

Mansion Estates Replat 1

Preliminary and Final Subdivision Plat

Project No. P21-270

Planning and Zoning Board

September 6, 2022

Bethany L. Grubbs, Planner II



Request Summary

Applicant/Owner: Armando Hernandez, Hernandez Builders Management, LLC

Request: This replat of Lots 1 and 2 of Mansion Estates will provide for six single-family lots, with a wetland preservation easement and upland buffer. The 4.28-acre site is zoned RE (Estate Residential). There are no public or private improvements proposed in conjunction with this subdivision plat.

Aerial

Surrounding uses

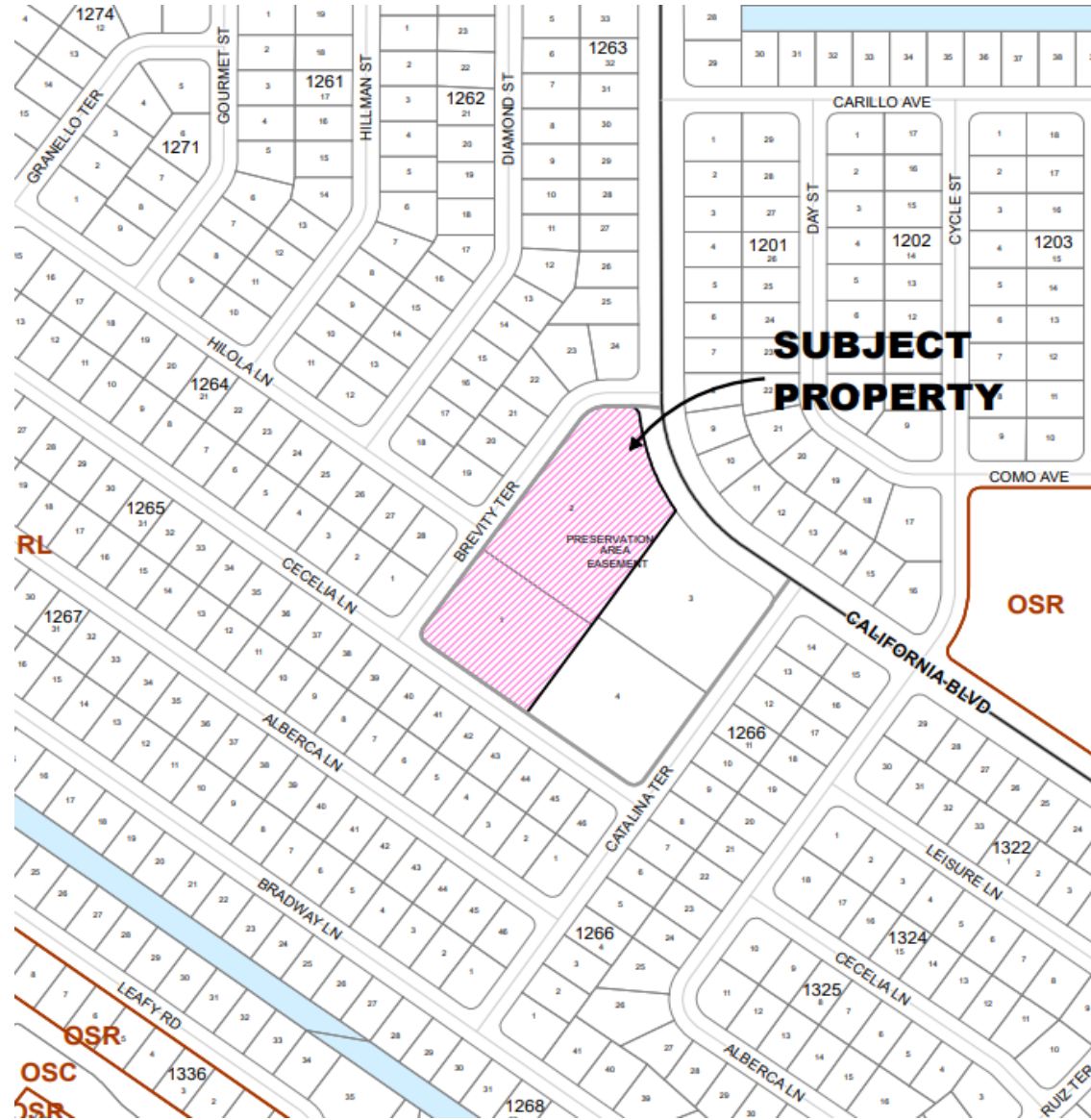
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-family residences
South	RL	RS-2	Single-family residences
East	RL	RE	Single-family residences; Vacant
West	RL	RS-2	Single-family residences; Vacant



