

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

City Council
September 27, 2021
Stephen Mayer, Planner III



This application is for a **Preliminary and Final Plat:**

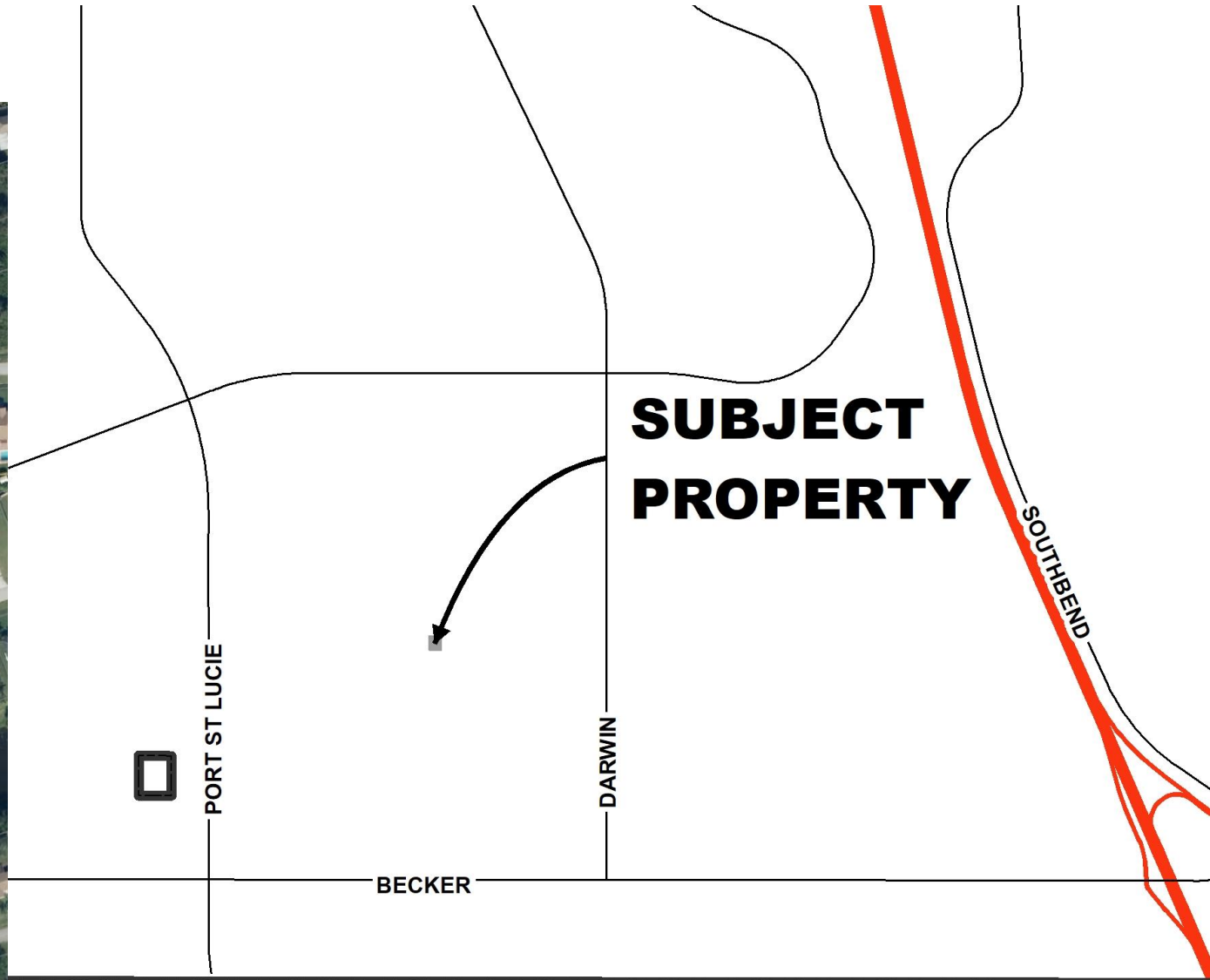
Area: .83 acres;

