



**Tradition 4
Preliminary and Final Subdivision Plat
P22-277**



Project Location Map

SUMMARY

Applicant's Request:	Preliminary and Final Plat
Applicant:	Kevin Velinsky, Lucido & Associates
Property Owner:	Mattamy Palm Beach, LLC & B-D2 Holdings, LLC
Location:	The project is generally located east of N/S Road A, north of the future Tradition Parkway extension.
Project Planner:	Bethany Grubbs, Planner III

Project Description

This application is for a preliminary and final plat for the project known as Tradition 4. The request is to subdivide a 122.96-acre site to create four (4) tracts for future development.

Western Grove 7 includes:

- Tract 4A - 78.484 acres
- Tract 4B – 31.59 acres
- Tract 4C – 4.892 acres
- Tract 4D – 0.137 acres
- Tract FPL – 7.997 acres

The properties are bounded by Tradition Parkway, Fernlake Drive, Westcliff Lane, and future N/S Road A. The site is located within the Tradition Development of Regional Impact (DRI) with the exception of Tract 4C, which is located within Western Grove DRI.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the preliminary and final plat at their August 24, 2022 meeting.

On December 12, 2022, via Ordinance 22-108, the applicant was granted approval to abandon a portion of Tract RW Tradition Parkway located on proposed Tract 4C, a 130-foot-wide road right of way, to maximize usage of the existing land. This portion of Tradition Parkway was originally anticipated to include a roundabout; however, based on the plans for future development the roundabout is not needed.

Location and Site Information

Parcel Numbers:	4305-333-0002-000-5, 4308-132-0002-000-7
Property Size:	122.96 acres
Legal Description:	The full legal description is on file in the Planning and Zoning Department office.
Future Land Use:	New Community Development District (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD); Agricultural – 5 (AG-5)
Existing Use:	Vacant land

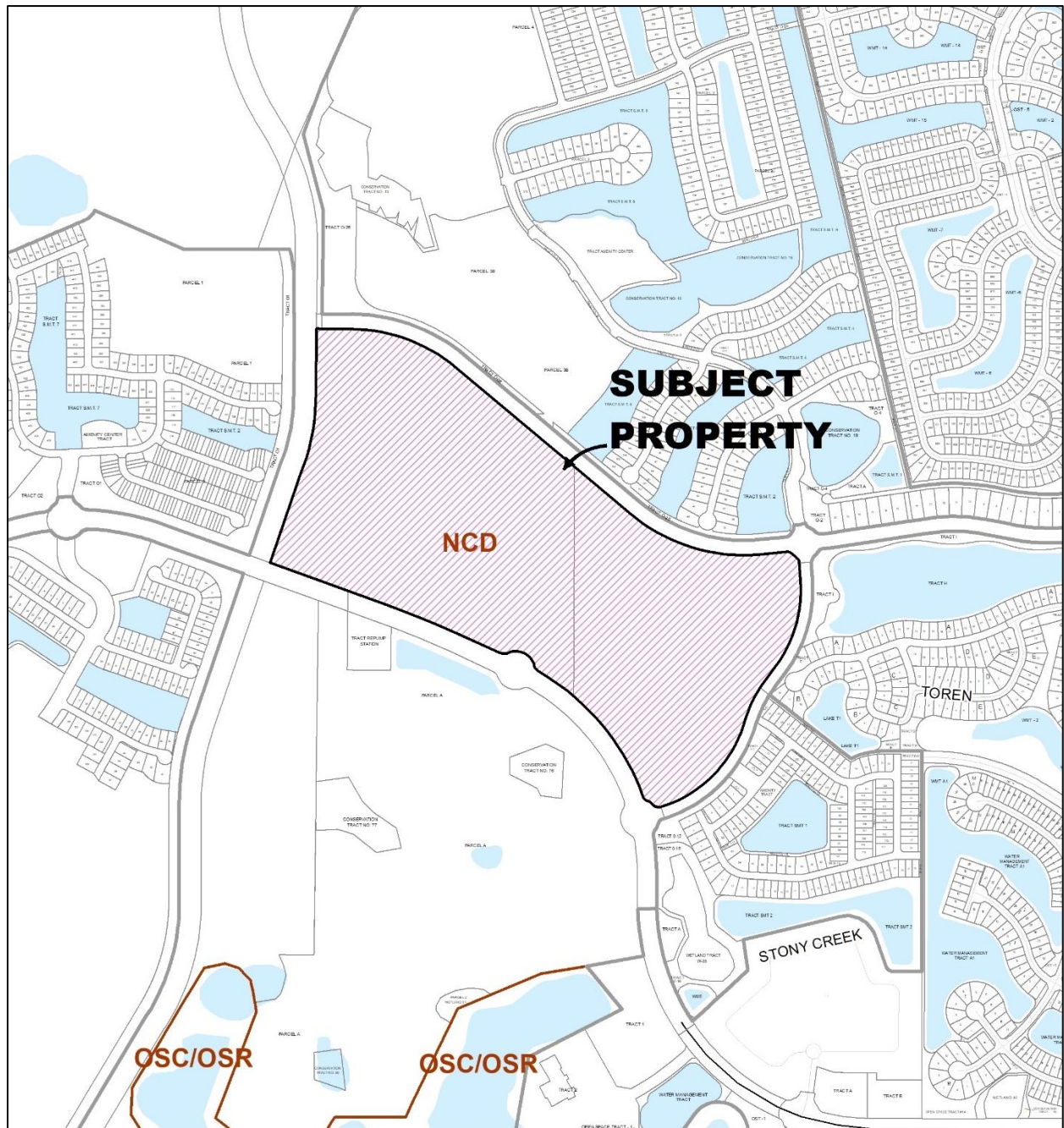
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Residential Subdivision (Esplanade)
South	NCD	MPUD	Future Tradition Regional Park
East	NCD	MPUD	Residential Subdivision (Emery & The Preserve)
West	NCD	MPUD	Vacant land – approved residential subdivision (Cadence)

