

**Mansion Estates Replat 2  
Subdivision Plat  
P23-217**



**SUMMARY**

Applicant’s Request:	To replat lots 1-6 of Mansion Estates to reflect the jurisdictional wetland boundary that was revised by the SFWMD in June 2023.
Applicant:	Armando Hernandez, Hernandez Builders Management, LLC
Property Owner:	Armando Hernandez, Hernandez Builders Management, LLC
Location:	The project is generally located on the south side of SW Brevity Terrace between SW California Boulevard and SW Cecelia Lane.
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

**Project Description**

This replat application was made to reflect the revised wetland boundary line as determined by the South Florida Water Management District (SFWMD) on June 16<sup>th</sup>, 2023. Due to the revision of the wetland line, the wetland area and wetland preservation easement decreased and there was an associated shift of the required 25’ buffer area. The proposed plat and a survey showing wetland preservation easement and buffer are attached. This which resulted in an increase of the buildable area of each of the six (6) single-family lots. The 4.28-acre site is zoned RE (Estate Residential). The site is bordered to the northeast by SW California Ave, to the northwest by SW Brevity Terrace and to the southwest by SW Cecelia Lane. The subject property is surrounded by single-family residences.

The six (6) existing lots meet the lot size requirements for the RE Zoning District, providing for a minimum of 20,000 square feet and a 100-foot lot width. The six (6) lots range in size from 0.671-acres (29,228 sf) to 0.910-acres (39,639.6 sf). The replat does not affect the lot sizes, just the wetland, required buffer and buildable area. There are no public or private improvements proposed in conjunction with this replat.

**Location and Site Information**

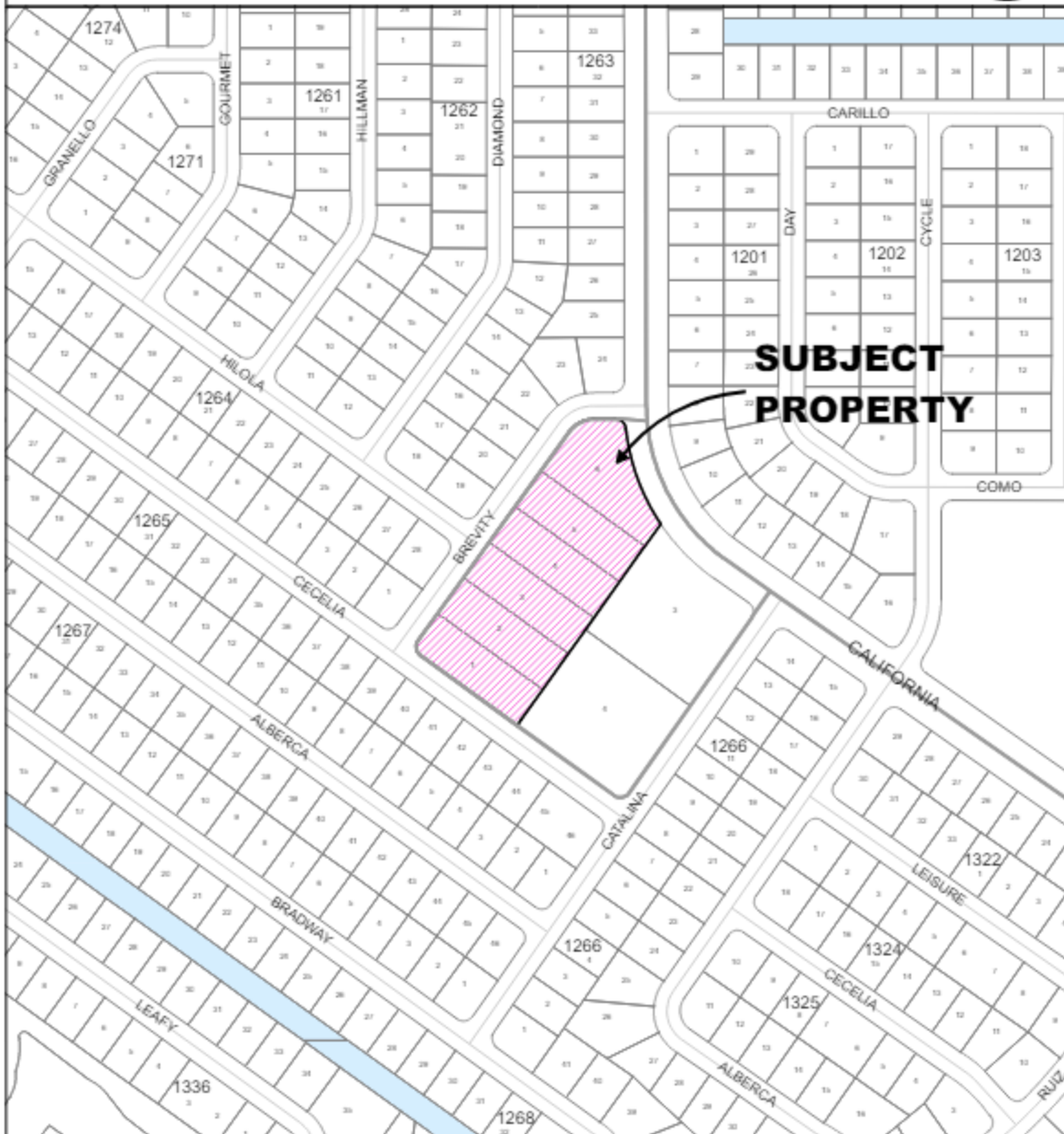
Parcel IDs	4301-701-0006-000-0; 4301-701-0005-000-3; 4301-701-0004-000-6; 4301-701-0003-000-9; 4301-701-0002-000-2; 4301-701-0001-000-5
Property Size:	4.28 acres
Legal Description:	Mansion Estates Replat 1 (PB 111, Pages 33 and 34)
Future Land Use:	RL (Low Density Residential)
Existing Zoning:	RE (Estate Residential)
Existing Use:	Vacant land

