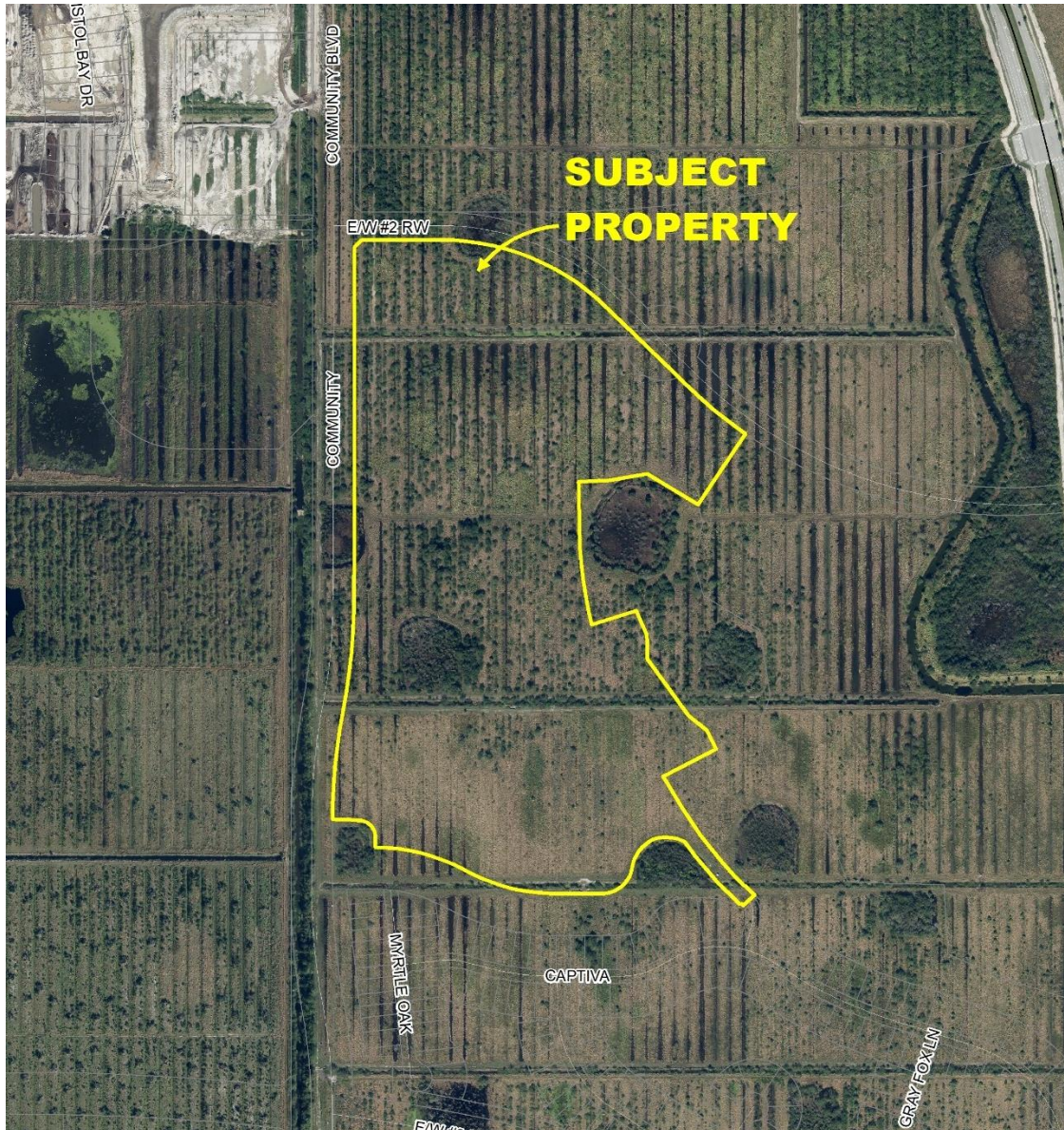




**Heron Preserve at Tradition Phase 2A  
Final Subdivision Plat and Construction Plans  
P21-121**



Project Location Map

**SUMMARY**

Applicant's Request:	Final subdivision plat and construction plans.
Applicant:	Kinan Husainy, PE
Property Owner:	Pulte Home Company, LLC
Location:	North of Marshall Parkway, between Village Parkway and the Community Boulevard right-of-way.
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

**Project Description**

This application is for a final plat with construction plans. The plat includes 109 residential lots, private road right-of-way tracts, water management tracts, open space tracts, and a tract for future development.

