



**Mansion Estates
 Preliminary & Final Subdivision Plat
 P21-270**



Project Location Map

SUMMARY

Applicant's Request:	To replat lots 1 & 2 of the Mansion Estates Subdivision into 6 residential lots.
Applicant:	Armando Hernandez, Hernandez Builders Management, LLC
Property Owner:	Armando Hernandez, Hernandez Builders Management, LLC
Location:	The project is generally located on the south side of SW Brevity Terrace between SW California Boulevard and SW Cecelia Lane.
Project Planner:	Bethany Grubbs, Planner II

Project Description

This subdivision application is a replat of Lots 1 and 2 of Mansion Estates to create six single-family lots, with a wetland preservation easement and upland buffer. The 4.28-acre site is zoned RE (Estate Residential), with a compatible RL (Low Density Residential) land use and consists of two parcels. The site is bordered to the northeast by SW California Ave, to the northwest by SW Brevity Terrace, to the southwest by SW Cecelia Lane, and to the southeast by single-family residences.

The six lots meet the lot size requirements for the RE Zoning District, providing for a minimum of 20,000 square feet and a 100-foot lot width. The six lots range in size from 0.671-acres (29,228 sf²) to 0.910-acres (39,639.6 sf²). There are no public or private improvements proposed in conjunction with this subdivision plat.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the March 9, 2022 Site Plan Review Committee meeting.

