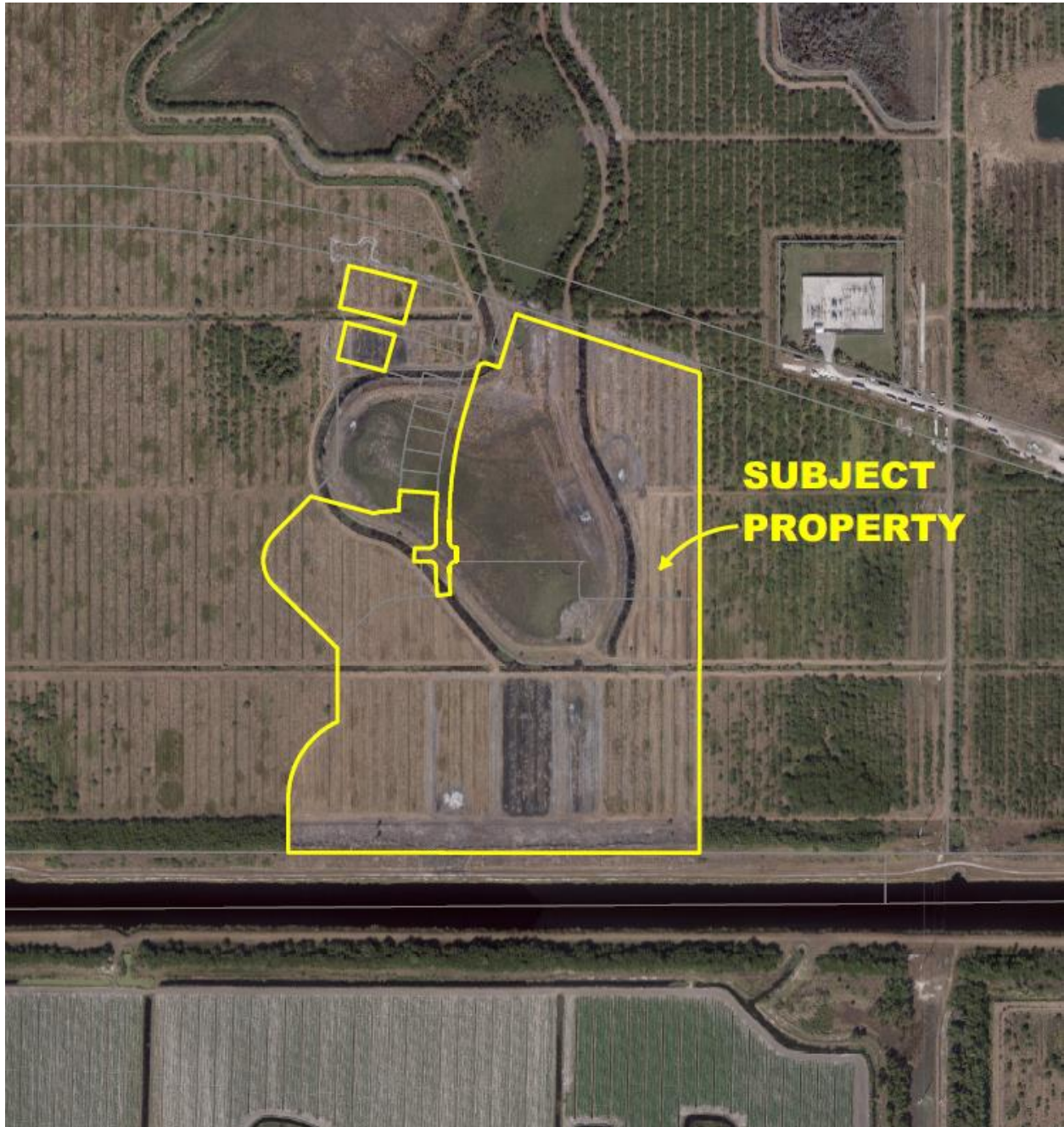




**Belterra Phase 1 Plat 2
Final Subdivision Plat with Construction Plans
P21-271**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a final subdivision plat with construction plans for a project known as Belterra Phase 1 Plat 2.
Applicant:	William Handler of GHO Homes
Property Owner:	GRBK GHO Belterra, LLC
Location:	West of Village Parkway and south of Becker Road
Project Planner:	Daniel Robinson, Planner II

