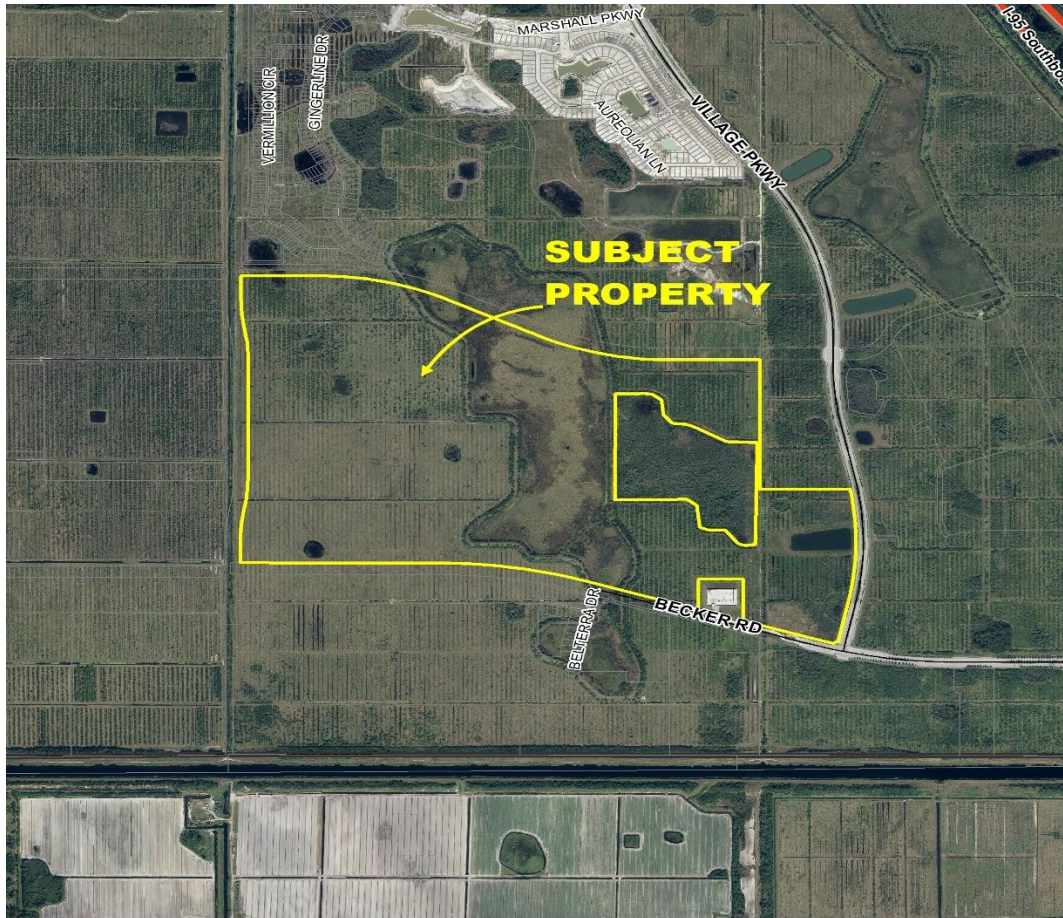




**Kenley in Southern Grove
 Preliminary and Final Subdivision Plat with Construction Plans
 P21-238**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval for a preliminary and final subdivision plat with construction plans for the Kenley residential community in Southern Grove.
Applicant:	Kinan Husainy, Kimley-Horn and Associates, Inc.
Property Owner:	Mattamy Palm Beach, LLC, and City of Port St. Lucie (Paar Drive ROW)
Location:	The project is located west of SW Village Parkway, east of SW Community Boulevard Road right-of-way, south of Del Webb Tradition residential community, and north of Becker Road.
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, has applied for approval of a preliminary and final subdivision plat with construction plans for a gated residential subdivision to be known as Kenley. Kenley is a replat of a 416.233-acre tract known as Tract A, Southern Grove Parcel 28 Replat. As proposed, the Kenley plat includes 214 single-family residential lots, an amenity center tract, two road right-of-way tracts, open space tracts, water management tracts, and three larger tracts for future development. The road right-of-way tracts include a private roadway to serve the development and construction of Paar Drive west of SW Village Parkway. Paar Drive is a City-owned public right-of-way. Paar Drive is currently under construction from SW Village Parkway west to the FPL powerline easement in Southern Grove (approx. 700 linear feet). This application will extend the roadway an additional 1,800 linear feet to a proposed roundabout at the entrance to the Kenley residential community to the south and Del Webb 5A residential community to the north.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary subdivision plat with construction plans at the October 27, 2021 Site Plan Review Committee meeting.

