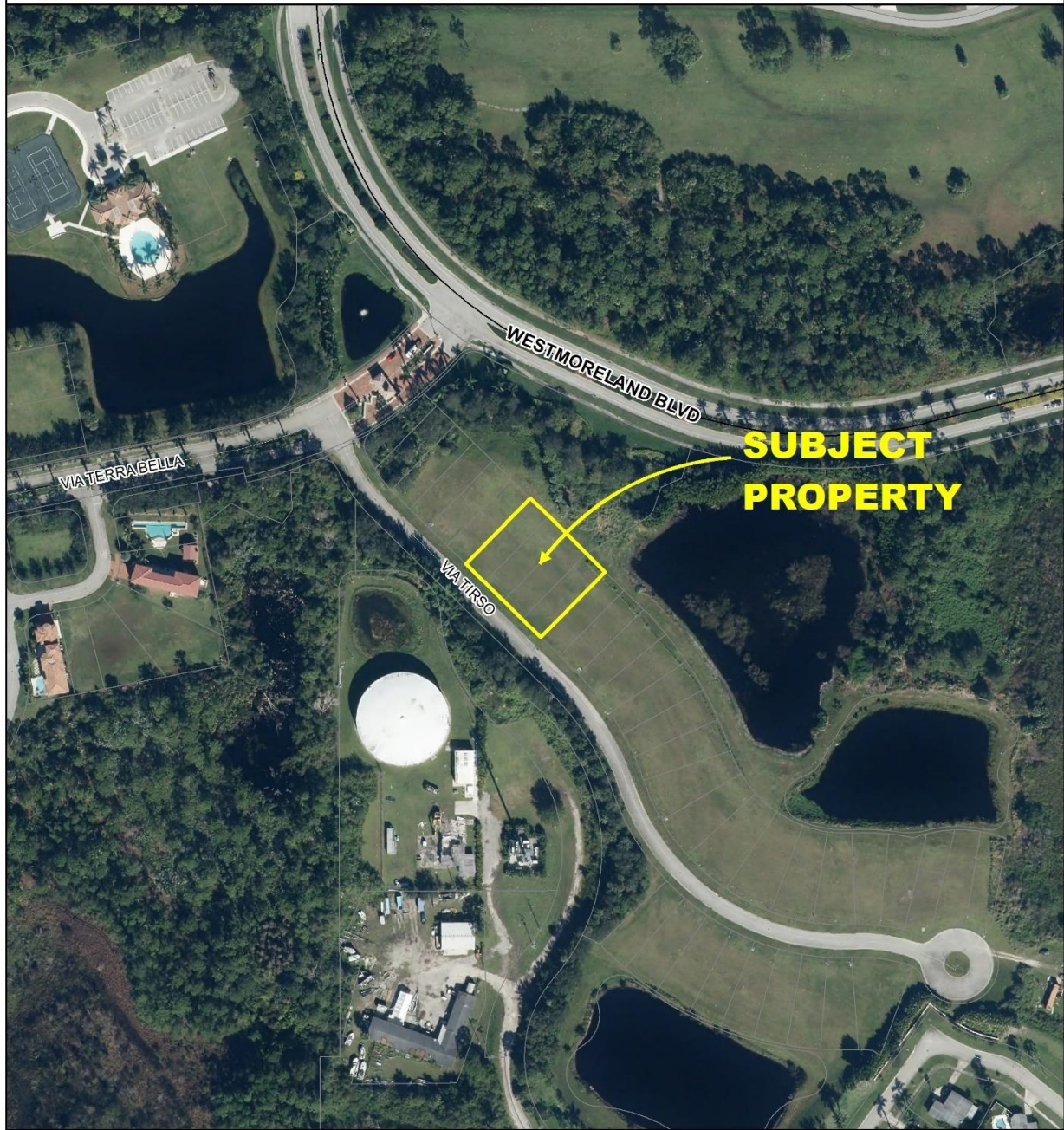




**Rivella at Tesoro Preserve Model Center
Minor Site Plan
P21-093**



Project Location Map

SUMMARY

Applicant's Request:	A model center consisting of two (2) model homes and a temporary parking lot.
Applicant:	Dan Sorrow, Cotleur and Hearing
Property Owner:	KH Rivella LLC
Location:	Tesoro Preserve
Address:	N/A
Project Planner:	Stephen Mayer, Planner III

Project Description

The proposed project consists of four (4) lots for a model center in the Tesoro Preserve PUD. Two (2) lots with a proposed model home in each (one of which contains a sales center office) and two lots as a temporary parking lot.

