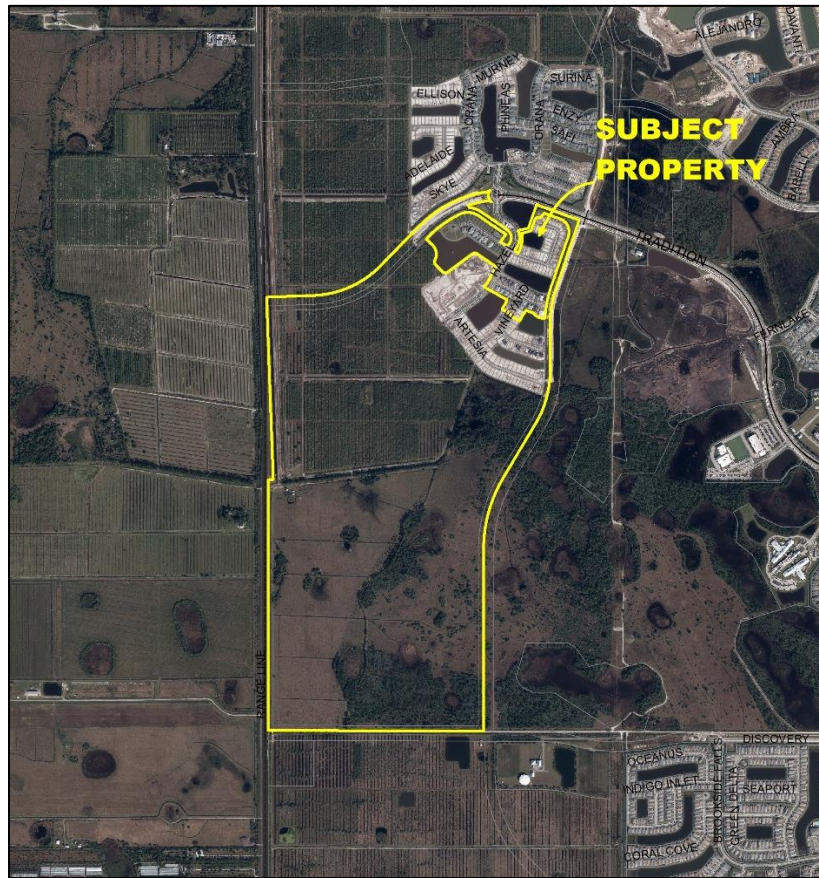




**Seville 6B Phase 1  
 Final Subdivision Plat with Construction Plans  
 P22-172**



**Project Location Map**

**SUMMARY**

Applicant's Request:	Request for approval of a final subdivision plat with construction plans for a project known as Seville 6B Phase 1 that will include 342 residential lots.
Agent/Applicant:	Bill Roberts, Caulfield & Wheeler, Inc.
Property Owner:	Mattamy Palm Beach, LLC and the City of Port St. Lucie
Location:	Generally located west of I-95, east of Range Line Road, north of SW Discovery Way, and south of future extension of Tradition Parkway
Project Planner:	Bethany Grubbs, Senior Planner

**Project Description**

Mattamy Palm Beach, LLC, has applied for final subdivision plat approval for a residential subdivision in the Western Grove Master Planned Unit Development (MPUD), in the area referred to as Western Grove 6B, to be known as Seville 6B Phase 1. The proposed project will subdivide a total of 497.58 acres to create a residential subdivision consisting of 342 single-family lots, three right-of-way tracts, three water management tracts, open space tracts, a 314.475-acre parcel and an 80.576-acre parcel for future development.

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 6A roundabout and the Cadence subdivision to Range Line Road. This plat will facilitate the completion of the final westward segment of Tradition Parkway.

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. Right of-way Tract R2 is reserved as a private tract for future development.

The development is in the Western Grove Development of Regional Impact (DRI). Seville 6B is planned in three construction phases.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee reviewed this application at the July 24, 2024, meeting and recommended approval.

