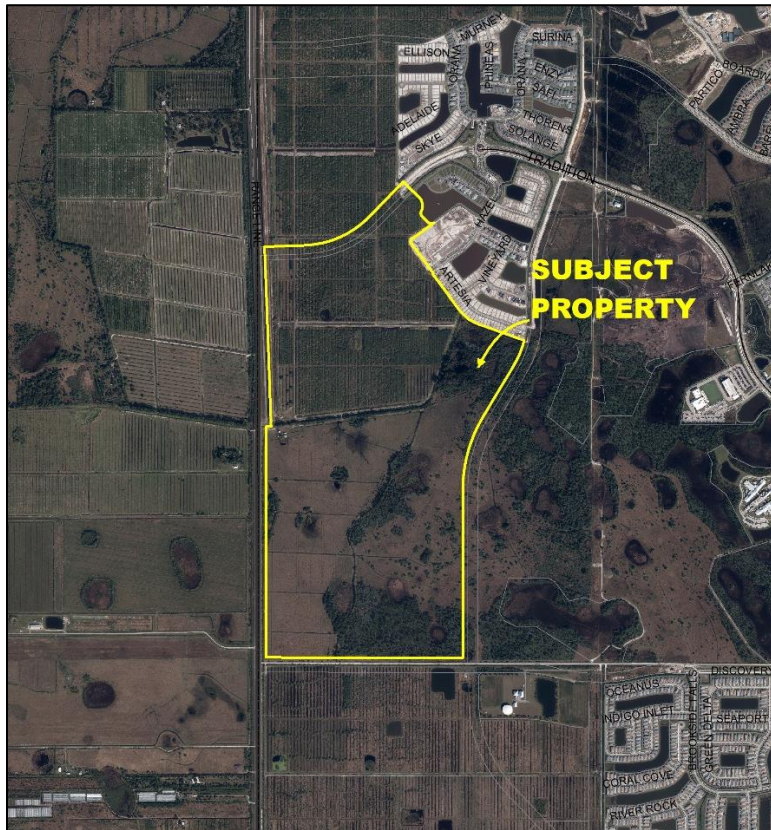




**Seville Phase 6B
Preliminary Subdivision Plat with Construction Plans
P22-156**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary subdivision plat with construction plans for a project known as Seville Phase 6B that will include 342 single-family residential lots.
Applicant:	Bill Roberts, Caulfield & Wheeler, Inc.
Property Owner:	Mattamy Palm Beach, LLC and the City of Port St. Lucie
Location:	The project is generally located west of Interstate 95, east of Range Line Road, north of SW Discovery Way and south of future extension of Tradition parkway.
Project Planner:	Bethany Grubbs, Planner III

Project Description

Mattamy Palm Beach, LLC, has applied for final subdivision plat approval with construction plans for a residential subdivision, in the area referred to as Western Grove 6B. Seville Phase 6B is planned as a three phased, gated residential subdivision consisting of 342 single-family residential lots, a private right-of-way tract, open space tracts, stormwater tracts, and two boundary tracts (1A and 2A) which are reserved for future development. Right-of-way Tract R is proposed as private right-of-way internal to the development that will provide access from Tradition Parkway to the single-family residential lots. The subject property is located within the Western Grove Development of Regional Impact (DRI).

As specified in the development order for the Western Grove DRI, Mattamy Palm Beach, LLC is responsible for constructing Tradition Parkway. This plat includes the right-of-way tract and construction plans for the offsite improvements to extend Tradition Parkway from its current endpoint at the Seville Phase 1 roundabout and the Cadence subdivision to Range Line Road. This plat will facilitate the completion of the final westward segment of Tradition Parkway.

