

Seville 6A Phase 2

Final Subdivision Plat with Construction Plans

Project No. P22-230

City Council

April 10, 2023

Bethany Grubbs, Planner III



Request Summary

Agent: Kinan Husainy, PE, Kimley-Horn & Associates

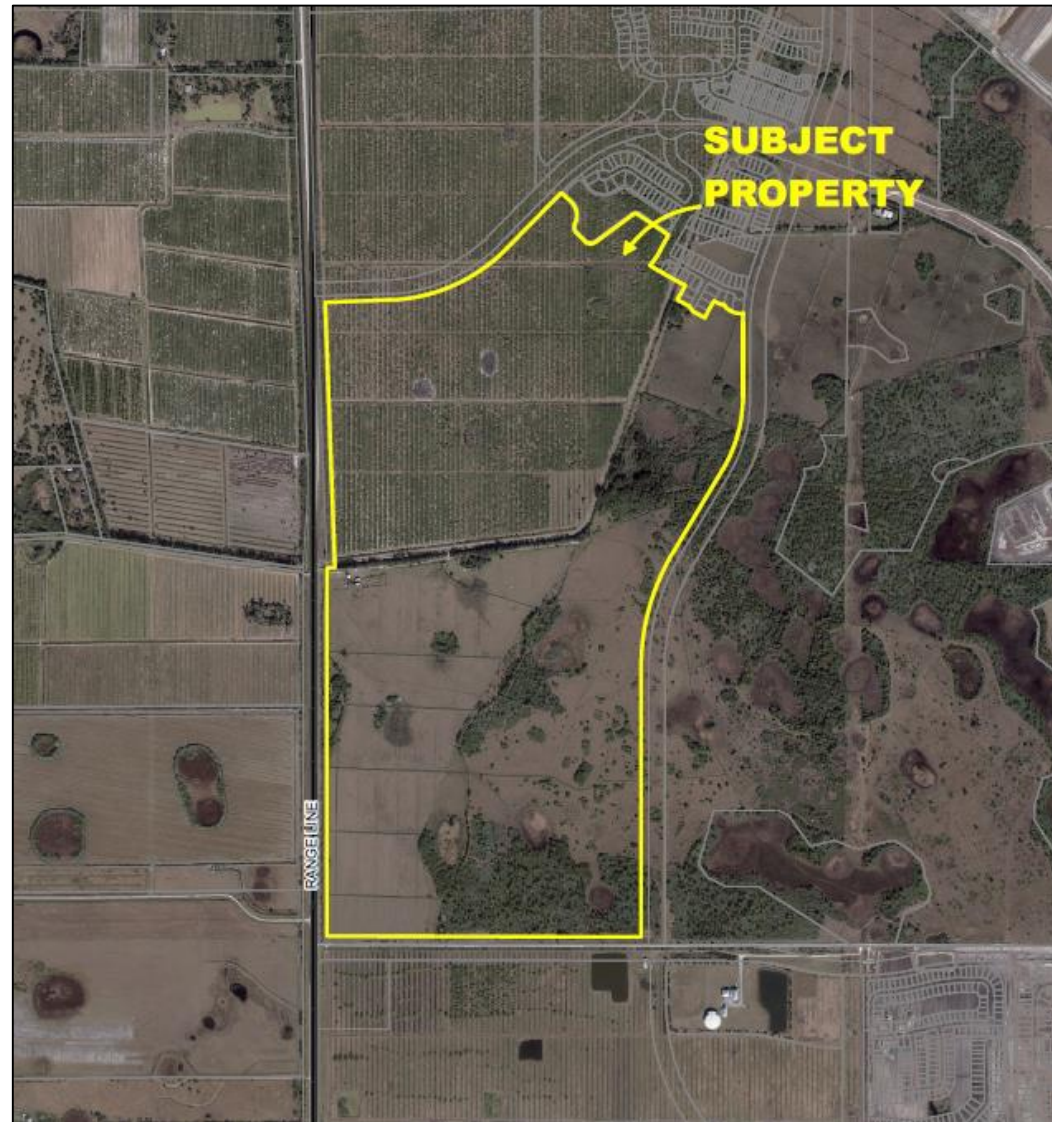
Applicant / Property Owner: Mattamy Palm Beach, LLC

Request: Approval of 83 single-family residential lots upon a 16.1 acre portion of the overall 490.6 acre property located within the Western Grove PUD.