Project Description

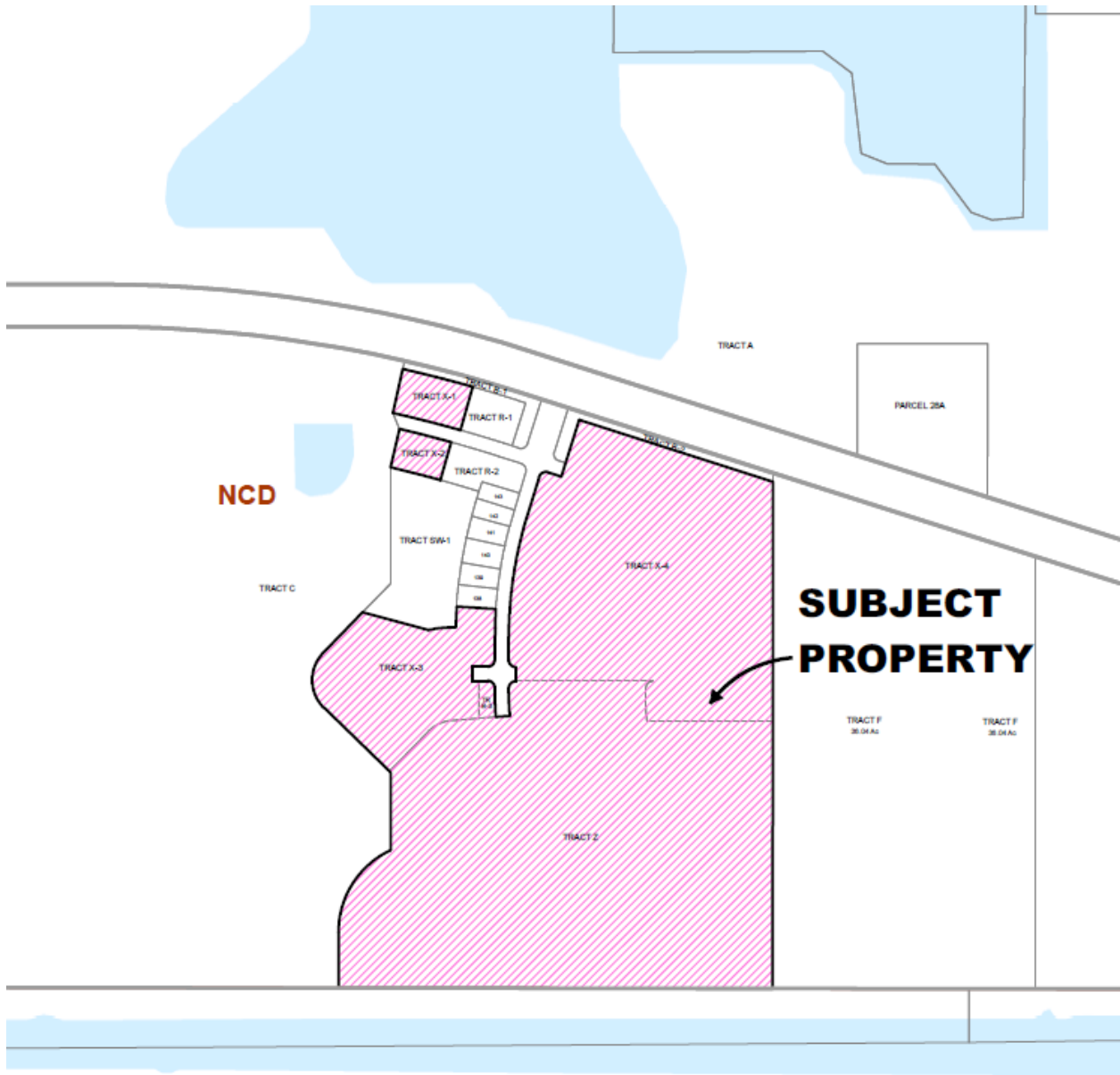
The proposed final plat application is for 66 single family home lots with a future community tract.

