



**Mattamy at Southern Grove Plat 1 Replat
Preliminary and Final Subdivision Plat with Construction Plans
P20-127**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat with construction plans for a project known as Mattamy at Southern Grove Plat 1 Replat.
Applicant:	Kinan Husainy, Kimley-Horn and Associates, Inc.
Property Owner:	Mattamy Palm Beach, LLC
Location:	Northwest corner of Community Boulevard and Discovery Way.
Project Planner:	Daniel Robinson, Planner II

Project Description

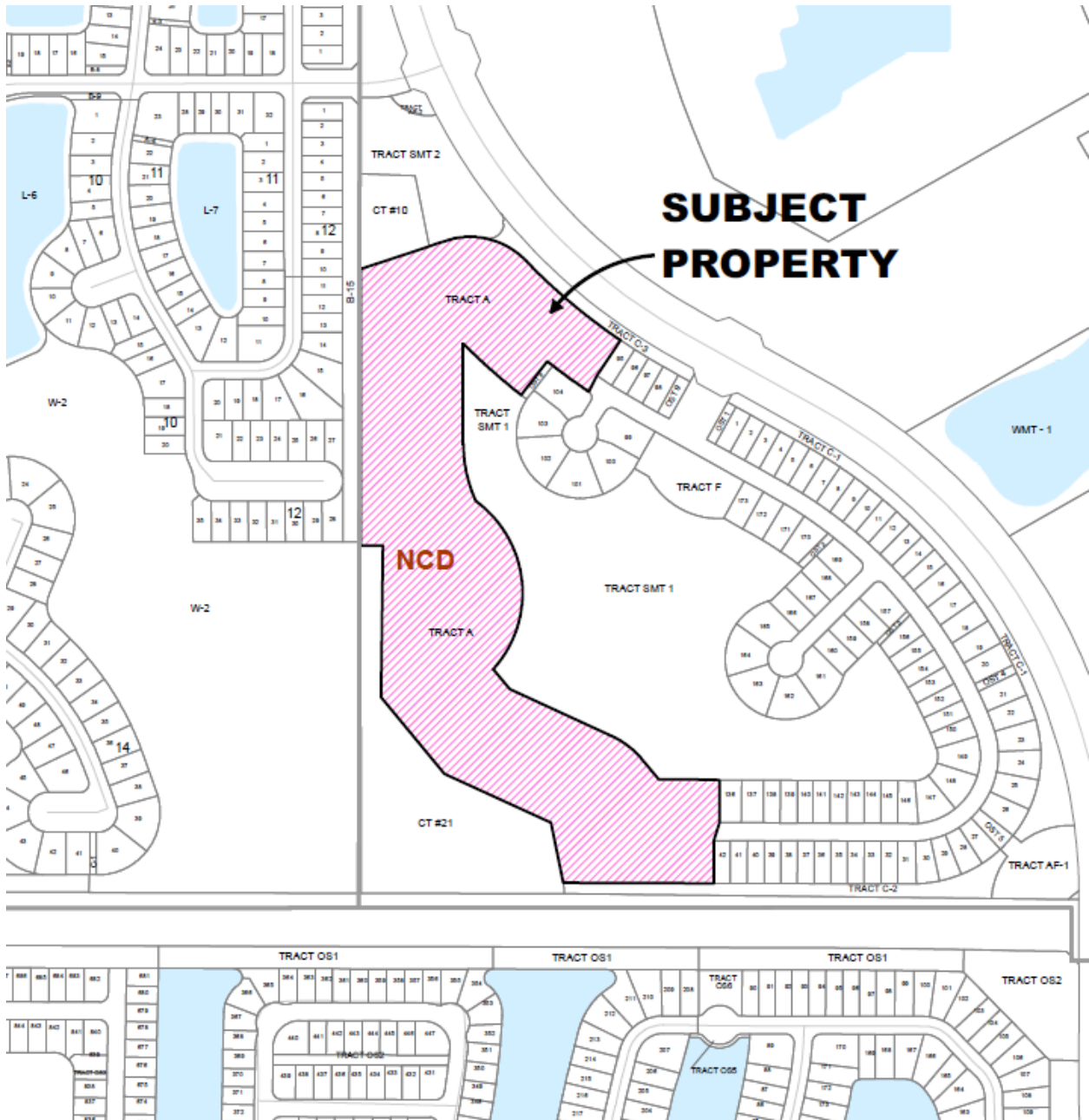
The proposed preliminary and final plat application is for 83 single family lots, open space tracts, and water management tracts.

