

# HERON PRESERVE AT TRADITION PHASE 2A

FINAL SUBDIVISION PLAT

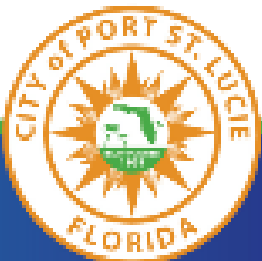
(P21-121)

City Council Meeting – October 11, 2021

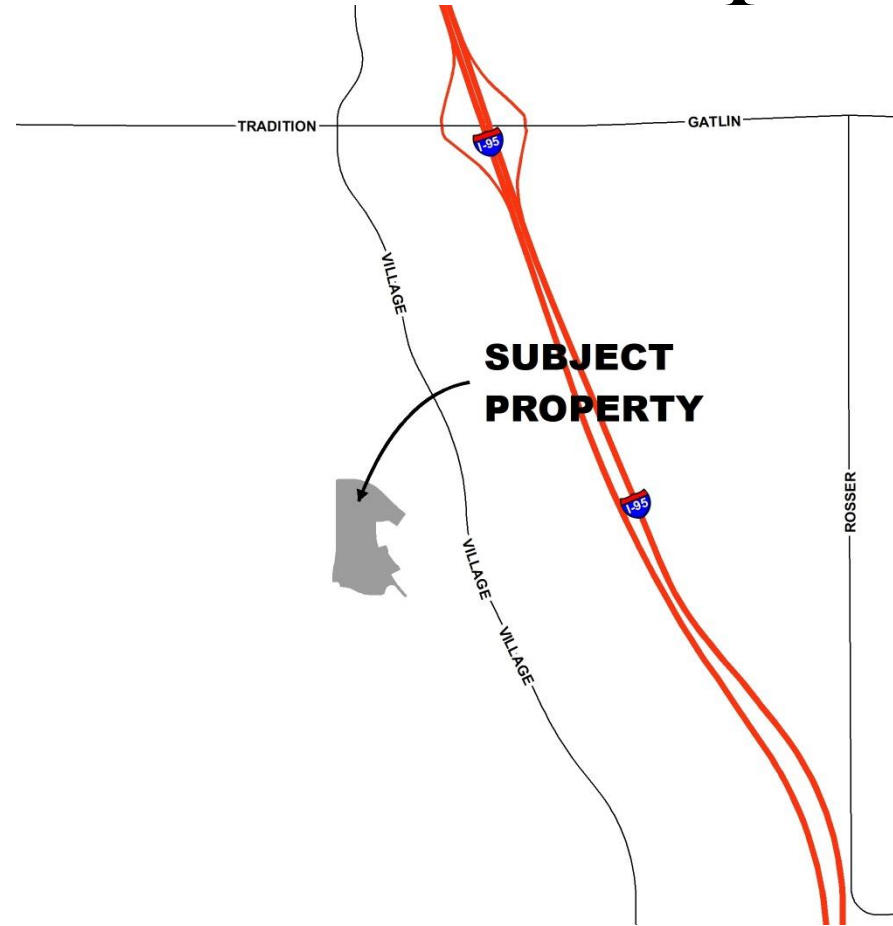


# Proposed Project

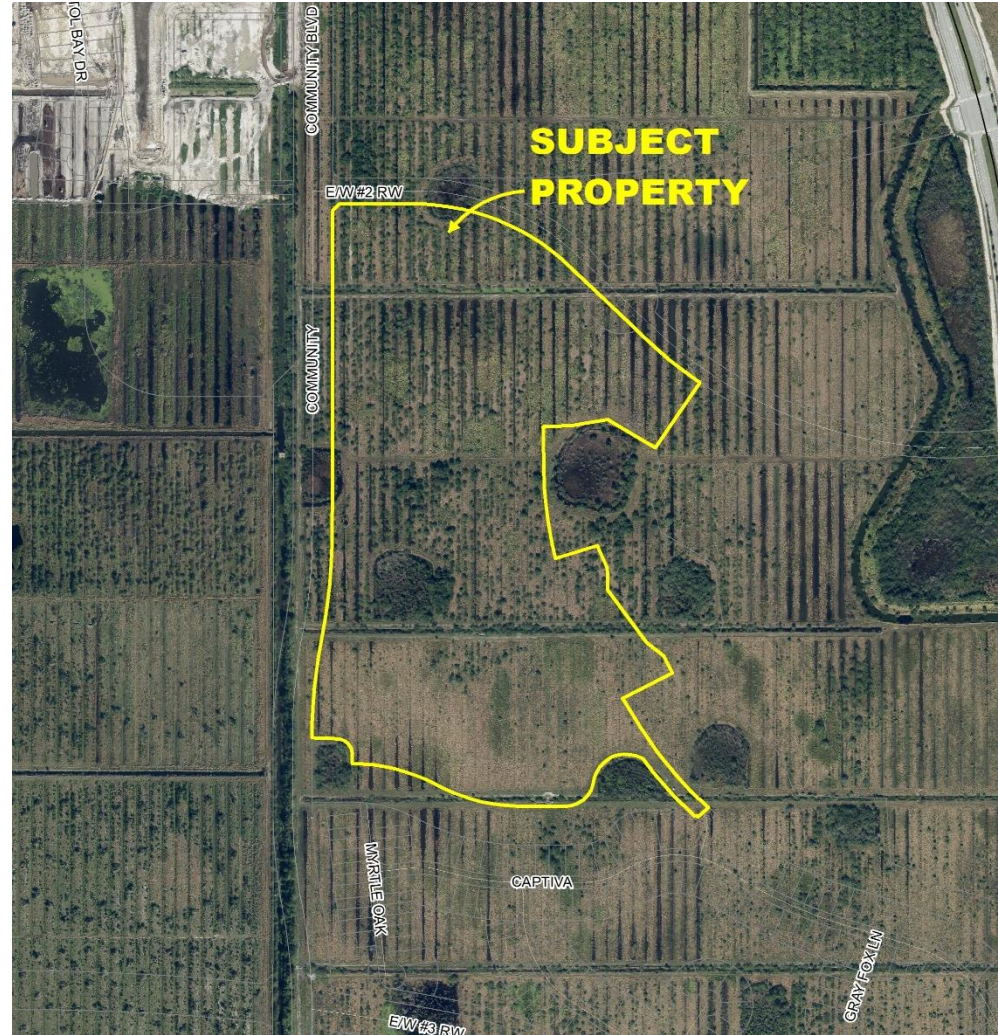
The proposed plat consists of 109 residential lots, private roads, water management tracts, open space tracts, and a tract for future development.



