



**Cadence Phase III Final Plat
Final Subdivision Plat with Construction Plans
P23-045**



Project Location Map

SUMMARY

Applicant's Request:	Approval of a final subdivision plat with construction plans for Cadence Phase III.
Applicant	Mattamy Palm Beach, LLC
Property Owner:	City of Port St. Lucie
Agent:	Kinan Husainy, P.E., Kimley-Horn
Location:	The subject property is generally located west of Interstate 95, east of Range Line Road, south of the Crosstown Parkway Extension, on the north side of Tradition Parkway and west of the N/S A road right-of-way.
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description:

Mattamy Palm Beach, LLC, has applied for approval of a final plat with construction plans for a project known as Cadence Phase III. Cadence Phase III is comprised of 120 single-family residential lots, open space tracts, water management tracts and private roadways. Cadence is a residential community in the Western Grove DRI that is located off of Tradition Parkway west of the N/S A road right-of-way. A preliminary subdivision plat with construction plans was approved for Cadence on April 26, 2021 (Res. 21-R49) for 439 residential lots (326 single-family lots and 113 townhouse lots), stormwater tracts, open space tracts, a private right-of-way tract, an amenity center tract, and construction of a segment of Tradition Parkway from the FPL powerline easement to a roundabout at the entrance to the Cadence subdivision. This application is the final subdivision plat associated with the preliminary subdivision plat for Cadence (P20-174). Three final plats were approved for the Cadence as noted below:

P21-171 Cadence Phase I - 124 single-family residential lots

P22-140 Cadence Phase 1B - 113 townhome lots

P22-221 Cadence Phase II - 82 single-family lots

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the final plat with construction plans at the April 12, 2023 Site Plan Review Committee meeting.

Location and Site Information

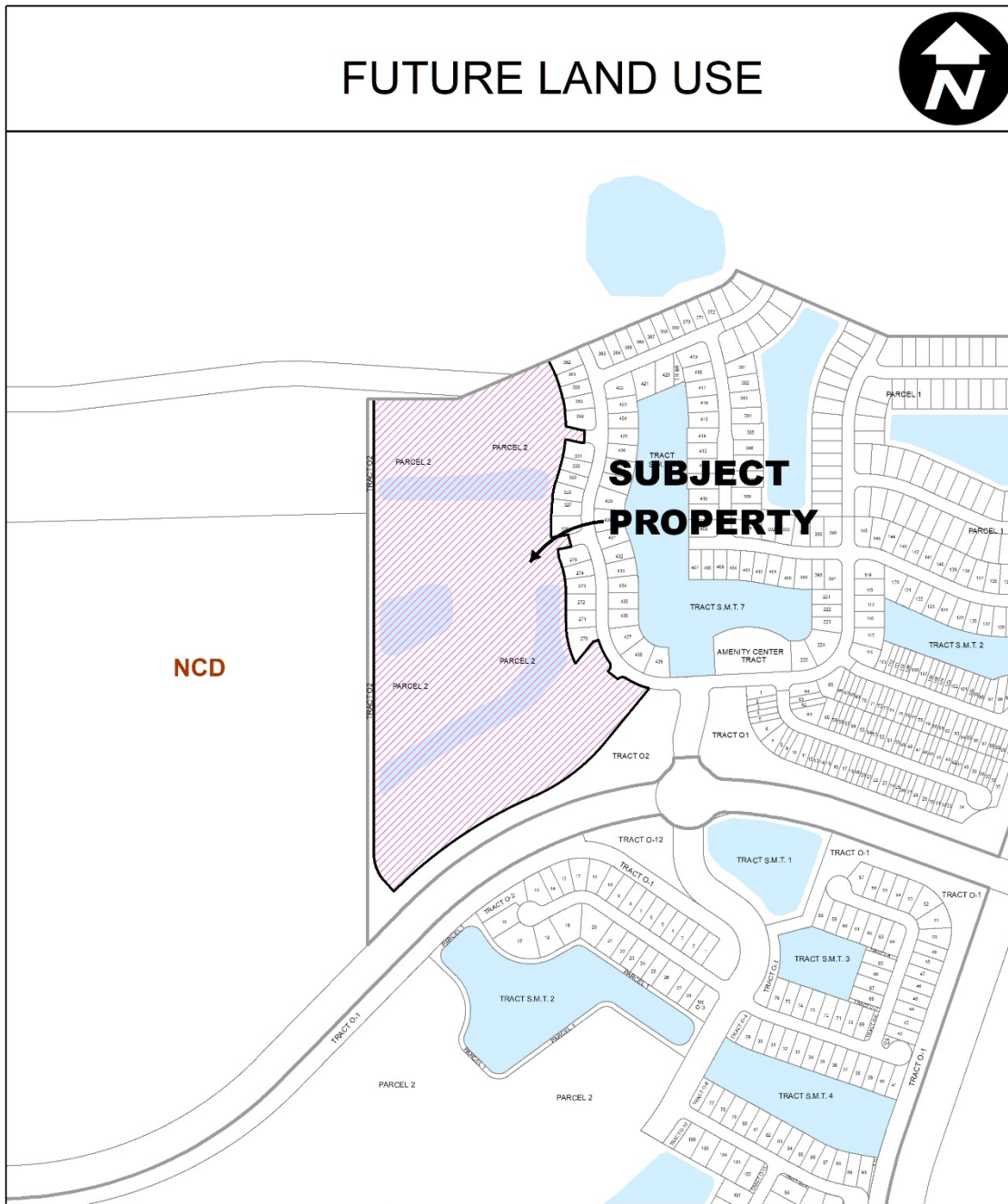
Parcel Number:	4306-701-0008-000-9
Property Size:	33.04 acres, more or less
Legal Description:	Cadence Phase I, Parcel 2
Future Land Use:	NCD
Existing Zoning:	MPUD
Existing Use:	Vacant land

