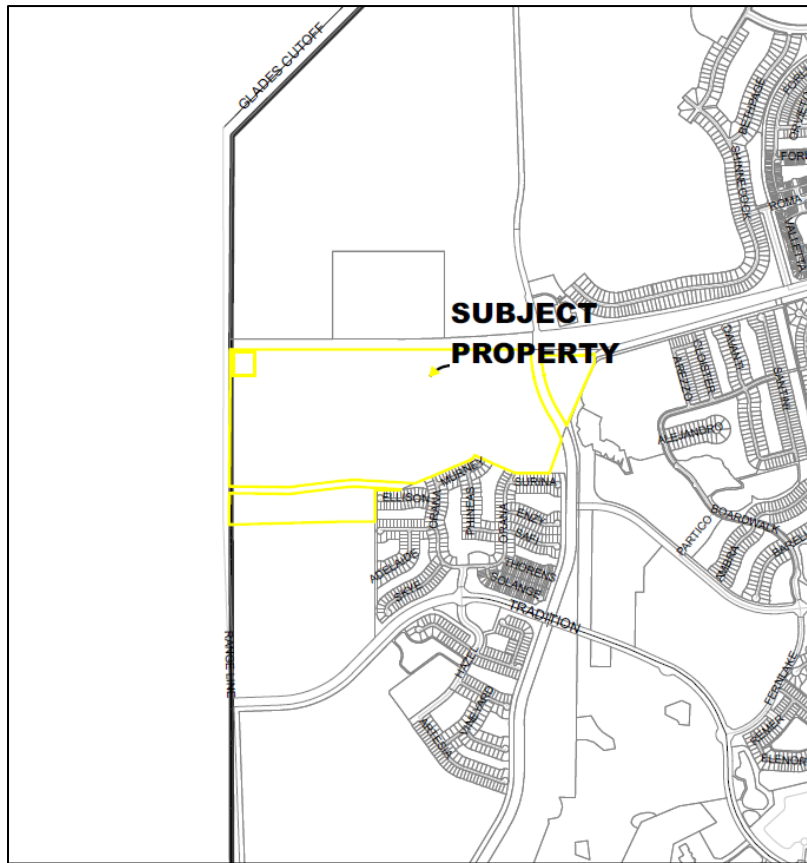




**Cadence WG 5D Phase 1
Preliminary and Final Subdivision Plat with Construction Plans
P23-112**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat with construction plans for a project known as Cadence WG5D Phase 1 that will include 160 residential lots.
Agent/Applicant:	Sarah Anderson, Kimley-Horn & Associates, Inc.
Property Owner:	Mattamy Palm Beach, LLC and the City of Port St. Lucie
Location:	Generally located north of Cadence Phase II, and south of Crosstown Parkway extension, east of Range Line Road, and west of Esplanade at Tradition.
Project Planner:	Bethany Grubbs, Planner III

Project Description

Mattamy Palm Beach, LLC, has applied for preliminary and final subdivision plat approval with construction plans for a residential subdivision, in the area referred to as Cadence WG 5D Phase 1. Western Grove 5D is a part of the Tradition MPUD, which is approximately 3,038 acres in size overall. Cadence WG 5D Phase 1 is approximately 106.2 acres and is comprised of 160 residential lots (40 single-family detached homes and 120 attached homes), future development tracts, open space tracts, water management tracts and private roadways. The project will share the entrance with Cadence WG 5A and utilize the existing Tradition Parkway access point.

Cadence is a residential community in the Western Grove DRI that is located north of the future Tradition Parkway extension, east of Range Line Road, south of Glades Cut Off Road, and west of the Esplanade at Tradition subdivision.

The future development of Cadence WG 5D Phase 2 will facilitate the construction of N/S A from Tradition Parkway to the Crosstown Parkway extension.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed this application at the May 31, 2024, meeting and recommended approval.

