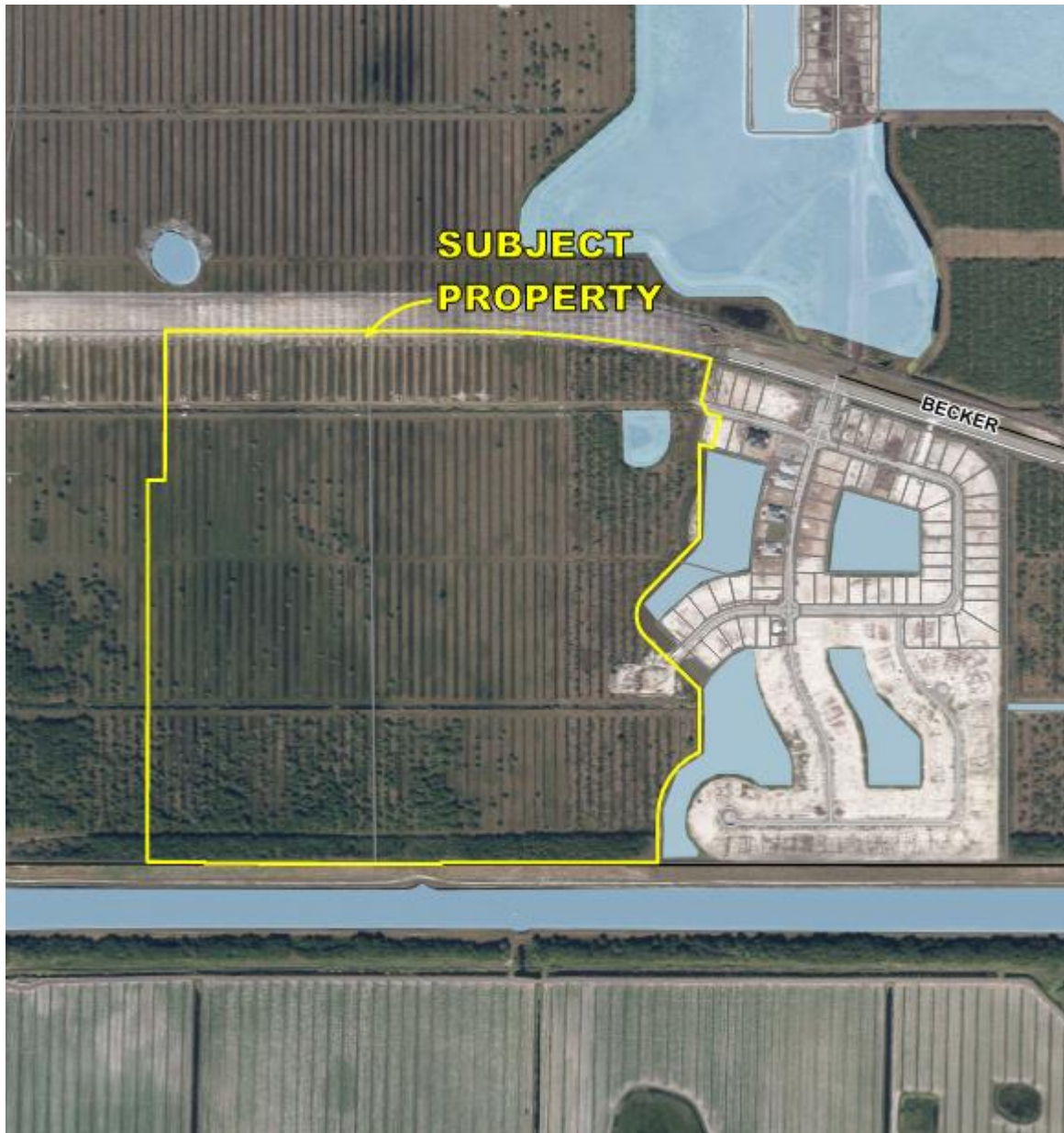




**Belterra Phase 2  
Preliminary Subdivision Plat with Construction Plans  
P22-180**



Project Location Map

**SUMMARY**

Applicant's Request:	Request for approval of a preliminary subdivision plat with construction plans for a project known as Belterra Phase 2.
Applicant:	William Handler of GHO Homes
Property Owner:	GRBK GHO Belterra, LLC and Mattamy of Palm Beach, LLC
Location:	West of Village Parkway and south of Becker Road
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