Location and Site Information

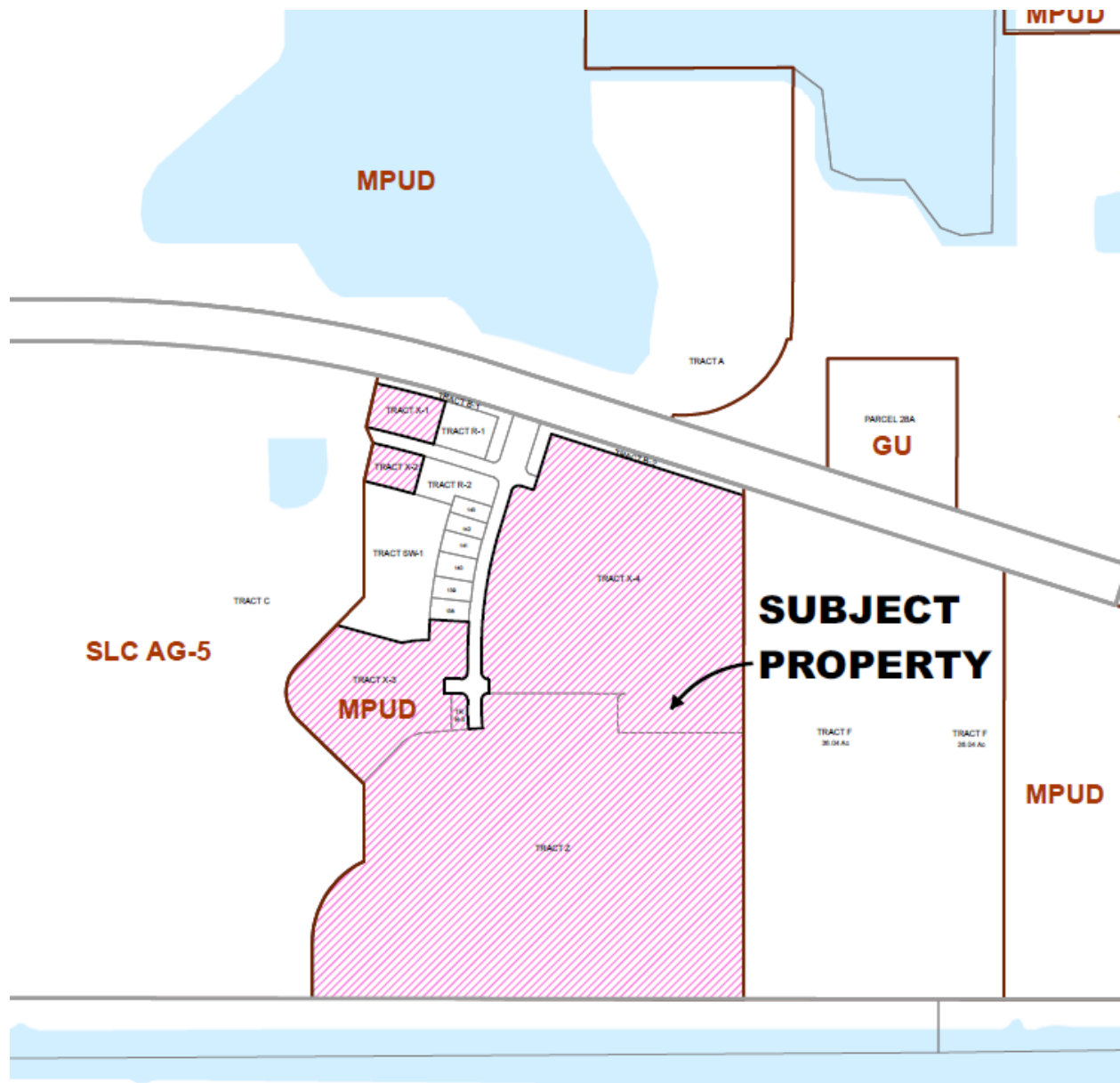
Property Size:	Approximately 68 acres
Parcel ID:	4334-702-0011-000-3 & 4334-702-0010-000-6 & 4334-702-0009-000-6 & 4334-702-0008-000-9 & 4334-702-0004-000-1 & 4334-702-0012-000-0
Legal Description:	Tract X-1, Tract X-2, Tract X-3, Tract X-4, Tract B-3, and Tract Z, Belterra Phase 1 Plat 1
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land
South	Martin County	Martin County	Vacant Land
East	NCD	MPUD	Vacant Land
West	SLC AG-5	SLC AG	Vacant Land



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code and the Southern Grove DRI development order, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. The construction plans include the necessary water and sewer system extensions to serve the development. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Traffic Circulation</i>	This application is consistent with the Southern Grove DRI development order. It has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
<i>Parks and Recreation Facilities</i>	The project is adjacent to park space set aside by requirement of the DRI. The subject park location is accessible from the proposed development via drainage and access easement, Tract E. The level of service for parks is measured and planned in conjunction with population growth on an annual basis. Currently, there are adequate parklands available to meet the required level of service.
<i>Stormwater Management Facilities</i>	The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<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.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the final plat and construction plans at their meeting of December 8, 2021.