

Port St. Lucie Section 34, Replat of Tract B Preliminary & Final Subdivision Plat (P20-258)

City Council Meeting
May 24, 2021
Bolivar Gomez, Planner II



REQUESTED APPLICATION

This application is for a Preliminary and Final Plat that is 1.43 acres in area. The project proposes 3 single-family lots.

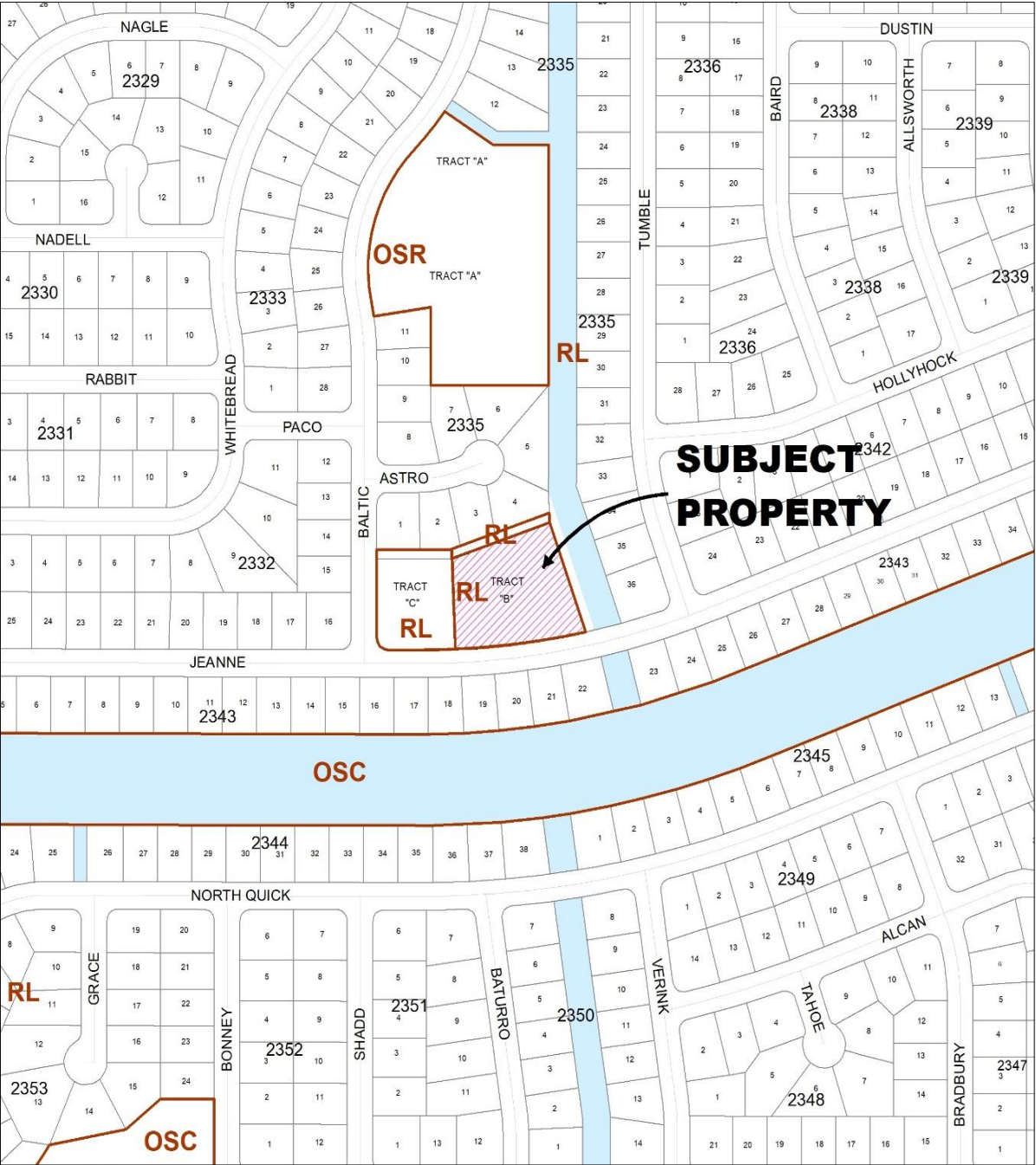
Applicant: Engineering Design, & Construction, Inc.
Owner: Chagani Brothers, LLC