**Project Description**

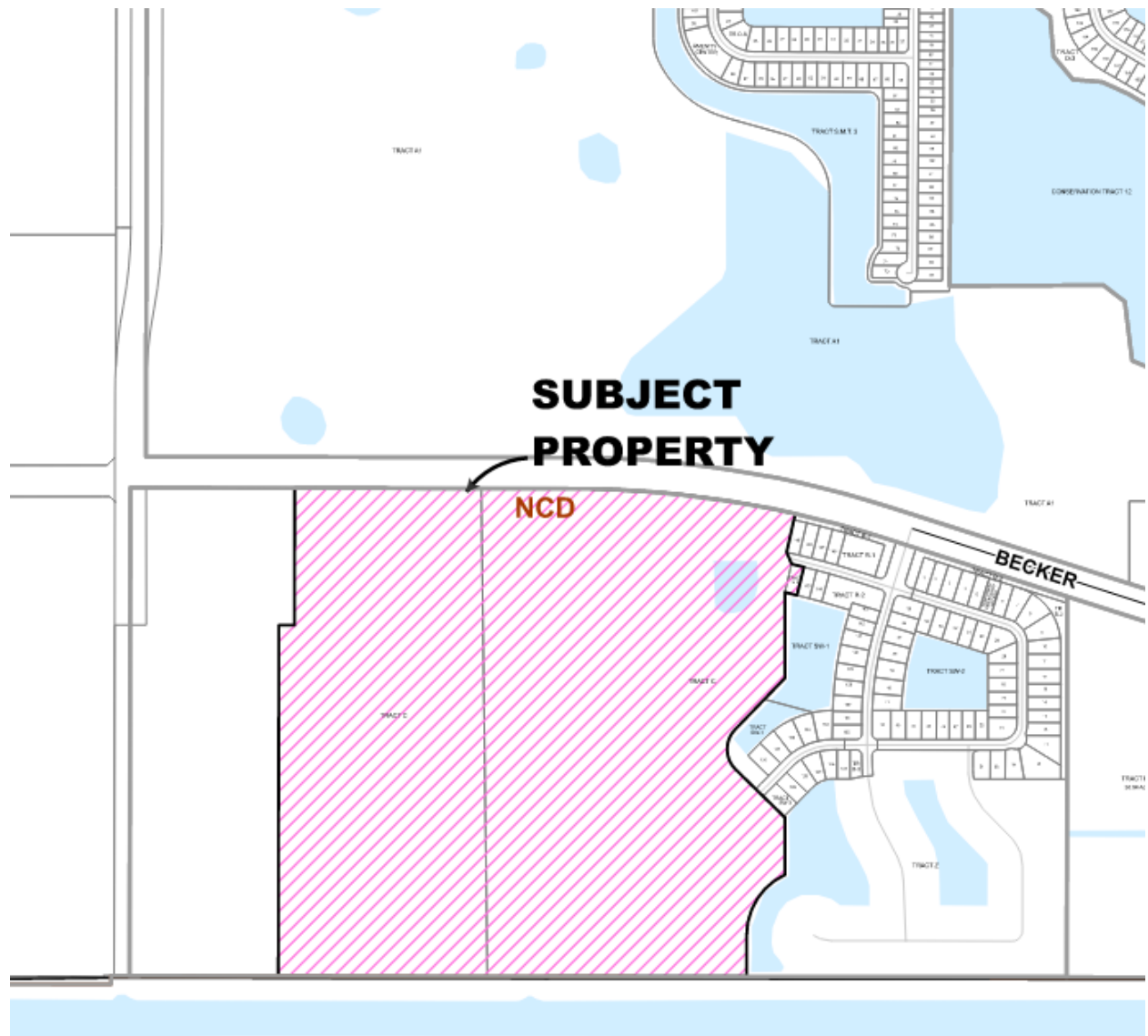
The proposed preliminary plat application providing 150 single family lots, open space tracts, and water management tracts and Future development tract to be rezoned MPUD at a later date.

