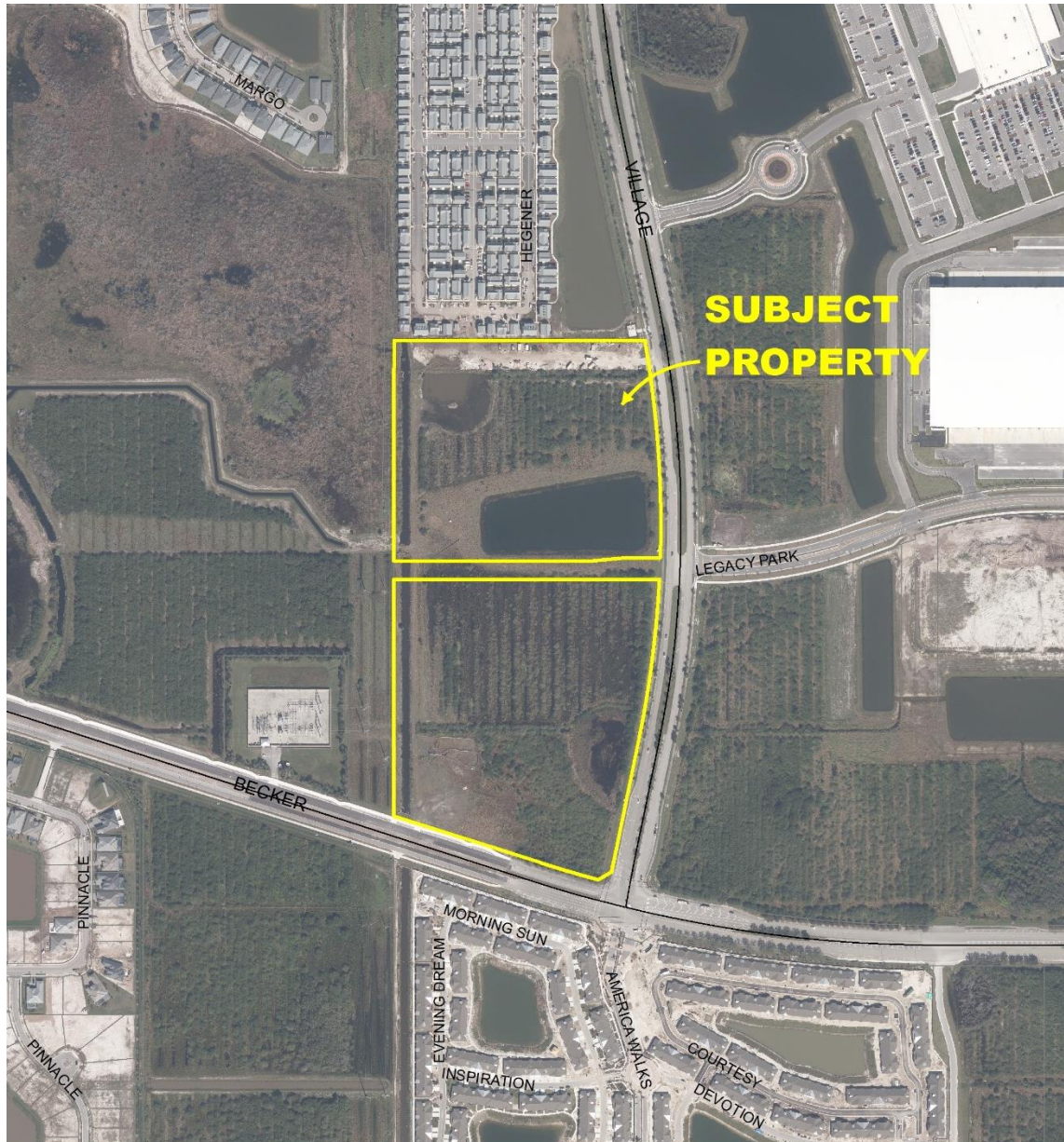




**Tradition SG-8 Subdivision Plat
Preliminary and Final Subdivision Plat
P23-206**



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary and final subdivision plat approval for Tradition - Southern Grove 8 Subdivision Plat.
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC Banyan SG8, LLC PEBB SG8 EAT LLC
Location:	The property is generally located in the northwest quadrant of the intersection of SW Village Parkway and SW Becker Road.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

