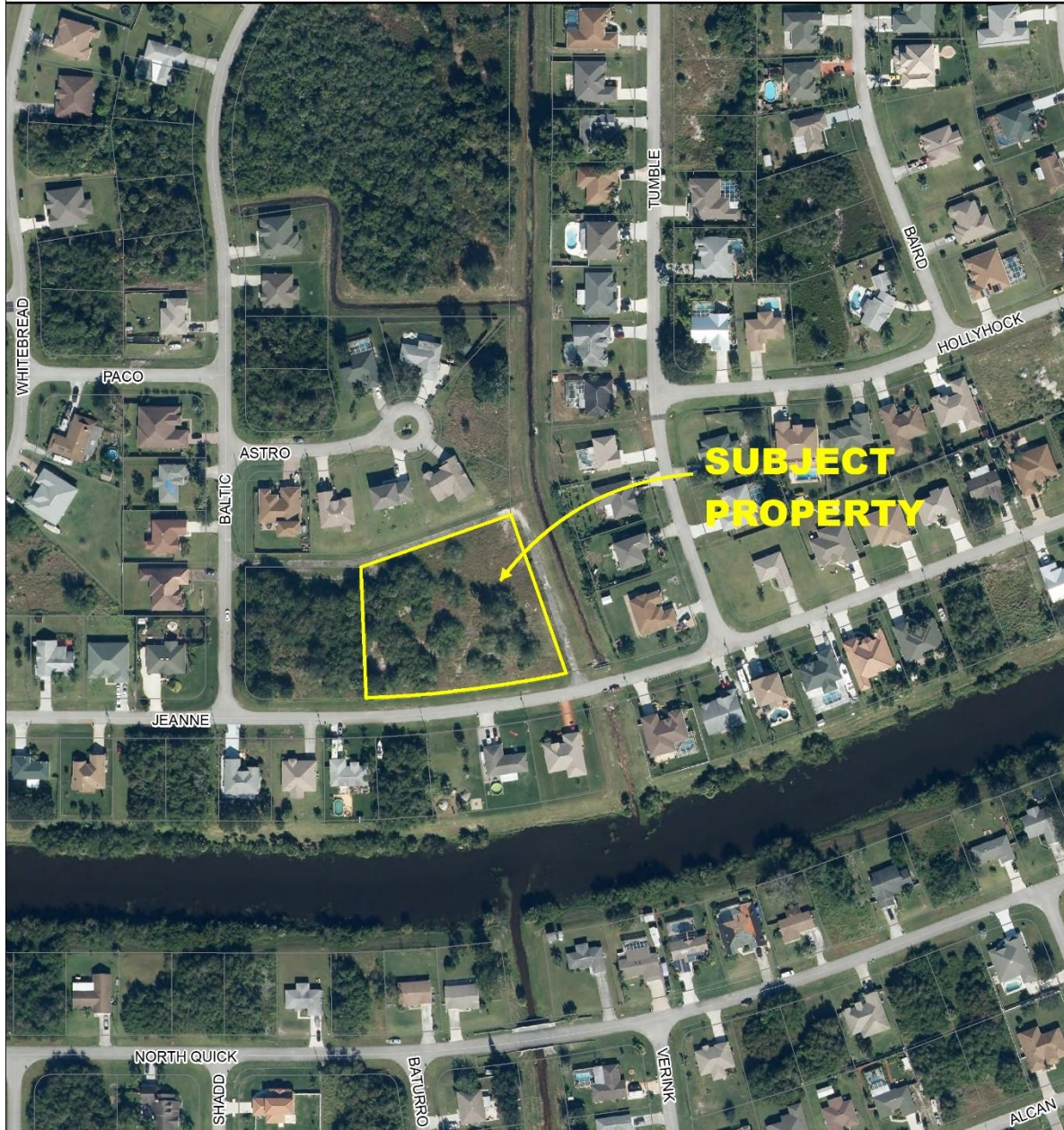




**Port St. Lucie Section 34, Replat of Tract B
Preliminary and Final Plat
P20-258**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary and Final Plat that is 1.43 acres in area for a project known as Port St. Lucie Section 34, Replat of Tract B.
Applicant:	Tiffany Owen, Engineering Design, & Construction, Inc.
Property Owner:	Chagani Brothers, LLC
Location:	455 SW Jeanne Ave
Project Planner:	Bolivar Gomez, Planner II

Project Description

The application is for a Preliminary and Final Plat that is 1.43 acres in area. The project proposes 3 single-family lots.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this preliminary and final subdivision plat on February 10, 2021.