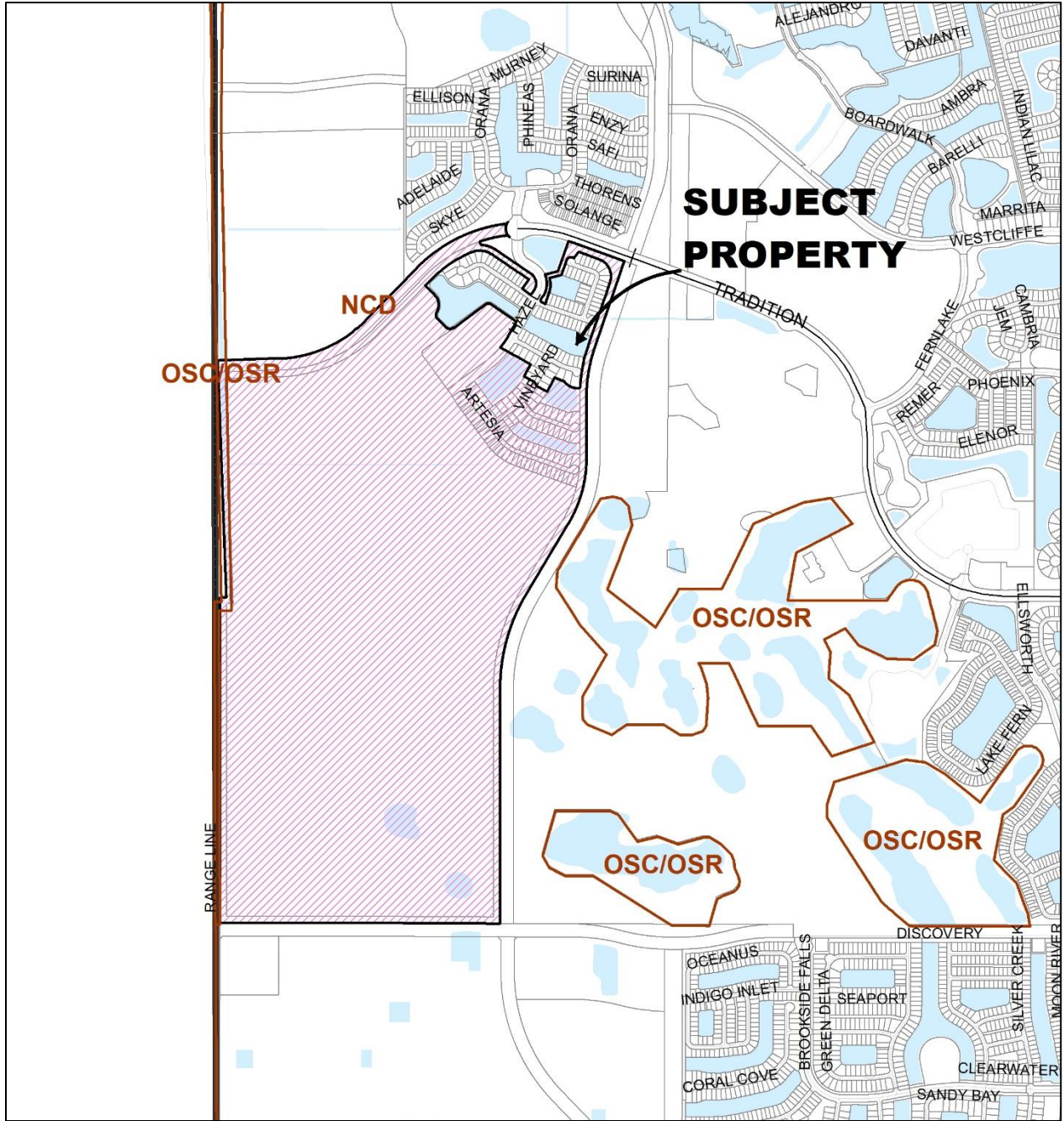
**Location and Site Information**

Parcel ID:	4305-322-0001-000-4; 4307-100-0000-000-1
Property Size:	Approximately 497.58-acres
Legal Description:	See attached plat.
Future Land Use:	NCD (New Community Development)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant Land

