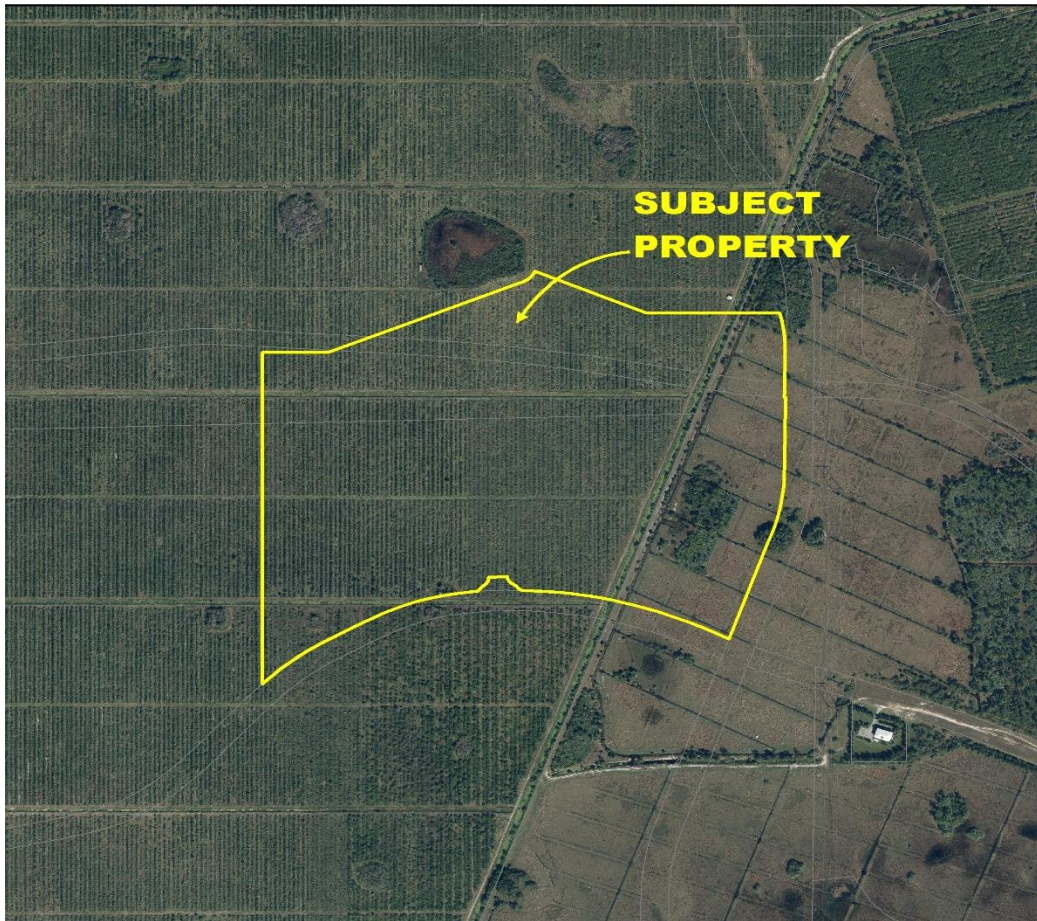




**Cadence Residential Subdivision Plat
 Preliminary Plat with Construction Plans
 P20-174**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary subdivision plat with construction plans for a residential subdivision known as Cadence and within the Western Grove DRI.
Applicant:	Kinan Husainy, Kimley-Horn and Associates, Inc.
Property Owner:	City of Port St. Lucie and Mattamy Palm Beach, LLC
Location:	The project is generally located west of Interstate 95, east of Range Line Road, south of the Crosstown Parkway Extension, and north of the Tradition Parkway right-of-way.
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, has applied for preliminary subdivision plat approval with construction plans for a residential subdivision in Western Grove to be known as Cadence. The Cadence subdivision will be located in the northwest quadrant of the future intersection of Tradition Parkway and N/S A in the area referred to as Western Grove 5A (WG 5A). Cadence is planned as a gated residential subdivision consisting of 439 residential lots, stormwater tracts, open space tracts, a private right-of-way tract, and an amenity center tract. The residential lots will include 326 single-family lots and 113 townhouse lots. The project also includes the platting and construction of approximately 2,186.86 linear feet of Tradition Parkway.

On December 14, 2020, the City Council adopted Resolution 20R-133 approving a preliminary plat for the extension of Tradition Parkway from its current terminus at the entrance to the Renaissance Charter School in Tradition west to the FPL powerlines in Western Grove. This next phase of construction will extend Tradition Parkway west of the FPL powerlines to the entrance to Cadence. As outlined in the development order for the Western Grove DRI, Mattamy Palm Beach, LLC, is the entity responsible for the construction of Tradition Parkway. The roadway will be designed as 130- foot wide right-of-way and include Tradition Trail. The typical cross section for Tradition Trail depicts a ten (10) foot multi-use path and a separate twelve (12) foot path that could be for golf cart use or as a separate dedicated travel lane for autonomous vehicle shuttle service.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary subdivision plat with construction plans at the October 14, 2020 Site Plan Review Committee meeting.