Lots: 3 single-family lots;

Other: Clearing of vacant land

Applicant: Engineering, Design and Construction, Inc. / Michael Owens
Property Owner: John Blevins, Jr.
Future Land Use: RL (Residential Low)
Zoning: RS-2 (Residential, Single Family)





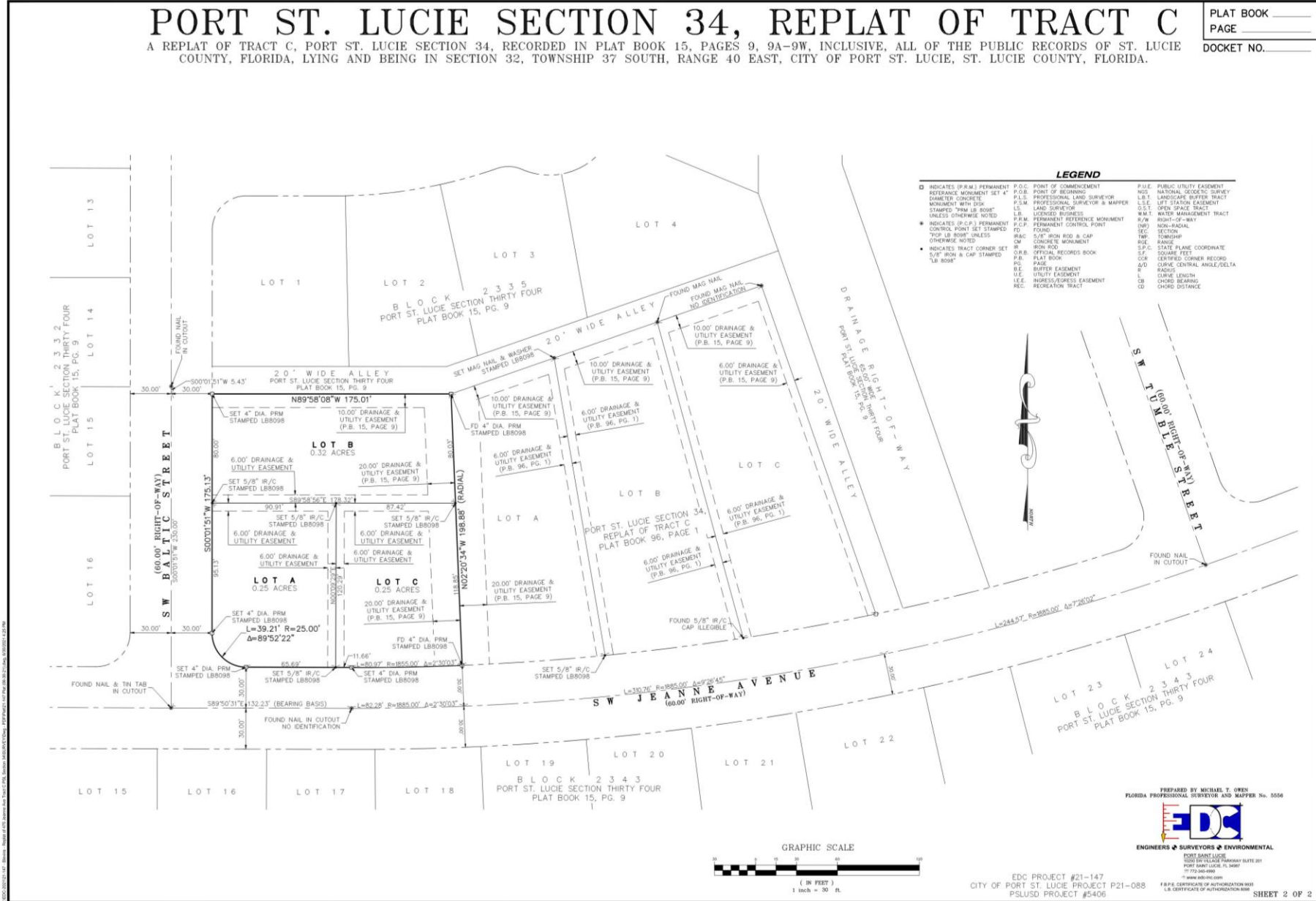
LOCATION MAP



PORT ST. LUCIE SECTION 34, REPLAT OF TRACT C

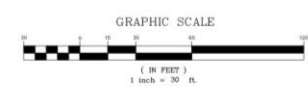
A REPLAT OF TRACT C, PORT ST. LUCIE SECTION 34, RECORDED IN PLAT BOOK 15, PAGES 9, 9A-9W, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING AND BEING IN SECTION 32, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____



LEGEND

□ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 4" DIAMETER CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. 18" 1908"	• INDICATES (P.C.R.) PERMANENT CONTROL POINT SET STAMPED "TOP 18" 1908" UNLESS OTHERWISE NOTED	• INDICATES TRACT CORNER SET 5/8" IR/C & CAP STAMPED "18" 1908"	P.O.C. POINT OF COMMENCEMENT	P.O.B. POINT OF BEGINNING	P.L.S. PROFESSIONAL LAND SURVEYOR	P.S.M. PROFESSIONAL SURVEYOR & MAPPER	L.S. LAND SURVEYOR	P.R.M. PERMANENT REFERENCE MONUMENT	P.C.P. PERMANENT CONTROL POINT	F.D. FOUND CONCRETE MONUMENT	R.M.C. 5/8" IR/C MON & CAP	R. IRON ROD WITH CAP	O.R.B. OFFICIAL RECORDS BOOK	P.B. PLAT BOOK	P.G. PAGE	B.E. BUFFER EASEMENT	U.E. UTILITY EASEMENT	I.E.L.E. INGRESS/EGRESS EASEMENT	REC. RECREATION TRACT	P.U.E. PUBLIC UTILITY EASEMENT	NOS. NATIONAL GEODETIC SURVEY	L.S.L. LANDSCAPE BUFFER TRACT	L.S.E. LIFT STATION EASEMENT	O.S.T. OPEN SPACE TRACT	