**Surrounding Uses**

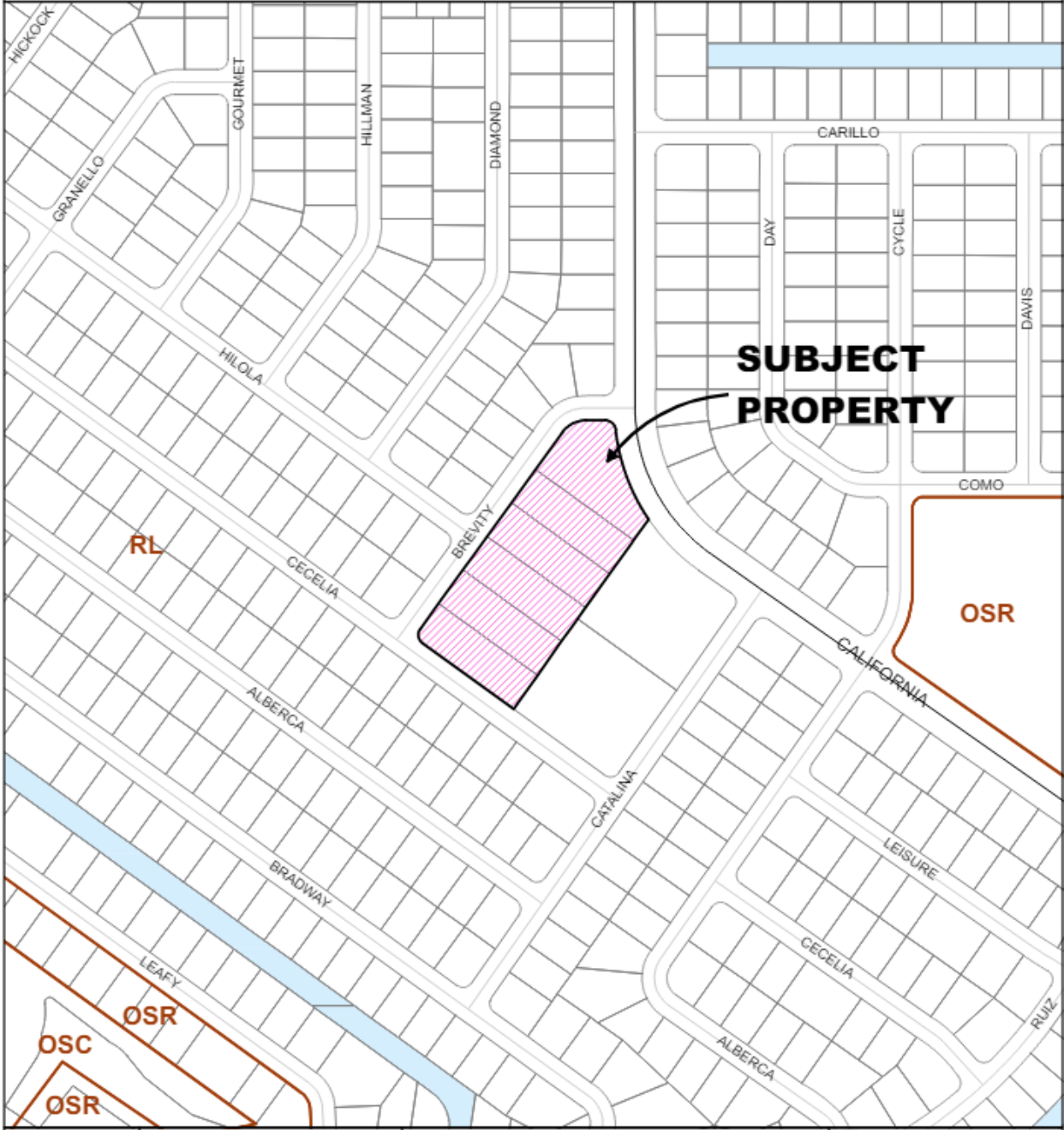
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Residential
South	RL	RS-2	Residential
East	RL	RE	Residential
West	RL	RS-2	Residential

