



**Parcel 1 Replat
Preliminary and Final Plat
P23-022**



Project Location Map

SUMMARY

Applicant's Request:	An application to replat Parcel 1, Replat of Tract "G" Port St. Lucie Section Thirty-Four into two (2) parcels located within the Institutional zoning district.
Applicant:	Darren Gayle, The Family Life Worship Center, Inc.
Property Owner:	The Family Life Worship Center, Inc.
Location:	The property is generally located on the east side of SW Darwin Boulevard, north of SW Kestor Drive.
Address:	4311 SW Darwin Boulevard
Project Planner:	Francis Forman, Planner II

Project Description

The Family Life Worship Center, Inc., Owner, has requested a replat of Parcel 1, Replat of Tract “G” Port St. Lucie Section Thirty-Four to create two (2) tracts along with public utility and drainage easements (PUDE) and an access easement for the City to access the PUDE along the canal. The 9.66-acre subject property currently contains a church facility that is proposed to remain on-site in the southernmost tract. The replat will create a 6.28-acre tract on the northern portion of the site and a 3.39-acre tract on the southern side that will contain the existing church facility.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the request and recommended approval of the proposed preliminary and final plat at the July 26, 2023, Site Plan Review Committee meeting.

Location and Site Information

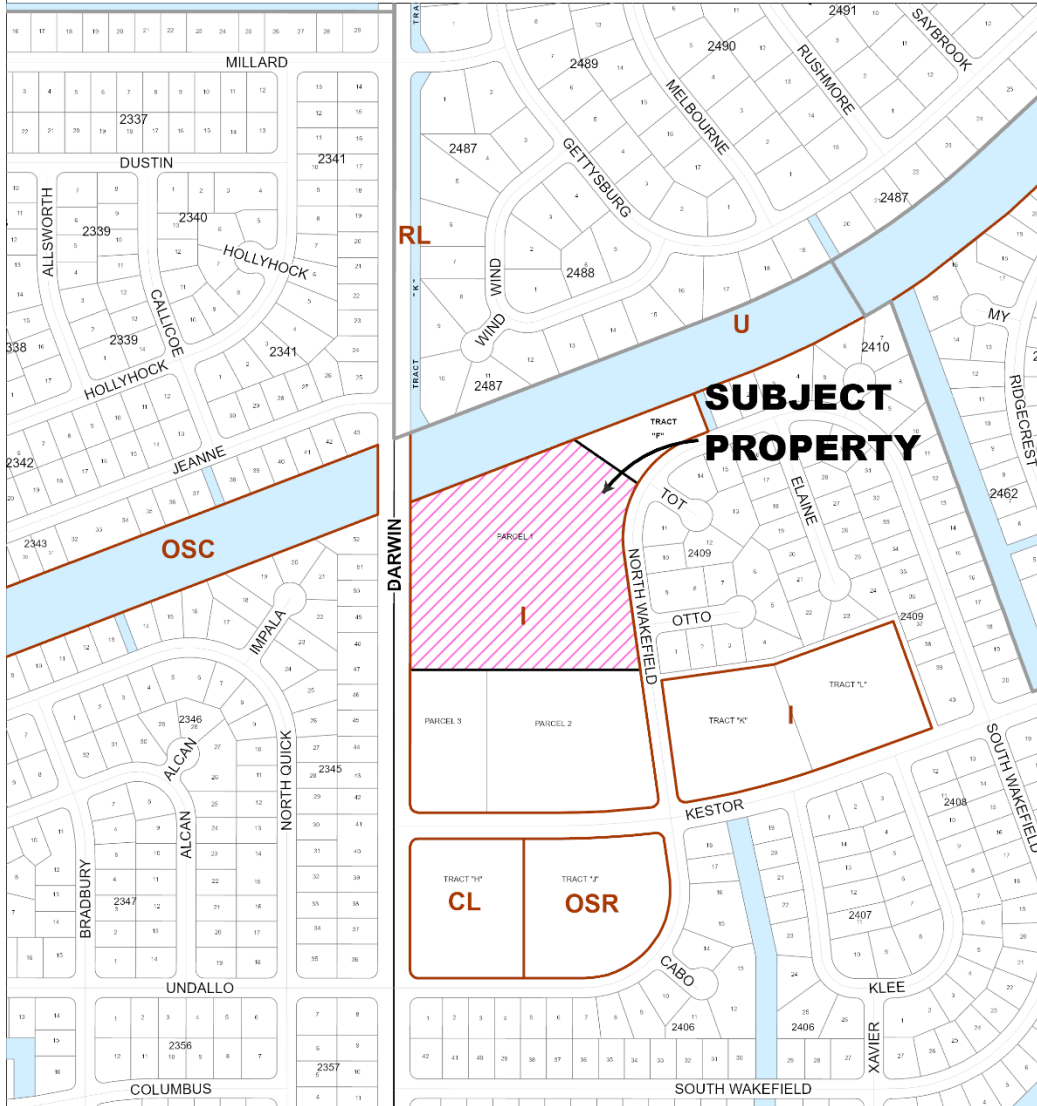
Parcel Numbers:	3420-666-0001-000-2
Property Size:	+/- 9.66 acres
Legal Description:	Port St. Lucie Section 34, Replat of Tract “G”, Parcel 1
Future Land Use:	Institutional (I)
Existing Zoning:	Institutional (I)
Existing Use:	Church Facility