**Previous Actions and Prior Reviews**

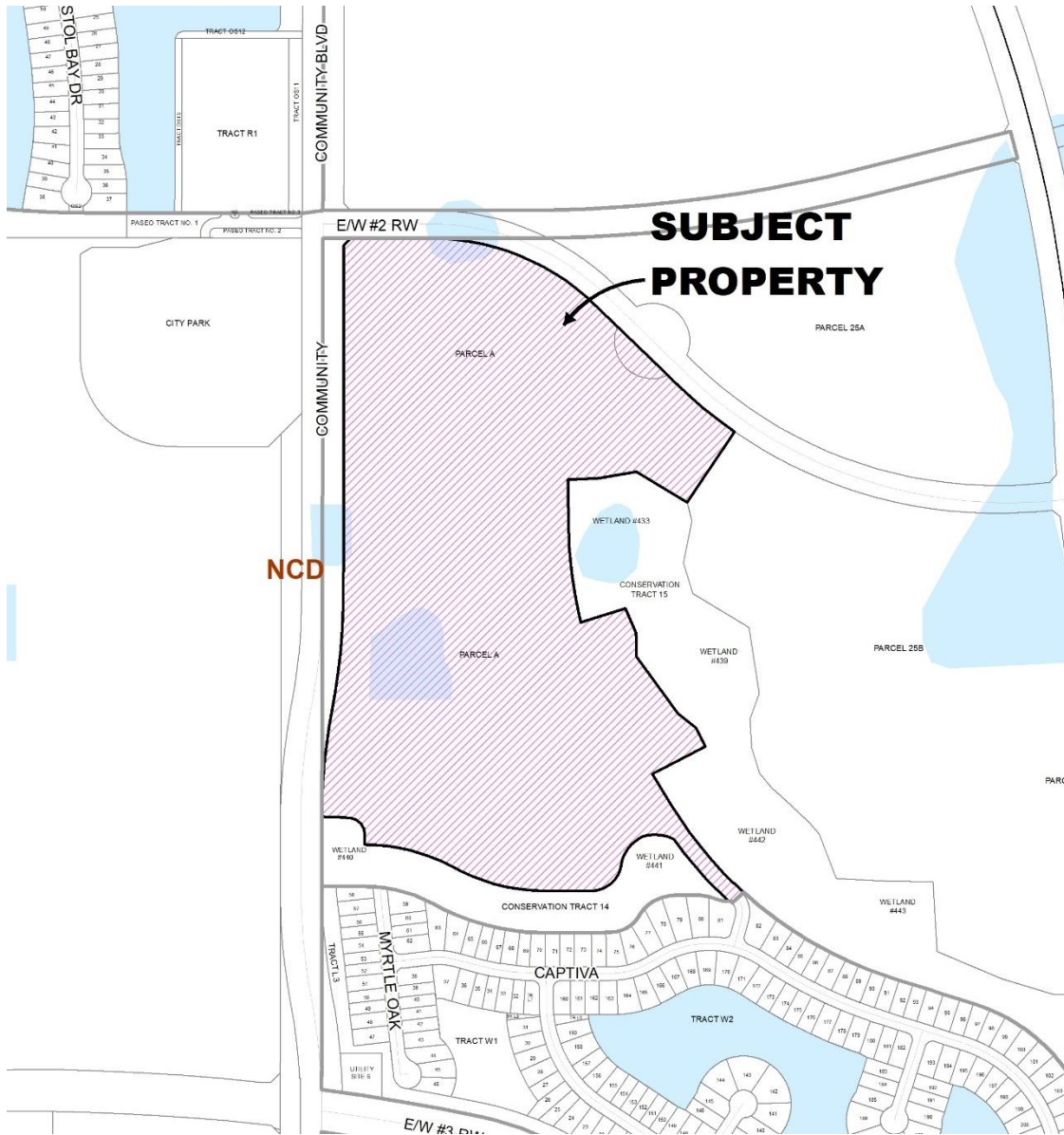
The Site Plan Review Committee recommended approval of the preliminary plat and construction plans at their June 23, 2021 meeting.

**Location and Site Information**

Parcel Number:	4322-601-0011-000-6
Property Size:	55.3 acres
Legal Description:	Parcel A, Pulte at Tradition Phase 1 and a portion of the E/W #2 right-of-way.
Future Land Use:	New Community Development District (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

