

Cadence Phase II

Final Subdivision Plat with Construction Plans

Project No. P22-221

City Council

February 27, 2023

Bethany Grubbs, Planner III



Request Summary

Agent: Kinan Husainy, PE, Kimley-Horn & Associates

Applicant / Property Owner: Mattamy Palm Beach, LLC

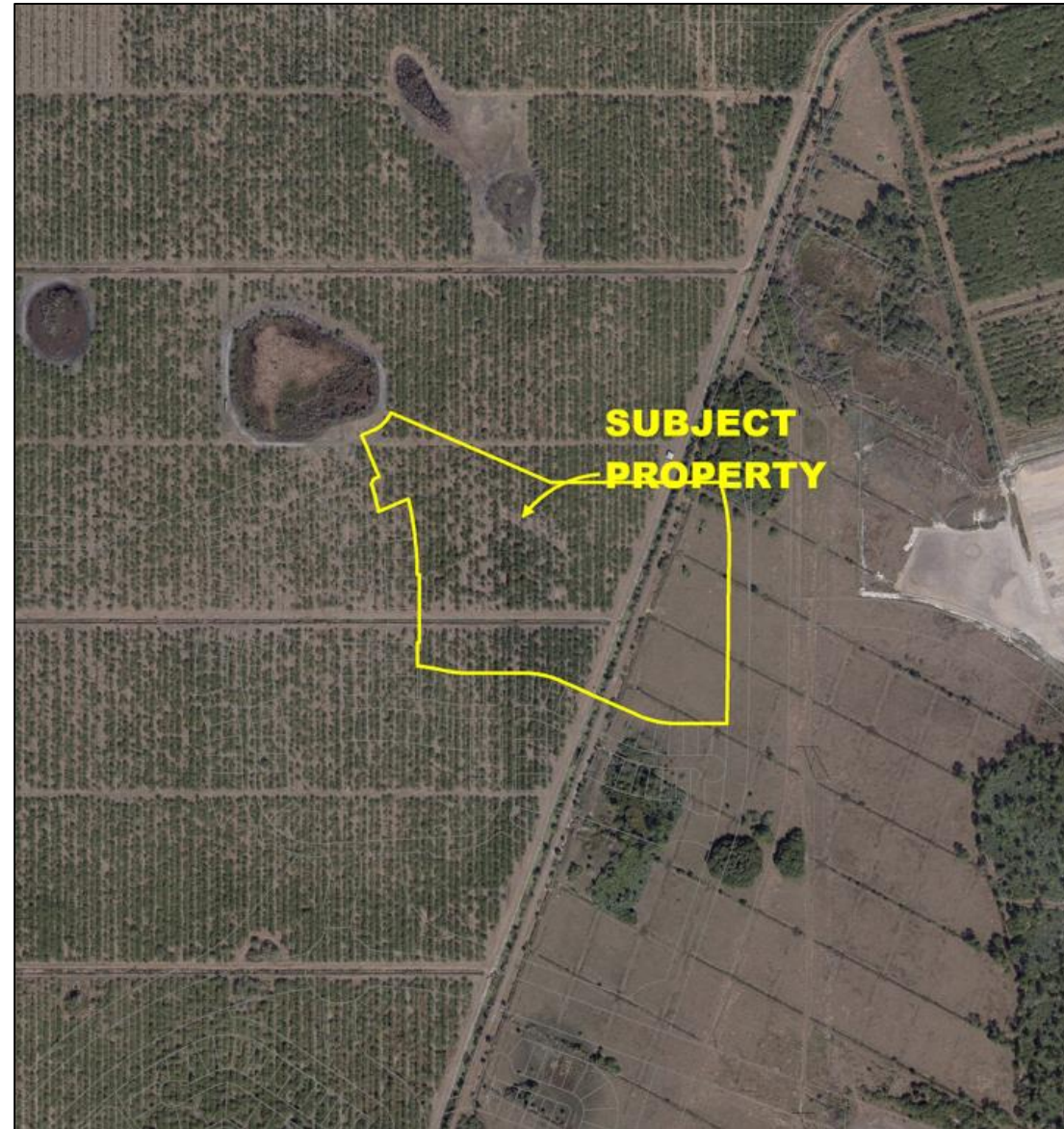
Request: Approval of 82 single-family residential lots upon the +/- 23.9-acre area located within the Western Grove PUD.



