



**Mingace Plat**  
**Preliminary and Final Subdivision Plat**  
**P22-361**



Project Location Map

**SUMMARY**

Applicant's Request:	Request for approval of a preliminary and final subdivision plat for a project known as Mingace Plat
Applicant:	Dennis Murphy, Culpepper & Terpening, INC.
Property Owner:	Mingace Brothers Realty, LLC
Location:	East side of South US Highway 1, just of Southeast Jennings Road.
Project Planner:	Francis Forman, Planner II

**Project Description**

The proposed subdivision plat will create an outparcel tract within the Town Center Shopping Center located along South US Highway 1, north of SE Port St. Lucie Blvd.

**Location and Site Information**

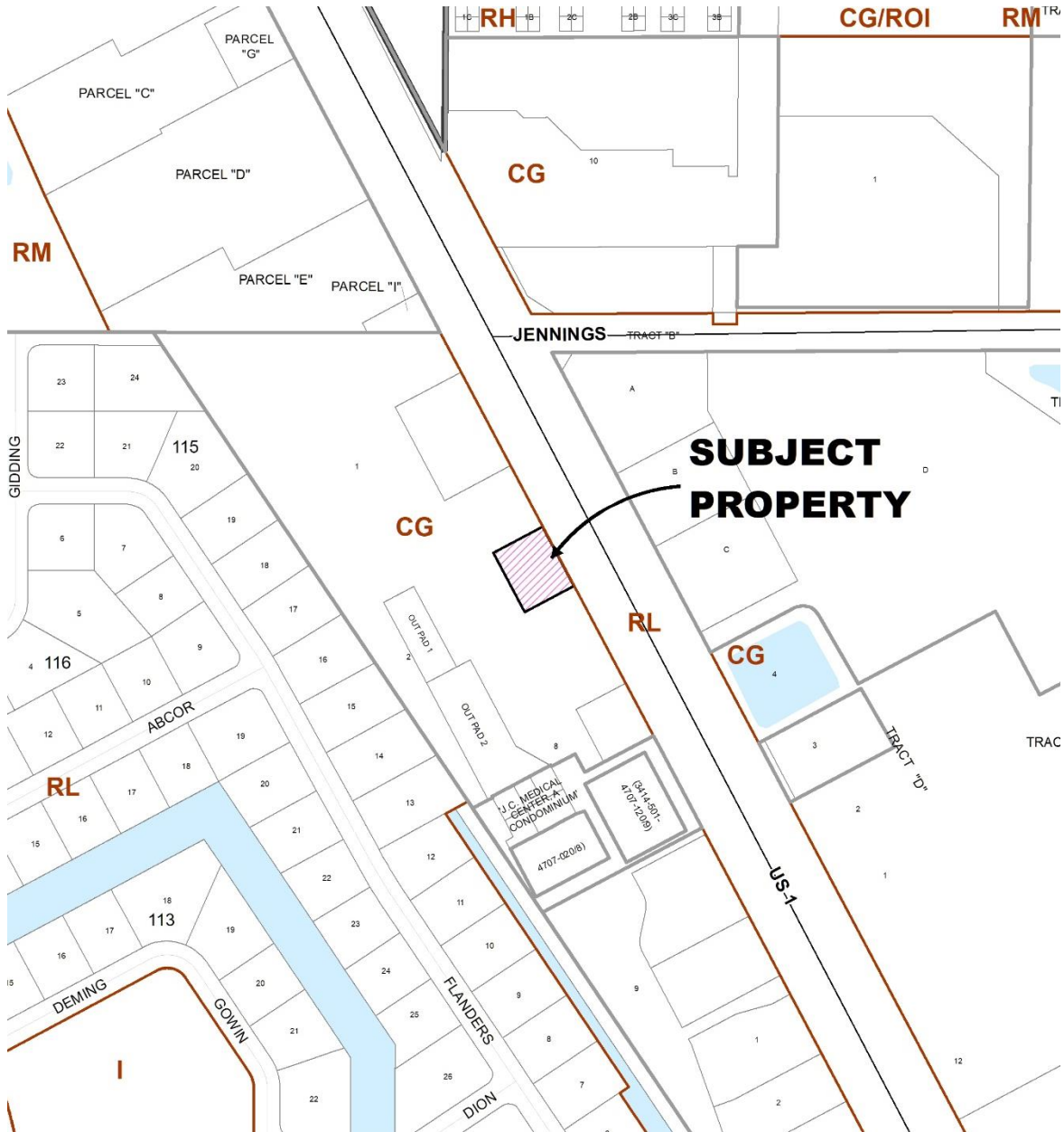
Property Size:	Approximately 0.44 acres
Legal Description:	Portions of Lots 7 and 8, Block 1, Section 12, Township 37 South, Range 40 East, St. Lucie Gardens according to the plat thereof as recorded in Plat Book 1, Page 35 public records of St. Lucie County, Florida.
Future Land Use:	General Commercial (CG)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant

