



**Belterra Phase 1 Plat 3
Final Subdivision Plat with Construction Plans
P23-147**



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 3.
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 III

Project Description

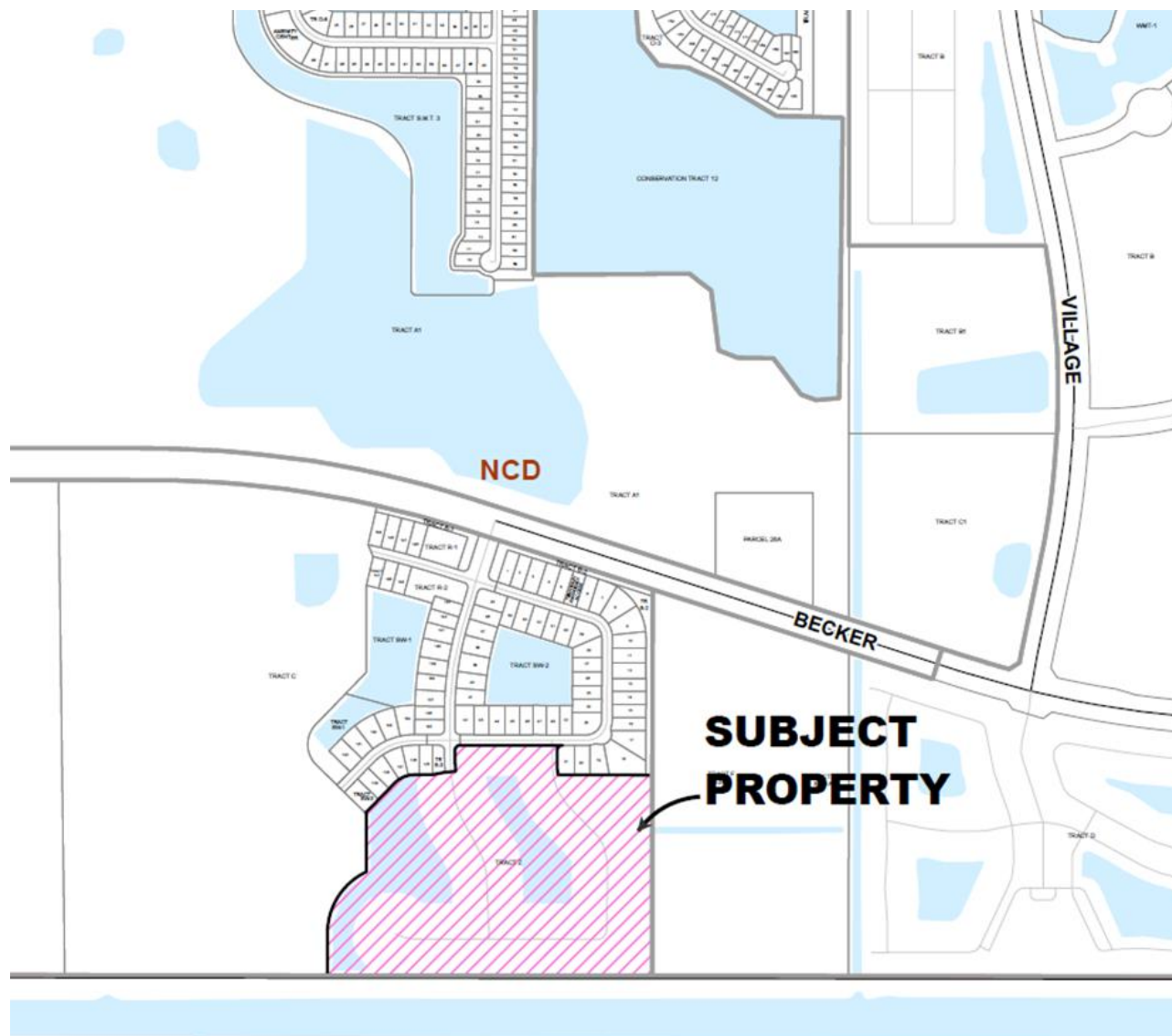
The proposed final plat application is for 76 single family home lots with open space, water management, and private road right-of-way tracts.

Location and Site Information

Property Size:	Approximately 33 acres
Parcel ID:	4334-800-0008-000-0
Legal Description:	Tract Z , According to Belterra Phase 1 Plat 2, AS RECORDED IN PLAT BOOK 107, PAGES 7 THROUGH 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 34 , TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
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	Belterra Development
South	Martin County	Martin County	Vacant Land
East	NCD	MPUD	Vacant Land
West	NCD	MPUD	Vacant Land



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 and the City’s Comprehensive plan. 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 the City Code, and Public Works Policy 19-01pwd. The submitted plat is the last final plat of Phase 1 that was previously approved under the preliminary plat as part of Resolution 20-R23. The infrastructure is complete with the exception of the final lift of asphalt and pavement striping. No Traffic requirements are triggered by this development.
<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. The St. Lucie County School Board has confirmed that the proposed plat falls within the adopted level of service.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the final plat and construction plans at their meeting of September 27, 2023.