Land Use

RL (Low Density Residential)

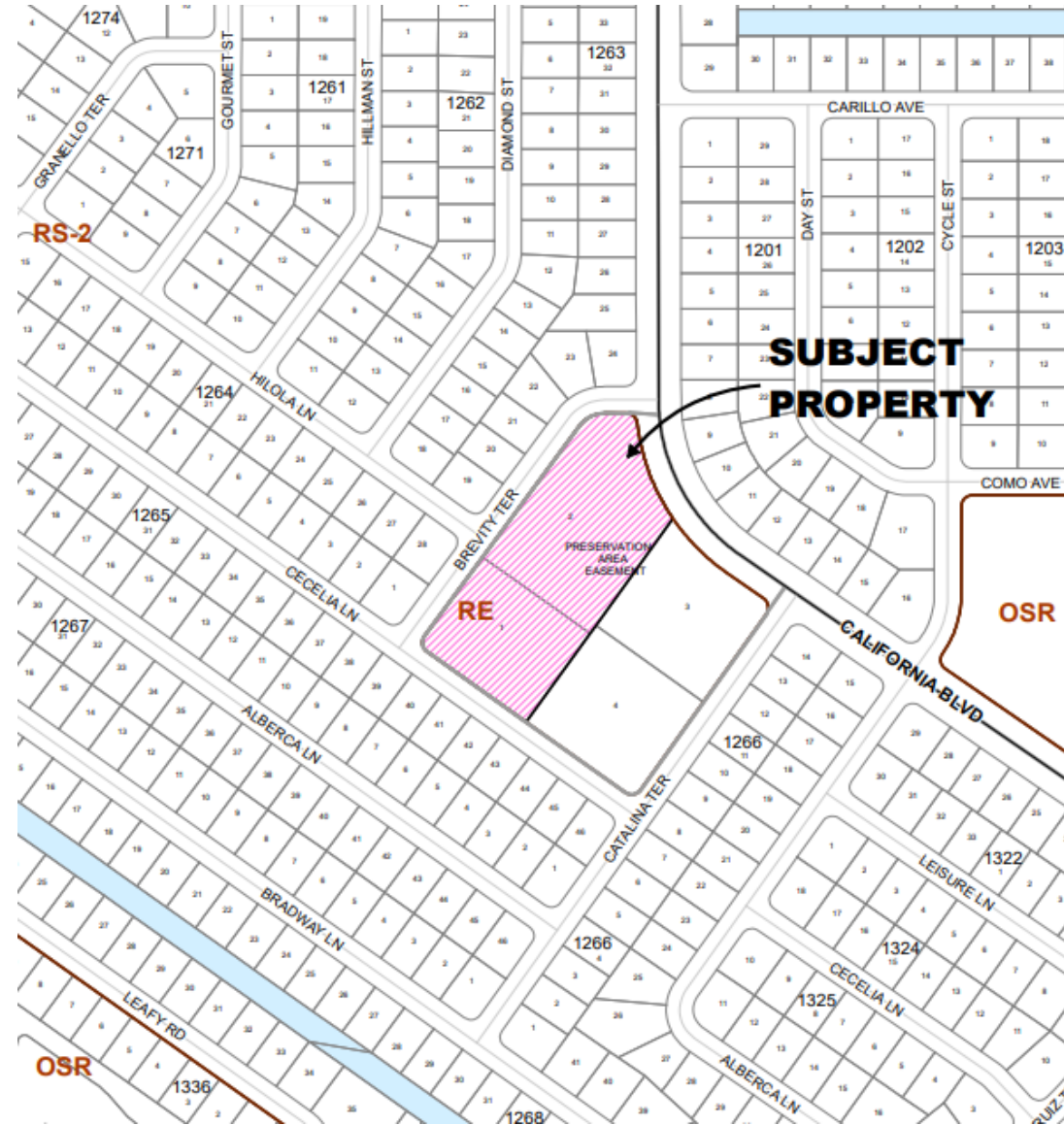
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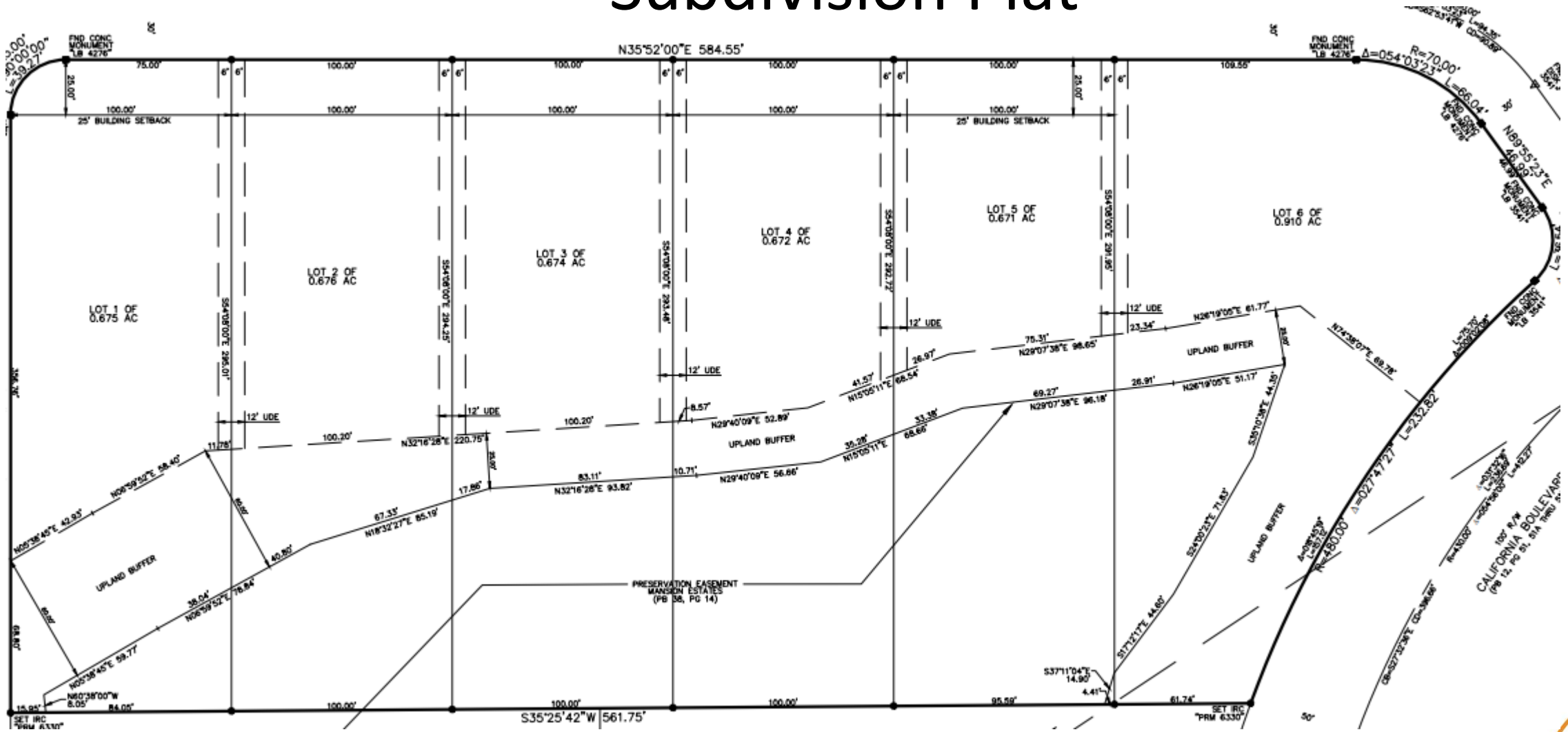
Zoning

RE (Residential Estate)

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



Subdivision Plat



Concurrency Review

Sanitary Sewer and Potable Water Facilities	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.
Traffic Circulation	Public Works staff has reviewed and recommended approval of the project internal and external conditions for transportation concurrency and level of service.
Parks and Recreation Facilities	The obligation to provide for park and recreational facilities is addressed in the Veranda Development Agreement. The Veranda Development shall provide for 20 net usable upland acres to satisfy this provision.
Stormwater Management Facilities	The development of the lots will meet all applicable stormwater management regulations at the issuance of permits for development.
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	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. The School Board has reviewed the application and recommended approval and concurred adequate capacity is available.

Recommendation

Site Plan Review Committee recommended approval at their meeting on March 9, 2022.