Surrounding Uses

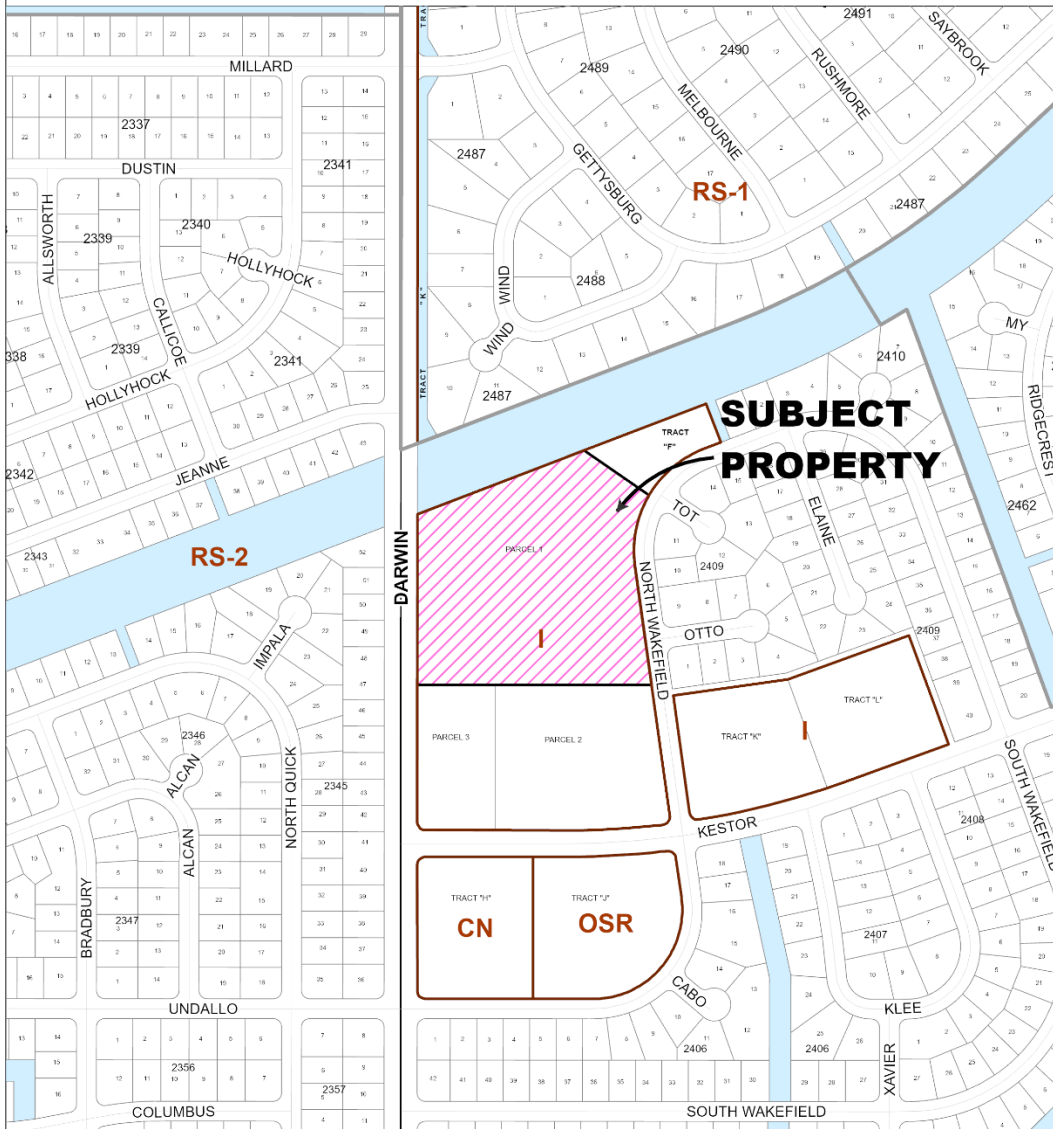
Direction	Future Land Use	Zoning	Existing Use
North	U/RL	RS-2	Residential
South	I	I	Future Residential
East	RL	RS-2	Residential
West	RL	RS-2	Residential

RS-2 – Single-Family Residential I – Institutional RL – Low Density Residential U – Utility

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 the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utilities Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits for any future development.
<i>Traffic Circulation</i>	A traffic analysis will be required with any site plan application for future development.
<i>Parks and Recreation Facilities</i>	N/A
<i>Stormwater Management Facilities</i>	Paving, grading, and drainage plans will be required with any site plan application for future development.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity.
<i>Public School Concurrency Analysis</i>	N/A

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request and recommended approval of the preliminary and final plat at the July 26, 2023, Site Plan Review Committee meeting.