The proposed Tradition SG-8 Preliminary and Final Subdivision Plat is a replat of Tracts B1 and C1, Kenley Subdivision Plat. The application is associated with the site plan for Tradition SG- 8 Commercial that provides for a 136,789 square foot home improvement store for a future Lowes Home Improvement store and a 5,915 square foot convenience store and gas facility for a future Wawa's at the corner of Becker Road and SW Village Parkway along with associated parking and other site improvements (P23-106). The proposed subdivision plat creates separate parcels for the Lowes, Wawa, and five out parcels. The plat also includes a replat of the parcel to the north (Tract B-1, Kenley Subdivision Plat) that is owned by Mattamy Palm Beach, LLC, because the southern portion of the tract (4327-702-0015-010-2) was deeded by Mattamy Palm Beach, LLC, to Banyan SG8, LLC, for the northern driveway into the Lowes shopping center. There will be a traffic signal at the northern driveway as set forth in the Traffic Signal Agreement among Mattamy Palm Beach, LLC, the Port St. Lucie Governmental Finance Corporation, and the City of Port St. Lucie.

The subdivision plat includes a cross access or ingress/egress easement over all the driveways and along the main drive aisle of the Home Improvement parcel (Lowe's) to provide internal access for the outparcels and the parcel to the north in accordance with the approved access plan for the Tradition SG 8 MPUD. The plat also includes landscape buffer easements along the frontage of all parcels along SW Village Parkway and Becker Road to accommodate the perimeter landscape buffer requirements for the Tradition SG 8 Commercial Site Plan (P23-106).

An application has been submitted for a site plan amendment to the Tradition SG-8 Commercial site plan to add the northern driveway to the Lowe's parcel and to remove the Wawa and the outparcels from the site plan (P23-106 A1). This will enable each parcel, including Lowe's and Wawa, to have separate site plans instead of one master site plan for all parcels. This does require the submittal of a separate minor site plan for the proposed Wawa convenience store and gas facility. The site plan amendment for Tradition SG-8 Commercial (P23-106 A-1) will need to be approved prior to the submittal of a request for a building permit for the Lowe's Home Improvement Store and a separate minor site plan for the Wawa convenience store and gas facility will need to be submitted and approved prior to the submittal of a building permit for the Wawa convenience store and gas facility.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the November 13, 2024 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4327-702-0015-000-9, 4327-702-0015-010-2, 4327-702-0016-000-6
Property Size:	41.353 acres, more or less
Legal Description:	Tract C1 and Tract B1, Kenley Subdivision Plat
Future Land Use:	NCD
Existing Zoning:	MPUD (SG 8 Master Planned Unit Development)
Existing Use:	Vacant Land