Location and Site Information

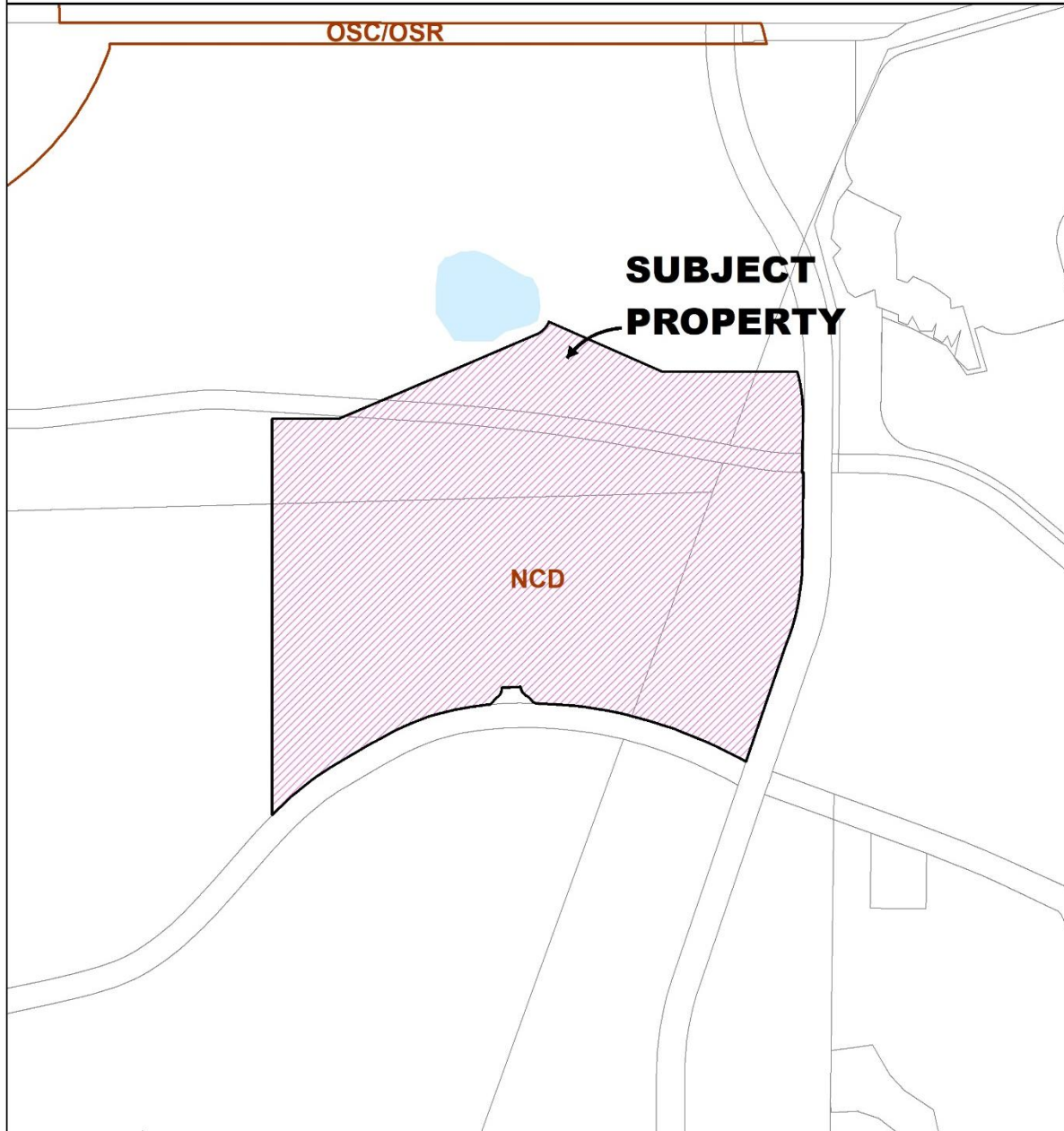
Parcel ID No.	4307-100-0000-000-1, 4305-322-0001-000-4, 4306-311-0000-000-6, and a portion of Tradition Parkway right-of-way (4307-123-0001-000-9)
Property Size:	Approximately 128.676 acres
Legal Description:	A portion of Sections 6, And 7, Township 37 South, Range 39 East, St. Lucie County, Florida
Future Land Use:	New Community Development (NCD)
Existing Zoning:	MPUD (Western Grove Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

