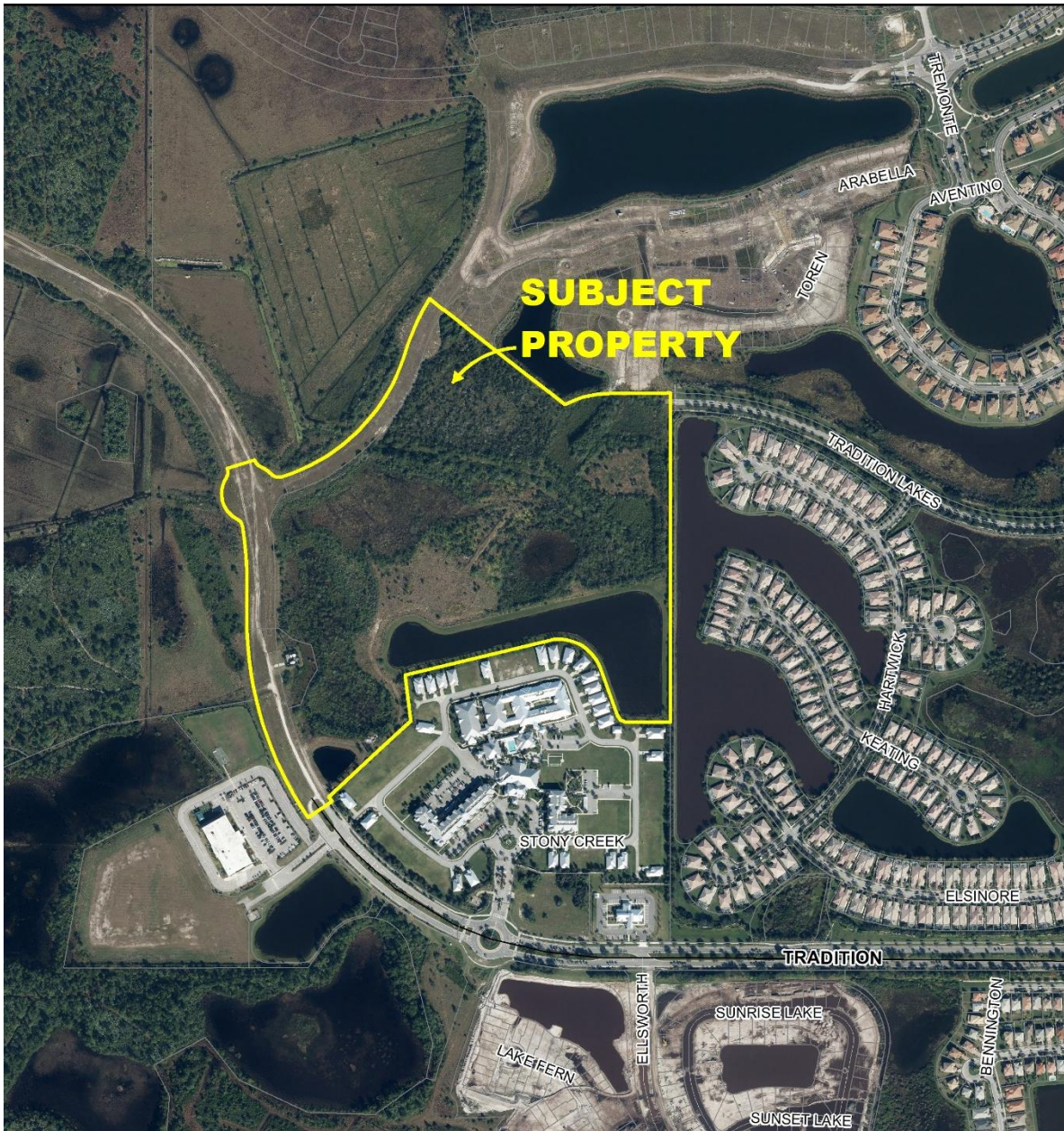




Western Grove - Emery
Final Subdivision Plat with Construction Plans
P21-042



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a final subdivision plat with construction plans for a project known as Western Grove – Emery for a total of 131 Single-Family dwelling units.
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, south of the proposed extension of Crosstown Parkway, and north of the Discovery Way right-of-way.
Project Planner:	Bolivar Gomez, Planner II

Project Description

Mattamy Palm Beach, LLC, has applied for final subdivision plat approval for a project known as Western Grove- Emery. Emery is proposed as a gated residential subdivision consisting of 131 single-family lots. The subject property is located within the Western Grove Development of Regional Impact (DRI). The subdivision plat includes three right-of-way tracts, two water management tracts, and seventeen open space tracts. Right-of-way tract RW1 is an 80- foot wide public right-of-way for the construction of Fernlake Drive from Tradition Parkway north to the Preserve at Tradition subdivision. Right-of-way Tract R is proposed as a 50- foot private right-of-way internal to the development that will provide access from Fernlake Drive to the single-family residential lots. Right-of-way Tract RW2 is a 130- foot wide public right-of-way for the construction of Tradition Parkway from its current terminus at the Renaissance Charter School west to Fernlake Drive.