Location and Site Information

Parcel ID No.	4327-701-0001-000-5
Property Size:	Approximately 416.213 acres
Legal Description:	Tract A, Southern Grove Parcel 28 Replat
Future Land Use:	New Community Development (NCD)
Existing Zoning:	MPUD (Western Grove Master Planned Unit Development)
Existing Use:	Vacant land

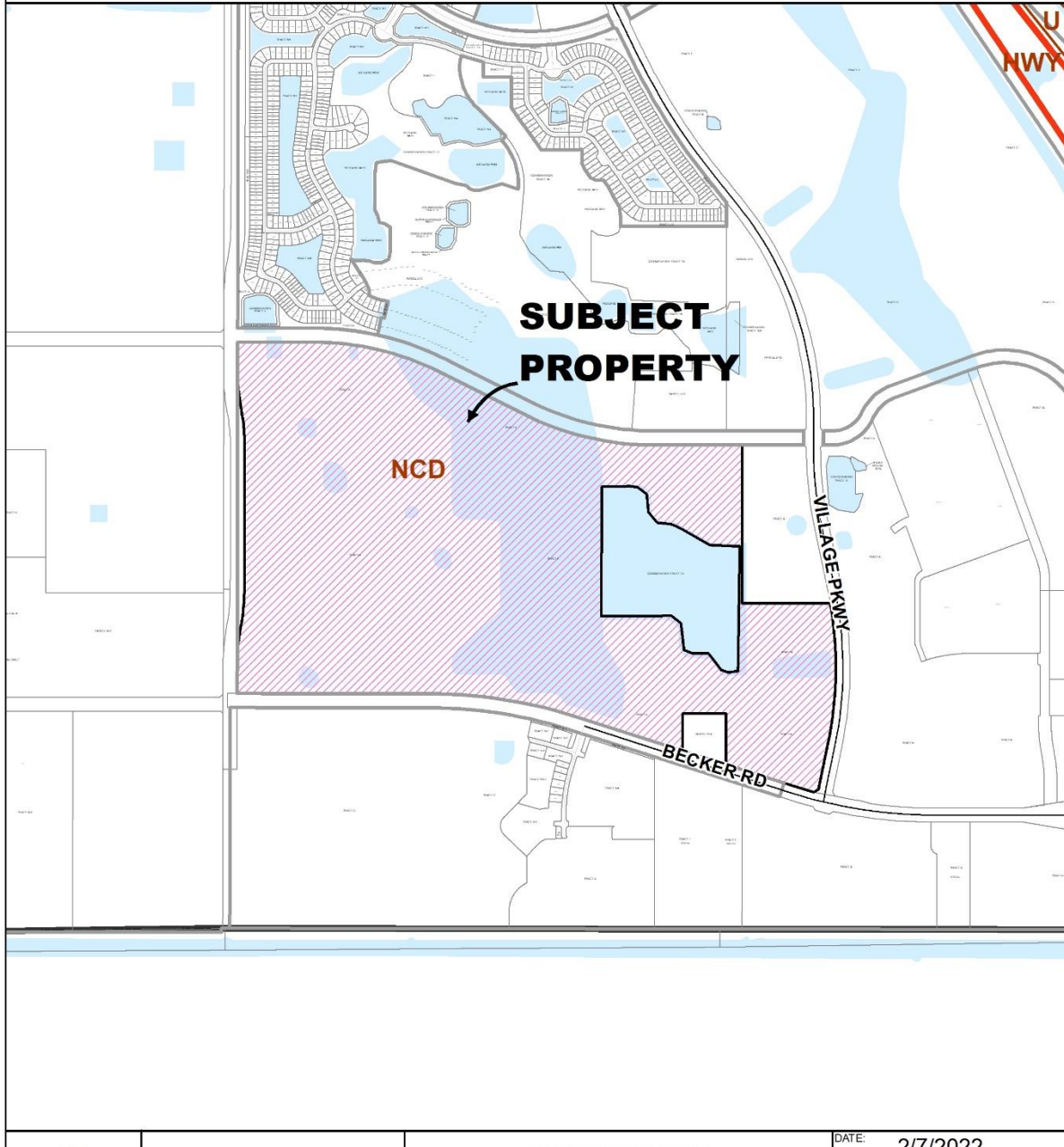
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land within the Del Webb MPUD
South	NCD	MPUD	Vacant land within the GHO Homes MPUD
East	NCD	MPUD	Vacant land in Riverland DRI
West	NCD	MPUD	Capstone Multi-family Residential and vacant GFC owned land