Aerial

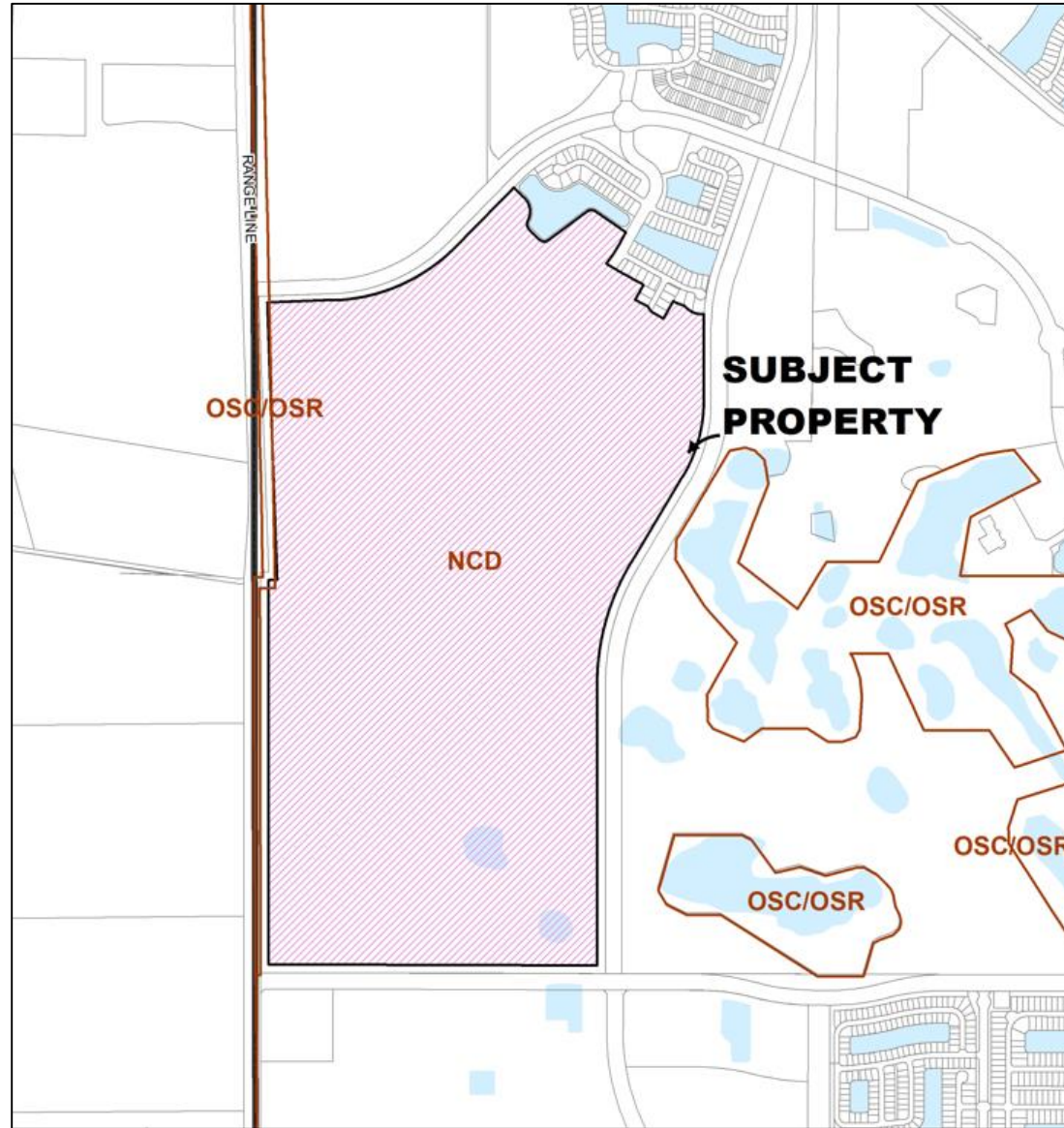
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land (Seville Phase 1)
South	NCD	SLC AG-5	Vacant Land
East	NCD	MPUD	Vacant Land
West	NCD	MPUD	Vacant Land