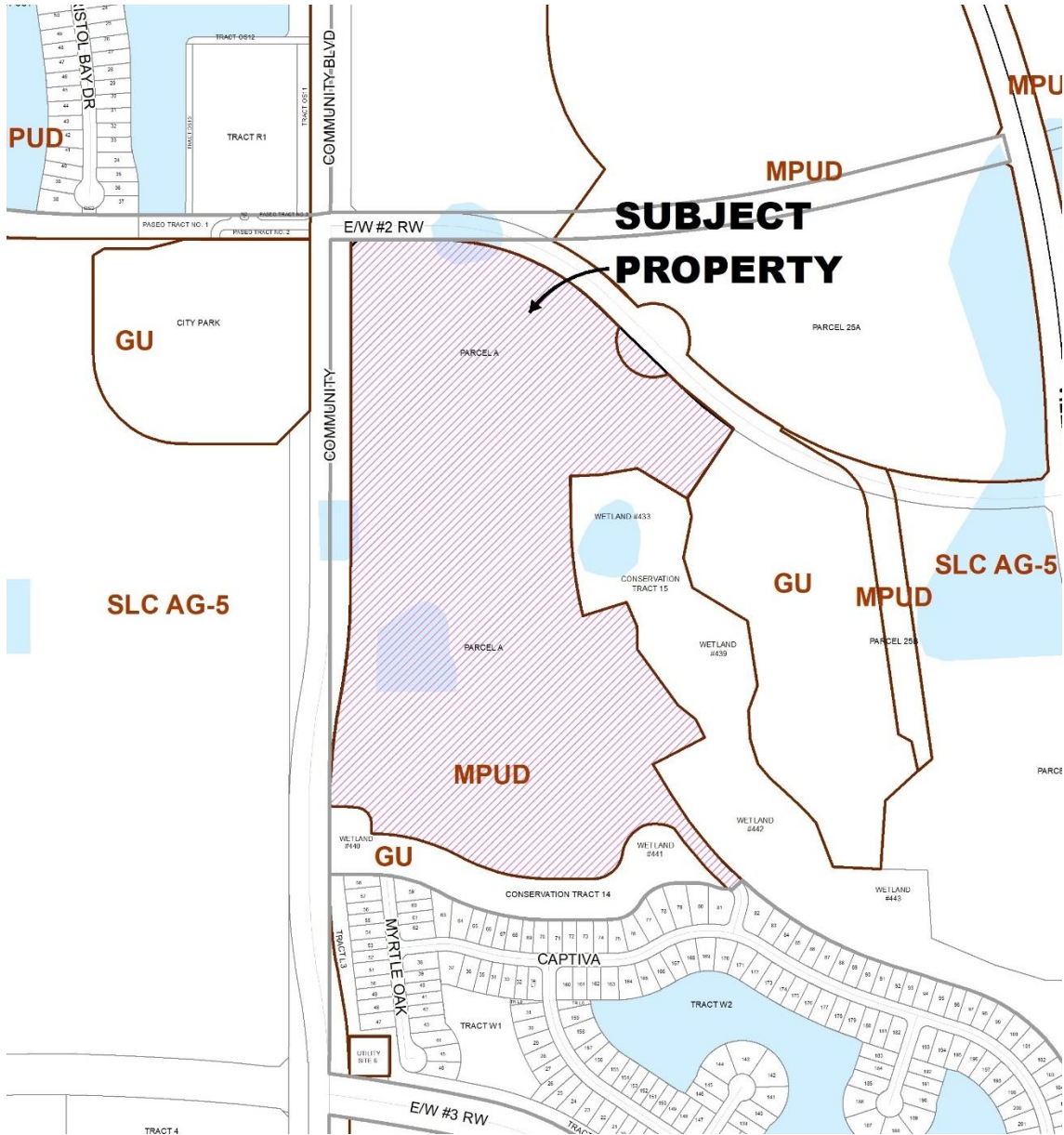
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD and GU	Vacant land
South	NCD	MPUD and GU	Residential development and conservation tract
East	NCD	MPUD and GU	Vacant land and conservation tract
West	NCD	MPUD and GU	Vacant land and future City park



Future Land Use





Zoning Map

## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW**

The project has been reviewed for compliance with the Southern Grove DRI development order and Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	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 developer’s agreement with the City’s Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building.
<b><i>Traffic Circulation</i></b>	The applicant has submitted a trip generation analysis that indicates that the project will generate 1,126 average daily trips and 114 pm peak hour trips. The traffic analysis has been reviewed by Public Works and found to be in compliance with the Southern Grove DRI.
<b><i>Parks and Recreation Facilities</i></b>	The developer has submitted a plan to the City for the provision of neighborhood and community recreational site and facilities per the DRI development order.
<b><i>Stormwater Management Facilities</i></b>	The project includes a paving and drainage plan that complies with the adopted level of service standard.
<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>	Per Policy 2.4.1 of the City’s Comprehensive Plan Public School Facilities Element, approval of the final plat is subject to the availability of adequate school capacity based on the adopted level of service standards. There is adequate capacity.

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

**Native Habitat Protection:** The property consists of abandoned citrus groves. There are two wetland areas on site for which the developer has obtained state and federal permits to impact and provide mitigation.

**Wildlife Protection:** The applicant provided an environmental assessment which indicates that no gopher tortoises or burrows were found on site.

### **OTHER**

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

**Public Art (Chapter 162):** The applicant has paid a fee into the public art fund in lieu of providing works of art on site.

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the preliminary plat and construction plans at their June 23, 2021 meeting.