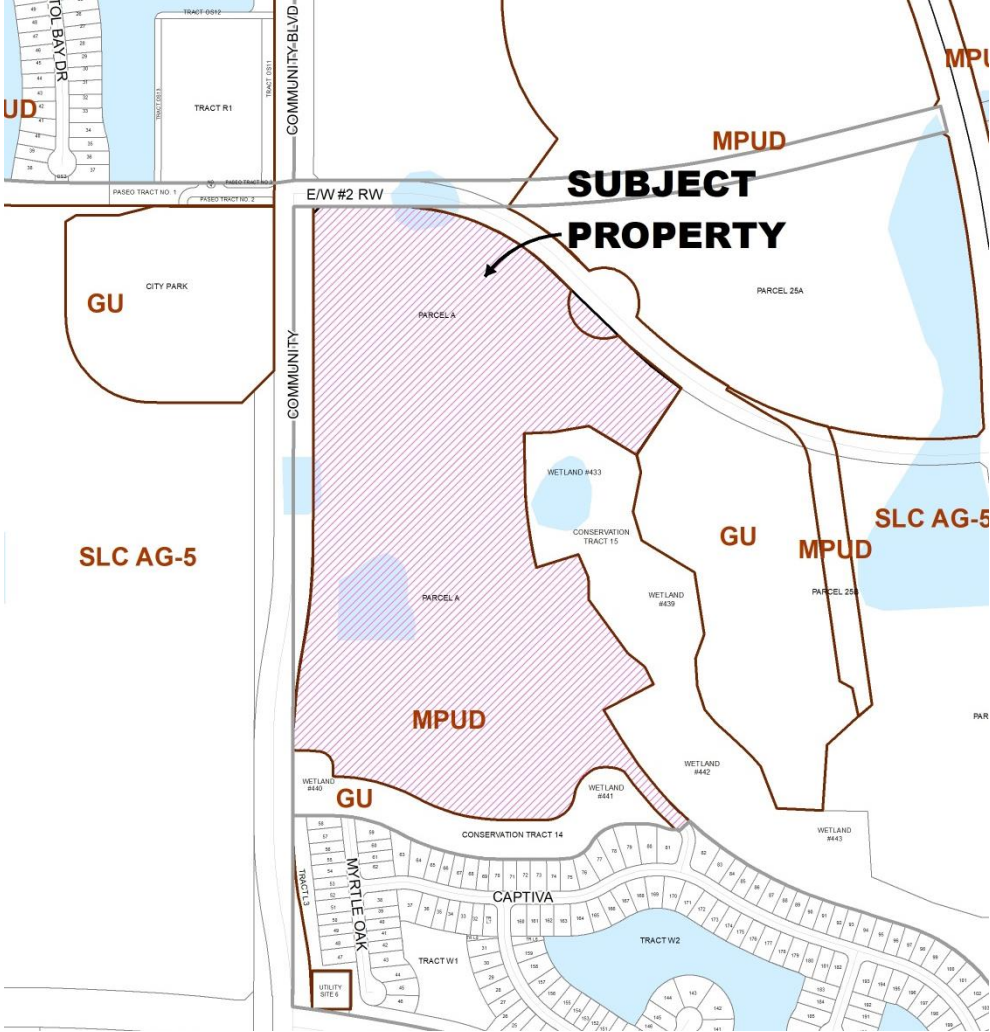
# Location Map



# Aerial Map



# Zoning Map



# Traffic Impact Analysis

This development is contained within the Southern Grove Traffic Study area.

- Received June 2020
- Report completed by MacKenzie Engineering & Planning, Inc. for Mattamy Palm Beach, LLC
- Reviewed by City Staff and 3<sup>rd</sup> party consultant (WGI, Inc.) hired by City to review.
- Found to be consistent with the Southern Grove DRI
- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



# Impacts and Findings

This project has been reviewed for compliance with the Southern Grove DRI development order to ensure that adequate public facilities and services are available concurrent with the development's impacts and was found to be in compliance.



# Recommendation

The Site Plan Review Committee reviewed the request at their June 23, 2021 meeting and recommended approval.