Previous Actions and Prior Reviews

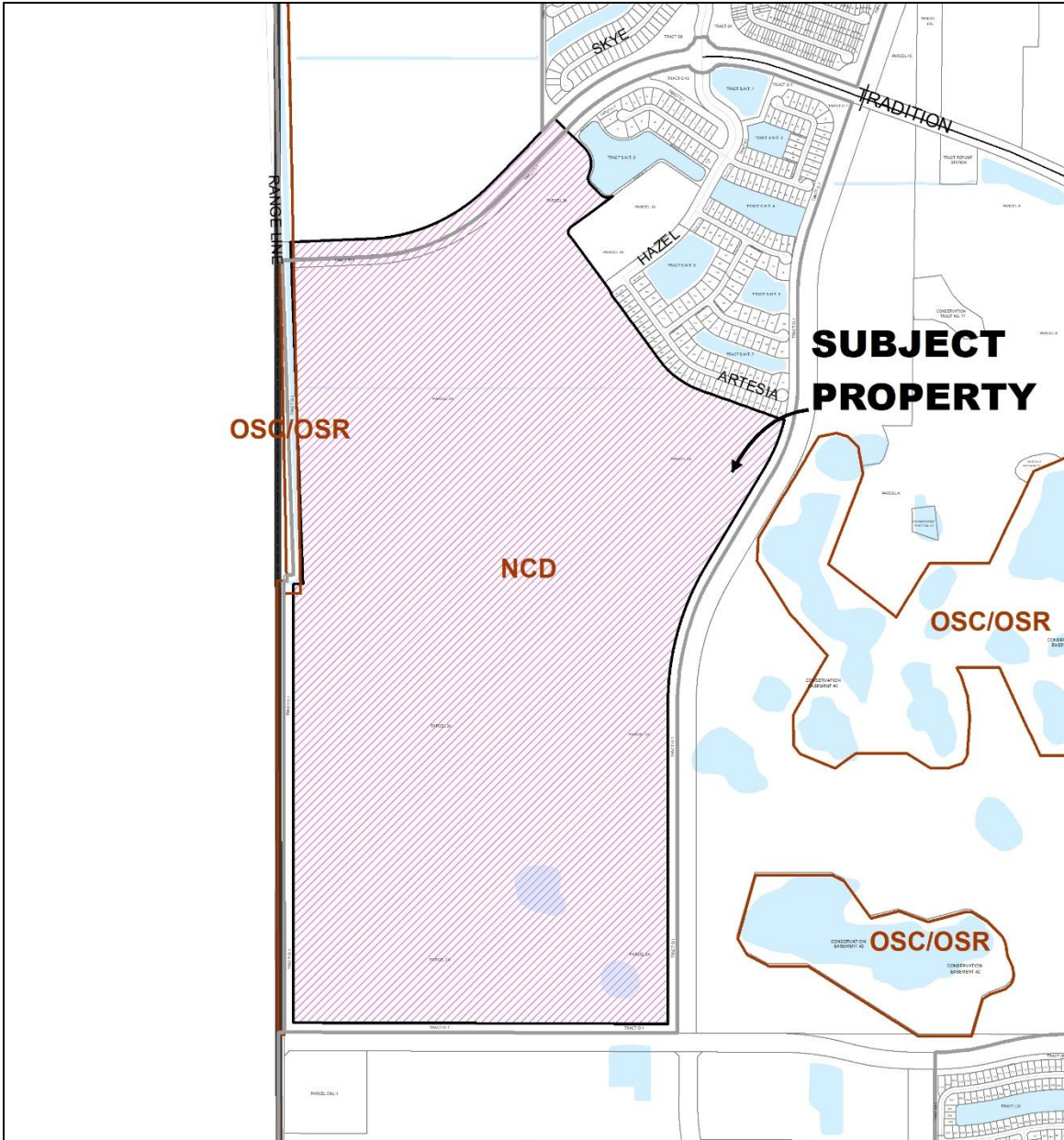
The Site Plan Review Committee reviewed this application at the July 27, 2022, meeting and recommended approval.

