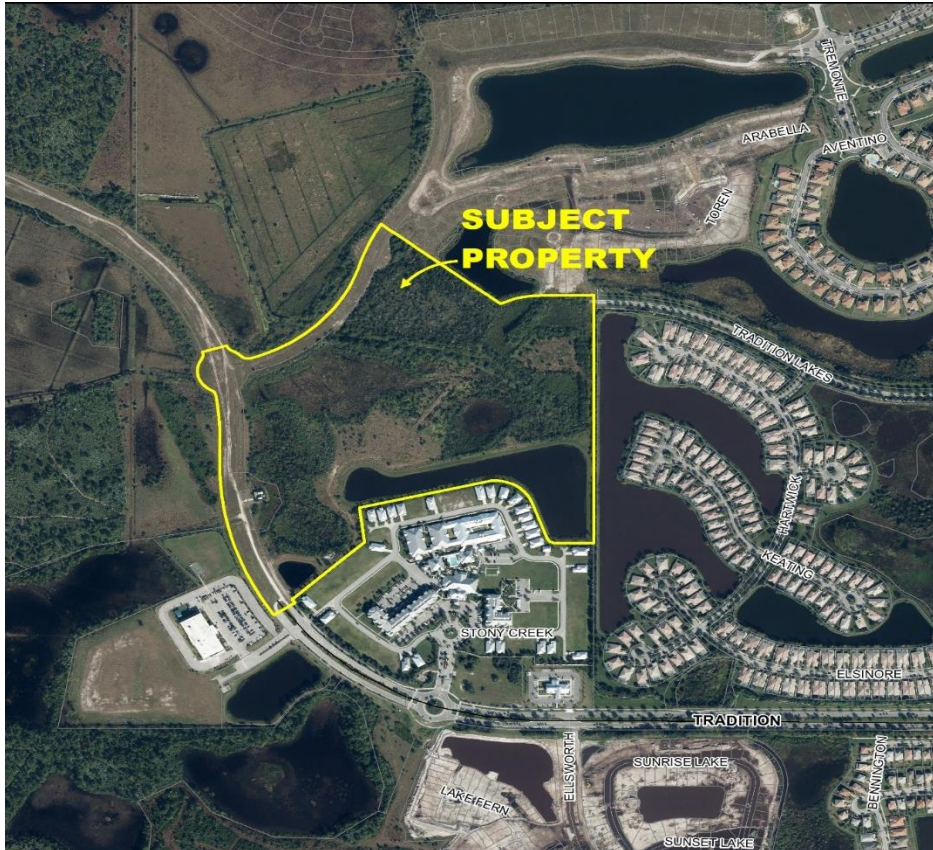




**Western Grove - Emery
 Final Subdivision Plat with Construction Plans
 P21-218**



Project Location Map

SUMMARY

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| Applicant's Request: | Request for approval of a replat of the approved final subdivision plat for the Emery subdivision in Western Grove. The approved Emery subdivision provided for 131 single family residential lots. The replat, Emery II, will provide for a total of 132 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 Preserve at Tradition, and north of the Tradition Parkway right-of-way and within the Western Grove DRI. |
| Project Planner: | Bridget Kean, AICP, Senior Planner |

Project Description

The City has received an application from Mattamy Palm Beach, LLC, for a replat of the approved subdivision plat for Emery in Western Grove. A final plat with construction plans for Emery was approved by the City Council on June 28, 2021 (Res. 21-R75). The project is composed of 131 single-family residential lots, an amenity center, three right-of-way tracts, two water management tracts, and 17 open space tracts. It includes the construction of Fernlake Drive from Tradition Parkway north to the Preserve at Tradition subdivision, the construction of Tradition Parkway from the Renaissance Charter School to Fernlake Drive, and construction of a private road right-of-way to serve the development.

The proposed Emery II subdivision replat reduces the size of the amenity center to create one additional residential parcel for a total of 132 residential lots. No changes are proposed to the bonded infrastructure improvements. Any additional required improvements can be accommodated within the existing infrastructure bond and/or the utility services agreement.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the request and recommended approval of the proposed final subdivision plat and modified construction plans at the October 13, 2021 Site Plan Review Committee meeting.