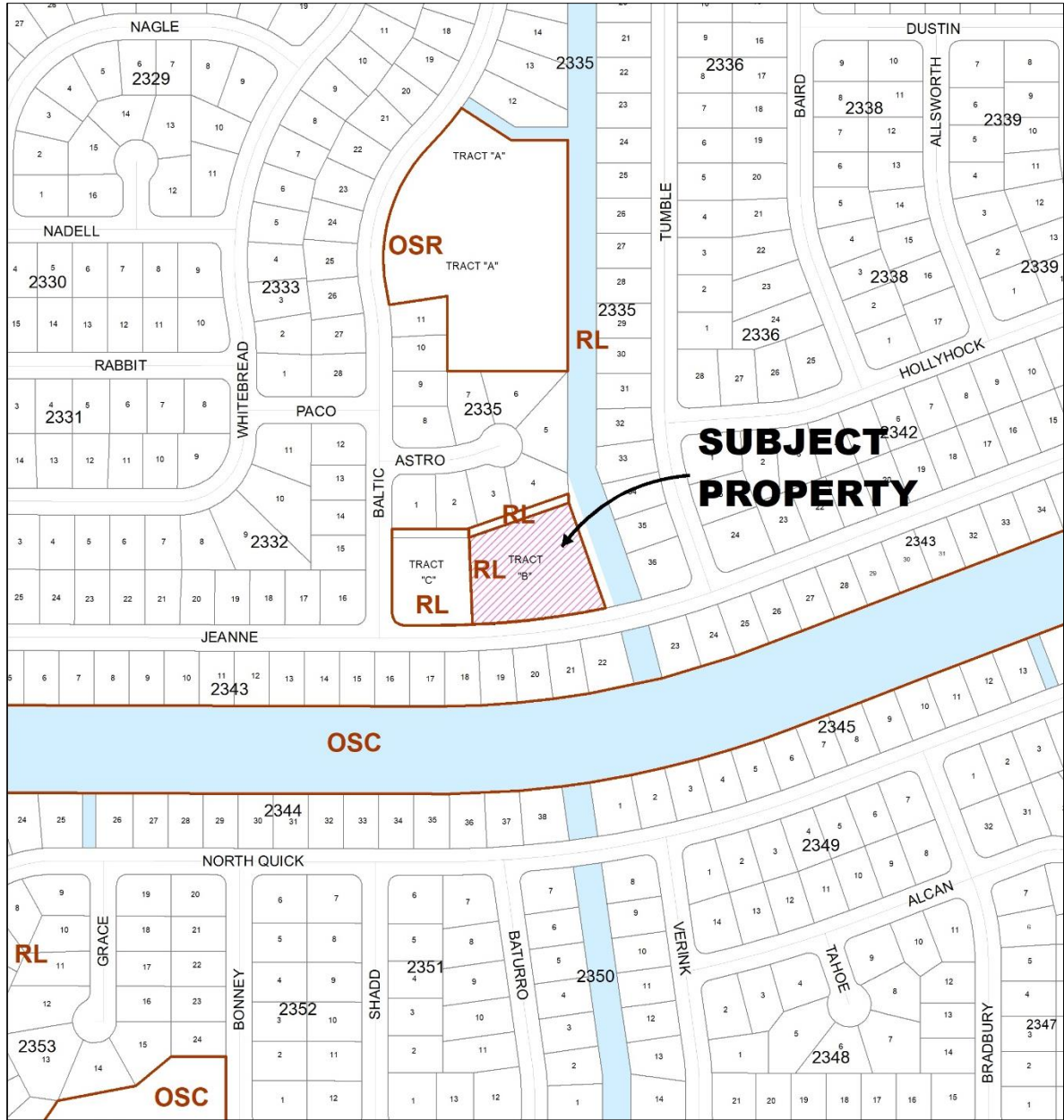
Location and Site Information

Parcel Number:	3420-665-0002-000-6
Property Size:	1.43 acres
Legal Description:	Port St. Lucie-Section 34- Tract B
Future Land Use:	RL (Low Density Residential)
Existing Zoning:	RS-2 (Single-Family Residential)
Existing Use:	Vacant land