Previous Actions and Prior Reviews

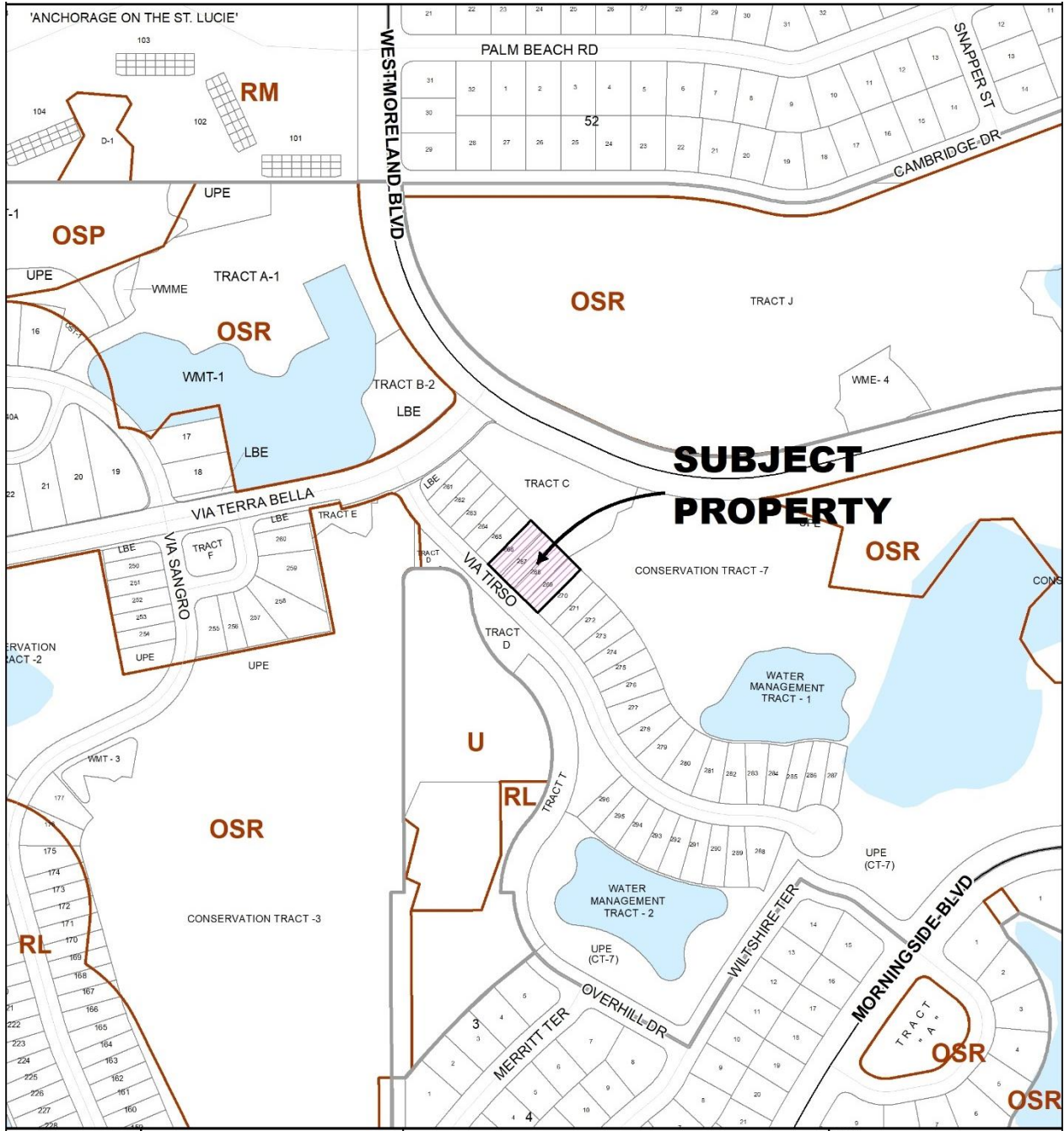
The Site Plan Review Committee recommended approval of the site plan at their meeting of May 12, 2021.