Location and Site Information

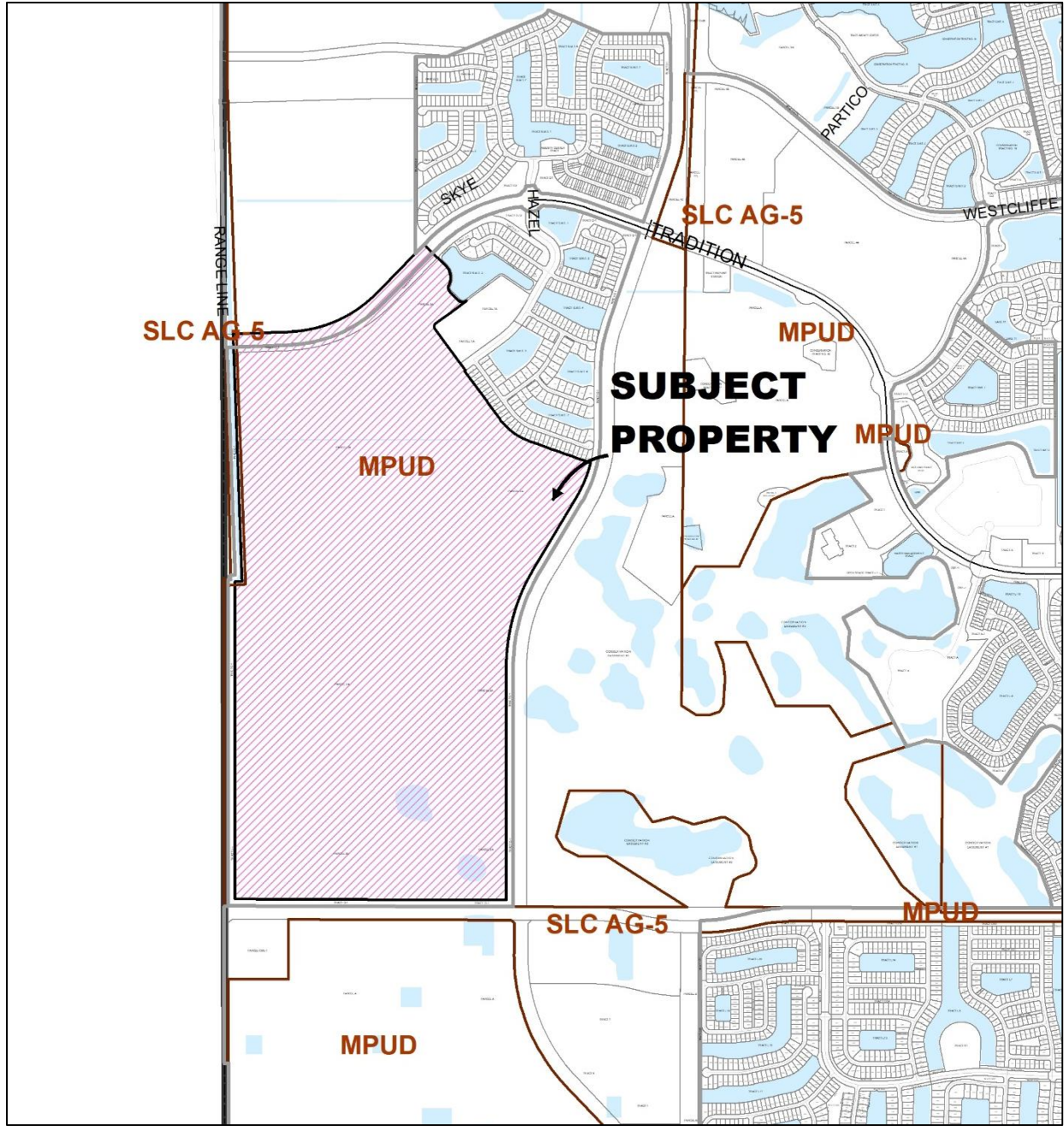
Parcel ID:	4307-503-0010-000-1
Property Size:	Approximately 540.484-acres
Legal Description:	Parcel 2 and Tract O-1, Seville Phase 1, as recorded in Plat Book 106, Page 1, of the Public Records of St. Lucie County, Florida; together with a portion of Tradition Parkway, a 130 Foot Wide Right-of-Way as recorded in Official Records Book 3071, Page 2612, all of the Public Records of St. Lucie County, Florida, Lying in Section 7, Township 37 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	NCD (New Community Development)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Seville Phase 1 - Vacant
South	NCD	MPUD	Riverland/Kennedy MPUD - Vacant
East	NCD	MPUD	Seville Phase 1 – Single-Family Residential
West	AG-5	AG-5	St. Lucie County - Undeveloped



