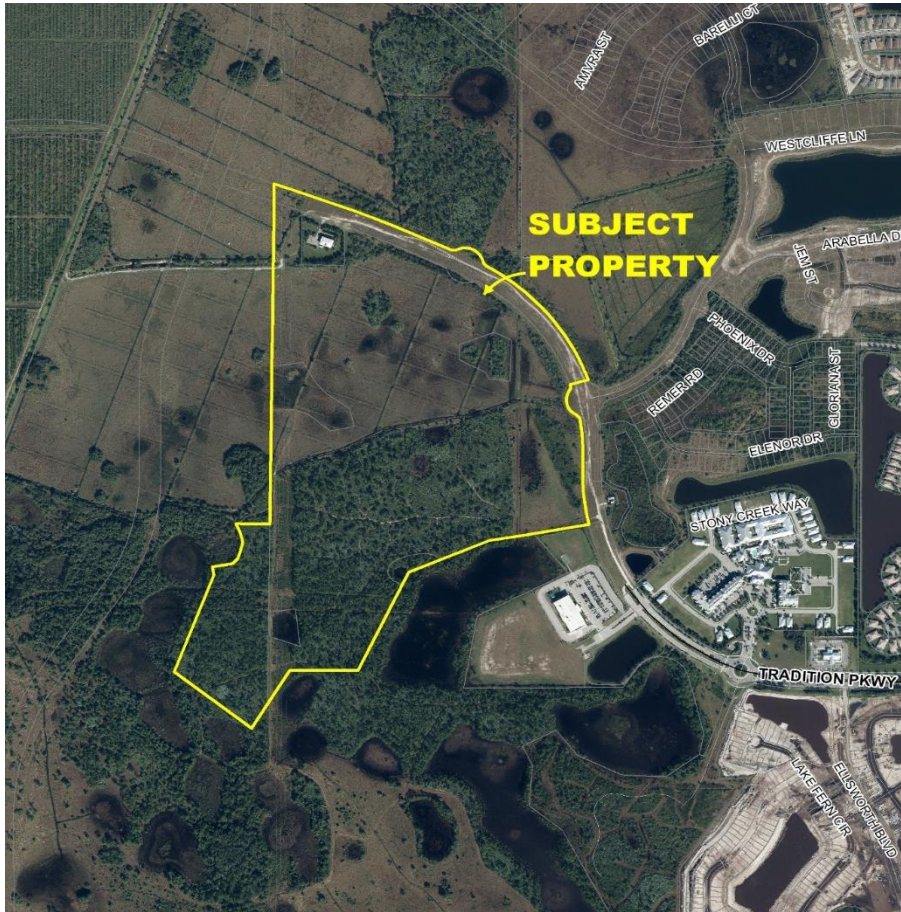




**Tradition Regional Park
 Preliminary and Final Subdivision Plat with Construction Plans
 P21-250**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat with construction plans for Tradition Regional Park Plat.
Applicant:	Kinan Husainy, Kimley-Horn and Associates, Inc.
Property Owner:	City of Port St. Lucie and Mattamy Palm Beach, LLC (conservation tracts)
Location:	The project is generally located west of Interstate 95, east of Range Line Road, south of the Tradition Parkway right-of-way, and north of SW Discovery Way right-of-way.
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Kimley Horn and Associates has applied for preliminary and final subdivision plat approval for a project known as Tradition Regional Park Plat. The request is on behalf of the City of Port St. Lucie and Mattamy Palm Beach, LCC (owners). The proposed plat subdivides 143.324 acres of land located within the Tradition DRI and Western Grove DRI to create a 131.641- acre tract for Tradition Regional Park, a 2.357-acre tract for a PSLUSD repump station, and a right-of-way tract for Phase II of Tradition Parkway as well as three conservation tracts and one wetland tract.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat with construction plans at the November 10, 2021 Site Plan Review Committee meeting.