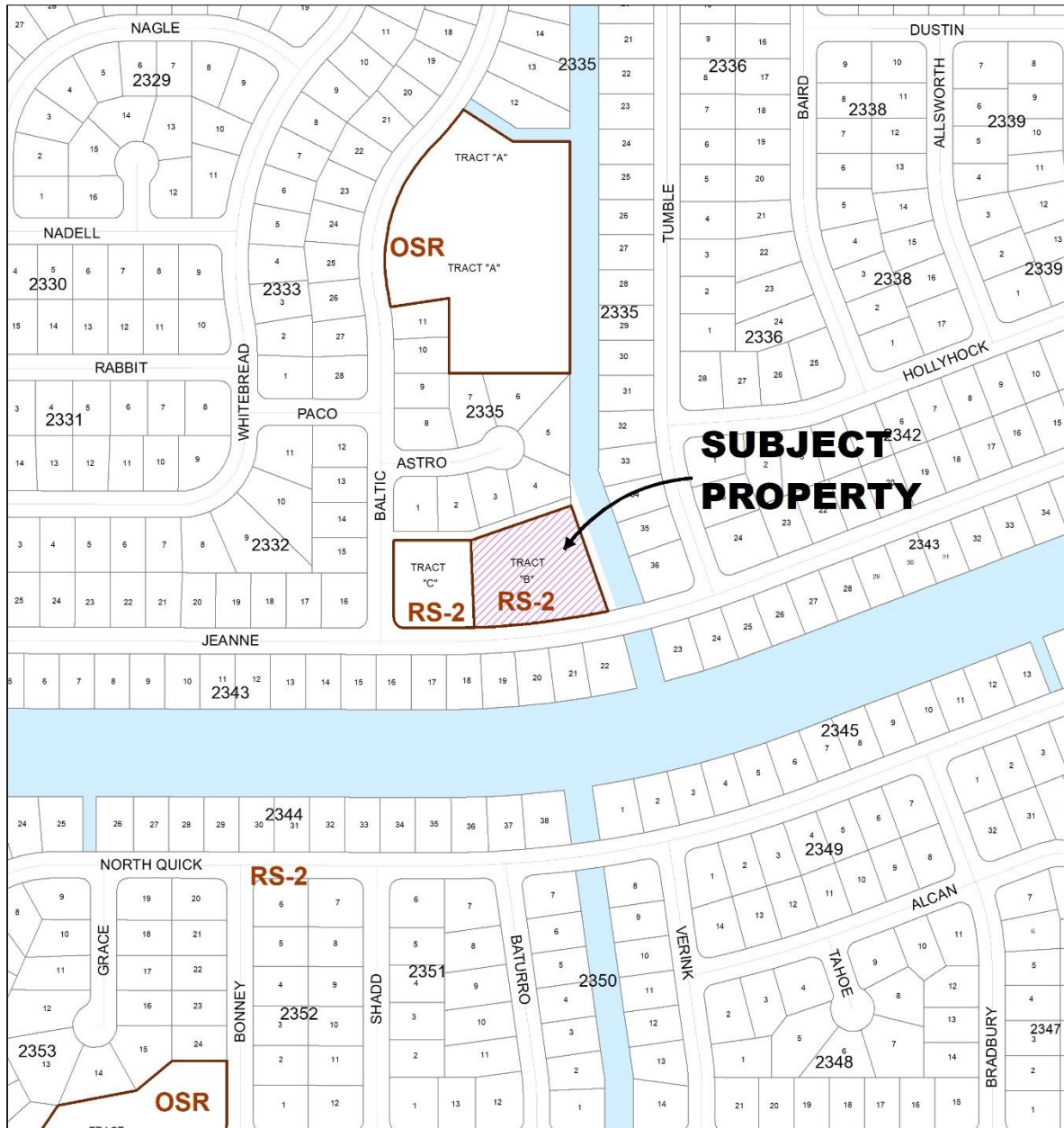
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family homes
South	RL	RS-2	Single-Family homes; Vacant land
East	RL	RS-2	Single-Family homes
West	RL	RS-2	Vacant land

RL- Low Density Residential; RS-2 – Single Family Residential



Future Land Use



Zoning Map

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:

Sewer/Water Service: Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

Transportation: On December 10, 2018, the City Council passed Ordinance 18-63, changing the future land use designation for the 1.43-acre vacant land from I (Institutional) to RL (Low Density Residential). With the change in future land use designation, the P.M. peak hour decrease is 254 trips. The decrease will not impact levels of service in the area.

The below comparison table was documented at the time of the future land use designation change from Institutional (I) to RL (Low Density Residential):

Future Land Use Category	Intensity (S.F.)/DUs	Trip Generation Rate (ITE Code 8 th Edition)	Trip Generation Calculation	P.M. Peak Hour
Existing (I)	18,687 S.F.	(ITE code 565 Daycare) Per 1,000 SF	13.91	259.94
Proposed (RL)	7 DU's	(ITE code 210 Single Family Detached Housing) Per DU	0.75	5.25

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time, there are adequate parklands available to meet the required level of service.

Stormwater: Drainage detail is to be required for residential development during review and permitting.

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: The St. Lucie County School Board has found the proposal concurrent.

NATURAL RESOURCE PROTECTION REVIEW:

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code and documented as follows:

Native Habitat/Tree Protection: Per Section 154.14(A) of the City's Landscape and Land Clearing Code, the term "protected tree" applies to trees having a DBH (Diameter Breast Height) of 12 inches or greater. For a site less than 2 acres, a tree location survey is required that identifies all native trees with a DBH of 12 inches or more. A tree survey was conducted for the entire 1.43 acre of vacant land, with eight oak

trees identified on site. Prior to Final Plat being recorded, the applicant is required to contribute to the Tree Preservation Fund as set forth in Section 154.16(E).

Wildlife Protection: Per Section 157.06(B), a site survey for gopher tortoises shall be conducted on all upland properties. If gopher tortoises are identified on the property, the property must also be surveyed for listed species associated with gopher tortoise burrows. On March 31, 2021, a Florida Fish and Wildlife Conservation Commission (FWCC) authorized gopher tortoise agent performed the survey. A total of seven (7) gopher tortoise burrows were identified onsite. No listed species associated with gopher tortoise species or any other listed plant or animal species, were identified during the survey. Prior to any land clearing or building can occur onsite, a FWCC gopher tortoise relocation permit will be required.

OTHER

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

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Port St. Lucie Section 34, Replat of Tract B Preliminary and Final Plat on February 10, 2021.

The Planning and Zoning Board recommended approval of Port St. Lucie Section 34, Replat of Tract B Preliminary and Final Plat on May 4, 2021.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.