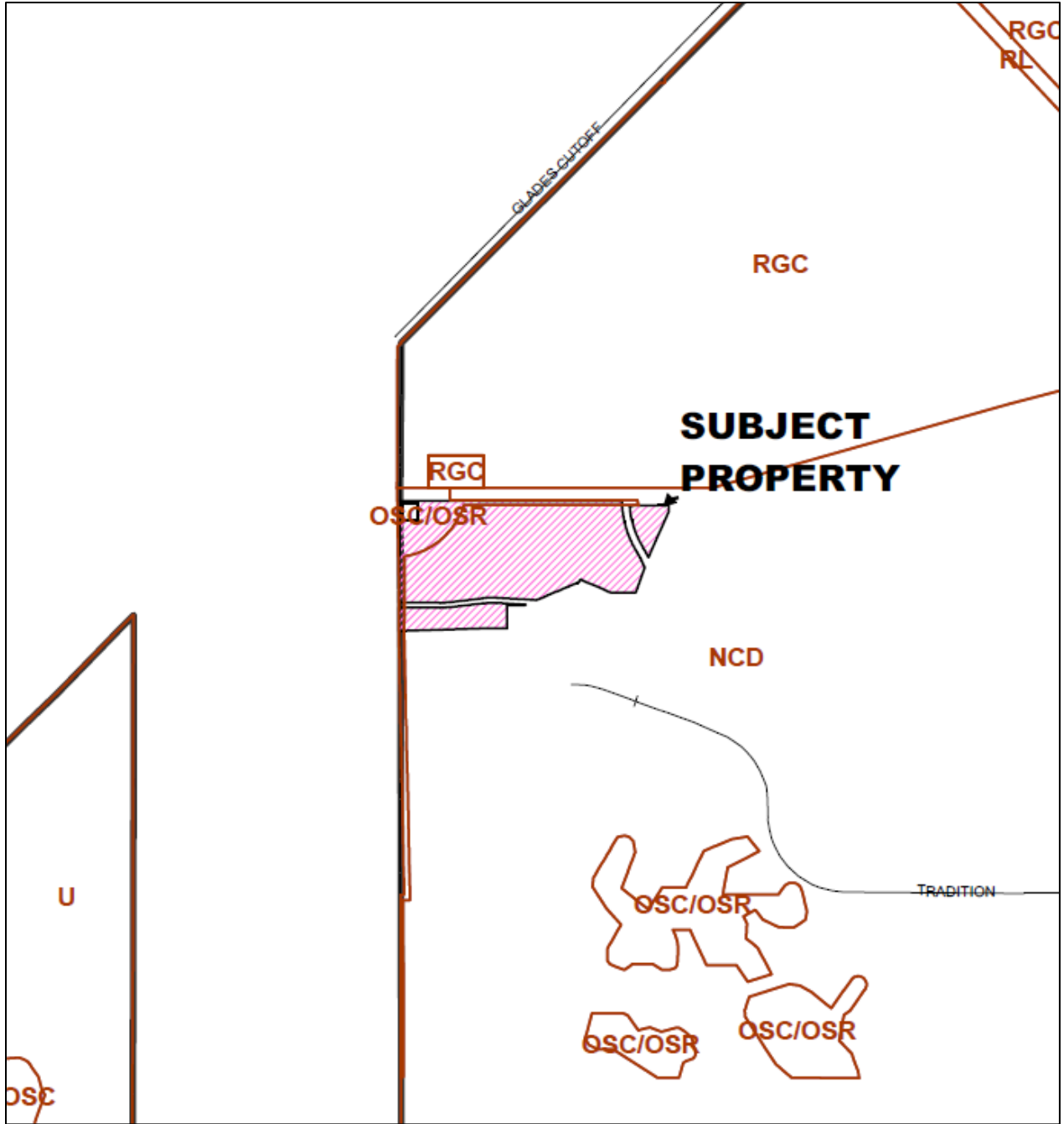
Location and Site Information

Parcel ID:	4306-311-0000-000-6
Property Size:	Approximately 106.2 acres
Legal Description:	See attached plat.
Future Land Use:	NCD (New Community Development)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant Land

