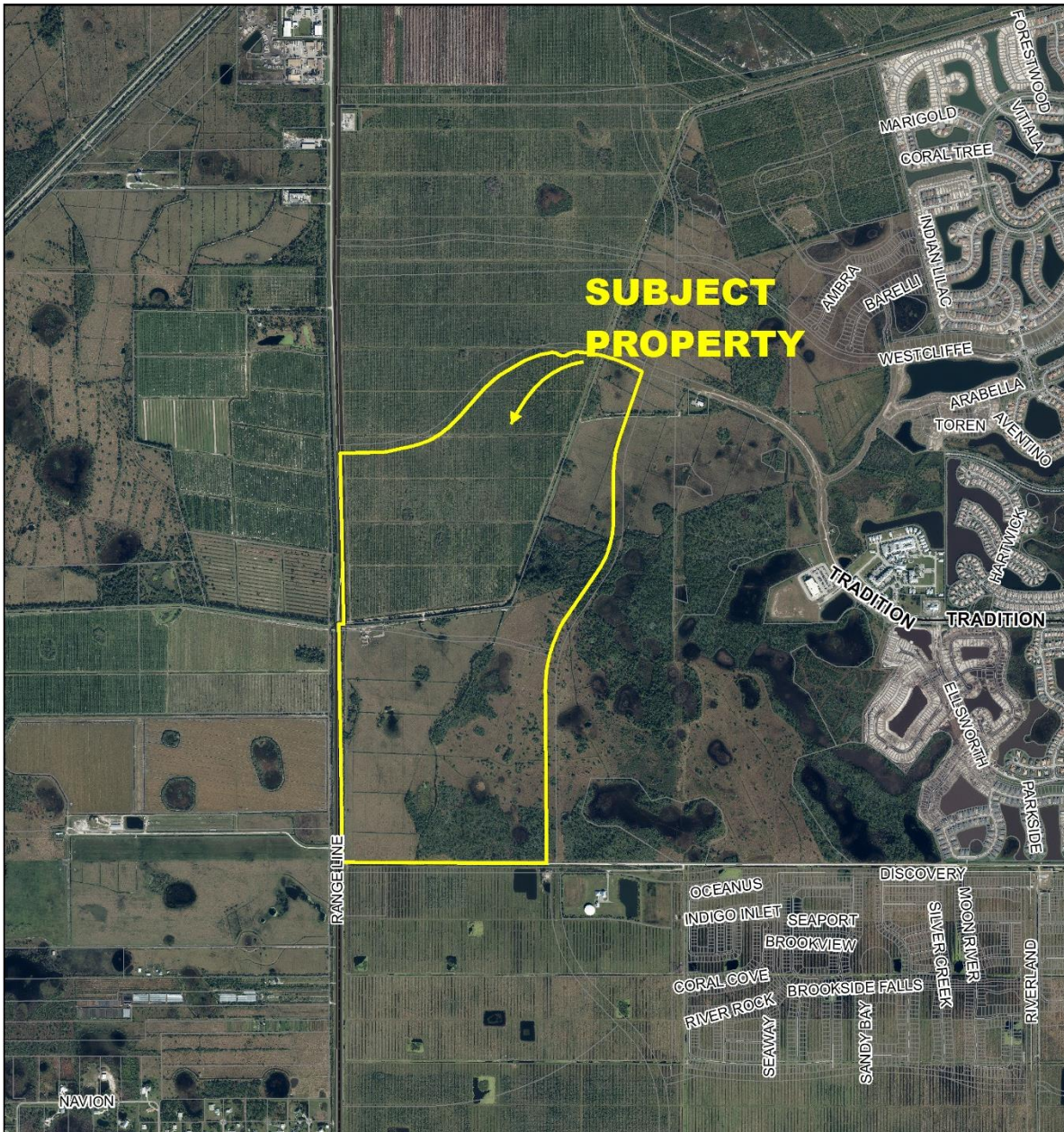




Western Grove 6A – Seville
Preliminary Plat with Construction Plans
P20-230



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary subdivision plat with construction plans for a project known as Western Grove 6A – Seville that will include 186 Single-Family Residential lots.
Applicant:	Kinan Husainy, Kimley-Horn and Associates, Inc.
Property Owner:	Mattamy Palm Beach, LLC
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:	Bolivar Gomez, Planner II

Project Description

Mattamy Palm Beach, LLC, has applied for preliminary subdivision plat approval for a project known as Western Grove 6A - Seville. The proposed project will subdivide a total of 575.099 to create a residential subdivision consisting of 186 single-family lots, a right-of-way tract, seven water management tracts, twenty open space tracts, and a 449.127 acre parcel 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).