Location and Site Information

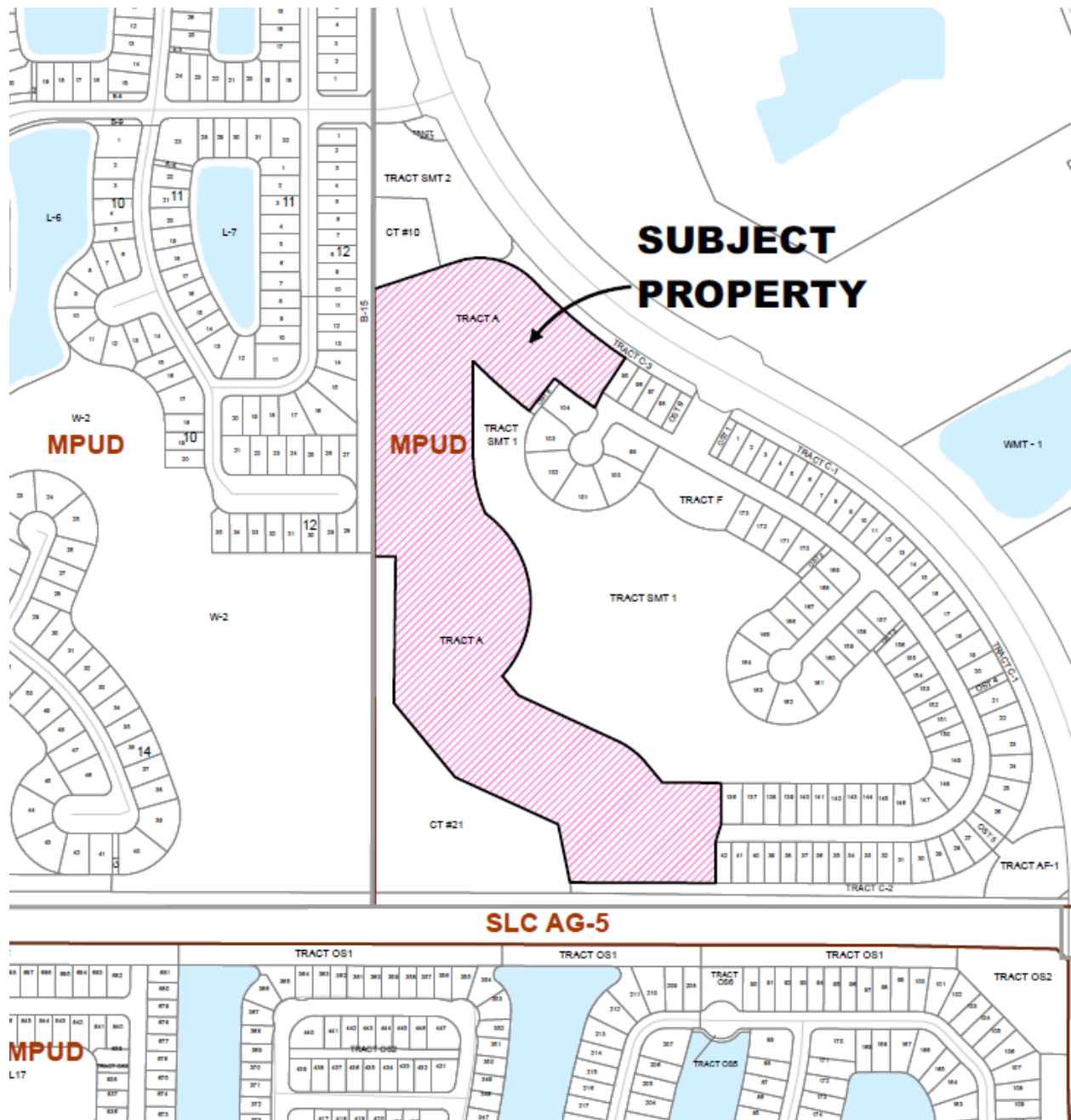
Property Size:	Approximately 18.39 acres
Legal Description:	A parcel of land lying in Section 16, Township 37 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land
South	NCD	MPUD	Riverland Residential Development
East	NCD	MPUD	Vacant Land
West	NCD	MPUD	Town Park Residential Development



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project is 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 City of Port St. Lucie Utility Systems Department will provide water and sewer service. The construction plans include the necessary water and sewer system extensions to serve the development. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Traffic Circulation</i>	Trip generation rates from the ITE Generation Report, 8th Edition, indicate that the proposed development will generate 1,485 average daily trips and 123 pm peak hour trips. 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.
<i>Parks and Recreation Facilities</i>	The Southern Grove MPUD requires a minimum of five (5) percent useable open space.
<i>Stormwater Management Facilities</i>	The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<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>	Per Policy PSFE 2.4.1 of the City's Comprehensive Plan, Public School Facilities Element, approval of the final plat is subject to the availability of adequate school capacity based on the adopted level of service standards. The project has met the school concurrency requirements of the Southern Grove Development of Regional Impact (DRI), as stated in condition number 62 of the DRI development order.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat and construction plans at their meeting of August 12, 2020.