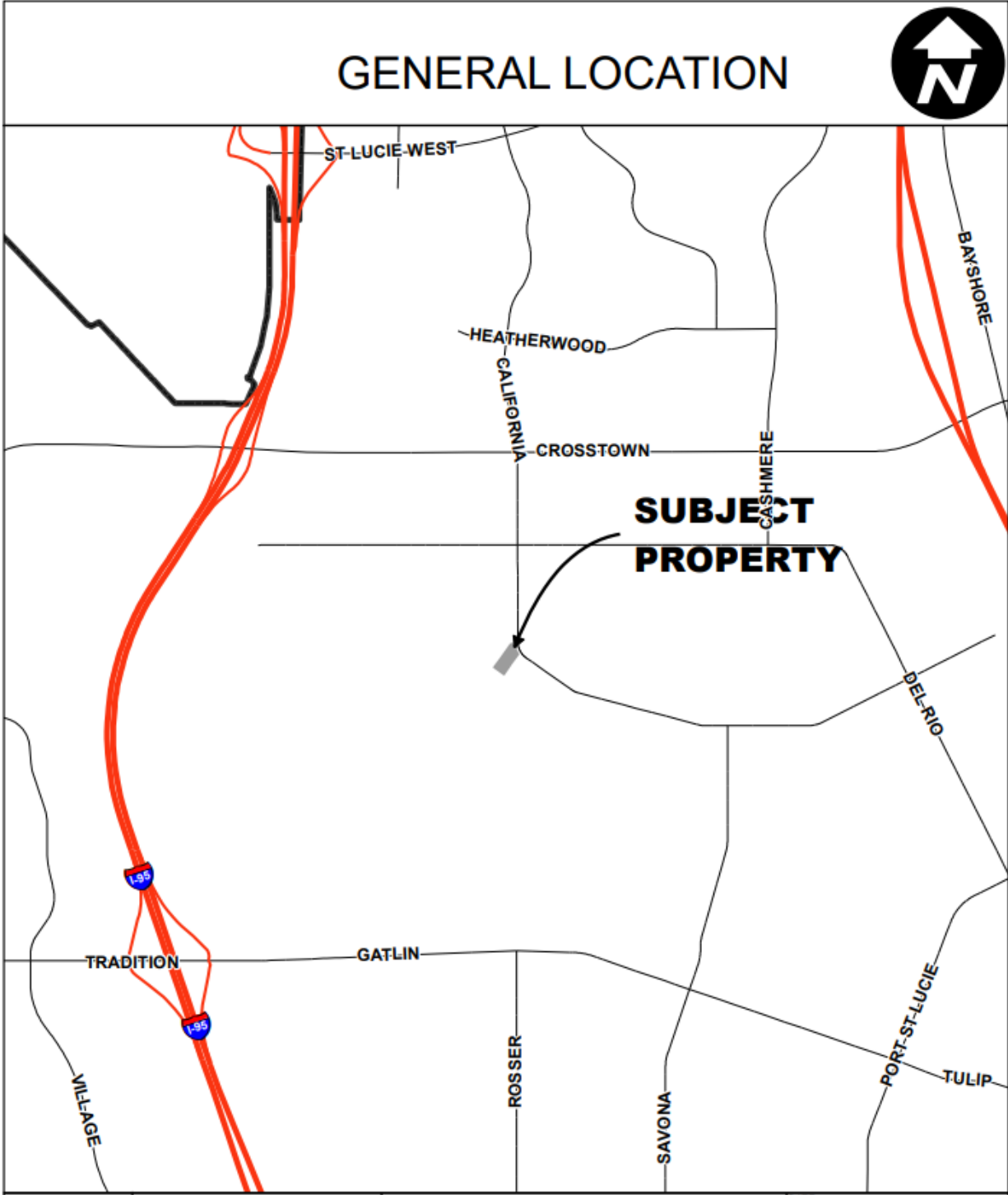
Location and Site Information

Parcel ID No.	43017-000-0001-000-2; 4301-700-0002-000-9
Property Size:	4.25-acres
Legal Description:	Lots 1 and 2 of Mansion Estates (PB 38, PG 14)
Future Land Use:	RL (Low Density Residential)
Existing Zoning:	RE (Estate Residential)