RL: Low Density Residential, RS-2-Single Family Residential, RE-Estate Residential

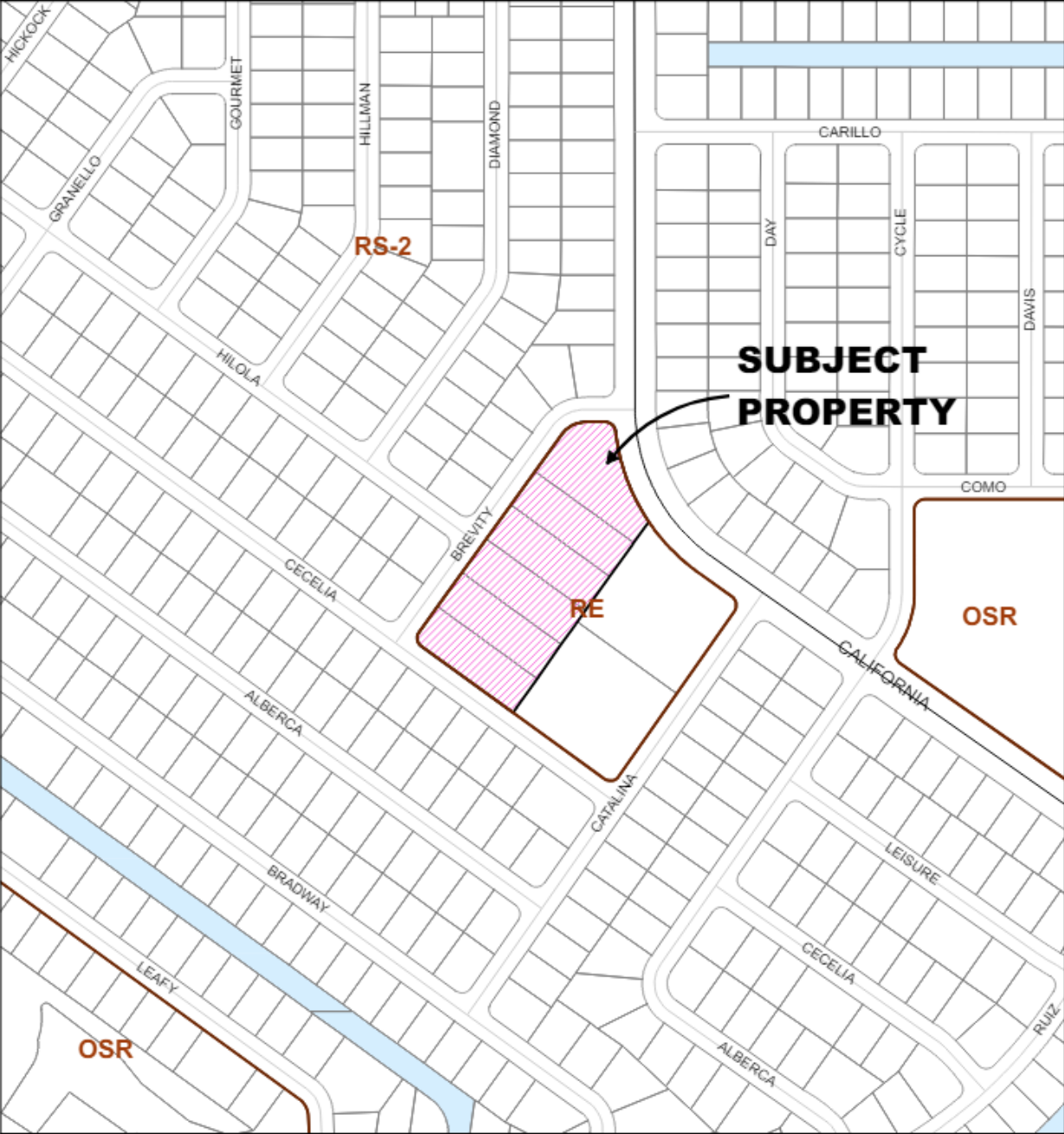
# GENERAL LOCATION



# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project was previously reviewed for compliance with Chapter 160, City Code regarding the provision of adequate public facilities. No changes will result from this replat. The review was documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utilities Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits.
<b><i>Traffic Circulation</i></b>	The staff review indicates that this project will generate approximately 76 daily vehicle trips, 11 a.m. peak hour trips, and 8 p.m. peak hour trips (ITE, Land Use Code 210, Single-Family Detached Housing) on the roads adjacent to the project. Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 11th Edition". This project should not have an adverse effect on the transportation level of service for the adjacent roadways.
<b><i>Parks and Recreation Facilities</i></b>	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time, there are adequate parklands available to meet the required level of service.
<b><i>Stormwater Management Facilities</i></b>	The development of the lots will meet all applicable stormwater management regulations at the issuance of permits for development.
<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. As a member of the Site Plan Review Committee, the School Board has reviewed the application and concurred adequate capacity is available.

### **NATURAL RESOURCE PROTECTION**

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:*** One isolated state jurisdictional wetland is located within the east and southeast portion of the property. A wetland easement and upland buffer exist on the original lots 1-4 of the Mansion Estates Plat recorded in Plat Book 38, Page 14. The wetland preservation