

Telaro at Southern Grove – Phase 2 & 3

PRELIMINARY AND FINAL
SUBDIVISION PLAT APPLICATION
WITH CONSTRUCTION PLANS

(P21-244)

City Council Meeting
Laura H. Dodd, AICP



Requested Application:

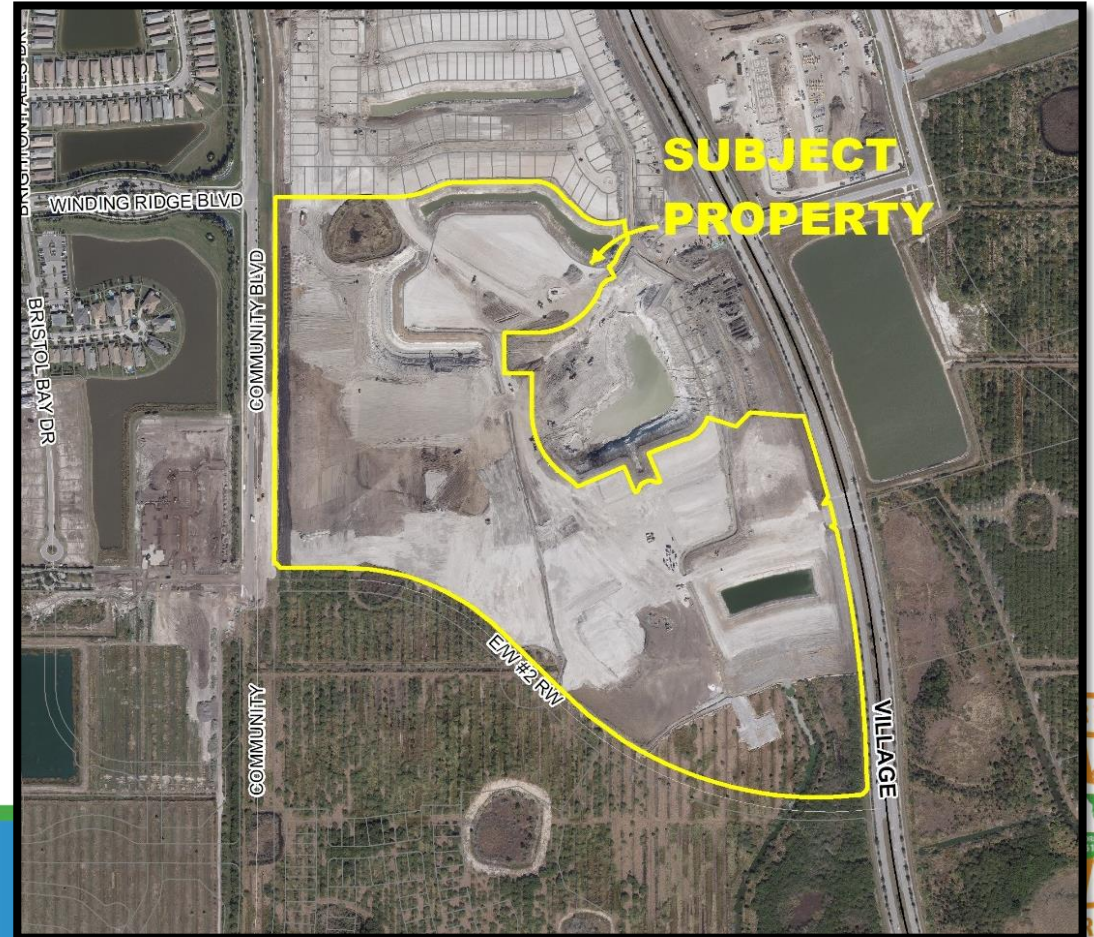
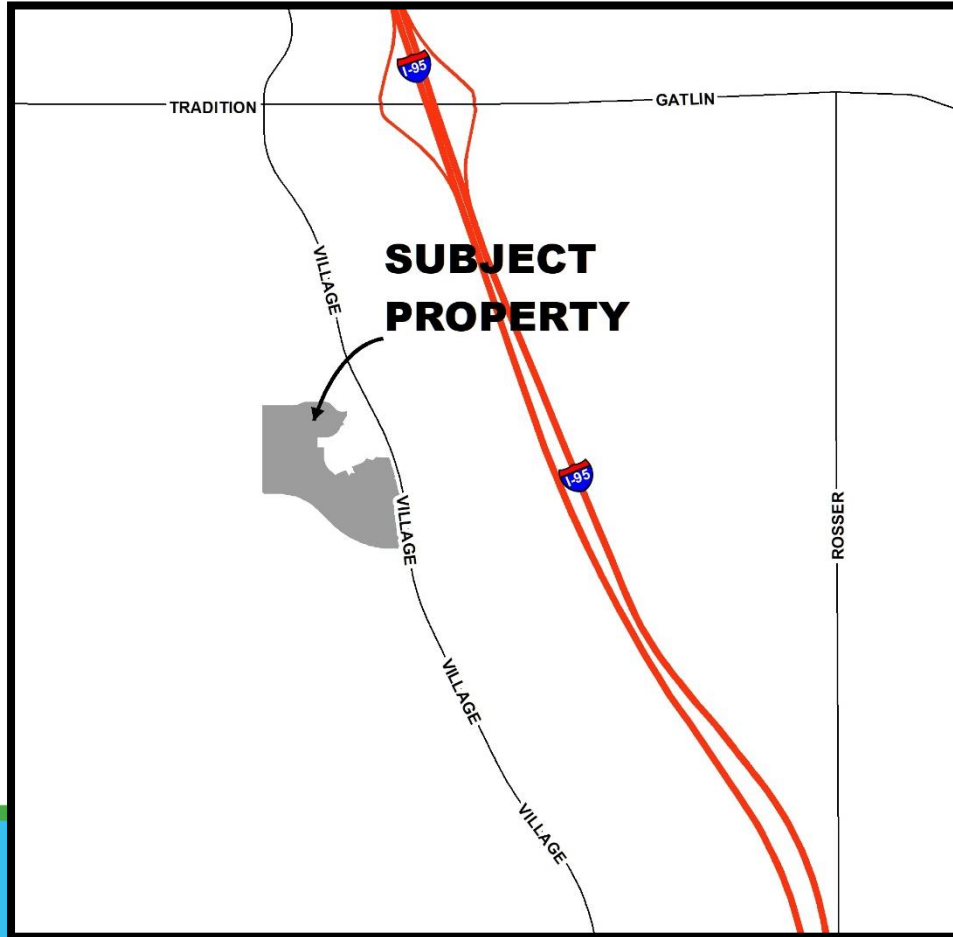
Applicant: Mattamy Palm Beach, LLC