Existing Use:	Vacant

Surrounding Uses

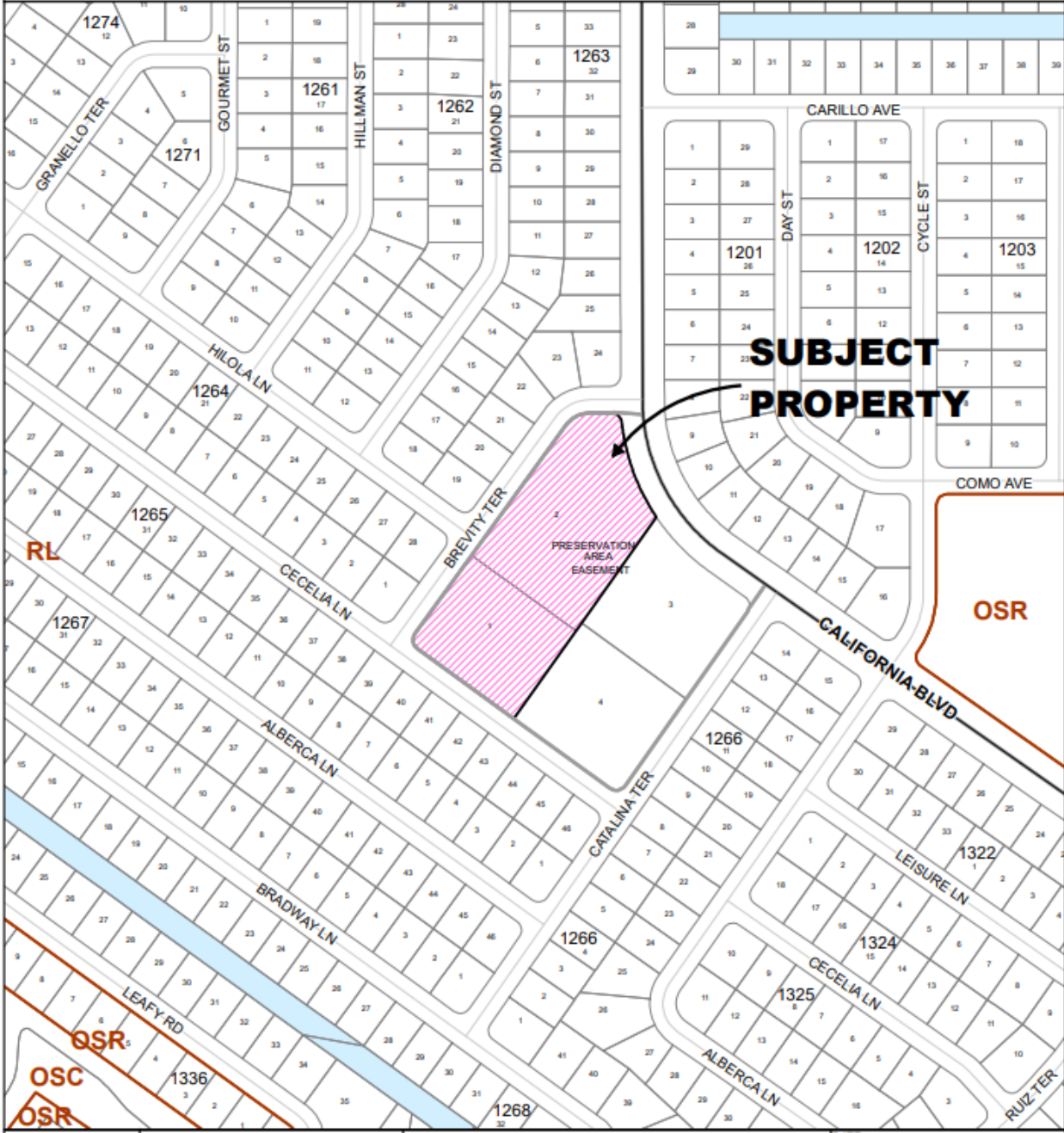
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-family residences
South	RL	RS-2	Single-family residences
East	RL	RE	Single-family residences; Vacant
West	RL	RS-2	Single-family residences; Vacant