is approximately two (2) acres in total area. A portion of the wetland exists on lots 1 and 6 of Mansion Estates Replat 1 and Mansion Estates Lots 3 and 4. As shown on the replat, the proposed subdivision will continue to maintain a native upland buffer, surrounding the entirety of the wetland, with an average width of 50 feet and a

minimum width at one point of 15 feet from the landward edge of all wetland perimeters as per Sec. 157.05(D)(1). The preservation easement and upland buffer restrict dedications and usage to permanently protect the wetland. No wetland impacts are proposed in association with the proposed subdivision plat.

***Wildlife Protection:*** The site shall be evaluated for any resident wildlife prior to building. If any listed species are present on the site, the applicant will be required to obtain a permit from the Florida Department of Environmental Protection prior to development.

**OTHER**

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

***Public Art (Chapter 162):*** N/A

**Related Projects**

P99-078 Mansion Estates – Subdivision Replat of Tract H – Application for subdivision replat for four residential lots was approved by the City Council through Resolution 99-R30 on July 26, 1999.

P20-183 Hernandez Builders Management (Mansion Estates) – Application to rezone lots 1 & 2 of the Manion Estates Subdivision to the RS-2 (Single-Family Residential) zoning district. The applicant withdrew the request on May 16, 2021.

P21-270 Hernandez Builders Management (Mansion Estates) – Application for subdivision replat for 6 residential lots was approved by Resolution 22-R127 passed and adopted by the City Council on 11/28/22.

**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.

The Site Plan Review Committee recommended approval of the Mansion Estates preliminary and final subdivision plat at their meeting on January 10, 2024.