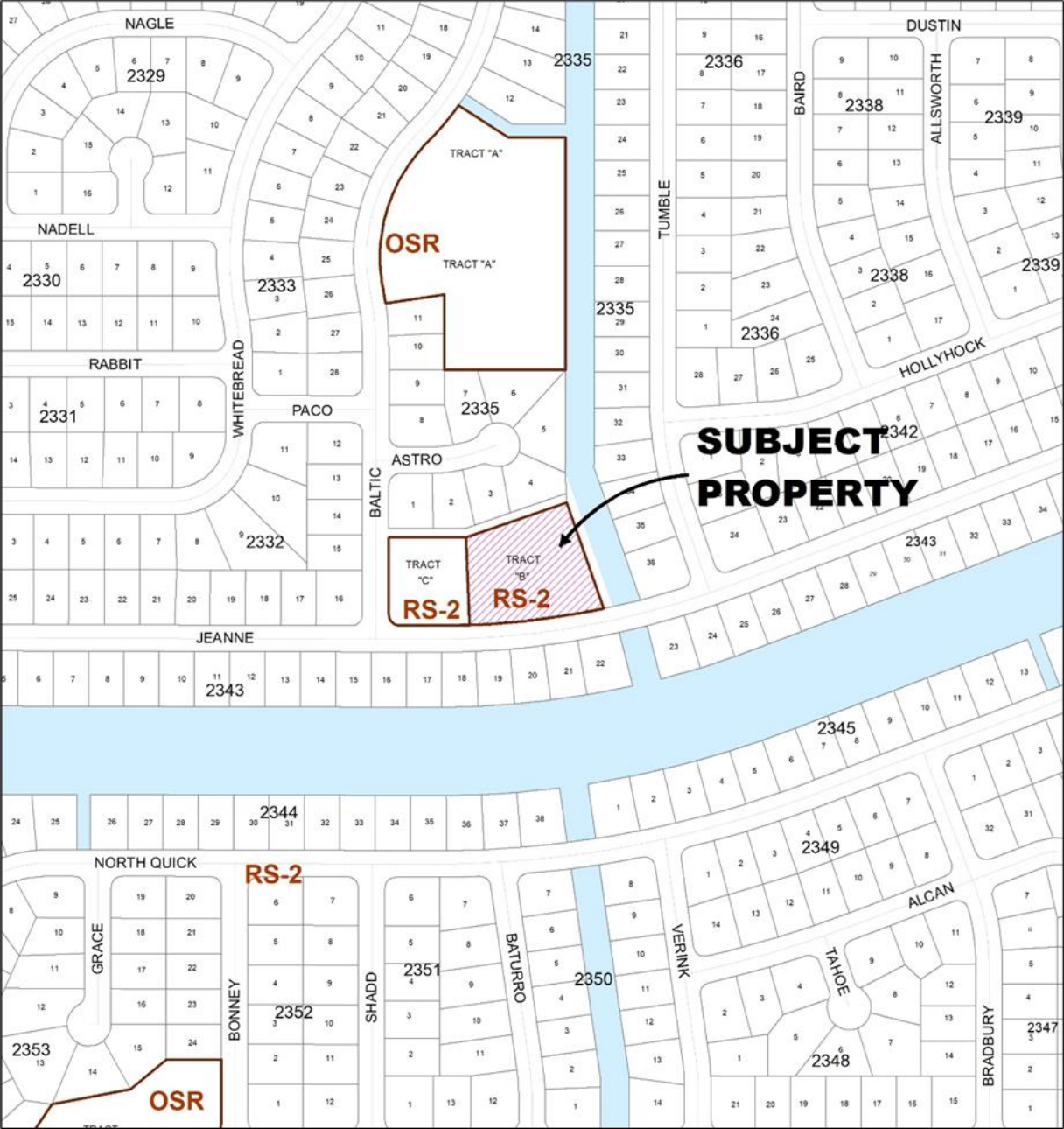
AERIAL MAP



LAND USE MAP



ZONING MAP



CONCURRENCY AND NATIVE HABITAT/TREE PROTECTION REVIEW

- The project has been found to **be in compliance with Chapter 160, City Code**, regarding provision of adequate public facilities.
- **Native Habitat/Tree Protection:**
 - Per Section 154.14(A) of the City’s Landscape and Land Clearing Code, the term “protected tree” applies to trees having a DBH (Diameter Breast Height) of 12 inches or greater. For a site less than 2 acres, a tree location survey is required that identifies all native trees with a DBH of 12 inches or more. A tree survey was conducted for the entire 1.43 acre of vacant land, with eight oak trees identified on site. As set forth in Section 154.16(E), the applicant is required to contribute to the Tree Preservation Fund.

TRAFFIC IMPACT ANALYSIS

- On December 10, 2018, the City Council passed Ordinance 18-63, changing the future land use designation for the 1.43-acre vacant land from I (Institutional) to RL (Low Density Residential). With the change in future land use designation, the P.M. peak hour decrease is 254 trips.
- The below comparison table was documented at the time of the future land use designation change from Institutional (I) to RL (Low Density Residential):

Future Land Use Category	Intensity (S.F.)/DUs	Trip Generation Rate (ITE Code 8 th Edition)	Trip Generation Calculation	P.M. Peak Hour
Existing (I)	18,687 S.F.	(ITE code 565 Daycare) Per 1,000 SF	13.91	259.94
Proposed (RL)	7 DU's	(ITE code 210 Single Family Detached Housing) Per DU	0.75	5.25

RECOMMENDATION

The Site Plan Review Committee reviewed the subdivision plat at their meeting on February 10, 2021 and recommended approval.

The Planning and Zoning Board recommended approval during their regular meeting on May 4, 2021.

