



**Belterra Phase 1 Plat 1
Final Subdivision Plat with Construction Plans
P21-015**



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 1.
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

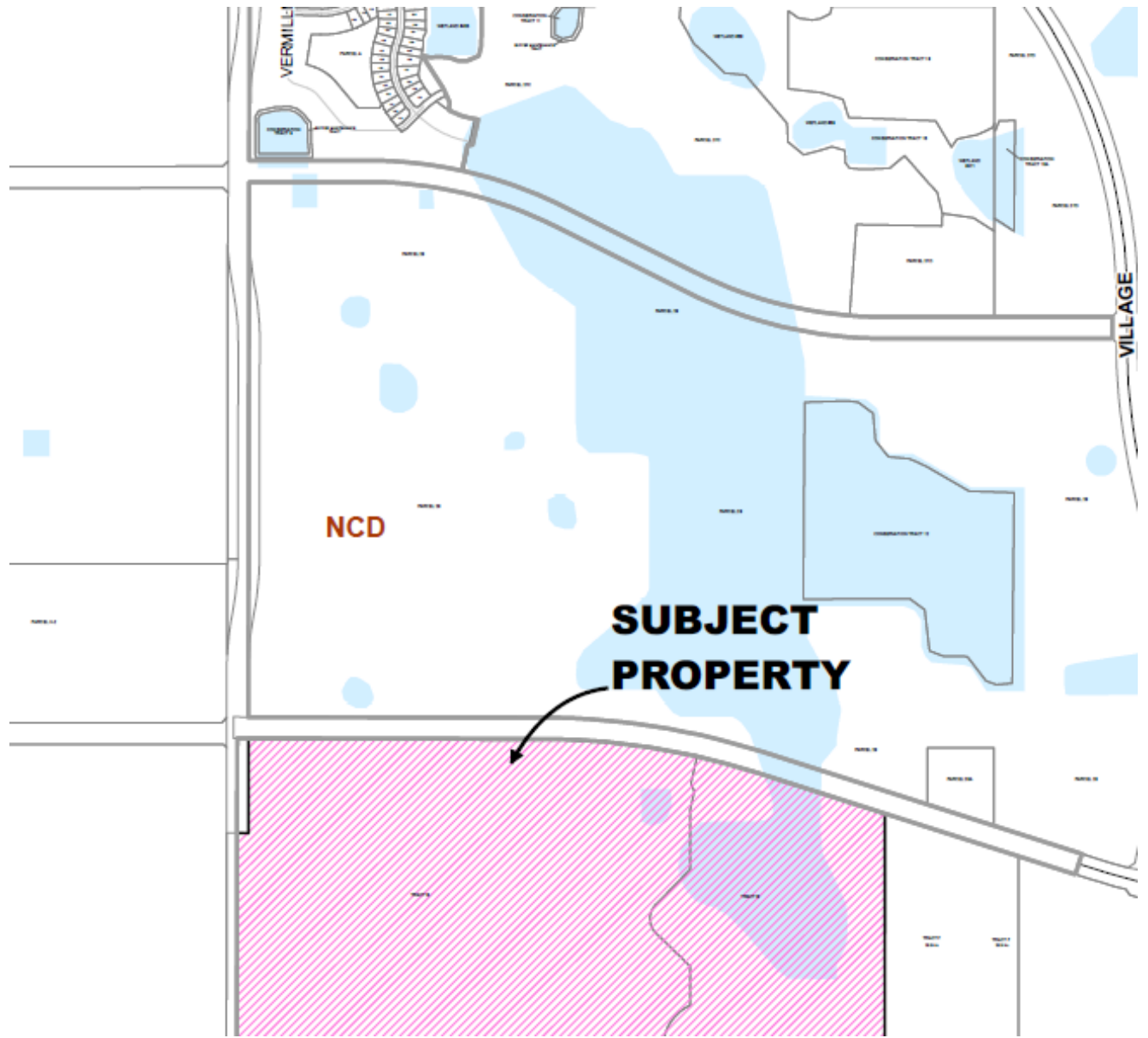
The proposed final plat application is for recreational tracts, six model home lots, a water management tract, and tracts for future development.