W.M. WATER MANAGEMENT TRACT	H/W.M. HIGHWAY-WAY	N/R.M. NON-RADIAL SECTION	REC. RECREATION TRACT	NR. RANGE	S.F.C. STATE PLANE COORDINATE	S.F. SQUARE FEET	COR. CERTIFIED CORNER RECORD	A/D. CURVE CENTRAL ANGLE/DELTA	R. RADIUS	L. CURVE LENGTH	CHORD BEARING	CD. CHORD DISTANCE
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PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

EDC
ENGINEERS & SURVEYORS & ENVIRONMENTAL

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PORT SAINT LUCIE, FL 34957
TEL: 772-346-4980
WWW.EDCSURV.COM

FLORIDA CERTIFICATE OF AUTHORIZATION 8889
L.S. CERTIFICATE OF AUTHORIZATION 8889

CITY OF PORT ST. LUCIE PROJECT #21-147
CITY OF PORT ST. LUCIE PROJECT P21-088
PSLUSD PROJECT #5406

SHEET 2 OF 2



Preliminary and Final Plat

CityofPSL.com

The preliminary and final plat has been reviewed for compliance with Chapter 160, City Code, to ensure the provision of adequate public facilities and services are available with the development impacts.

This project is found to be in compliance.



Traffic Impact Analysis

- Traffic Impact was reviewed by staff and found to be little to no impact on the existing traffic surrounding the properties.
- Staff found the project to be in compliance with Public Works Policy #19-01



The Site Plan Review Committee reviewed the request for a preliminary and final plat on May 12, 2021, and recommended approval.

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

RECOMMENDATION

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