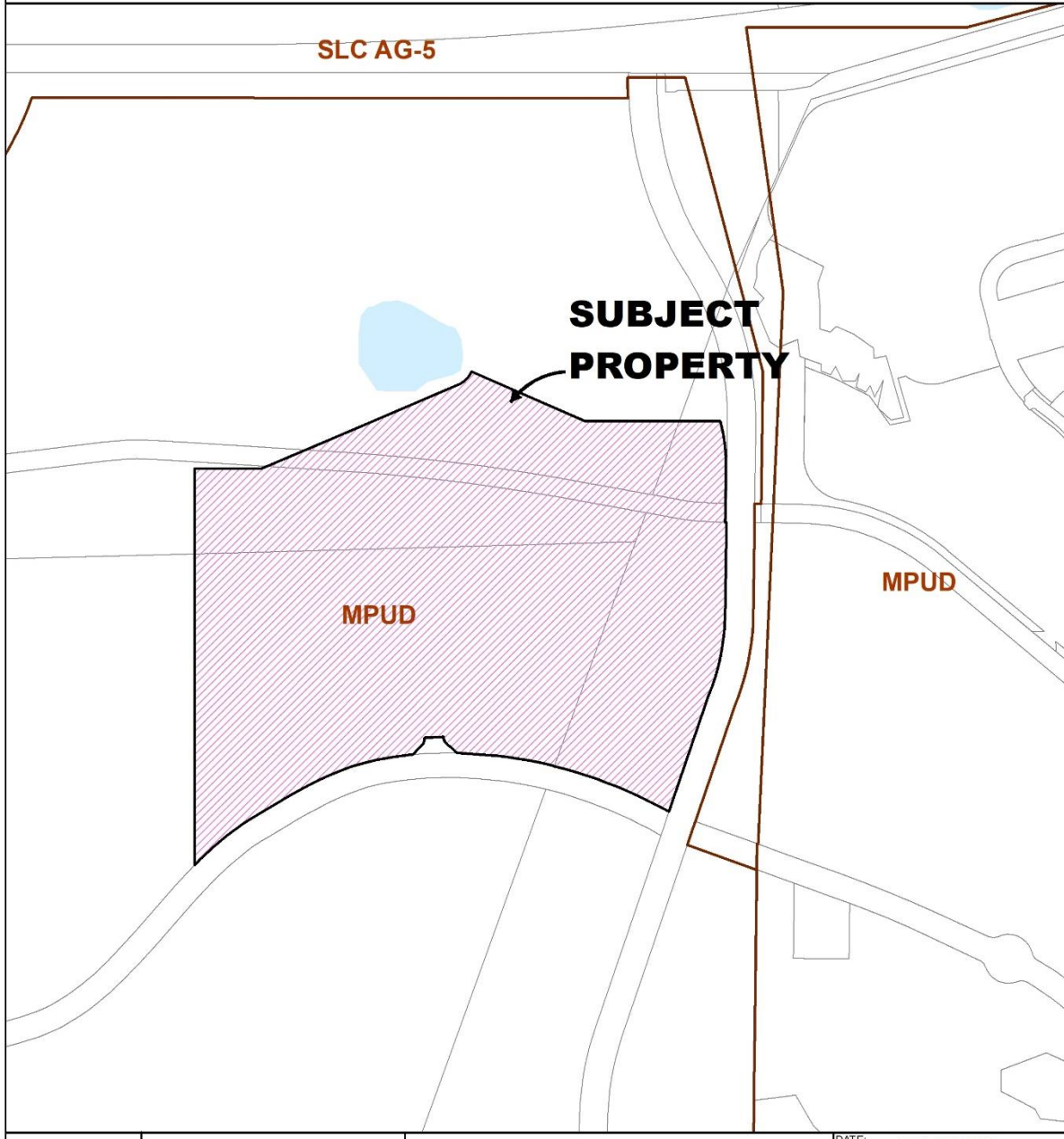
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land
South	NCD	MPUD	Vacant land
East	NCD	MPUD	Vacant land
West	NCD	MPUD	Vacant land

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 Western 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>The project will generate an average of 4,064 daily trips per day and 421 p.m. peak hour trips per day per ITE Trip Generation Manual 10th Edition Land Use Code 210 for single family dwelling units. A Traffic Analysis Report was submitted and approved by the Public Works Department.</p>
<i>Parks and Recreation Facilities</i>	Requirements for parks and recreational facilities are addressed under Condition 63 of the DRI Development Order. The DRI requires a total of 50 net usable acres for parks sites. A total of 40.2 acres in Western Grove has been provided for Tradition Regional Park. Condition 63 requires the remaining 9.8 acres be deeded to the City no later than the issuance of a building permit for the 3,501 st dwelling unit.
<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>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 submitted and is under review by the School District.</p> <p>An auto turn analysis was provided that shows adequate circulation for a school bus to turn around outside the gated entrance.</p>

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary subdivision plat with construction plans at their meeting on October 14, 2020.