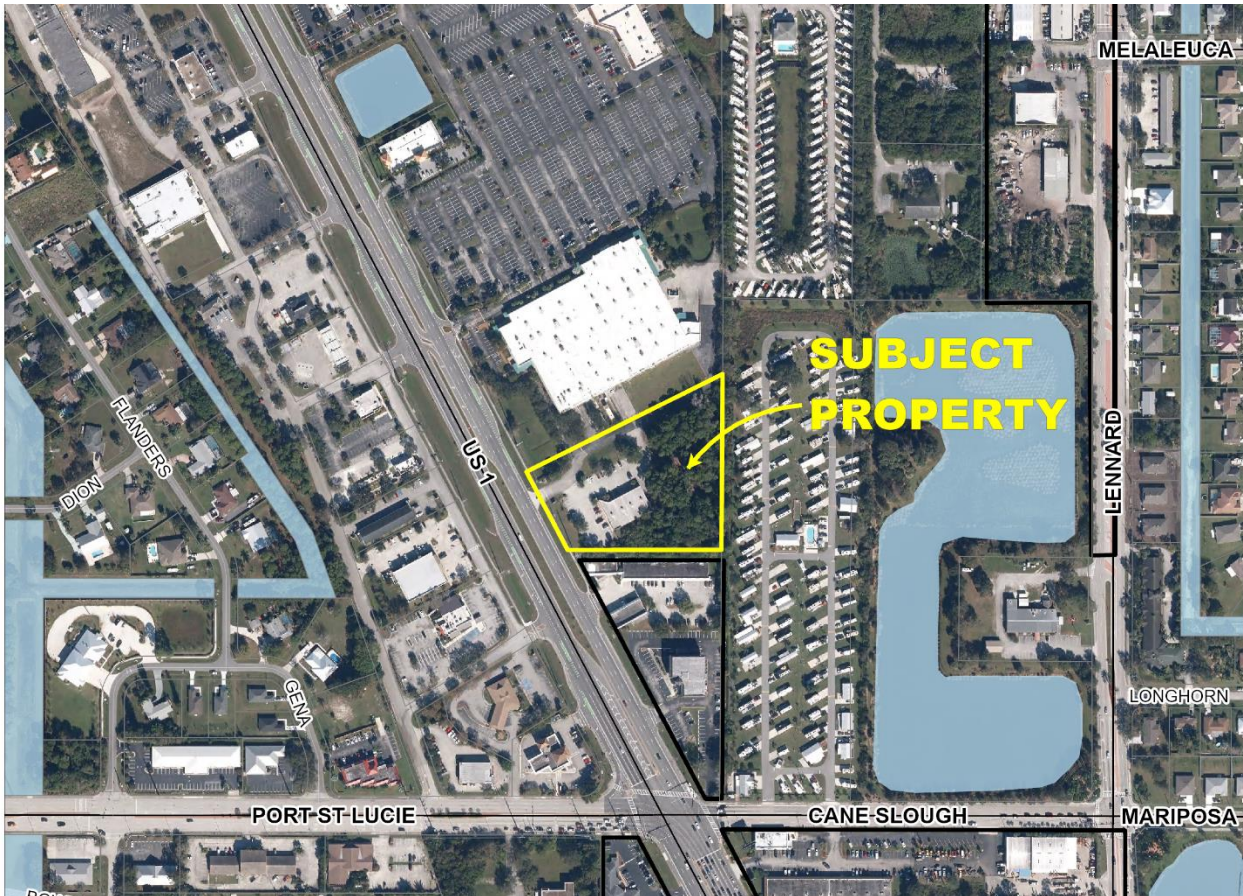




**AutoZone Stores LLC
Preliminary & Final Subdivision Plat
P23-114**



Project Location Map

SUMMARY

Applicant's Request:	Approval of a preliminary & final subdivision plat.
Applicant	CPH, LLC
Property Owner:	AutoZone Stores, LLC
Agent:	Matthew D'Angelo, CPH Engineering
Location:	The subject property is located east of US Highway 1 and north of SE Mariposa Avenue.
Project Planner:	Bianca Lee, Planner II

Project Description:

CPH, LLC, has applied for a preliminary and final plat for a project known as AutoZone Stores LLC. This plat encompasses approximately 3.45 acres, legally described as St. Lucie Gardens, Blk. 1, a portion of lots 12 and 13 E of US 1. The subject property is located east of US Highway 1 and north of SE Mariposa Avenue. There are no construction plans as part of the plat application.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat at the August 9, 2023, Site Plan Review Committee meeting.