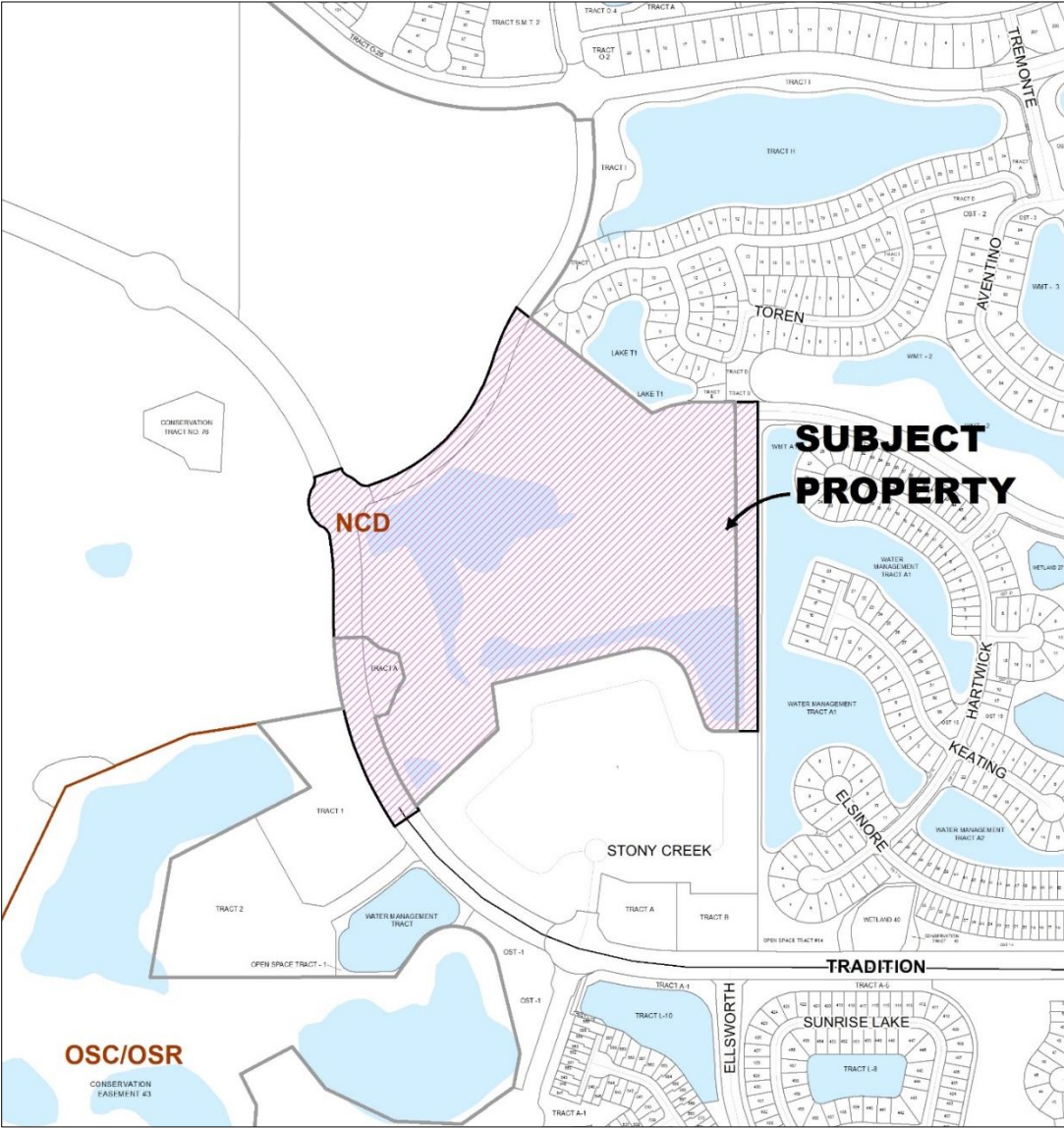
Location and Site Information

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| Property Size: | Approximately 59.41 acres |
| Legal Description: | Emery Subdivision (PB 96-15) |
| Future Land Use: | New Community Development (NCD) |
| Existing Zoning: | Master Planned Unit Development (MPUD) |
| Existing Use: | Vacant land |