RL-Low Density Residential, RS-2-Single-Family Residential, RE-Estate Residential



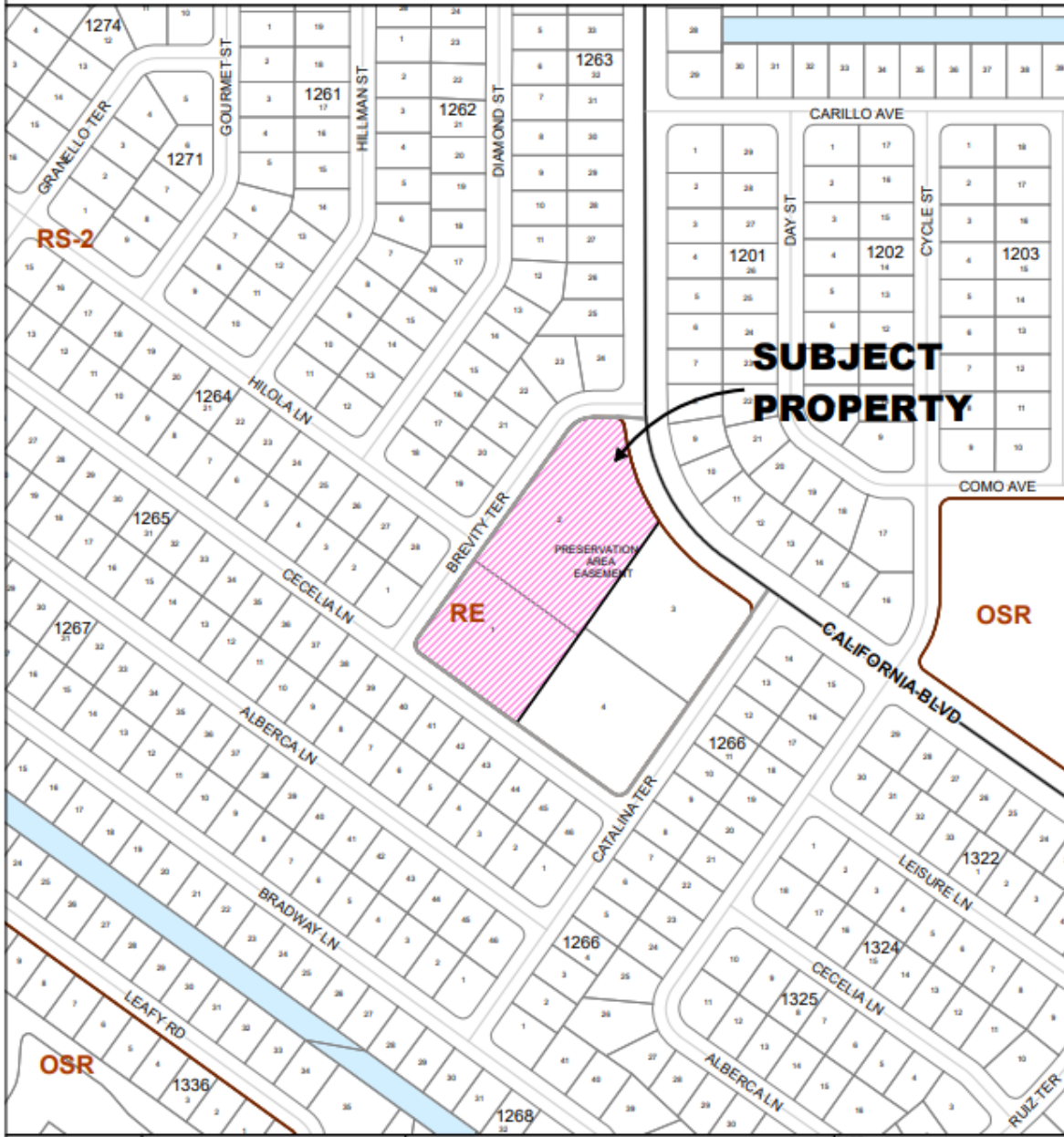
Location Map

FUTURE LAND USE



Future Land Use Map

EXISTING ZONING



Zoning Map

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.
<i>Traffic Circulation</i>	The staff review indicates that this project will generate approximately 76 daily vehicle trips, 11 a.m. peak hour trips, and 8 p.m. peak hour trips (ITE, Land Use Code 210, Single-Family Detached Housing) on the roads adjacent to the project. Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 11th Edition". This project should not have an adverse effect on the transportation level of service for the adjacent roadways.
<i>Parks and Recreation Facilities</i>	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.
<i>Stormwater Management Facilities</i>	The development of the lots will meet all applicable stormwater management regulations at the issuance of permits for development.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	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. As a member of the Site Plan Review Committee, the School Board has reviewed the application and concurred adequate capacity is available.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

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:

One isolated state jurisdictional wetland is located within the southeast portion of the property. A wetland easement and upland buffer exist on lots 1-4 of the Mansion Estates Plat recorded in Plat Book 38, Page 14. The wetland preservation is approximately 2 acres in total area. Lots 1 and 2 contain a 1.11-acre wetland, which is a portion of the overall 2-acre wetland. As shown on the plat, the proposed subdivision will continue to maintain a native upland buffer, surrounding the entirety of the wetland, with an average width of 50 feet and a minimum width at one point of 15 feet from the landward edge of all wetland

perimeters as per Sec. 157.05(D)(1). The preservation easement and upland buffer restrict dedications and usage to permanently protect the wetland. No wetland impacts are proposed in association with the proposed subdivision plat.

When native upland habitat exists on the property, a minimum of twenty-five (25) percent of the total native upland habitat on site shall be preserved. A native upland buffer around wetlands may be counted toward meeting the native upland habitat preserve requirement. The site contains 2.74-acres of upland habitat; therefore, the required upland preservation is 0.69-acres. The wetland buffer covers approximately 0.75-acres of upland habitat, satisfying this requirement.

Wildlife Protection: The site shall be evaluated for any resident wildlife prior to building. If any listed species are present on the site, the applicant will be required to obtain a permit from the Florida Department of Environmental Protection prior to development.

OTHER

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

Public Art (Chapter 162): N/A

Related Projects

P99-078 Mansion Estates – Subdivision Replat of Tract H – Application for subdivision replat for four residential lots was approved by the City Council through Resolution 99-R30 on July 26, 1999.

P20-183 Hernandez Builders Management (Mansion Estates) – Application to rezone lots 1 & 2 of the Manion Estates Subdivision to the RS-2 (Single-Family Residential) zoning district. The applicant withdrew the request on May 16, 2021.

STAFF RECOMMENDATION

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.

The Site Plan Review Committee recommended approval of the Mansion Estates preliminary and final subdivision plat at their meeting on March 9, 2022.