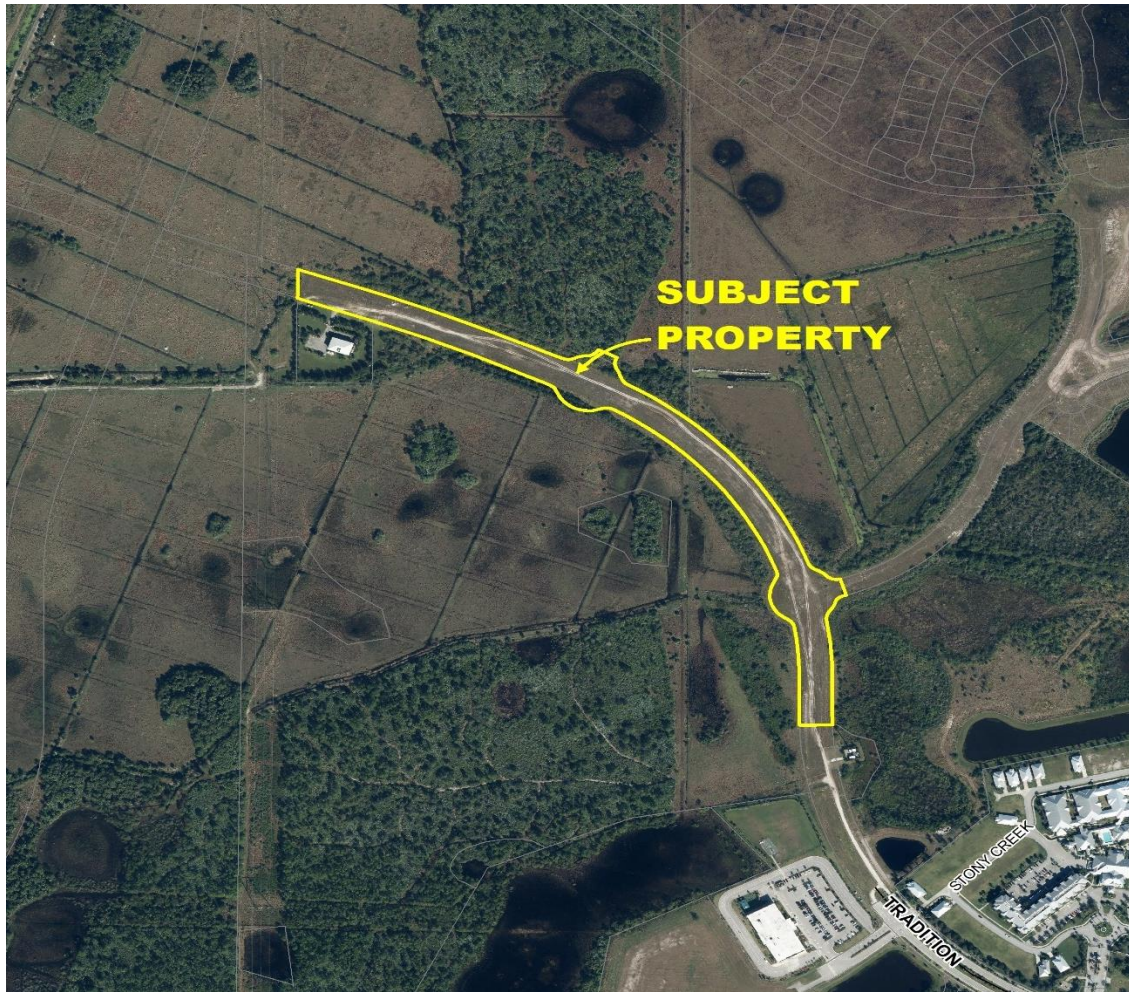




**Tradition Parkway – Western Grove  
Preliminary Plat with Construction Plans  
P20-143**



Project Location Map

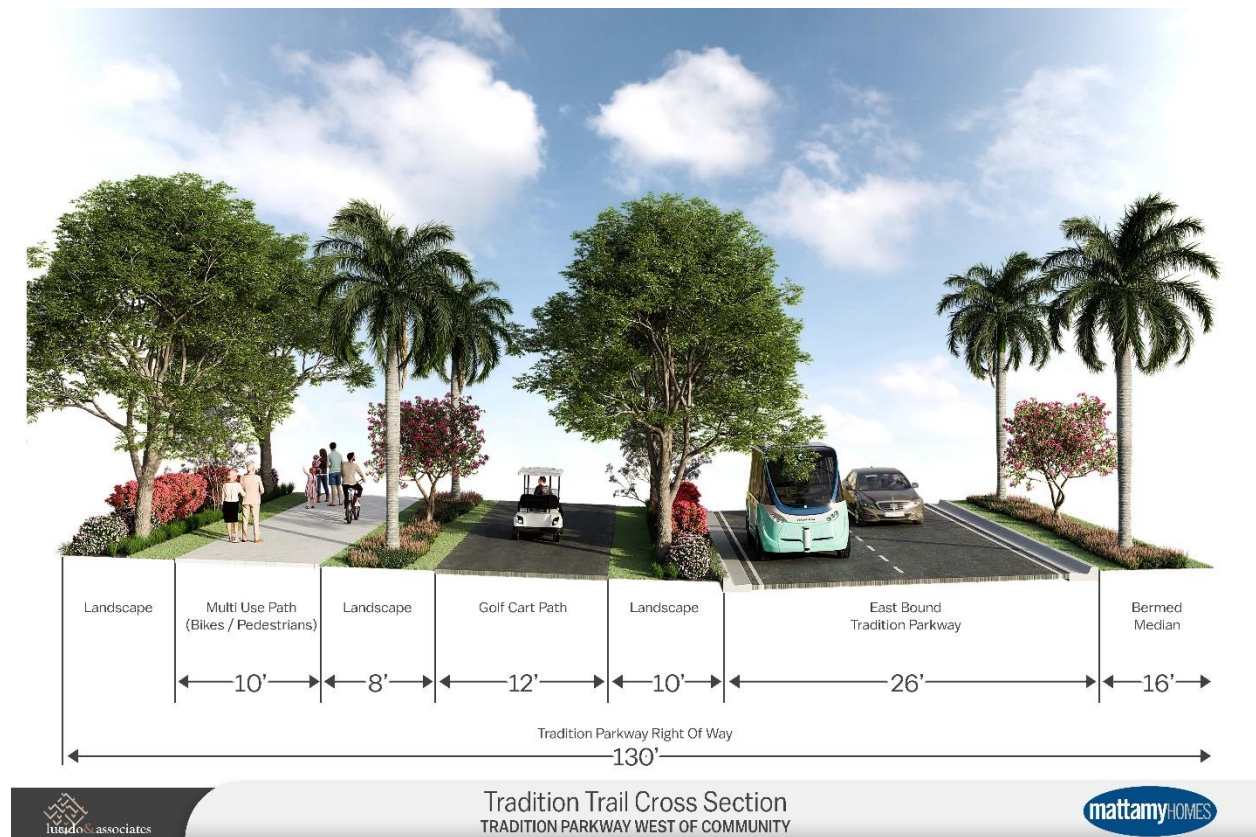
**SUMMARY**

Applicant's Request:	Request for approval of a preliminary subdivision plat with construction plans for the extension of Tradition Parkway into the Western Grove DRI .
Applicant:	Kinan Husainy, Kimley-Horn and Associates, Inc.
Property Owner:	City of Port St. Lucie
Location:	The project is generally located west of Interstate 95, east of Range Line Road, south of the proposed extension of Crosstown Parkway, and north of the Discovery Way right-of-way.
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Description**

Tradition Parkway is a city owned east/west right-of-way that serves as the extension of Gatlin Boulevard west of Interstate 95. The road right-of-way for Tradition Parkway begins at I-95 and Gatlin Boulevard Interchange in the Tradition DRI and ends at Range Line Road in the Western Grove DRI. The paved portion of the roadway terminates at the entrance to the Renaissance Charter School in Tradition. Mattamy Palm Beach, LLC, as the developer of the Western Grove DRI, has submitted an application for preliminary subdivision plat approval with construction plans to extend Tradition Parkway an additional 4,161 linear feet from its current terminus west to an FPL powerline easement in the Western Grove DRI. The extension of Tradition Parkway into the Western Grove DRI will provide access to a proposed single-family residential subdivision known as Western Grove 1-Emry (P20-196). The Western Grove 1-Emry subdivision will be located on the north side of a proposed roundabout at Fernlake Drive. The 110.38-acre city owned park site (future Tradition Regional Park) will be located on the south side of the roundabout.