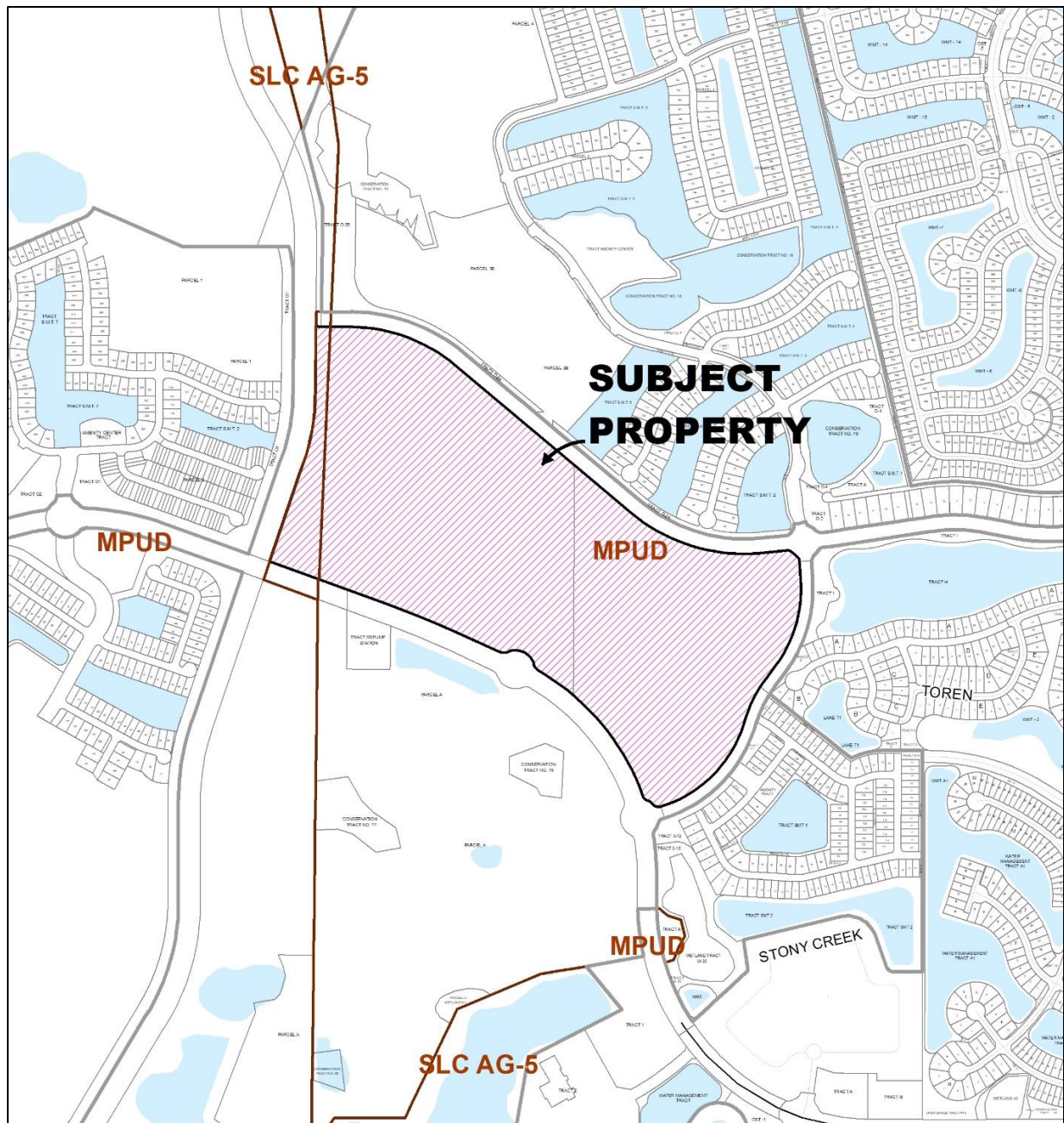
NCD – New Community Development District

MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural (1 dwelling unit per 5 acres)



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW

The proposed subdivision plat is located within the Tradition and Western Grove Development of Regional Impact and subject to the conditions of the Tradition and Western Grove DRI development orders 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 service agreement with the City Utility Systems Department is required prior to the issuance of building permits.
<i>Traffic Circulation</i>	Per the Tradition 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. A traffic analysis will be reviewed upon site plan and/or plat submission for each respective tract.
<i>Parks and Recreation Facilities</i>	Requirements for parks and recreational facilities are addressed under Condition D of the Tradition DRI Development Order.
<i>Stormwater Management Facilities</i>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<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 2.4.1 of the Public School Facilities Element of the City's Comprehensive Plan, approval of final plats are subject to adequate school capacity. Public school requirements are addressed under Condition E of the Tradition DRI Development Order.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat at their August 24, 2022 meeting.