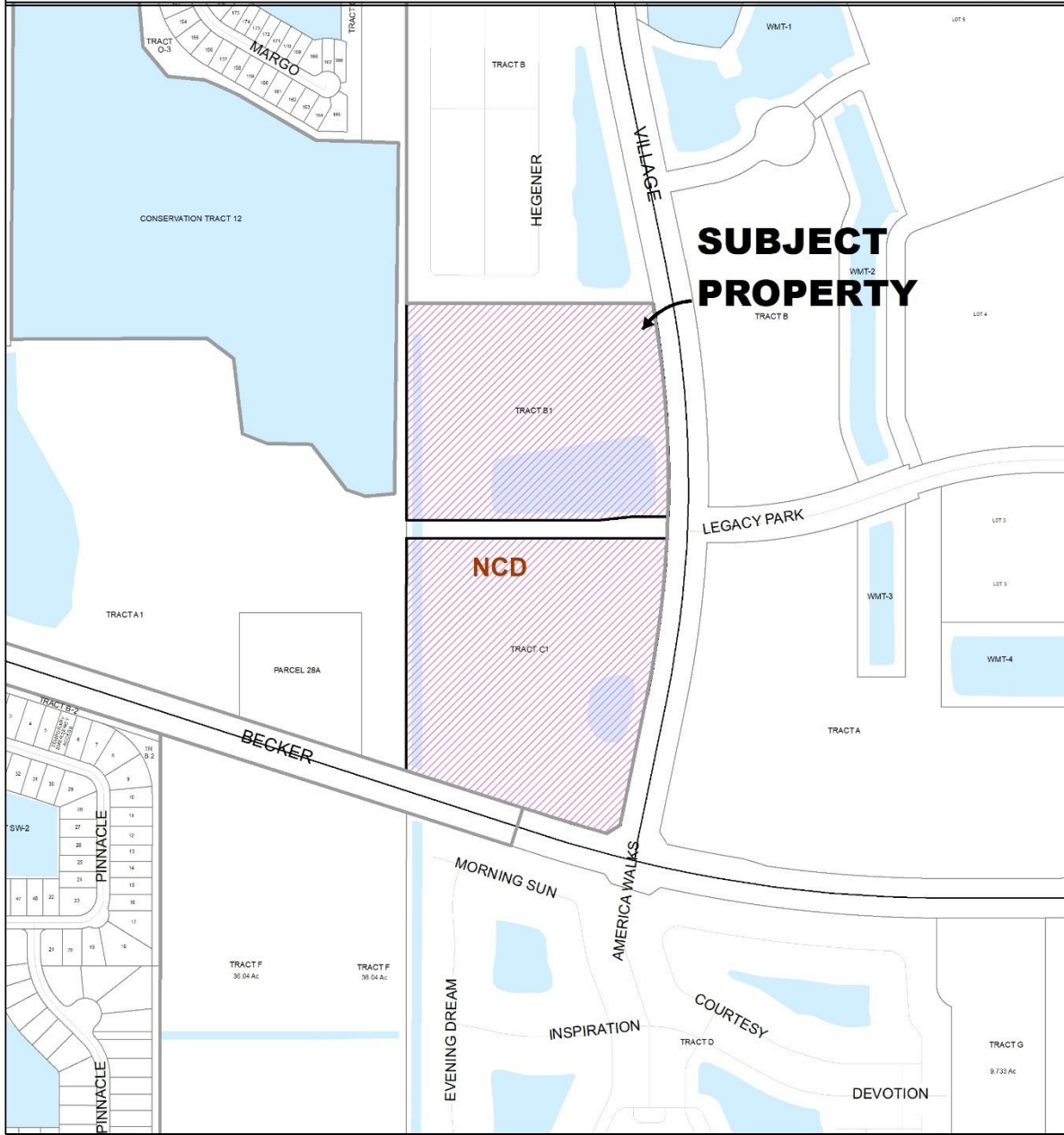
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Cottages at Tradition multi-family development
South	NCD	MPUD	Encore at Tradition age restricted multi-family development
East			Vacant land owned by GFC
West	NCD	MPUD	Future City park land and conservation land

