

Cadence Phase III

Final Subdivision Plat With Construction Plans
(P23-045)

City Council Meeting August 14, 2023

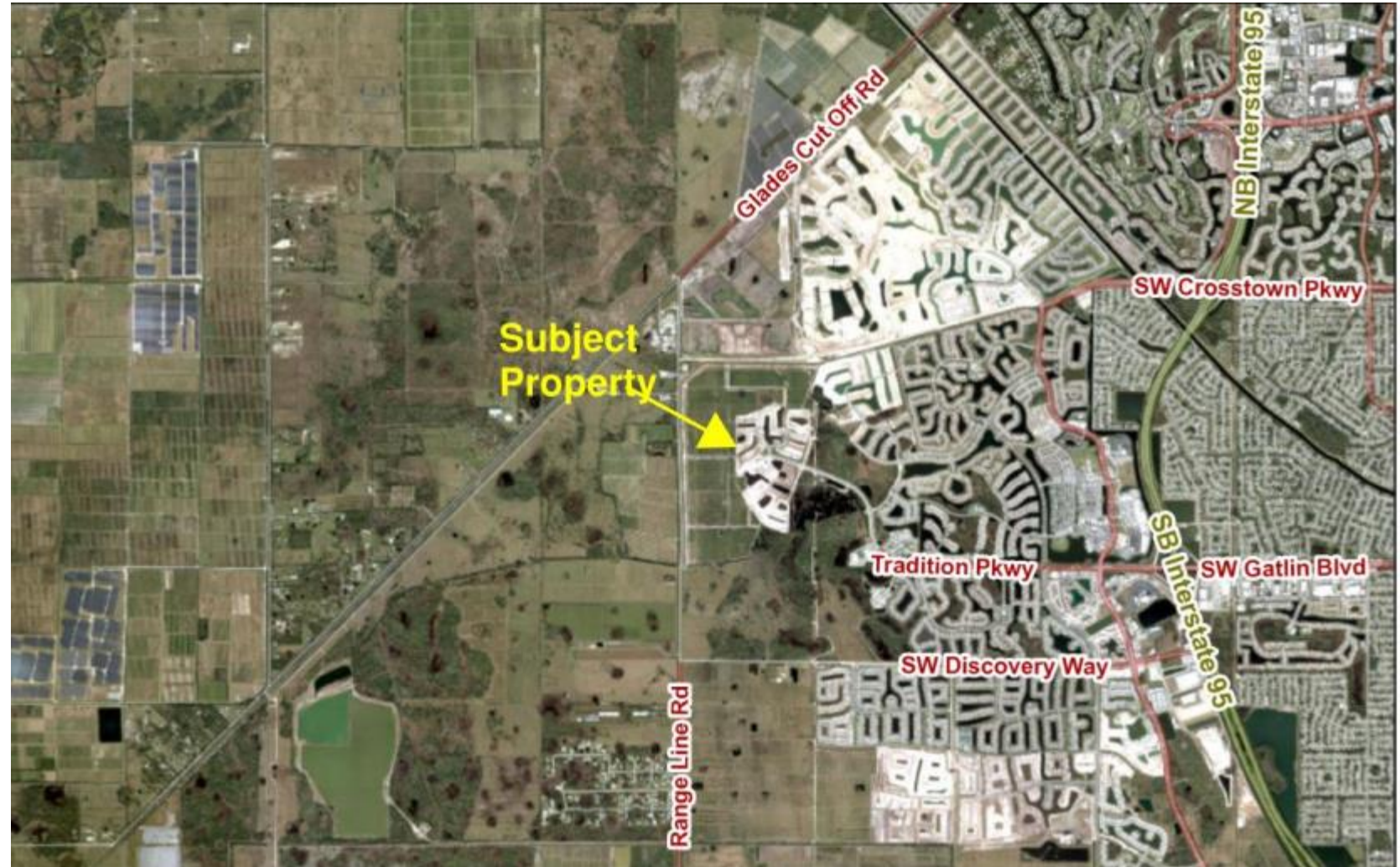


Request Summary

Applicant's Request:	This is an application for approval of a final subdivision plat for Cadence Phase III. Cadence Phase III is comprised of 120 single-family residential lots, open space tracts, water management tracts, and private roadways.
Agent:	Kimley-Horn
Applicant /Property Owner:	Mattamy Palm Beach, LLC
Location:	The subject property 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.



Location Map



Land Use and Zoning

- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land



Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department is the provider. The construction plans include the extension of water and sewer lines to service the development.
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. Cadence Phase III will generate an average of 1,193 daily trips per day and 118 p.m. peak hour trips per day per ITE Trip Generation Manual 11 th Edition.
PARKS AND OPEN SPACE	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.
STORMWATER	The project includes a paving and drainage plan that complies with the adopted level of service standards.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	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.

Traffic Impact Analysis

- This development is contained within the Western Grove DRI area.
 - Received latest development Traffic Statement in June 2023
 - Reviewed by City Staff
 - Found to be consistent with the DRI
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- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



Latest Dwelling Unit Counts

- This development includes a total of 120 residential units in this phase which was included in the previously approved preliminary plat.
- No additional roadway requirements are triggered at this time.
- 756 total PM peak hour trips or 900 dwelling units (whichever comes last) triggers 2 lane extension of Tradition Pkwy to North-South A.
- However, construction for the 4-lane extension of Tradition Parkway is close to complete.



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. Cadence Phase III is included on the list of identified projects whose public art requirements will be met via the approved alternative equivalent proposal for public art known as Heart in the Park.



Recommendation

The Site Plan Review Committee reviewed the subdivision plat at their meeting of April 12, 2023, and recommended approval.

