

Emery II

FINAL SUBDIVISION PLAT APPLICATION

(P21-218)

City Council Meeting
January 24, 2022
Bridget Kean, AICP
Senior Planner



Project

- A replat of the approved Emery final subdivision plat with construction plans approved on June 28, 2021 (P21-042) and included:
 - 131 single family lots in gated residential community
 - Amenity center tract, water management tracts, and open space tracts
 - Road rights-of-way tracts for Tradition Pkwy, Fernlake Drive and private right-of-way
- Replat revises development plan to reduce size of amenity center tract to create one additional residential lot for a total of 132 single family lots
- No changes are proposed to the bonded infrastructure improvements for the Emery subdivision.



Proposed Replat

- Emery II revises development plan to reduce size of amenity center tract to create one additional residential lot for a total of 132 single family lots.



Applicant and Owner

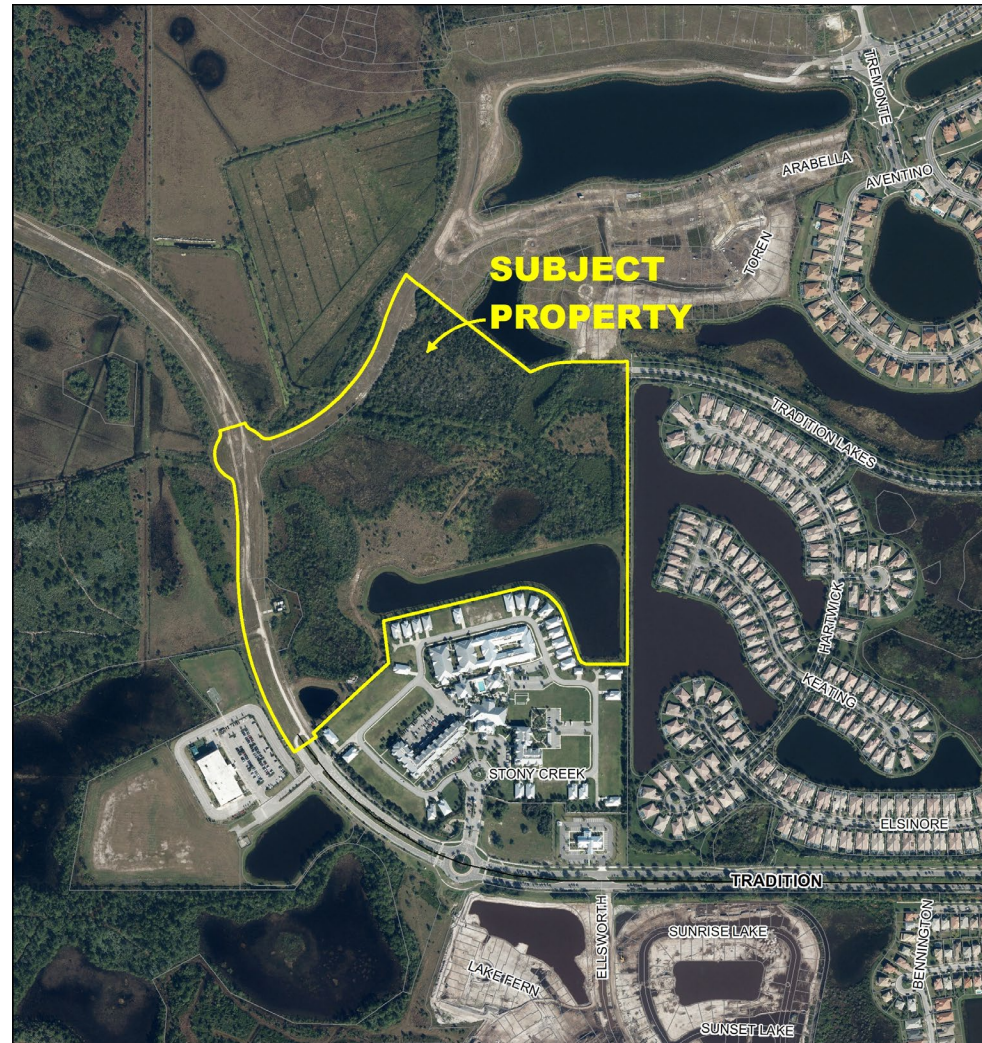
Kimley-Horn, acting as the agent for the owners:

Mattamy Palm Beach, LLC

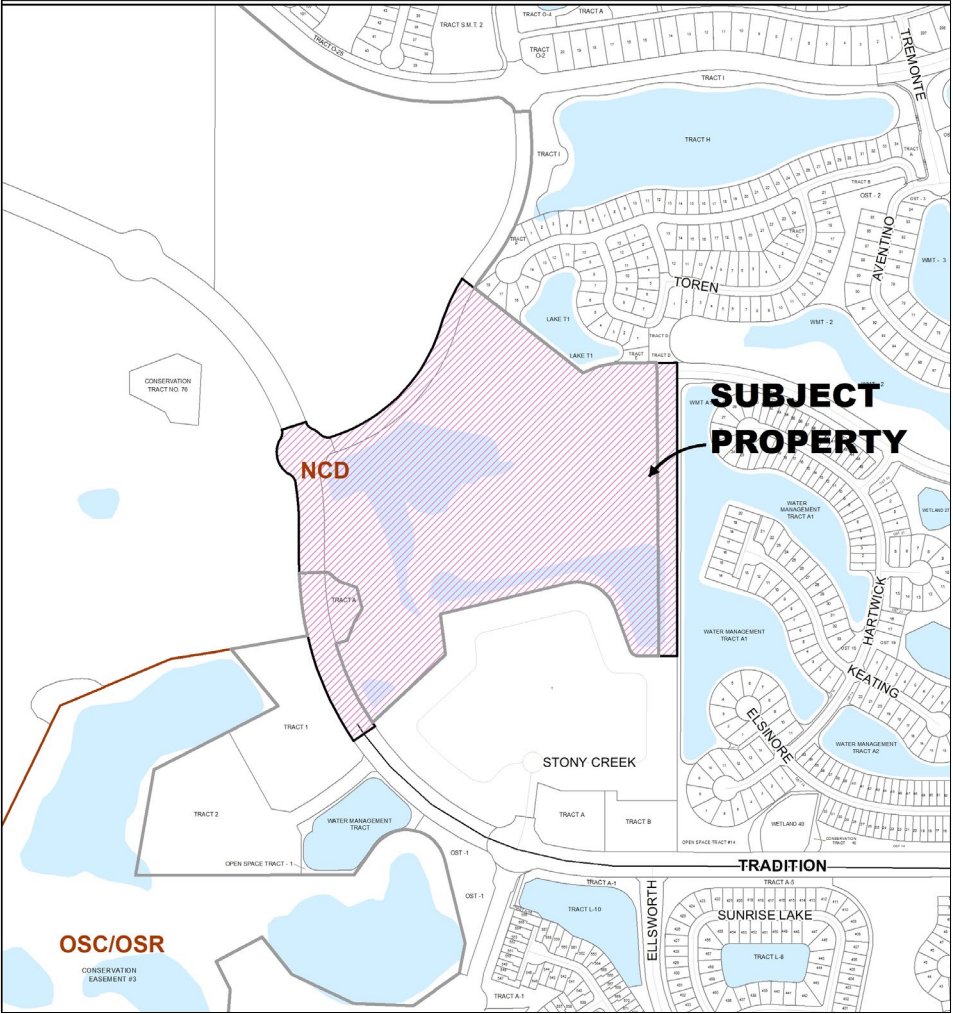
City of Port St. Lucie (Tradition Parkway and Fernlake Drive)