A preliminary plat for construction of the Emery Subdivision in Western Grove was approved by the City Council on December 14, 2020. This application provided for the construction of 131 single-family lots, a private right-of-way tract, and a public right-of-way tract for Fernlake Drive. At the December 14, 2020 meeting, the City Council also approved a preliminary plat for the extension of Tradition Parkway from its current terminus west to an FPL powerline easement in Western Grove to provide access to the Emery subdivision and the proposed Tradition Regional Park. Mattamy has elected to combine these two applications into a final plat for the construction of the Emery subdivision. The submittal packet includes the construction plans for the Emery subdivision, Tradition Parkway, and Fernlake Drive. The cost estimates for project construction have been approved by the Public Works Department and the Utility Systems Department. The bond documents have been approved the City Attorney's Office.

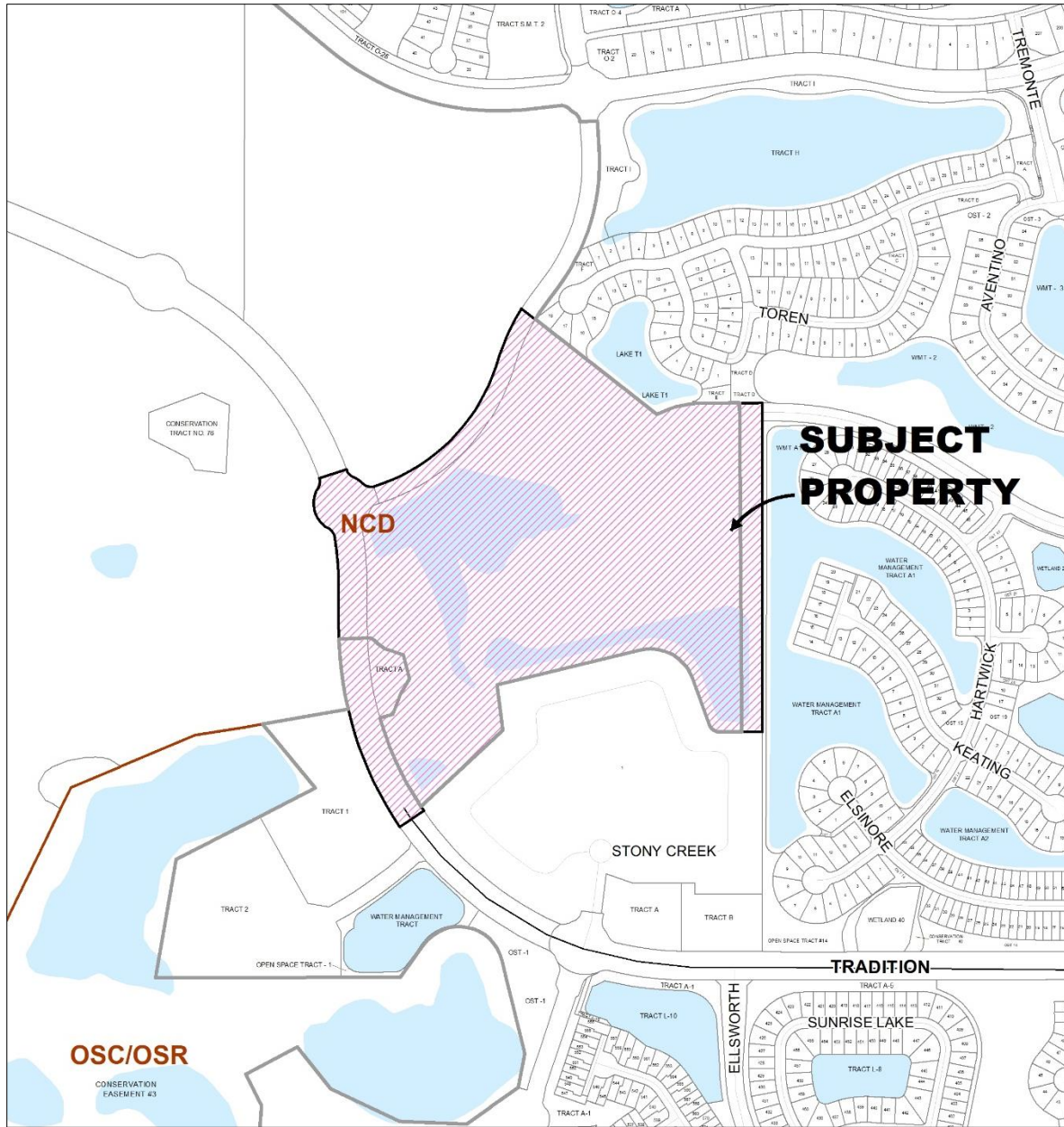
Location and Site Information

Property Size:	Approximately 59.41 acres
Legal Description:	A portion of Section 8, Township 37 South, Range 39 East, together with a portion of Fernlake Drive, together with a portion of Tradition Parkway, 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)