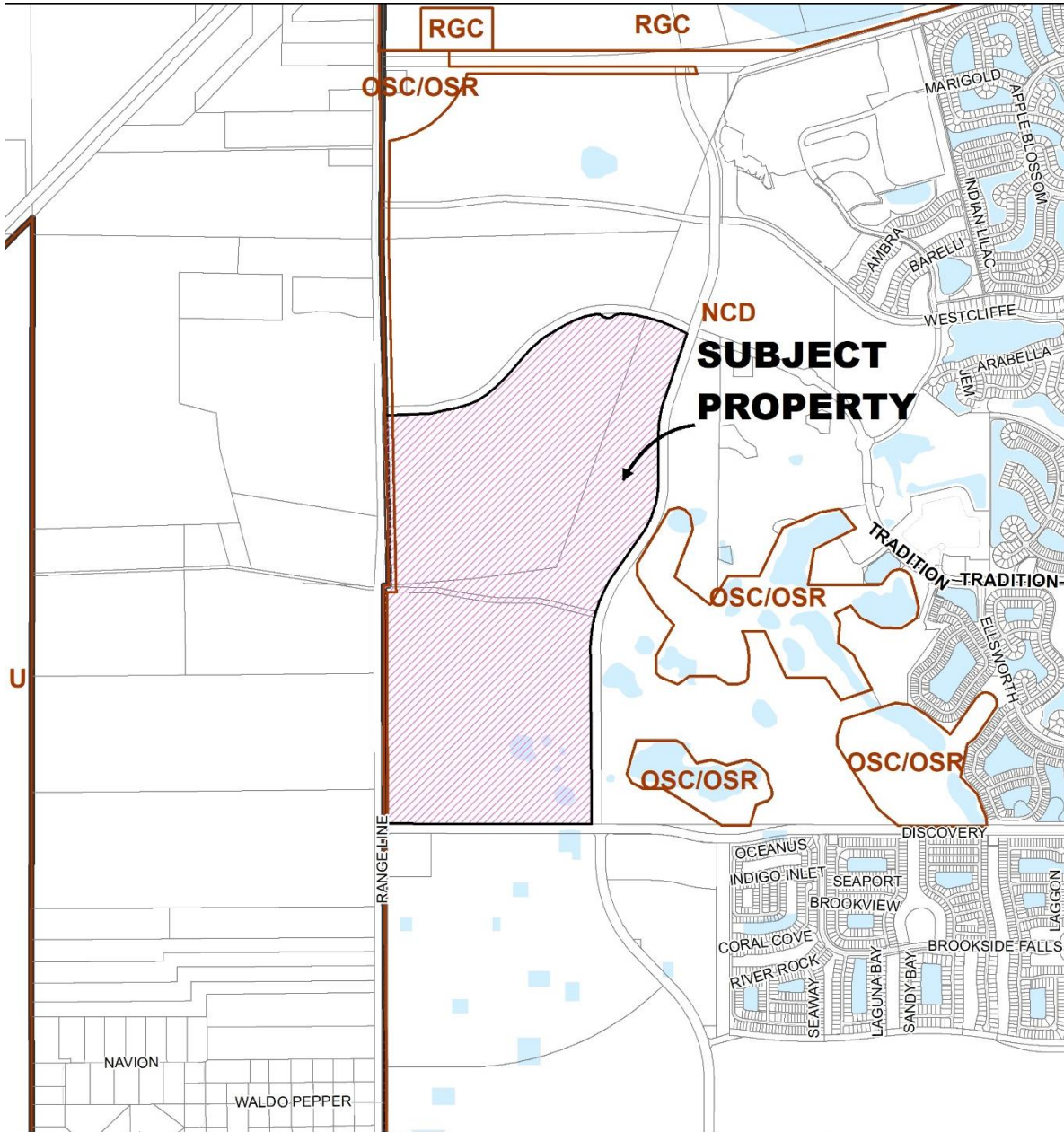
The proposed subdivision will be accessed via the extension of Tradition Parkway west of the N/S A road right-of-way in Western Grove. On December 14, 2020, the City Council adopted Resolution 20-R133 approving a preliminary plat with construction plans for the extension of Tradition Parkway from its current terminus at the entrance to the Renaissance Charter School in Tradition west to the FPL powerline easement in Western Grove (P20-143). The FPL easement abuts the western boundary of the Tradition Regional Park property. On April 21, 2021, the City Council adopted Resolution 21-R49 approving a preliminary plat with construction plans for the Cadence subdivision in Western Grove (P20-174). The preliminary plat with construction plans for the Cadence subdivision provides for the extension of Tradition Parkway from the FPL easement west of N/S A to a proposed roundabout that will provide access to the Cadence subdivision to the north and the Seville subdivision to the south.