Location and Site Information

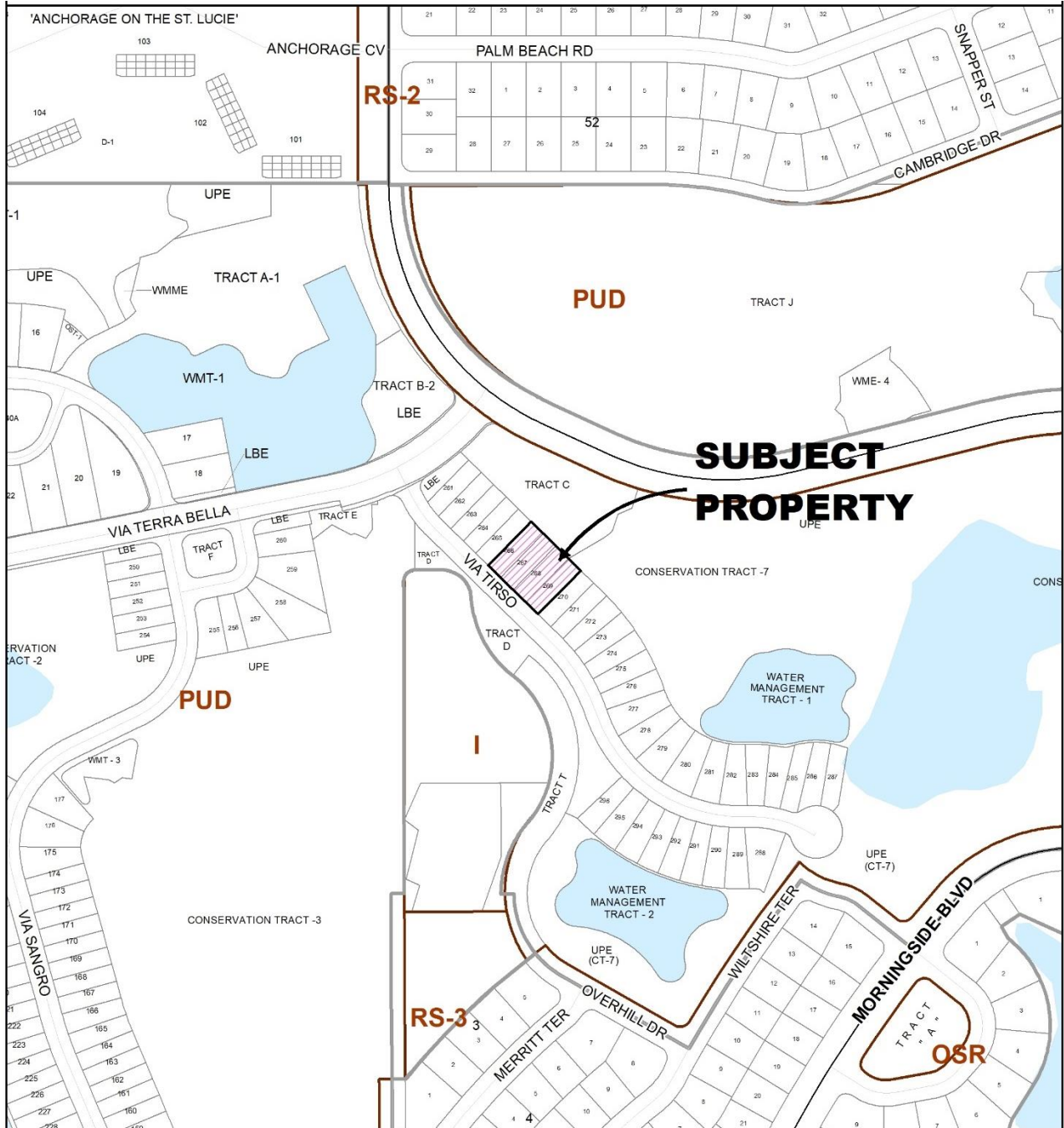
Parcel NumberSSSr:	441460002730009; 441460002740006; 441460002750003; and 441460002760000
Property Size:	0.52 acres/ 22,651 sq. ft.
Legal Description:	Lots 266, 267, 268, 269, 293, and 294, Tesoro Preserve Plat No. 2, according to the plat thereof as Recorded in Plat Book 44, Page 15, 15-A through 15-I, inclusive, Public Records of St. Lucie County, Florida
Future Land Use:	RL
Existing Zoning:	PUD
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	PUD	Tesoro Preserve PUD Plat 4, Single Family Homes
South	RL	PUD	Tesoro Preserve PUD Plat 4, Single Family Homes
East	RL	PUD	Tesoro Preserve PUD, Plat 4, Preserve
West	U	I	City of Port St. Lucie Utilities Tesoro And Preserve PUD, Plat 4, Preserve



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed use of a model center is consistent with the Tesoro Preserve PUD.
DUMPSTER ENCLOSURE	N/A
ARCHITECTURAL DESIGN STANDARDS	N/A
STACKING:	N/A
PARKING REQUIREMENTS	There are 13 parking spaces provided including 1 handicapped space.
BUILDING HEIGHT	The maximum building height of the proposed model home will not exceed 30 feet.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the PUD zoning district.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	Port St. Lucie will be the provider of utilities for the proposed project. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to the issuance of building permits.
TRANSPORTATION	This project is part of P04-274 Tesoro Preserve Plat No. 2 Final Subdivision Plat. The staff review for the final plat indicated there is adequate capacity available.
PARKS AND OPEN SPACE	N/A
STORMWATER	The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Per Policy PSFE 2.4.2.1: Exemptions of the City of Port St. Lucie Comprehensive Plan, single family lots of record that received final plat approval prior to May 1, 2008 are exempt from the school concurrency requirement. As the final plat was approved on August 23, 2004, the lots are exempt from school concurrency.

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: Upland preservation/mitigation requirements are addressed in the Ravello at Tesoro Preserve PUD Amendment. (P17-052) The property consists of vacant and cleared property. No further mitigation is required.

Wildlife Protection: N/A

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): Since the final plat was approved prior to the adoption of the Public Art ordinance, this project is exempt from any public art requirement.

Related Projects

P04-274 Tesoro Preserve Plat No. 2 - Final Plat

P17-052 Ravello at Tesoro Preserve PUD Amendment (9th Amendment)

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan.

Staff recommends approval of the minor site plan as recommended by the Site Plan Review Committee at their meeting on May 12, 2021.