Aerial

Surrounding uses

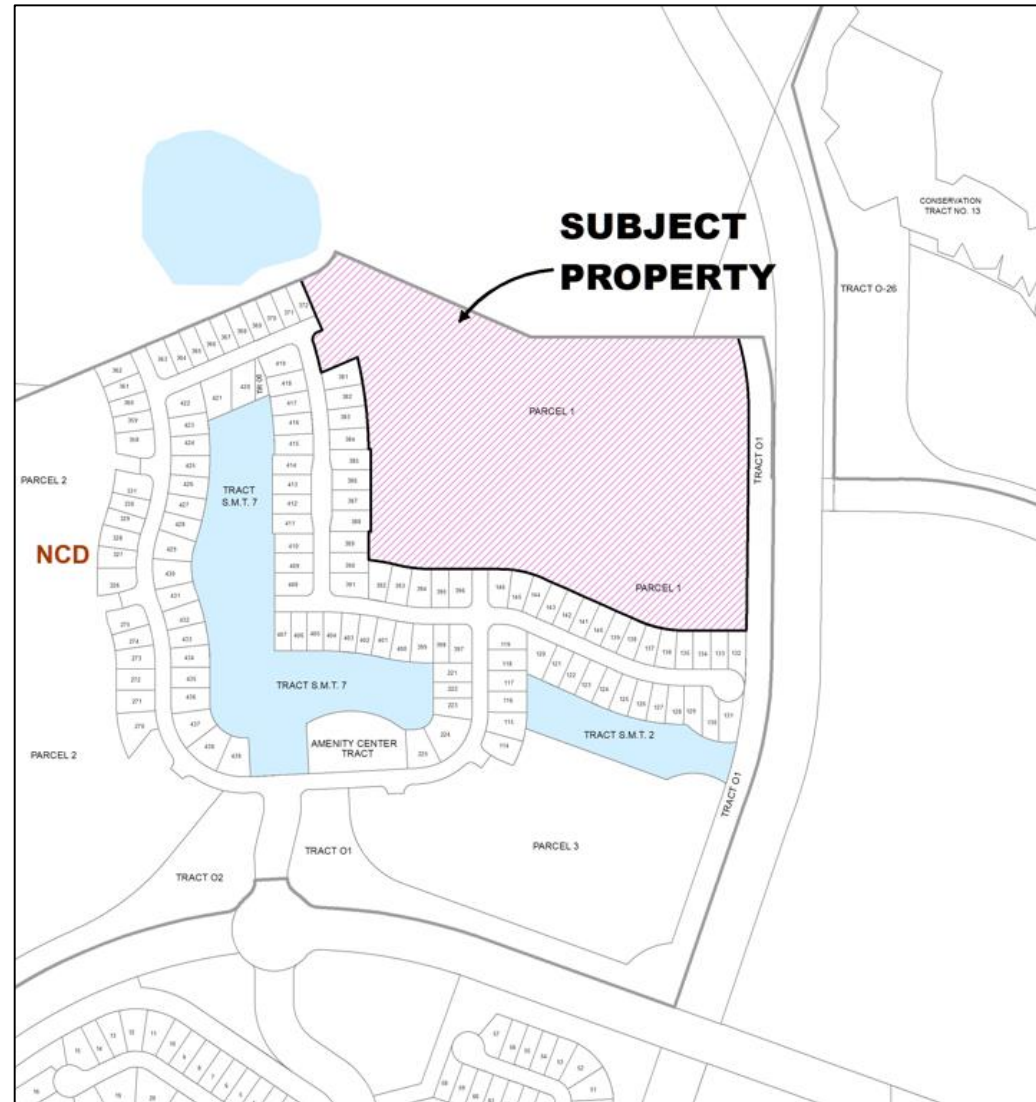
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land
South	NCD	MPUD	Vacant land
East	NCD	MPUD	Vacant land
West	NCD	MPUD	Vacant land



Land Use

NCD (New Community Development District)

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



Zoning

MPUD (Master Planned Unit Development)

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



Traffic Impact Analysis

- This development is contained within the Western Grove DRI area.
- Received overall development Traffic Analysis in November 2020.
- Reviewed by City Staff.
- Found to be consistent with the DRI.

- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



Latest Dwelling Unit Counts

- This development includes a total of 82 residential units in this phase which was included in the previously approved preliminary plat.
- No additional roadway requirements are triggered at this time.
- 756 total PM peak hour trips or 900 dwelling units (whichever comes last) triggers a 2-lane extension of Tradition Pkwy to North-South A.
- However, construction for the 4-lane extension of Tradition Parkway is close to complete.



Concurrency Review

Sanitary Sewer and Potable Water Facilities	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
Traffic Circulation	Public Works staff has reviewed and recommended approval of the project. See attached Public Works Traffic memo. The project is consistent with the Western Grove Development Agreement.
Parks and Recreation Facilities	The obligation to provide for park and recreational facilities is addressed in the Western Grove Development Agreement. The DRI requires a total of 50 net usable acres for park 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 to be deeded to the City no later than the issuance of a building permit for the 3,501st dwelling unit.
Stormwater Management Facilities	The project includes paving and drainage plans which meet the required level of service.
Solid Waste	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
Public School Concurrency Analysis	Per Policy PSFE 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.

Recommendation

Site Plan Review Committee recommended approval of the final subdivision plat with construction plans at their meeting on August 10, 2022.