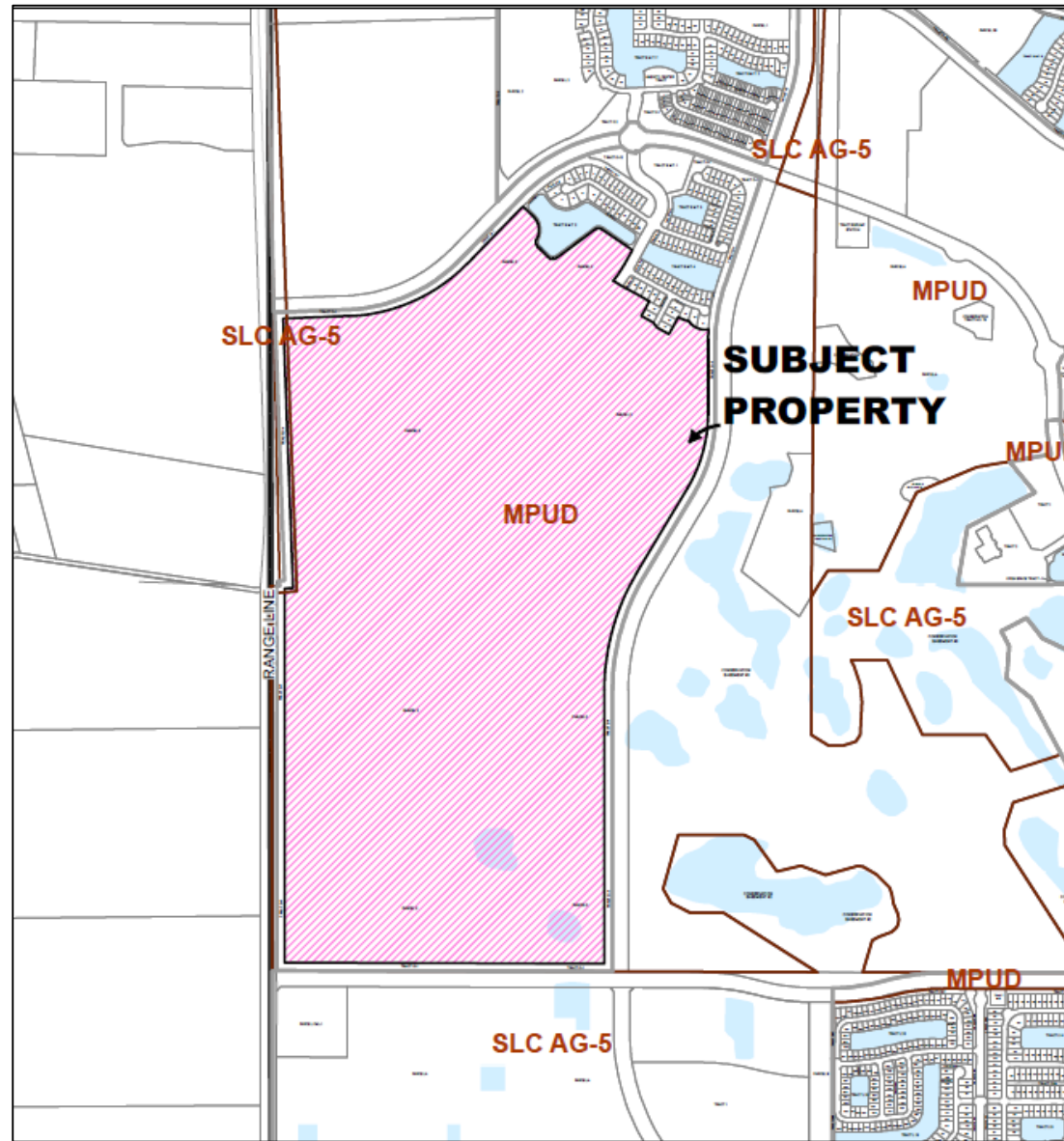
Land Use

NCD (New Community Development District)



Zoning

MPUD (Master Planned Unit Development)



Traffic Impact Analysis

- This development is contained within the Western Grove DRI area.
- Received latest Traffic Analysis Report in June 2021.
- Reviewed by City Staff.
- Found to be consistent with the DRI.

- This project was previously approved by City Council under Preliminary Plat.

- 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 187 residential units so far.
- Total of approximately 800 dwelling units currently approved within this DRI.
- No additional roadway requirements are triggered at this time.
- 2,122 total Net External DRI PM peak hour trips or 2,050 dwelling units (whichever comes last) triggers 2 lane construction of ½ mile of North-South A from Tradition Parkway to the South.



Concurrency Review

Sanitary Sewer and Potable Water Facilities	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
Traffic Circulation	Public Works staff has reviewed and recommended approval of the project. See attached Public Works Traffic memo. The project is consistent with the Western Grove Development Agreement.
Parks and Recreation Facilities	The obligation to provide for park and recreational facilities is addressed in the Western Grove Development Agreement. The DRI requires a total of 50 net usable acres for park 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 to be deeded to the City no later than the issuance of a building permit for the 3,501st dwelling unit.
Stormwater Management Facilities	The project includes paving and drainage plans which meet the required level of service.
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 Analysis	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.

Recommendation

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