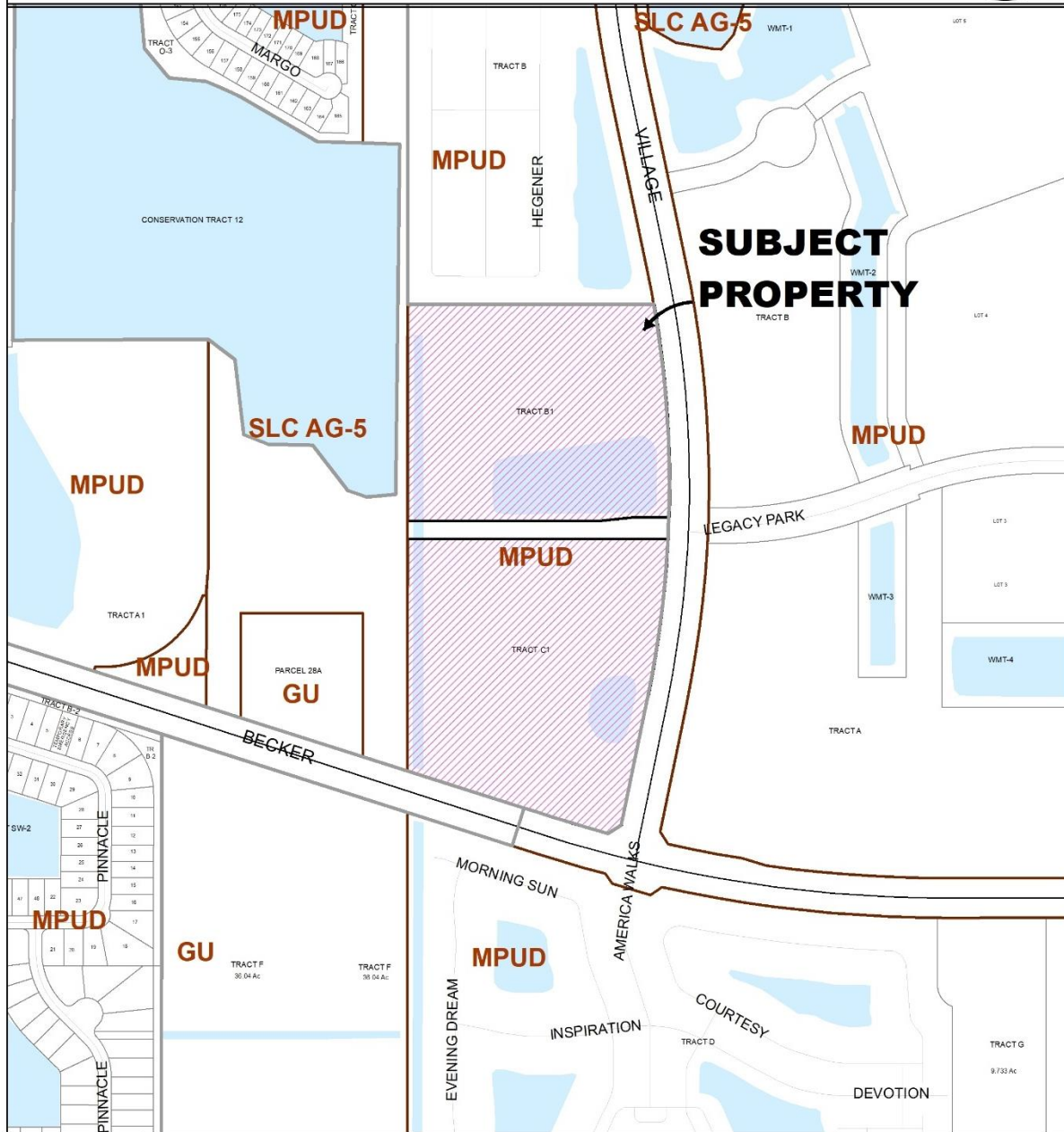
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the Southern Grove Development of Regional Impact and subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The Port St. Lucie Utility Systems will provide water and sewer service.
<i>Traffic Circulation</i>	<p>Per the Southern 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>A trip generation analysis will be required with each site plan that is submitted for the development of the proposed tracts.</p>
<i>Parks and Recreation Facilities</i>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development.
<i>Stormwater Management Facilities</i>	Paving and drainage plans that are in compliance with the adopted level of service standard and the Southern Grove DRI development order will be required with each site plan that is submitted for the development of the proposed tracts.
<i>Solid Waste</i>	Solid waste impacts will be evaluated for compliance with the adopted level of service standard with each site plan that is submitted for the development of the proposed tracts.
<i>Public School Concurrency Analysis</i>	Public school requirements are addressed under Condition 62 of the DRI Development Order and applicable to residential development.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was provided with previous applications for zoning approval and site plan approval. Portions of the site were previously cleared for construction of SW Village Parkway. No listed species were found on the property. The wetlands on the subject property have been addressed at the Federal and state levels.

Related Projects

P23-106 A1 – Tradition SG 8 Commercial Site Plan Amendment

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the November 13, 2024 Site Plan Review Committee meeting. 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 with the following conditions:

1. The application for a minor site plan (P23-106 A-1) to amend the existing Tradition SG-8 Commercial site plan to add the northern driveway to the Home Improvement parcel and to remove the Wawa and the other outparcels from the Tradition SG-8 Commercial site plan shall be approved by the Site Plan Review Committee prior to the submittal of a request for compliance for a building permit for the Lowe's Home Improvement Store.
2. A separate application for minor site plan approval for the Wawa convenience store and gas facility shall be submitted and approved by the Site Plan Review Committee prior to the submittal of a request for compliance for a building permit for the Wawa Convenience Store and Gas facility.