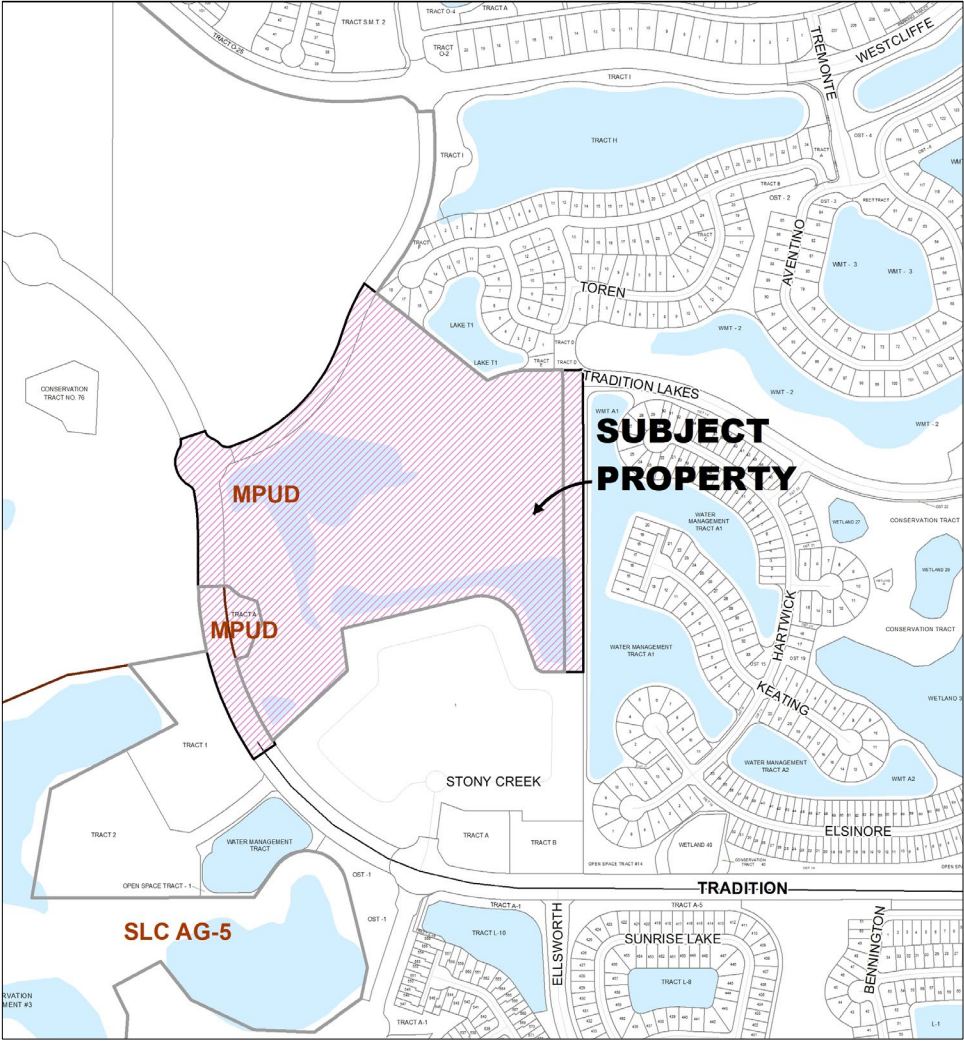
Aerial



Land Use



Zoning



Concurrency Review

The project has been reviewed for compliance with the Western Grove DRI development order regarding the provision of adequate public facilities.



Traffic Impact Analysis

- A traffic analysis was submitted with the Emery subdivision (P21-042) and approved by the Public Works Department.
- The bonded infrastructure improvements to serve the development include:
 - Construction of the extension of Tradition Pkwy (130 foot wide public right-of-way) from its current terminus at the Renaissance Charter School west to Fernlake Drive
 - Construction of Fernlake Drive (80 foot public right-of-way) Drive from Tradition Parkway north to the Preserve at Tradition subdivision
 - Construction of a 50 foot wide private right-of-way to provide access to the lots

Recommendation

Site Plan Review Committee recommended approval at their meeting of October 13, 2021.