Location and Site Information

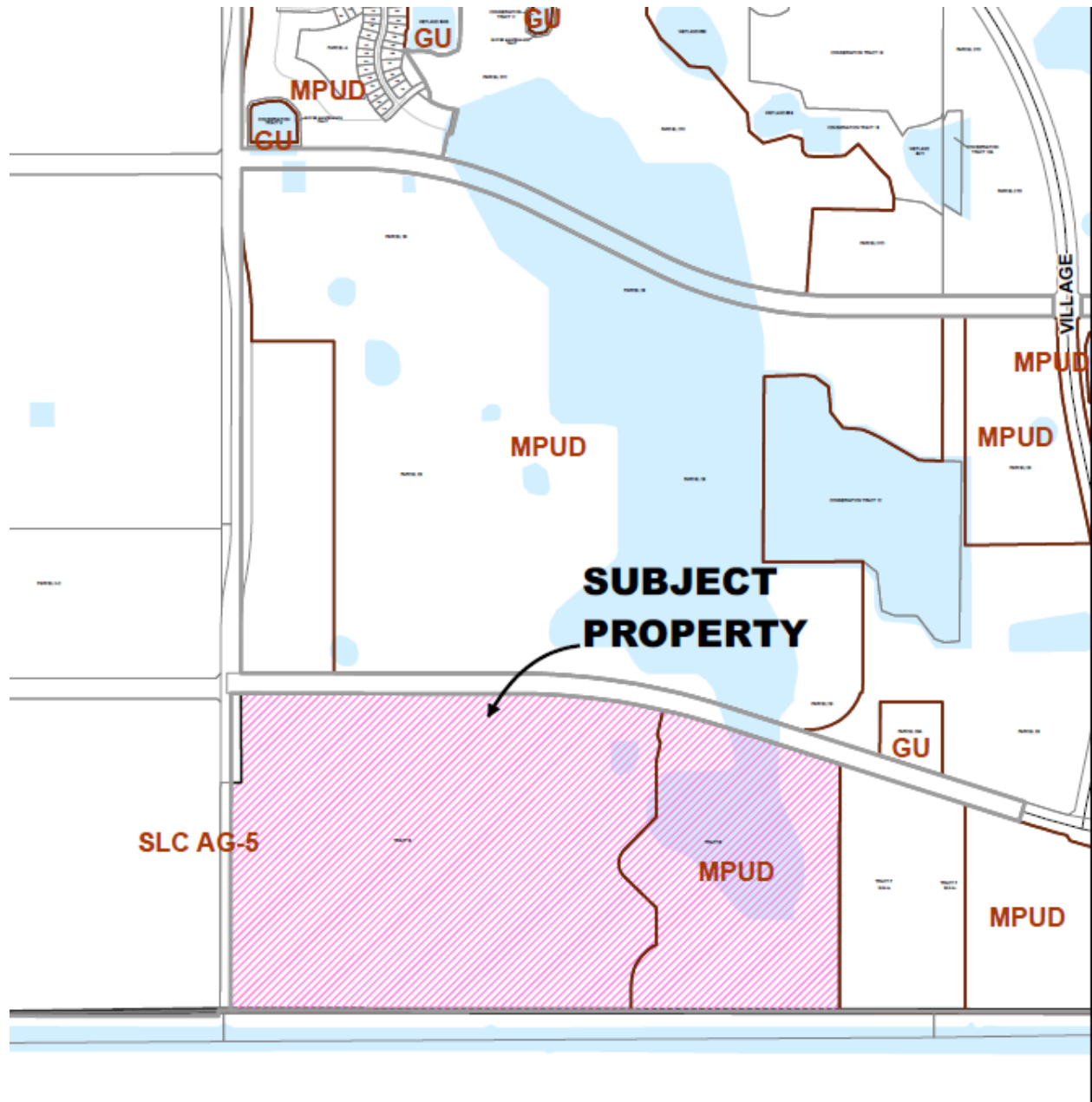
Property Size:	Approximately 232 acres
Parcel ID:	433470000020001 & 433470000060009
Legal Description:	ALL OF TRACT B, ACCORDING TO SOUTHERN GROVE REPLAT NO. 30, AS RECORDED IN PLAT BOOK 87, PAGES 17 THROUGH 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	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 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance. Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.
<i>Parks and Recreation Facilities</i>	Per the DRI development order, a plan for the provision of neighborhood and community recreational sites and facilities is required to be submitted prior to January 1, 2021. The project is adjacent to park space set aside by requirement of the DRI.
<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. Capacity is available.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat and construction plans at their meeting of January 27, 2021.