**Surrounding Uses**

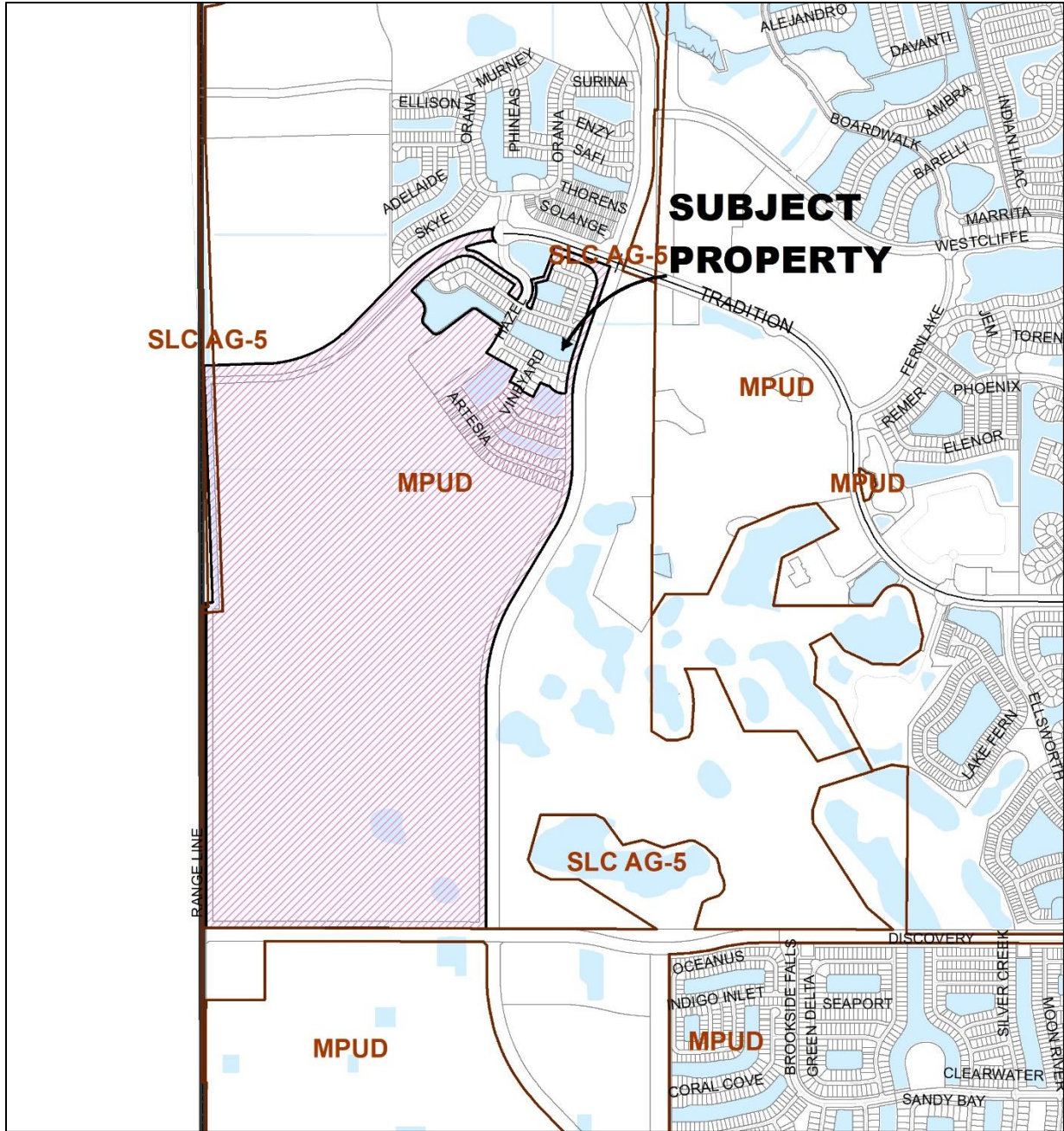
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Seville Phase 1 - Vacant Land
South	NCD	MPUD	Riverland/Kennedy MPUD – Vacant Land
East	NCD	MPUD	Seville Phase 1 – Single-Family Residential
West	SLC AG-5	SLC AG-5	St. Lucie County - Undeveloped

NCD-New Community Development; MPUD – Master Planned Unit Development; SLC AG-5 – St. Lucie County Agricultural – 5 units/acre



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><b><i>Sanitary Sewer and Potable Water Facilities</i></b></p>	<p>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.</p>
<p><b><i>Traffic Circulation</i></b></p>	<p>This application and Traffic Report prepared by MacKenzie Engineering &amp; 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 Phase includes 342 lots and was included in the previously approved preliminary plat under Resolution 21-R78. 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>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>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. A traffic signal will be needed in the future for this intersection, but the timing will be based on how quickly properties to the west are developed. In order to facilitate the space needed for future traffic signal poles,</p>

	corner clips are needed at this intersection. The Public Works Traffic Memo is attached.
<b><i>Parks and Recreation Facilities</i></b>	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 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).
<b><i>Stormwater Management Facilities</i></b>	The project includes paving and drainage plans that meet the required level of service.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	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. Seville 6B Phase 1 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:**

P22-156 – Seville Residential Subdivision Preliminary Plat with Construction Plans (Resolution 21-R78, August 12, 2024)

**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 24, 2024. Staff recommends the following conditions:

1. Within sixty (60) days of this Plat's approval:
  - a. All comments dated July 1<sup>st</sup>, 2024 from the City's 3<sup>rd</sup> party Traffic Consultant are to be addressed in a manner satisfactory to the Public Works Department.
  - b. Tract O-16, contained within this Plat must be re-platted to facilitate conveyance and dedication of the land needed for a corner clip on the southeast corner of the Tradition Parkway and Range Line Road intersection.
  - c. Convey and dedicate to the City, in a form acceptable to the City Attorney's office, the corner clip on the southeast corner of the Tradition Parkway and Range Line Road intersection.
  - d. Convey to the City, in a form acceptable to the City Attorney's office, the northeast corner of the Tradition Parkway and Range Line Road intersection.
2. Dedicate the corner clip on a plat, in a form acceptable to the City Attorney's office, the northeast corner of the Tradition Parkway and Range Line Road intersection at the time of platting for the property boarding this Plat to the north.
3. Construction prior to conditions 1 and 2 being complete is "at-risk".
4. If condition 1 is not complete within the timeframe stated therein, final plats for future phases of Seville Phase 6B, including but not limited to Phase 2 will not be processed.
5. If condition 2 is not included with the submission of the noted plat, said plat may be denied on that basis.