Agent: Kinan Husainy, Kimley Horn

Request: This application is a request for approval of a **preliminary and final subdivision plat and construction plan** for Telaro at Southern Grove Phase 2-3. The project consists of **257 single-family lots**, a conservation tract, water management tracts, private road right of way, and other associated infrastructure improvements **upon 87.8 acres.**



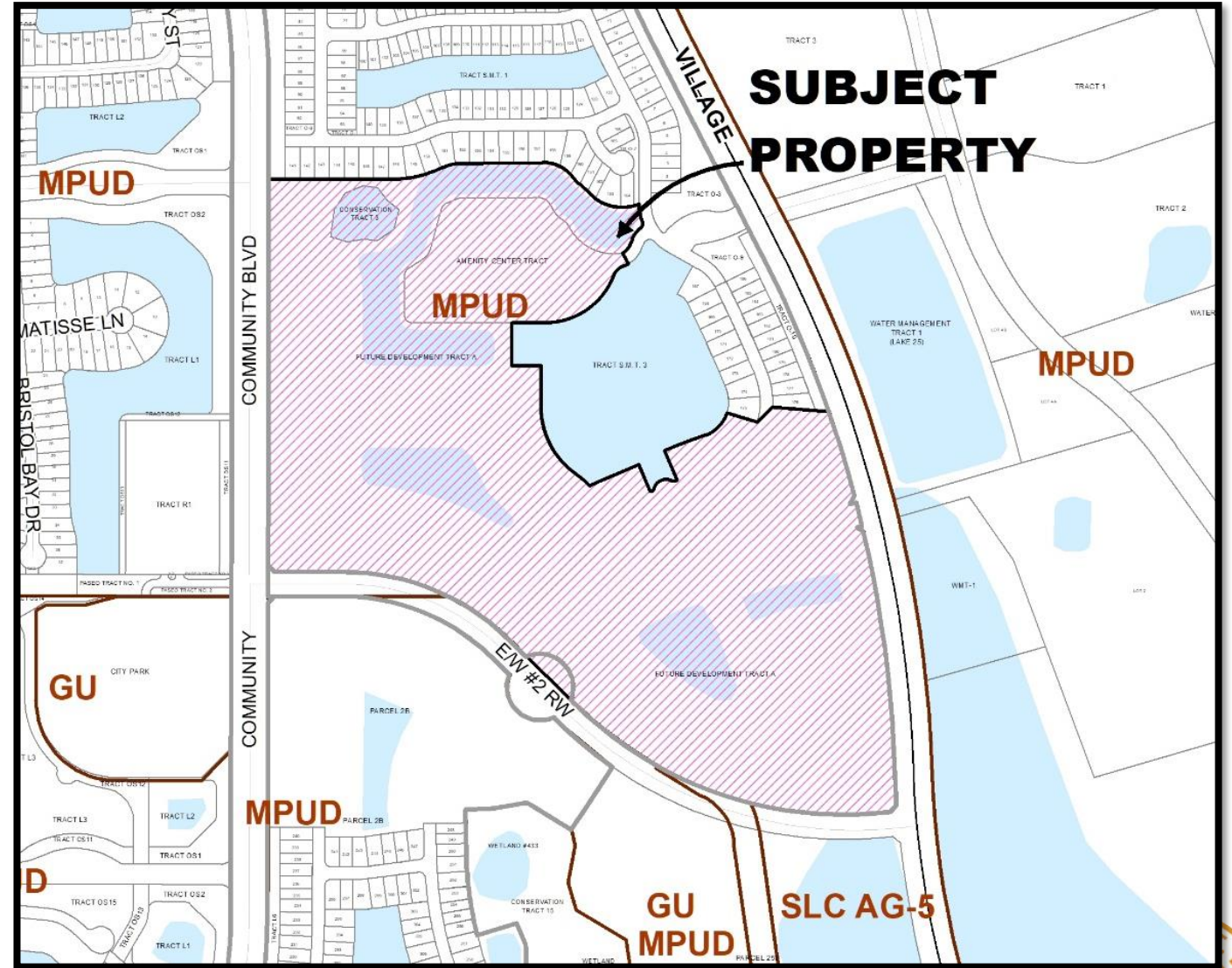
Location & Aerial



Zoning

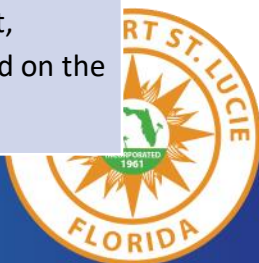
MPUD - Master Planned Unit Development

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Telaro Phase 1 – Single family residential
South	NCD	MPUD	Unimproved Lands
East	NCD	MPUD	Unimproved Lands
West	NCD	MPUD	Riverland MPUD



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	<p>Public Works staff has reviewed the Applicant's request.</p> <p>The primary driveway access for Telaro is located on Village Parkway directly across from Trade Center Drive. The provided traffic analysis indicates that the Telaro subdivision alone would not require the installation of traffic signal. However, as the land uses and density of the proposed development east of Village Parkway are not clear at this time, it is also not clear if a traffic signal may be warranted in the future.</p> <p>Therein, Public Works has recommended approval of the project internal and external circulation providing for conditions identified within the staff recommendations upon conclusion of the presentation, and within the public works memo attachment.</p>
Parks and Recreation Facilities	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. Currently, there are adequate parklands available to meet the required level of service.
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.