Location and Site Information

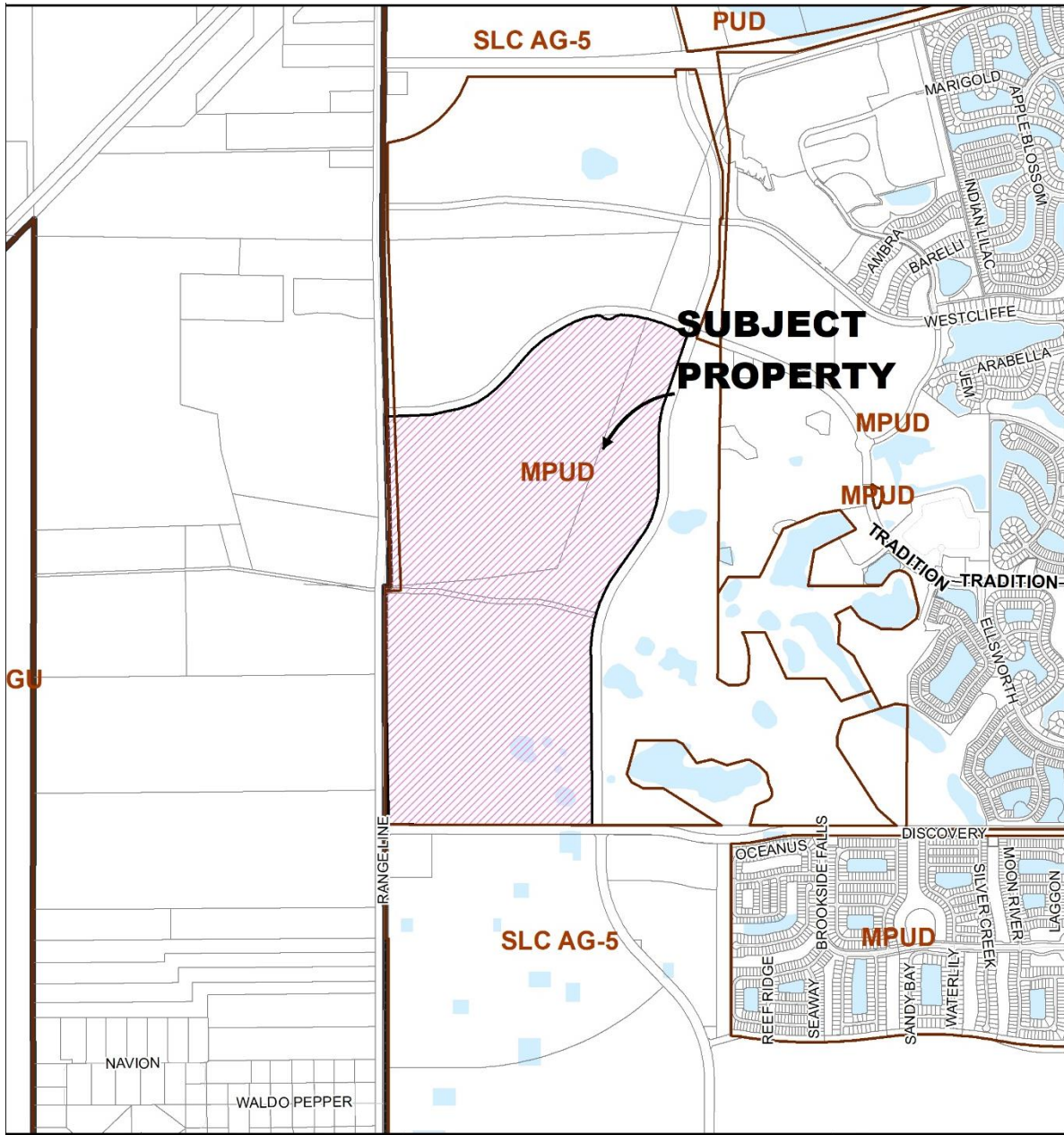
Property Size:	Approximately 575.099 acres
Legal Description:	A portion of Section 7, and 18, Township 37 South, Range 39 East, St. Lucie County, Florida. The full legal description is on file in the Planning and Zoning Department office.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	MPUD (Tradition Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land (Proposed Cadence Subdivision)
South	NCD	SLC AG-5	Vacant Land
East	NCD	MPUD	Renaissance Charter School at Tradition
West	NCD	MPUD	Vacant Land



Future Land Use



Zoning Map

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 will provide water and sewer service. The construction plans include the necessary water and sewer system extensions to serve the development. A service agreement with the City Utility Systems Department is required prior to issuance of building permits.
<i>Traffic Circulation</i>	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. The project will generate an average of 1,849 daily trips per day and 185 p.m. peak hour trips per day per ITE Trip Generation Manual 10 th Edition Land Use Code. The subdivision plat provides a private right-of-way to serve the subdivision lots. A traffic analysis report was submitted and approved by the Public Works Department.
<i>Parks and Recreation Facilities</i>	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).
<i>Stormwater Management Facilities</i>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<i>Solid Waste</i>	A written confirmation that adequate solid waste disposal services and facilities will be available has been provided by the solid waste contract hauler for the City.
<i>Public School Concurrency Analysis</i>	Public school requirements are addressed under Condition 58 of the Western Grove DRI Development Order. Per Condition 58, no residential subdivision plat shall be recorded nor final residential site plan approved for any development parcel after December 31, 2021 until the Developer has secured a development agreement with the St. Lucie County School District. A draft of the agreement has been submitted to the City Attorney's Office and is under review. There are no capacity issues at this time. A school bus autoturn analysis was provided and approved by Public Works and School Board staff.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary plat and construction plans at their meeting on December 9, 2020.