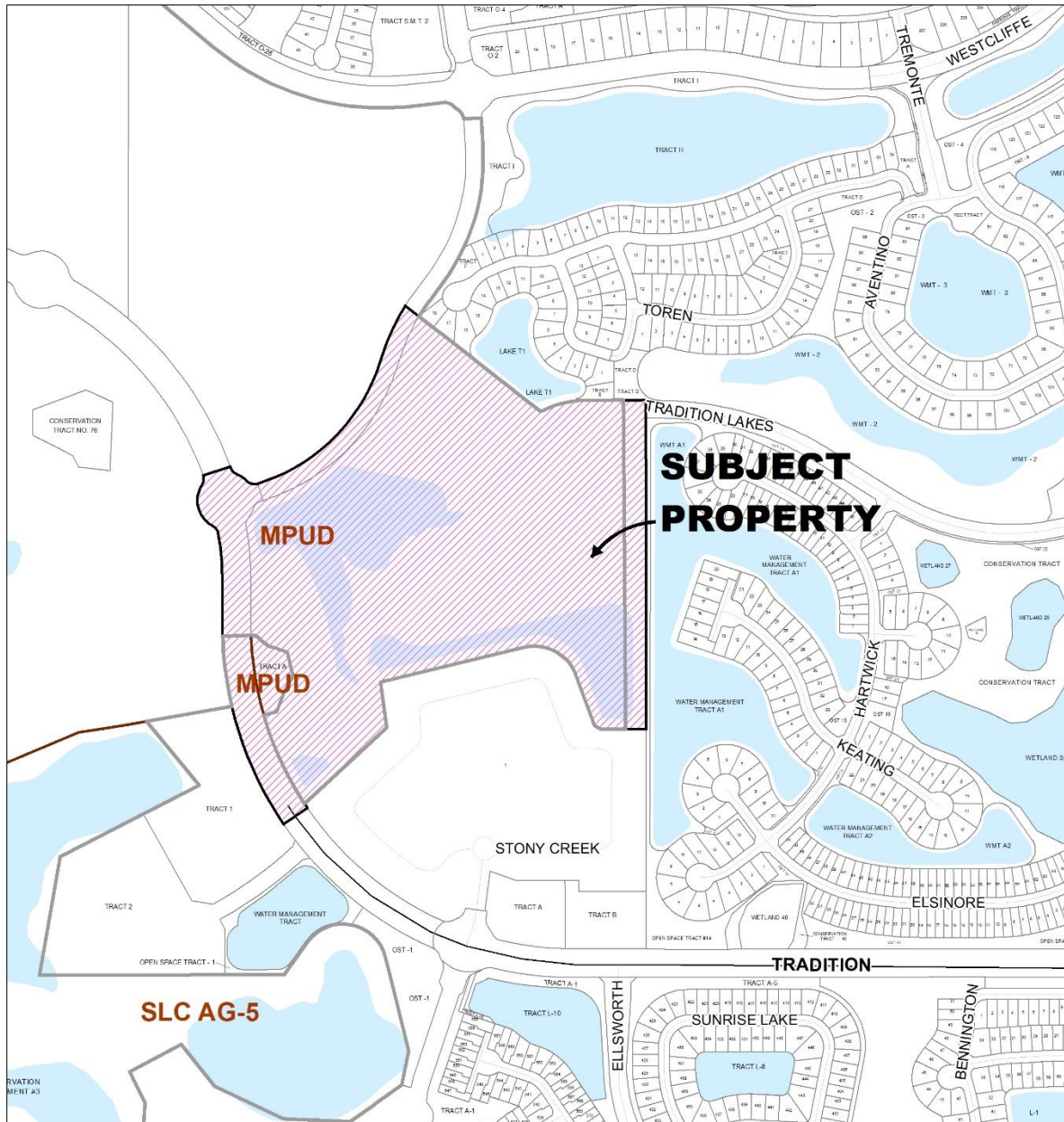
Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|------------------|------------------------|---------------|----------------------------|
| North | NCD | MPUD | The Preserve at Tradition |
| South | NCD | MPUD | The Brennnity 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:

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| <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.</p> <p>A traffic analysis report was approved by the Public Works Department with the approval of the final subdivision plat with construction plans for Emery (Res. 21-R75). The project will generate an average of 1,333 daily trips per day 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. Since the replat only adds one additional lot to the development program, a new traffic analysis was not required.</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 |

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| | 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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NATURAL RESOURCE PROTECTION (CHAPTER 157)

Native Habitat/Tree Protection: The subject property is located within the Western Grove DRI. As required by Condition 34 of the DRI development order, the developer has submitted a conservation management plan which identifies the conservation areas and wetlands to be preserved in Western Grove. There are no preserve areas on the subject property.

OTHER

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

Public Art (Chapter 162): To meet the public art requirement, the Developer has agreed to provide a major piece, or pieces, of art to be installed in a prominent or public place. A bond has been submitted by the applicant to ensure that funds are available for this art piece(s).

RELATED PROJECTS

- P20-196 – Emery Preliminary Plat with Construction Plans
- P21-042 – Emery Final Subdivision Plat with Construction Plans

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| STAFF RECOMMENDATION |
|-----------------------------|

The Site Plan Review Committee reviewed the request and recommended approval at the October 13, 2021 Site Plan Review Committee meeting.