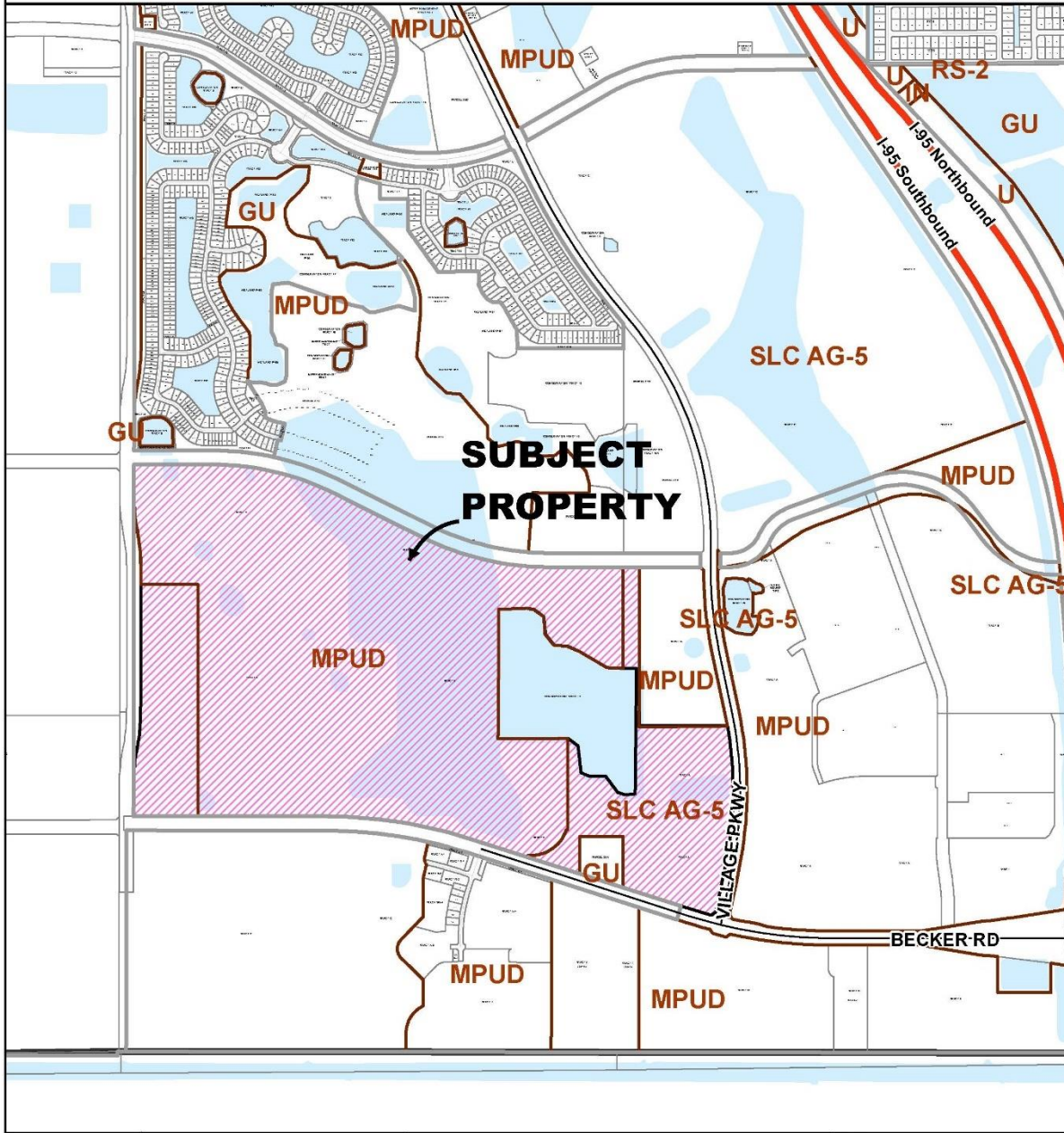
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



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 is the provider of water and sewer service in the Southern Grove DRI. The construction plans include the extension of water and sewer lines to service the development.
<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 traffic study was submitted that shows the proposed residential subdivision will generate a total of 2,084 daily trips per day and an average of 216 p.m. peak hour trips per day per ITE Trip Generation Manual 10th Edition. The traffic study was approved by the Public Works Department.</p>
<i>Parks and Recreation Facilities</i>	Requirements for public parks and recreational facilities are addressed under Condition 67 of the DRI Development Order. The DRI requires a total of 80 net usable acres for parks sites. The developer of the Southern Grove DRI has submitted a plan for the conveyance of park land and the development of park sites in Southern Grove. The plan is under review by City staff.
<i>Stormwater Management Facilities</i>	The project includes paving and drainage plans that meet the required level of service.
<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>	<p>Pursuant to Policy PSFE 2.4.5 of the Public Schools Facilities Element of the Comprehensive Plan, the St. Lucie County School Board is the entity responsible for a school concurrency determination. School District staff has not identified any capacity issues at this time. There is an existing interlocal agreement between the St. Lucie County School Board and the developer of the Southern Grove DRI that addresses requirements for conveyance of school sites in Southern Grove and payment of proportionate share of the cost of construction of school sites.</p> <p>An autoturn analysis was provided that shows adequate circulation for a school bus to turn around outside the gated entrance.</p>

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was submitted for the property that identifies the site is primarily undeveloped, comprised of lands previously converted to citrus groves, which are no longer in operation and are currently used for cattle grazing. The primary vegetative cover within the pasture areas is comprised of pasture grasses and ruderal weeds as well as invasive non-native vegetation. Field observations confirmed that there are no wetlands or remaining native or natural areas on the subject property.

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. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

Related Projects

P21-007- Southern Grove Parcel 28 Replat

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the Cadence Phase I final subdivision plat with construction plans at their meeting on October 27, 2021.