Location and Site Information

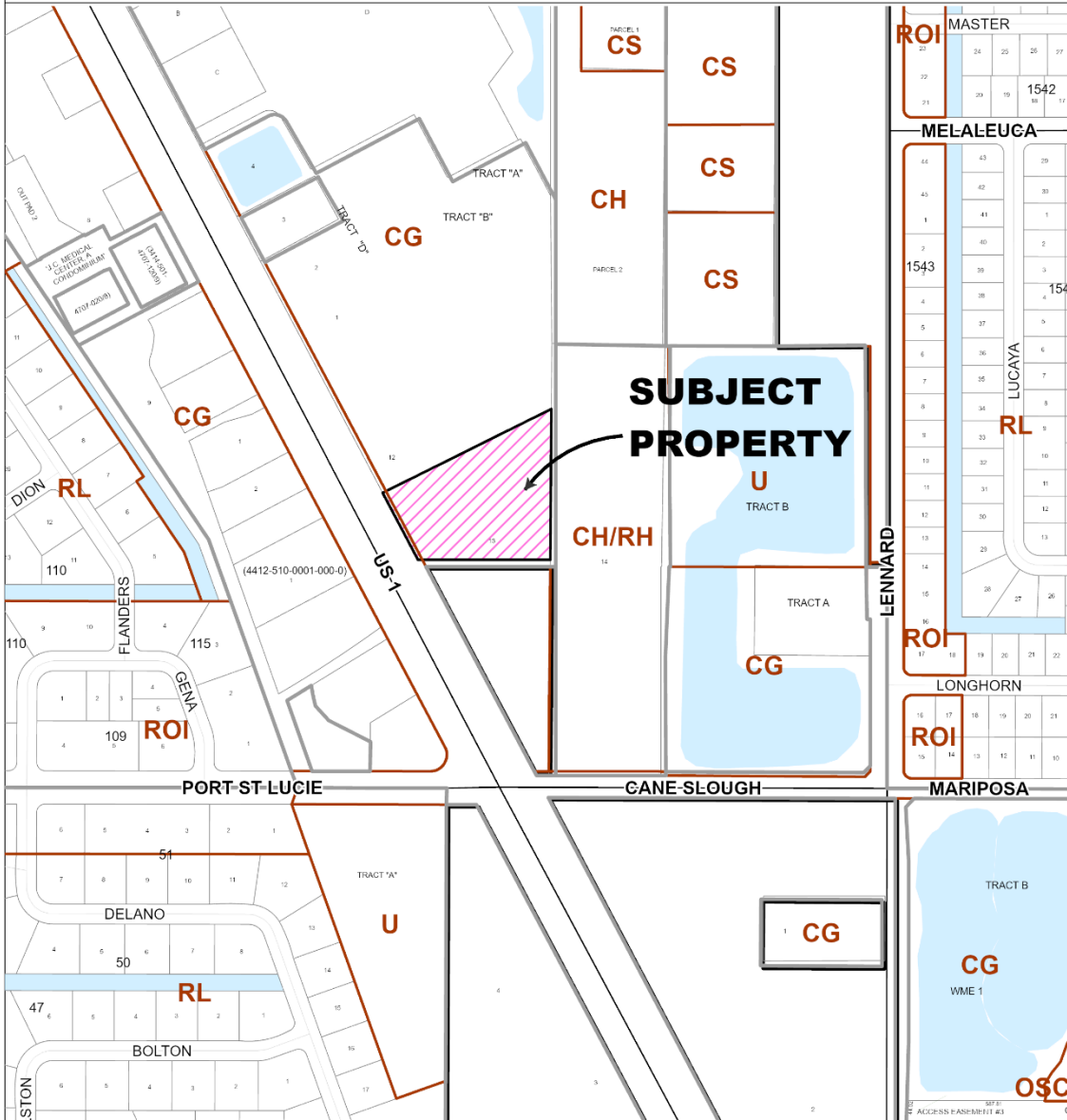
Parcel Number:	3414-501-4704-020-7
Property Size:	3.45 acres
Legal Description:	St. Lucie Gardens, Blk. 1, a portion of lots 12 and 13 E of US 1
Future Land Use:	CG
Existing Zoning:	CG
Existing Use:	Retail