As outlined in the development order for the Western Grove DRI, Mattamy Palm Beach, LLC, is the entity responsible for the construction of Tradition Parkway. The roadway will be designed as 130- foot wide roadway and include Tradition Trail. The typical cross section for Tradition Trail depicts a ten (10) foot multi-use path and a separate twelve (12) foot golf cart path as shown below:



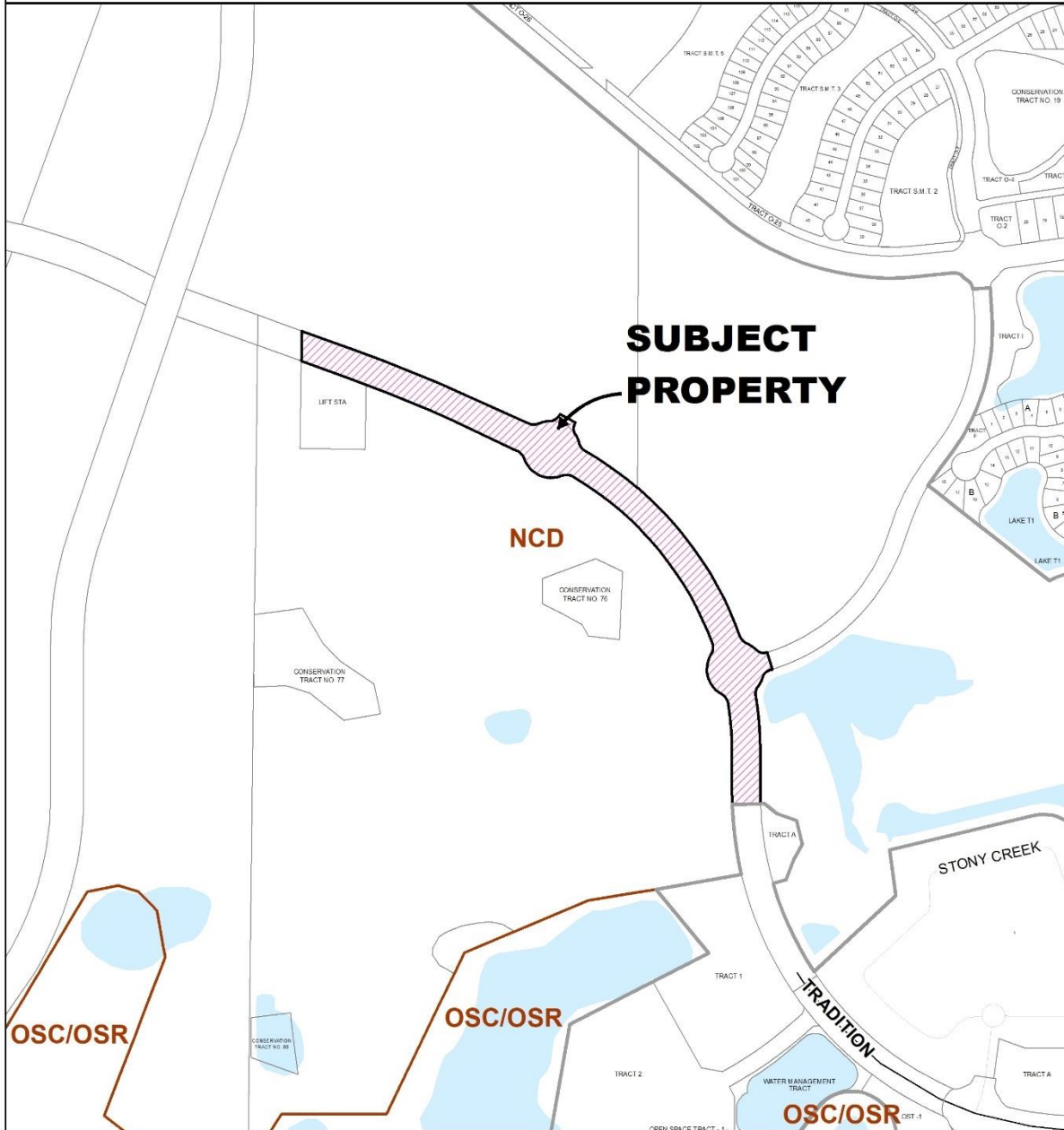
**Location and Site Information**

Property Size:	Approximately 10.6729 acres
Legal Description:	A portion of land located in Sections 7 and 8, Township 37 South, Range 39 East, St. Lucie County, Florida. The full legal description is on the plat.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	MPUD (Western Grove Master Planned Unit Development)
Existing Use:	Vacant land