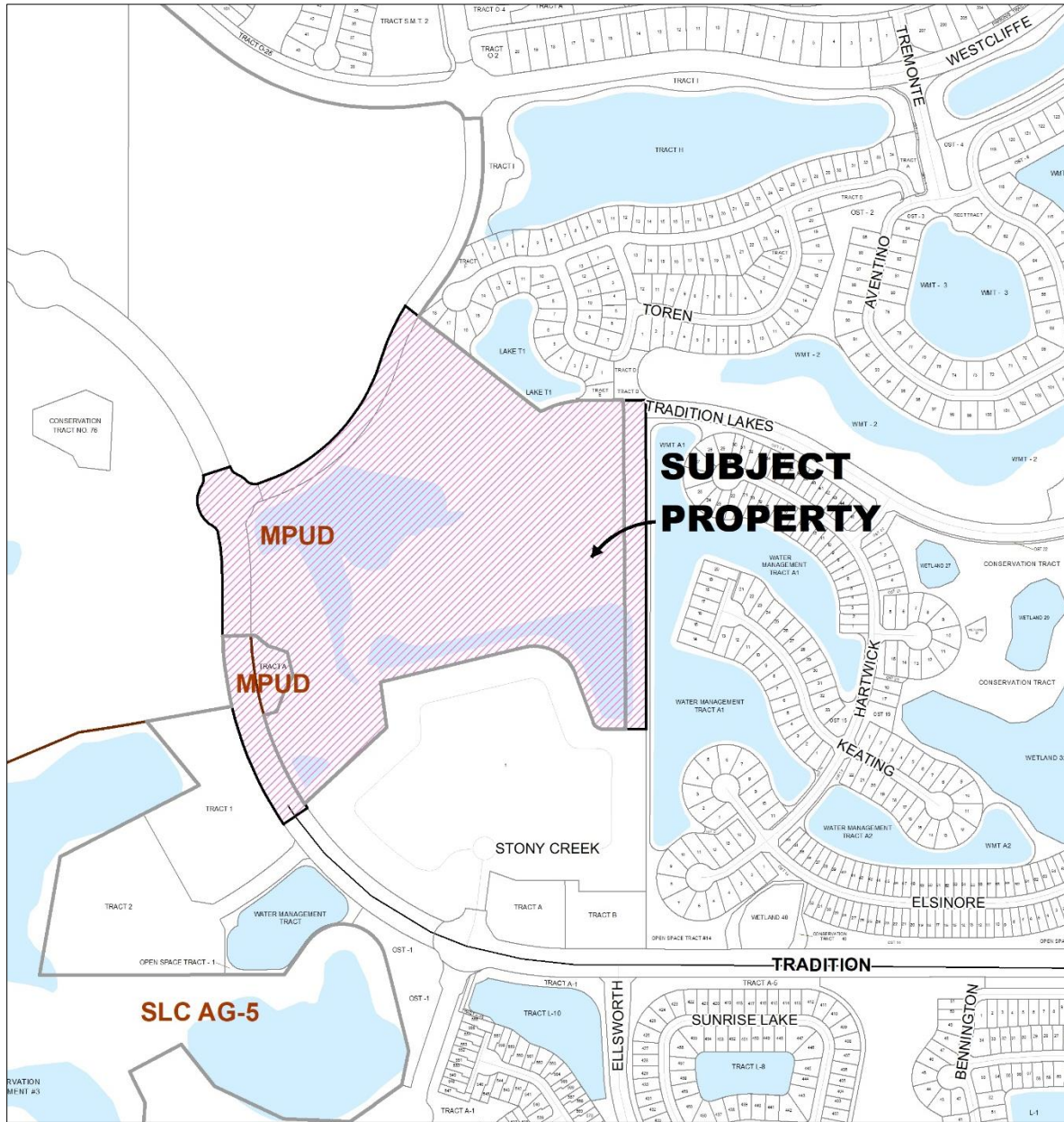
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	The Preserve at Tradition
South	NCD	MPUD	The Brennity at Tradition
East	NCD	MPUD	Lakes at Tradition
West	NCD	MPUD	Vacant Land



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code and the Western Grove DRI development order, regarding 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 developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<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. Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01. 756 total PM peak hour trips or 900 dwelling units (whichever comes last) triggers a 2- lane extension of Tradition Parkway to North-South A. However, construction plans for a 4-lane extension are already under review.</p> <p>The project will generate 1,333 daily trips and 132 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 construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<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>	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.
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STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the final plat and construction plans at their meeting of March 10, 2021.