Future Land Use



Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the boundaries of the Western Grove DRI and is subject to the conditions of the Western Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<p><i>Sanitary Sewer and Potable Water Facilities</i></p>	<p>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.</p>
<p><i>Traffic Circulation</i></p>	<p>This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated April 29, 2024, has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.</p> <p>This plat includes 342 lots under the preliminary plat reviewed. This amount of lots estimates 326 PM Peak Hour trips per Institute of Transportation Engineers (ITE) Manual, 11th Edition. This phase 6B plat approval is included in the previously approved dwelling units for the Western Grove DRI.</p> <p>A 285 LF left turn lane along Tradition Parkway west and eastbound at the western entrance is provided as part of this application.</p> <p>As part of the construction with this application, Tradition Parkway will be connecting to Range Line Road. The initial buildout of the intersection will be stop controlled.</p> <p>The next roadway obligation within the Western Grove DRI is for the 2 lane construction of North-South A from Tradition Parkway to ½ Mile South of that intersection. This is triggered at 2,122 Net External DRI PM Peak trips or 2,050 dwelling units, whichever comes later.</p>
<p><i>Parks and Recreation Facilities</i></p>	<p>Requirements for parks and recreational facilities are addressed under Condition 63 of the Western Grove DRI Development Order. The condition requires the dedication of 50 acres of net usable area of active</p>

	recreation of which 40.2 for the development of Tradition Regional Park. Mattamy Palm Beach, LLC, as the developer of the Tradition and Western Grove DRIs, has submitted a site plan for Tradition Regional Park, Phase 1 (P21-116).
Stormwater Management Facilities	The project includes paving and drainage plans that 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	Public school requirements are addressed under Condition 58 of the DRI Development Order. The condition requires a development agreement with the St. Lucie County School District to include the dedication of a K-8 school site to the school district. An agreement has been secured with the St. Lucie County School District. There are no capacity issues at this time.

NATURAL RESOURCE PROTECTION

The project has been reviewed for compliance with the requirements of the Western Grove DRI Development Order for protection of habitat, vegetation, and wildlife.

Native Habitat Protection: Per the Western Grove DRI development order, a minimum of 95.08 acres of native pine flatwoods in twelve conservation tracts are required to be protected as depicted on Western Grove Master Development Plan Revised Map H.

Additionally, an environmental assessment report was submitted for the property as part of the application. The site is a former citrus grove that is now used for cattle grazing. Field observations in February 2022 confirmed that there are no native upland habitats present on the subject property. The U.S. Army Corps of Engineers (USACE) issued a Department of the Army permit (SAJ-2005-04030 (SP-KDS)) on November 10, 2017. Two of the wetlands required for preservation under the USACE permit include two wetlands (W-30 and W-31) located within the subject WG 6B property.

Wildlife Protection: In 2024, a mass grading plan was approved for the overall project and the site. The gopher tortoise survey of the property did not identify the occurrence of gopher tortoises, gopher tortoise burrows, or indication of the presence of gopher tortoises on the subject property or within 25 feet of the property boundary.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Art in Public Places: This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The subject property is included on the list of identified projects whose public art requirements will be met via the approved alternative equivalent proposal for public art known as Heart in the Park.

Related Projects:

P20-230 – Seville Residential Subdivision Preliminary Plat with Construction Plans (Resolution 21-R78, June 28, 2021).

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code. The Site Plan Review Committee recommended approval of the final subdivision plat with construction plans on July 27, 2022.