Consistency with Comprehensive Plan/DRI

The proposed project is located in a designated Mixed-Use Subdistrict as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, and Figure 1-4, the conceptual land use plan for the Southern Grove NCD District, of the Future Land Use Element.

Policy 1.2.2.7: Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.

The overall Telaro PUD proposed development includes a mixture of uses consistent with Map H, the master development plan for the Southern Grove DRI, and Policy 1.2.2.7 of the Comprehensive Plan.



Traffic Impact Analysis

- Received August 2020
- Report completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by City Staff
- Found to be consistent with the Southern Grove DRI
- Traffic Generation, Stacking & Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



Latest Trip Counts

Currently approved plats for Telaro:

- Phase 1 = 186 lots

This plat for Telaro:

- Phase 2 = 87 lots
- Phase 3 = 170 lots

Total = 443 lots

Using age restricted housing, there is a total of 172 PM Peak hour trips.

Previous Condition of Approval

Resolution 20-R105 that states (1) an **updated traffic analysis/driveway phasing report shall be provided prior to issuance of a Public Works permit for Phase 3** and any improvements will be constructed concurrently to the second driveway access, (2) the applicant shall coordinate with the developer east of Village Parkway and provide a refined traffic analysis to determine when a signal would be warranted. **Should the signal be warranted, a funding mechanism will be determined, and funds deposited in a restricted fund account prior to issuance of a Public Works permit for Phase 3.**

Mattamy is requesting that permits for Phase 3 not be held up at this time.



Condition of Approval – Option 1

(1) Mattamy Palm Beach, LLC shall draft and enter into an **agreement that identifies (i) when traffic signals are needed for any connections to the Village Parkway and Becker Road corridors** within the Southern Grove DRI boundaries and (ii) the **mutually agreed upon proportionate financial obligation for relevant parties’ for each traffic signal** within the Southern Grove Boundary along the Village Parkway and Becker Road corridors; such agreement must be in a form approved by the City (the “Traffic Signal Agreement”). (2) The **Traffic Signal Agreement shall be approved and fully executed within 270-days of Council Approval of this Resolution.** (3) If the Traffic Signal Agreement is **not executed and approved within the 270-day timeframe, no additional permits will be issued for any portion of the Telaro Development.**

Condition of Approval – Option 2

(1) Mattamy Palm Beach, LLC shall draft and enter into an agreement that identifies (i) when traffic signals are needed for any connections to Village Parkway and Becker Road corridors within Southern Grove DRI boundaries and (ii) the mutually agreed upon proportionate financial obligation for relevant parties' for each traffic signal within the Southern Grove Boundary along Village Parkway and Becker Road corridors, such agreement must be in a form approved by the City (the "Traffic Signal Agreement"). (2) The Traffic Signal Agreement shall be approved and fully executed within 270 days of Council Approval of this Resolution. (3) **No permits will be issued for Phase 3 of the Telaro Development until the Traffic Signal Agreement is executed and approved.** (4) If the Traffic Signal Agreement is not executed and approved within the 270-day timeframe, no additional permits will be issued for any portion of Telaro Development.



Recommendation

Site Plan Review Committee recommended approval at their meeting on February 23, 2022.

Staff is recommending approval with the guidance of imposing one of the two transportation improvement conditions expressed in the traffic analysis, or as Council determines acceptable based upon their deliberations.

If Council deliberations provide for a condition of approval, a resolution outlining these provisions shall be drafted for immediate execution.