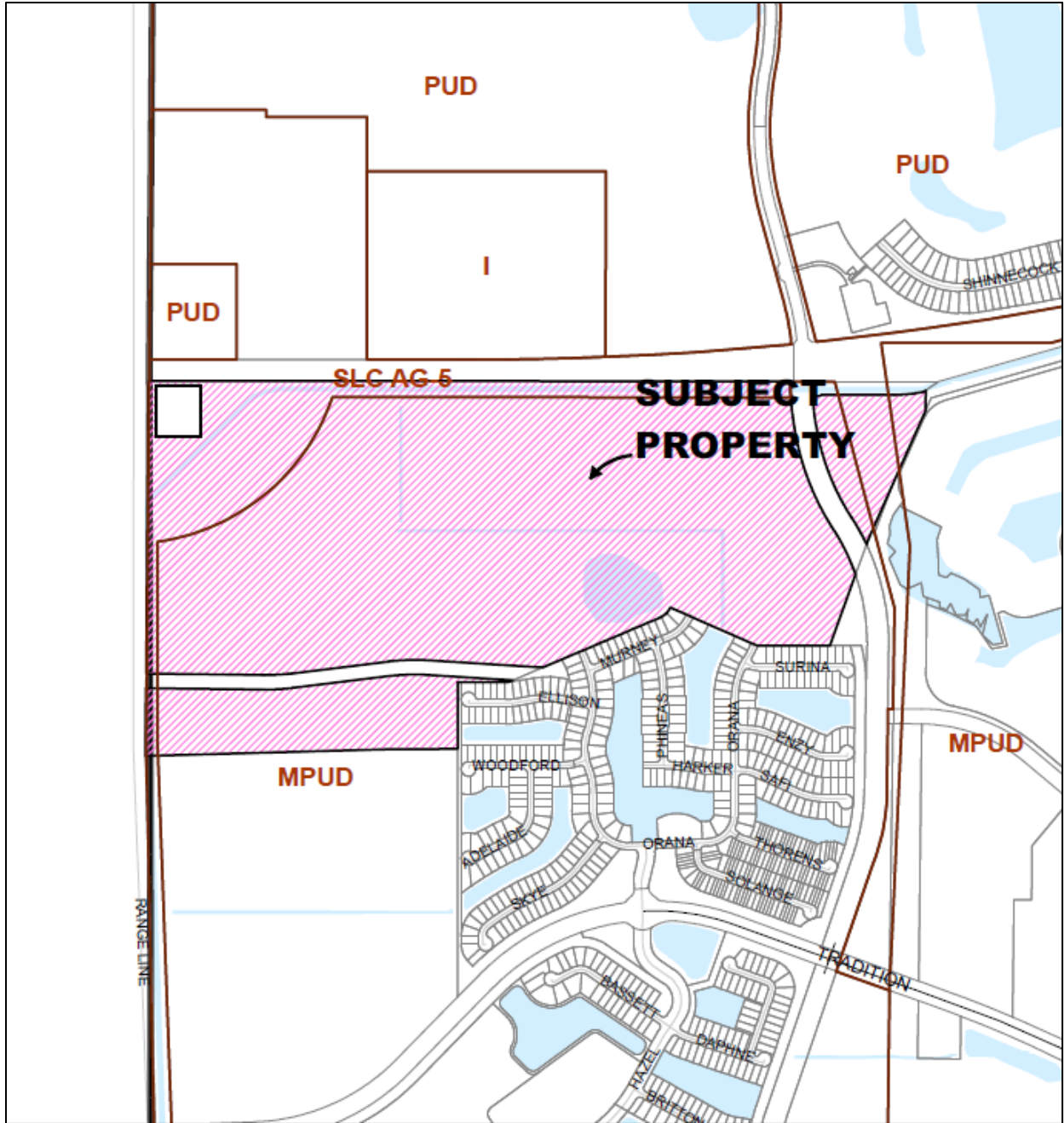
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD, RGC	MPUD, I, PUD	Vacant Land in Western Grove DRI
South	NCD	MPUD	WG 5A Cadence Phase I, II and III
East	NCD	MPUD	Esplanade at Tradition Subdivision
West	AG-5	AG-5	St. Lucie County Undeveloped

NCD-New Community Development, RGC-Residential Golf Course, I-Institutional, PUD-Planned Unit Development, MPUD-Master Planned Unit Development, AG-5-Agicultural-5 SLC



Future Land Use



Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the boundaries of the Western Grove DRI and is subject to the conditions of the Western Grove DRI development order regarding the 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. 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.
<i>Traffic Circulation</i>	This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated June 7, 2024, has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, the Western Grove DRI Development Order and Public Works Policy 19-01pwd. This phase of the proposed development predicts to generate 129 net external PM peak hour trips.
<i>Parks and Recreation Facilities</i>	Requirements for parks and recreational facilities are addressed under Condition 63 of the Western Grove DRI Development Order. The condition requires the dedication of 50 acres of net usable area of active recreation of which 40.2 for the development of Tradition Regional Park. Mattamy Palm Beach, LLC, as the developer of the Tradition and Western Grove DRIs, has submitted a site plan for Tradition Regional Park, Phase 1 (P21-116).
<i>Stormwater Management Facilities</i>	The project includes paving and drainage plans that meet the required level of service.
<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 secured with the St. Lucie County School District. There are no capacity issues at this time.

NATURAL RESOURCE PROTECTION

The project has been reviewed for compliance with the requirements of the Western Grove DRI Development Order for protection of habitat, vegetation, and wildlife.

Native Habitat Protection: Per the Western Grove DRI development order, a minimum of 95.08 acres of native pine flatwoods in twelve conservation tracts are required to be protected as depicted on Western Grove Master Development Plan Revised Map H.

An environmental assessment report was submitted for the property as part of the clearing and mass grading plan (P23-213). The site has been cleared. The site is a former citrus grove that is now used for cattle grazing. The South Florida Water Management District (FWMD) 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.

Wildlife Protection: A 100% habitat survey, conducted on January 2, 2024, did not identify the occurrence of any gopher tortoises, gopher tortoise burrows, or indicators of their presence.

OTHER

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

Art in Public Places: This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. Cadence WG 5D 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.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code. The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat with construction plans on May 31, 2024.