



**Port St. Lucie Section 34, Replat of Tract C  
 Preliminary and Final Subdivision Plat  
 P21-088**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for a preliminary and final subdivision plat
Applicant:	Michael Owens, Engineering, Design and Construction, Inc (EDC)
Property Owner:	John Blevins, Jr.
Location:	The property address is 475 SW Jeanne Avenue, and it is located on the north east corner of SW Jeanne Avenue and SW Baltic Street.
Project Planner:	Stephen Mayer, Planner III

**Project Description**

This preliminary and final subdivision plat includes three (3) residential single-family lots, consisting of .83 acres of property zoned RS-2. The property address is 475 SW Jeanne Avenue, and it is located on the northeast corner of SW Jeanne Avenue and SW Baltic Street.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat at their May 12, 2021 meeting.

**Location and Site Information**

Parcel Number:	34-20-665-0003-000-3
Property Size:	.82 acres
Legal Description:	A replat of Port St. Lucie Section 34, Tract C
Future Land Use:	RL (Residential Low)
Existing Zoning:	RS-2 (Residential Single Family)
Existing Use:	Vacant land

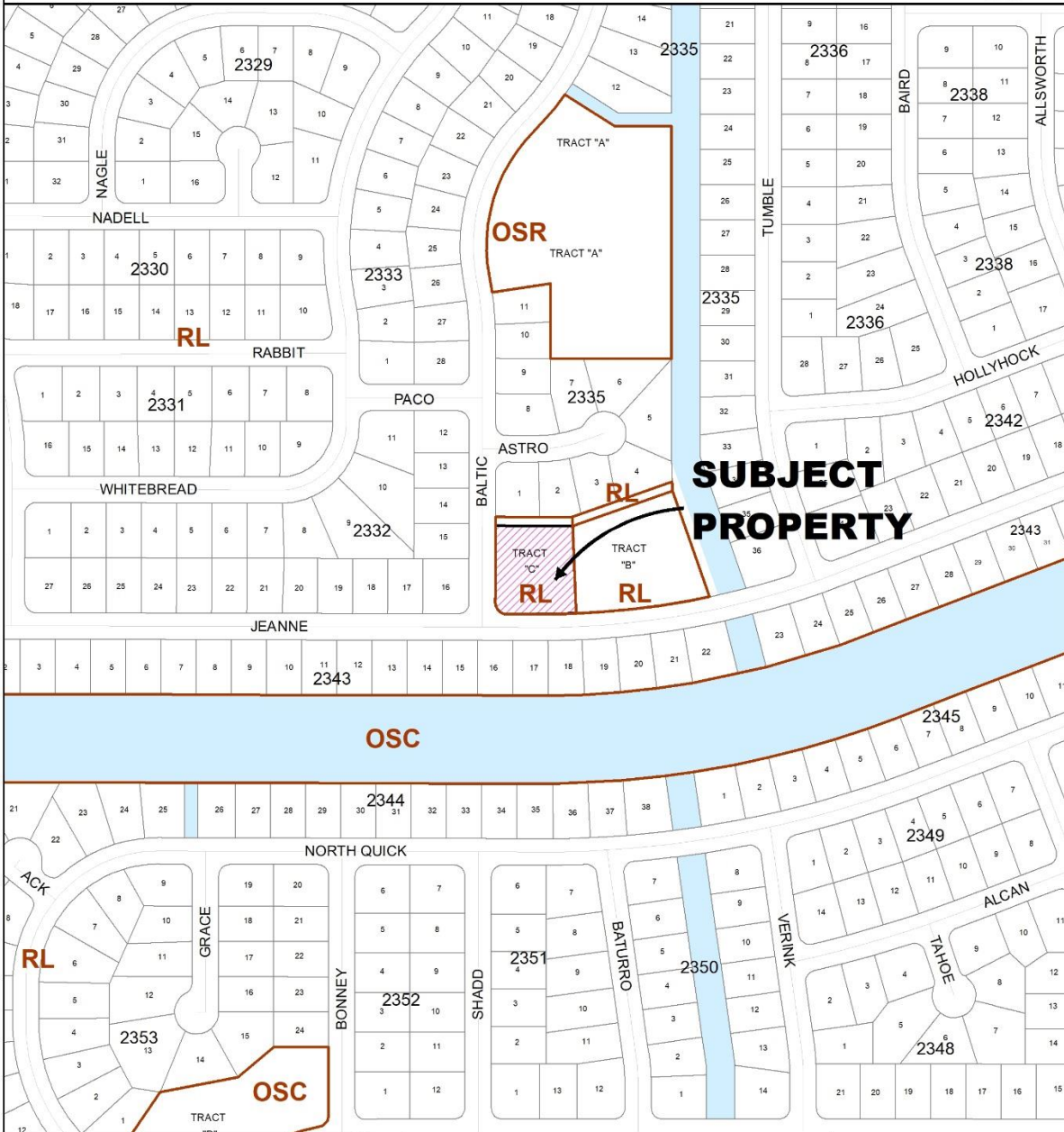
**Surrounding Uses**


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

RL Residential Low

RS-2 Single Family Residential

# FUTURE LAND USE

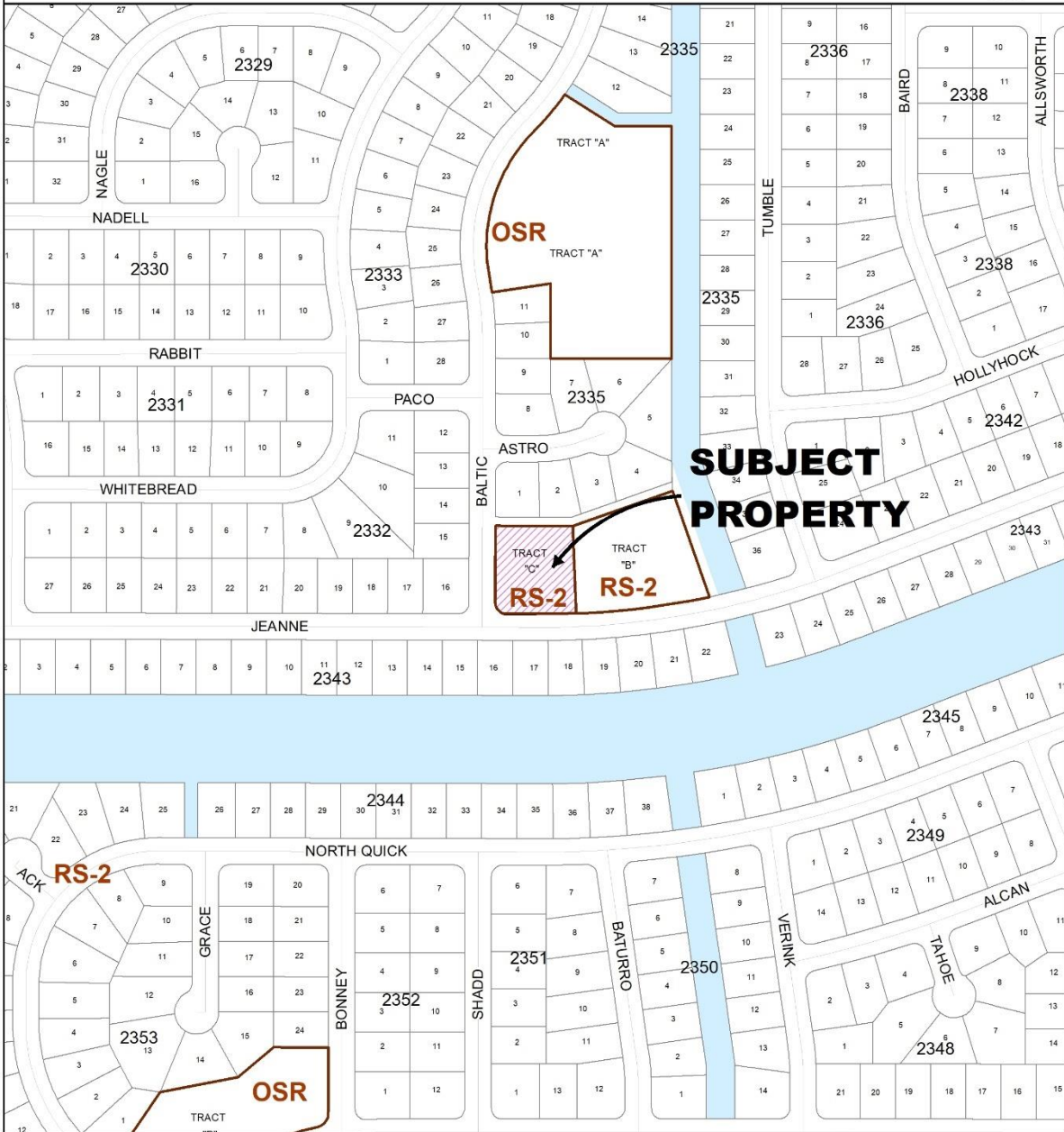



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT		DATE: 5/8/2021
		PSL SECTION 34, REPLAT OF TRACT 'C'		APPLICATION NUMBER: P21-088
		SECTION 34, TRACT 'C'		USER: patricias
				SCALE: 1 in = 300 ft

Future Land Use Map



# EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT		DATE: 5/5/2021
		PSL SECTION 34, REPLAT OF TRACT 'C'		APPLICATION NUMBER: P21-088
		SECTION 34, TRACT 'C'		USER: patricias
				SCALE: 1 in = 300 ft

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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. 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.
<b><i>Traffic Circulation</i></b>	The staff review indicates that the three lots will generate 41 daily vehicle trips and 5 pm peak hour trips. This will not adversely affect the transportation level of service. Public Works has reviewed the traffic analysis and the memo is attached.
<b><i>Parks and Recreation Facilities</i></b>	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.
<b><i>Stormwater Management Facilities</i></b>	The development of the lots will meet all applicable stormwater management regulations at the issuance of permits for development.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	Per Policy 2.4.2 of the City’s Comprehensive Plan, there is adequate capacity available for the addition of three single family lots.

### **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:** The plat contains no upland preserve or wetland conservation areas. A tree survey was conducted on the site and the total width of trees to be preserved calculated to be 171 inches diameter at breast height. The applicant has paid the tree mitigation fee (\$34,200) in full.

**Wildlife Protection:** If any gopher tortoises or burrows are present on the site, the applicant will be required to obtain a permit from the Florida Department of 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

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the final subdivision plat at their meeting of May 12, 2021.

The Planning and Zoning Board recommended approval of the final subdivision plat at their September 7, 2021 meeting.