Surrounding Uses

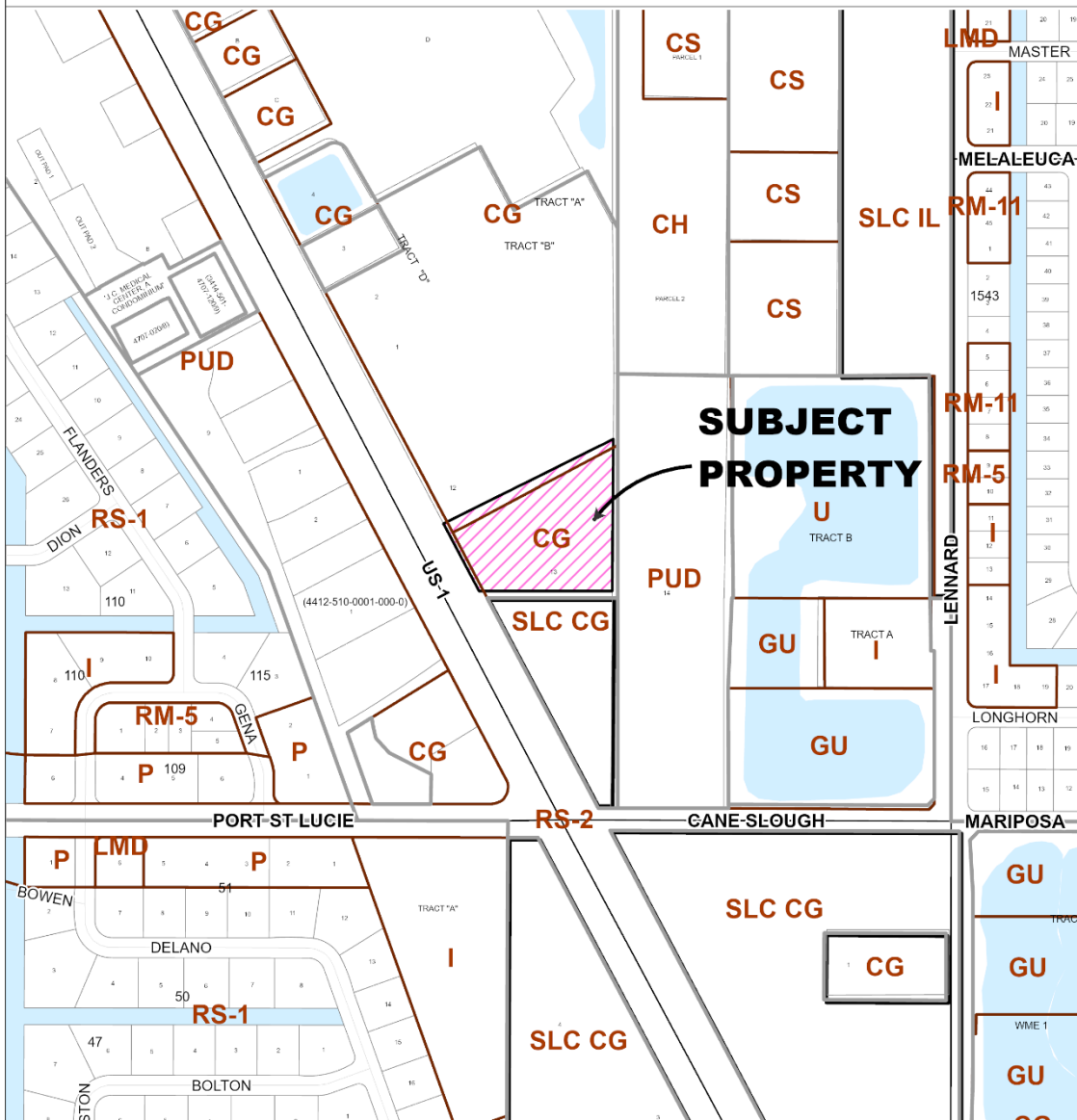
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Retail
South	SLC	SLC	Retail/Service
East	CH/RH	PUD	RV/Residential community
West	CG	PUD	Retail

CG – General Commercial, PUD – Planned Unit Development, CH – Highway Commercial, RH – High Density Residential, SLC – Saint Lucie County

FUTURE LAND USE



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 services in this area. Utility lines are already in place within this subdivision.
<i>Traffic Circulation</i>	Not applicable to this subdivision plat application.
<i>Parks and Recreation Facilities</i>	Not applicable to this subdivision plat application.
<i>Stormwater Management Facilities</i>	No paving, grading, and drainage plans are part of the plat application.
<i>Solid Waste</i>	Not applicable to this subdivision plat application.
<i>Public School Concurrency Analysis</i>	Not applicable to this subdivision plat application.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The property has been partially constructed and the infrastructure for the subdivision has been installed. The project was reviewed for compliance with Chapter 157, City Code, at the time the existing building was constructed.

OTHER

Fire District: N/A

Public Art (Chapter 162): N/A

RELATED PROJECTS

P97-152- AutoZone Store #1239 - US Hwy 1 – Site plan

P97-152-A1- AutoZone So. Federal Highway – Expansion – Site plan

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat at the August 9, 2023, Site Plan Review Committee meeting.