Surrounding Uses

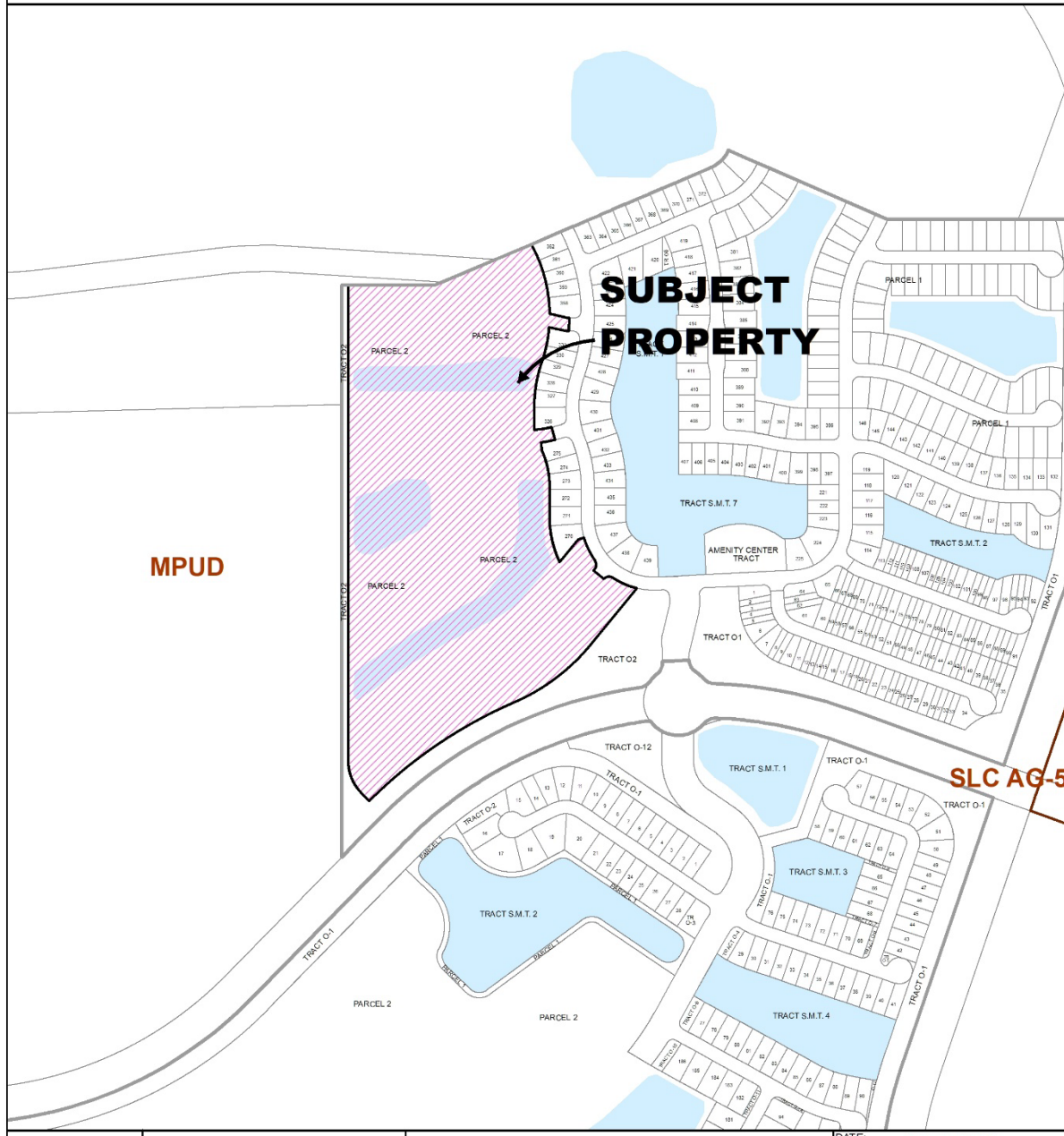
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land in western Grove DRI
South	NCD	MPUD	Vacant residential lots in Seville Phase I
East	NCD	MPUD	Vacant residential lots in Cadence Phase I
West	NCD	MPUD	Vacant land in western Grove DRI

NCD – New Community Development District

MPUD – Master Planned Unit Development



EXISTING ZONING



IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, 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 is the provider of water and sewer service in the Western Grove DRI. The construction plans include the extension of water and sewer lines to service the development.
<i>Traffic Circulation</i>	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. Cadence Phase III will generate an average of 1,193 daily trips per day and 118 p.m. peak hour trips per day per ITE Trip Generation Manual 11 th Edition. A Traffic Analysis Report was submitted and approved by the Public Works Department.
<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. A draft parks conveyance agreement has been submitted and is under review.
<i>Stormwater Management Facilities</i>	Paving, grading, and drainage plans are part of the roadway construction plans.
<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 updated agreement with the school district has been submitted and is under review. An autoturn analysis that showed adequate circulation for a school bus to turn around outside the gated entrance was provided with the preliminary plat and approved by the Public Works Department.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was submitted for the property as part of the preliminary subdivision plat (P20-174). The site is a former citrus grove that is now used for cattle grazing. The South Florida Water Management District (SFWMD) has issued permits whereby wetland impacts and mitigation were fully authorized. The U.S. Army Corps of Engineers (USACE) issued a Department of the Army permit that authorizes impacts to any USACE wetlands within the subject property with preservation required within the Western Grove parent property. The site was cleared as part of the mass grading plan for Cadence.

OTHER

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

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. Cadence Phase III is included on the list of identified projects whose public art requirements will be met via the approved alternative equivalent proposal for public art known as Heart in the Park.

Related Projects

P20-174- Cadence Preliminary Plat with Construction Plans

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the final subdivision plat with construction plans at the April 12, 2023 Site Plan Review Committee meeting.