



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: CITY COUNCIL - MEETING OF OCTOBER 14, 2019

FROM: DANIEL ROBINSON, PLANNER

RE: MATTAMY AT SOUTHERN GROVE PLAT NO. 1
FINAL SUBDIVISION PLAT APPLICATION WITH CONSTRUCTION
PLANS
PROJECT NO. P19-088

DATE: SEPTEMBER 24, 2019

PROPOSED PROJECT: The proposed project is a replat of Parcel 1 of Southern Grove Plat No. 4 to create 90 single family lots, a recreation tract and a parcel for future lots. The preliminary plat was approved for 173 single family lots.

APPLICANT: Kinan Husainy, Kimley-Horn and Associates, Inc.

OWNER: Mattamy Palm Beach, LLC.

LOCATION: The property is located at the northwest corner of SW Community Boulevard and SW Discovery Way.

LEGAL DESCRIPTION: Parcel 1, of Southern Grove Plat No. 4.

SIZE: 60.67 acres

EXISTING ZONING: Southern Grove MPUD Zoning

EXISTING USE: Vacant land

SURROUNDING USES:

	Future Land Use	Zoning	Existing Use
N	NCD	MPUD	Vacant land
S	NCD	MPUD	Riverland Residential Community
E	NCD	MPUD	Vacant Land
W	NCD	MPUD	Town Park Residential Community

- NCD - New Community Development District
- MPUD - Master Planned Unit Development

IMPACTS AND FINDINGS:

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

Sewer/Water Service: 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.

Transportation: Trip generation rates from the ITE Generation Report, 8th Edition, indicate that the proposed development will generate 1,485 average daily trips and 123 pm peak hour trips. Per the Southern 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.

The applicant has proposed to include an 8 (eight) foot sidewalk along the property line within the right-of-way adjacent to the property. A section north of the existing Town Park entrance will not have sidewalk on the west side of the right-of-way.

Parks/Open Space: The Southern Grove MPUD requires a minimum of five (5) percent useable open space.

Stormwater: The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.

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.

OTHER:

Environmental: The site has been previously cleared. Per the Southern Grove DRI development order, there are no wetlands or native upland habitat areas to be preserved on site.

Public Art: The applicant has submitted a \$37,657 check for the Public Art requirement. However, they plan to submit a public art proposal in the future for review by the Public Art Advisory Board and final approval by City Council.

STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request at their meeting of September 11, 2019 and recommended approval.