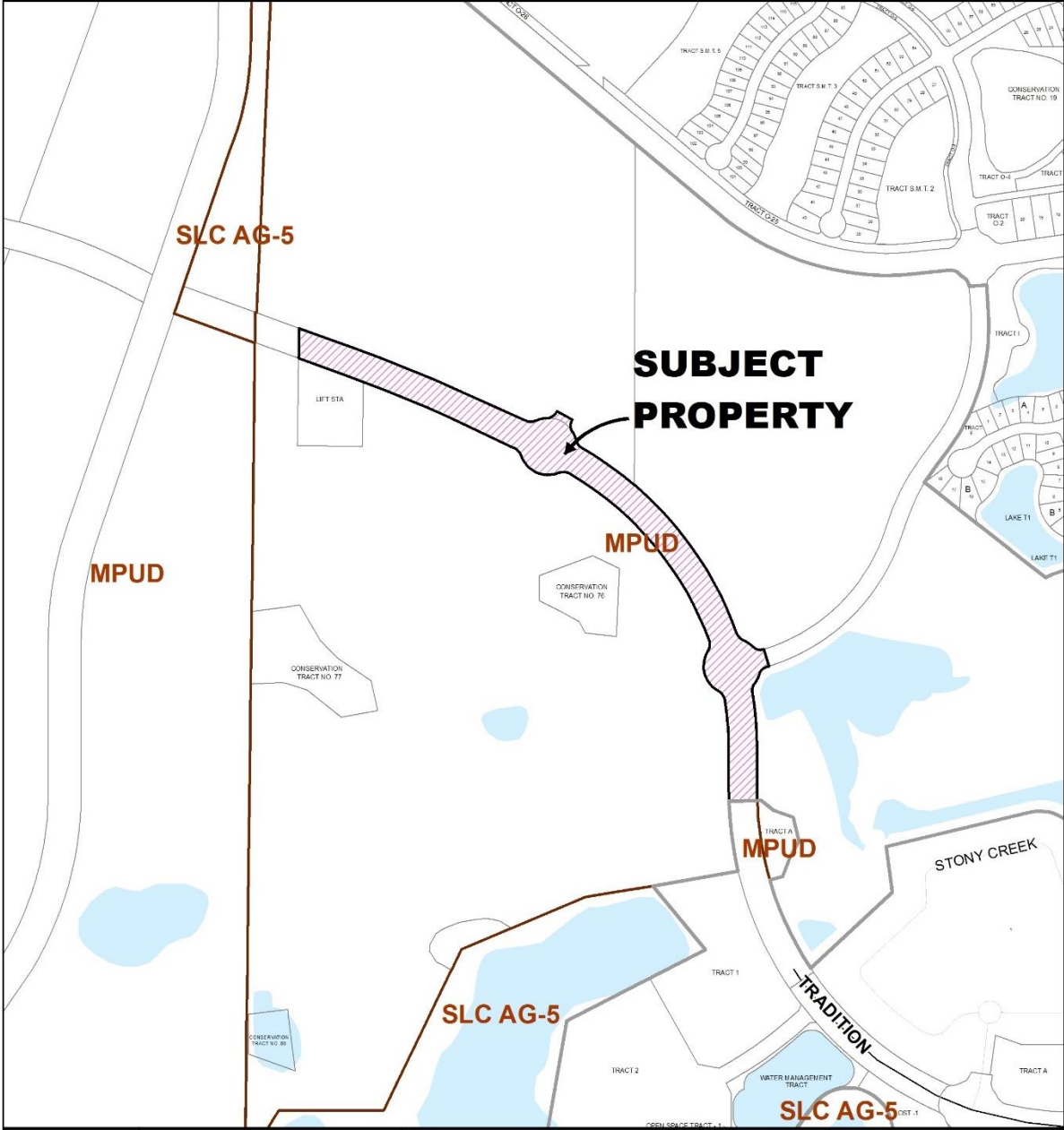
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land
South	NCD	MPUD	Renaissance Charter School and Brennity at Tradition
East	NCD	MPUD	Vacant land
West	NCD	MPUD	Vacant land

# 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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service in the Western Grove DRI. This project includes the extension of water and sewer lines to service future development.
<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>Not applicable to subdivision plat application for a right-of-way tract.</p>
<b><i>Parks and Recreation Facilities</i></b>	Not applicable to subdivision plat application for a right-of-way tract.
<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>	Not applicable to subdivision plat application for a right-of-way tract.
<b><i>Public School Concurrency Analysis</i></b>	Not applicable to subdivision plat application for a right-of-way tract.

## STAFF RECOMMENDATION

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