**Location and Site Information**

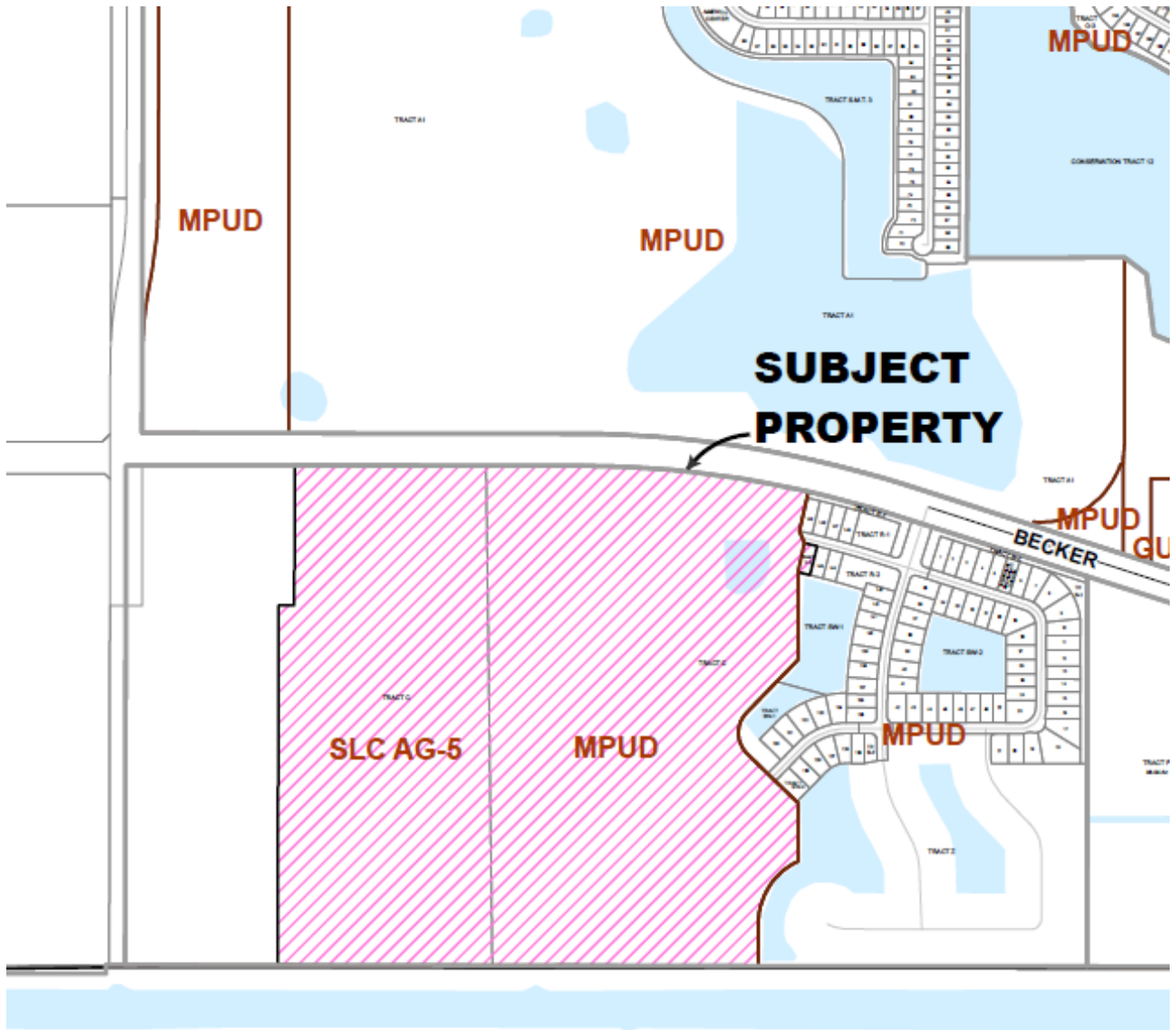
Property Size:	Approximately 73 acres
Parcel ID:	433470200070105 & 433470200070002
Legal Description:	All of Tract C, According to Belterra Phase 1 Plat 1, As Recorded in Plat Book 94, Pages 23 through 29, Public Records of St. Lucie County, Florida.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD) & St. Lucie County Agricultural-5
Existing Use:	Vacant land

**Surrounding Uses**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	NCD	MPUD	Vacant Land
South	Martin County	Martin County	Vacant Land
East	NCD	MPUD	Belterra Development
West	SLC AG-5	SLC AG-5	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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	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.
<b><i>Traffic Circulation</i></b>	This application is consistent with the Southern Grove DRI 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 City Code, and Public Works Policy 19-01pwd.
<b><i>Parks and Recreation Facilities</i></b>	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.
<b><i>Stormwater Management Facilities</i></b>	The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	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 preliminary plat and construction plans at their meeting of July 13, 2022.