Location and Site Information

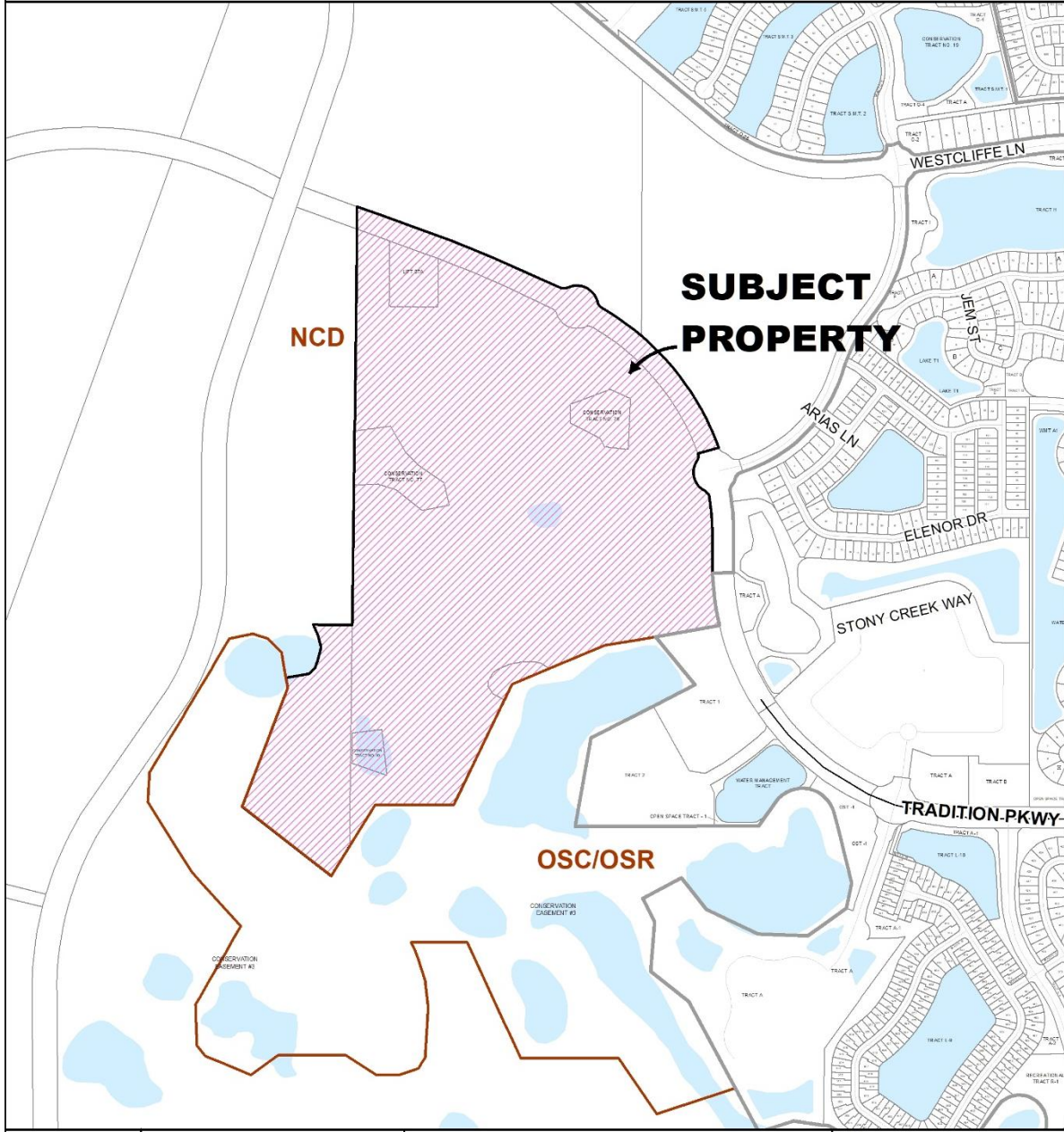
Parcel ID No.	4307-141-0001-000-5, 4308-232-0001-000-7, 4307-411-0001-000-3, 4307-444-0001-000-5, 4308-312-0001-000-2, 4308-331-0001-000-1 and a portion of Tradition Parkway right-of-way
Property Size:	Approximately 143.324 acres
Legal Description:	A portion of Sections 7, 8 and 18, Township 37 South, Range 39 East, St. Lucie County, Florida
Future Land Use:	New Community Development (NCD)
Existing Zoning:	MPUD (Western Grove Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

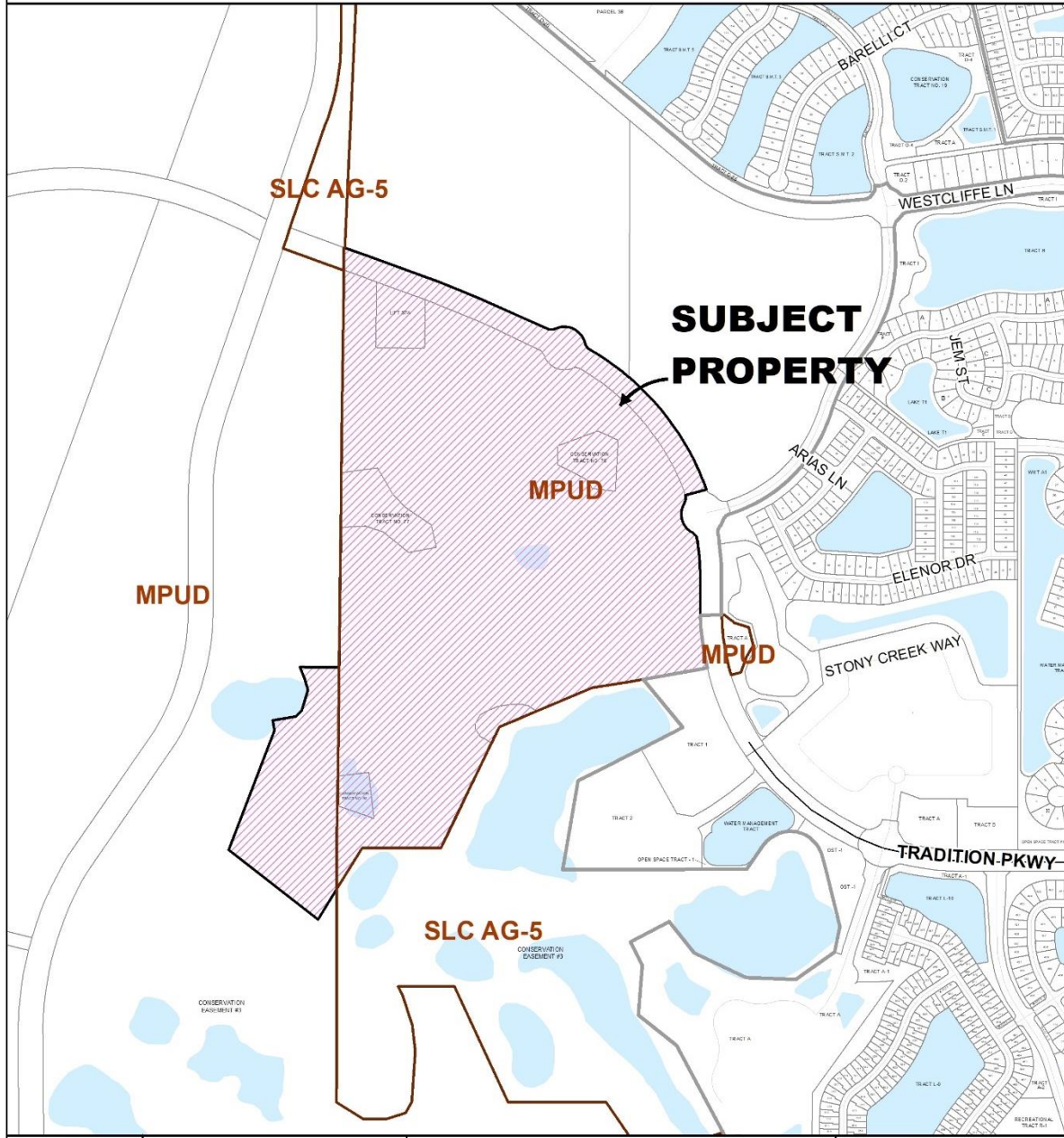
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land and proposed Emery subdivision
South	NCD	MPUD	Vacant land
East	NCD	MPUD	Vacant land
West	NCD	MPUD	Vacant land

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 Western 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 Western Grove DRI. The construction plans include the extension of water and sewer lines to service the development.
<i>Traffic Circulation</i>	<p>Per the Tradition and Western Grove DRI development orders, 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 for the Tradition Regional Park site plan.</p>
<i>Parks and Recreation Facilities</i>	Requirements for parks and recreational facilities are outlined in the development orders for the Tradition and Western Grove DRIs and applicable to residential subdivisions and/or residential site plans.
<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>	Public school requirements are outlined in the development orders for the Tradition and Western Grove DRIs and applicable to residential subdivisions and/or residential site plans.

NATURAL RESOURCE PROTECTION

The subject property is located within the Tradition and Western Grove DRIs. The subdivision plat includes three conservation tracts and one wetland tract that were previously dedicated for preservation per the Tradition DRI.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat with construction plans at their meeting on November 10, 2021.