**Surrounding Uses**

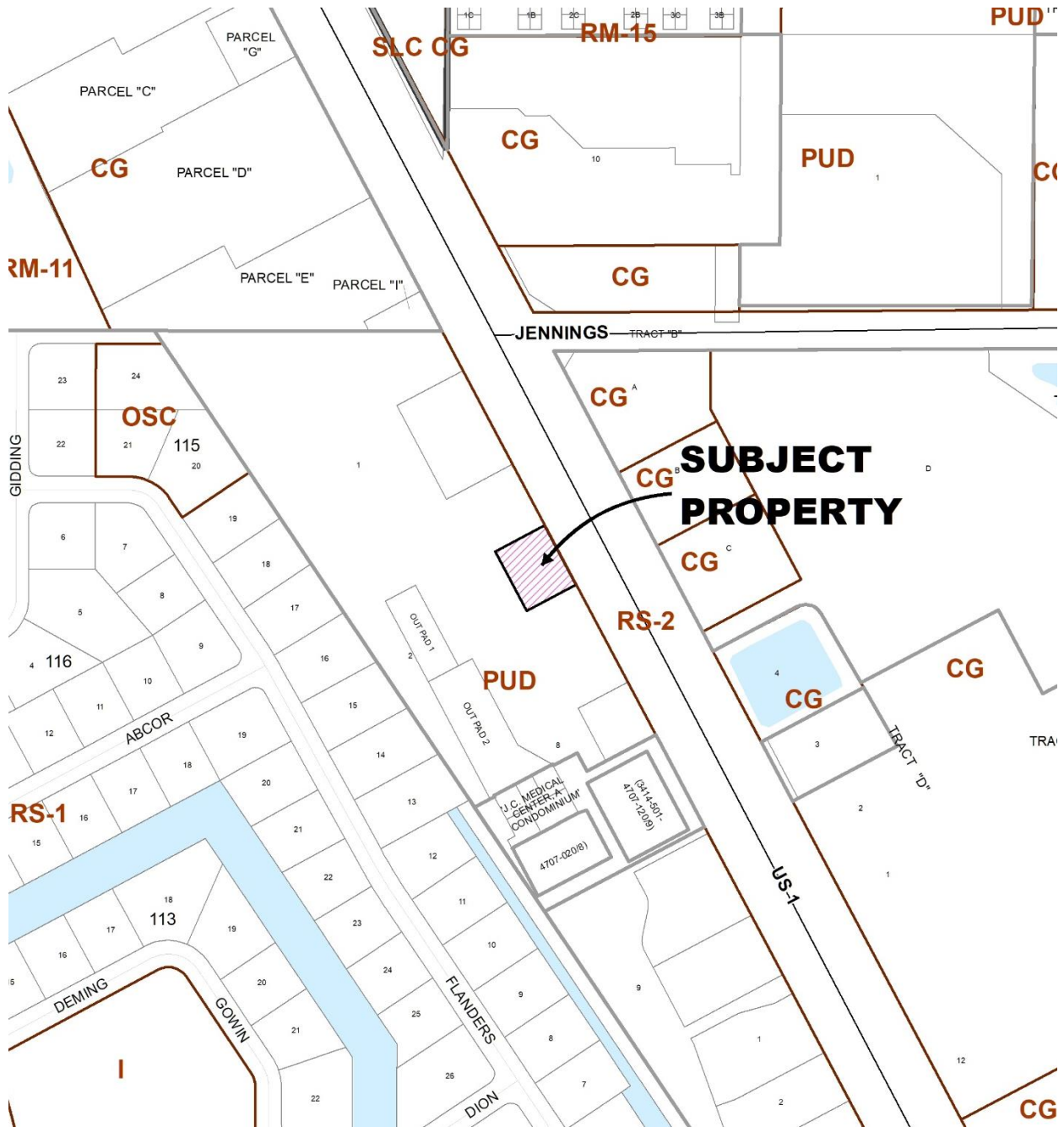
Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD	Retail Shopping Plaza
South	CG	PUD	Retail Shopping Plaza
East	CG	CG	Retail Shopping Plaza
West	CG	PUD	Retail Shopping Plaza

CG – General Commercial

PUD – Planned Unit Development



Future Land Use



Zoning Map

## IMPACTS AND FINDINGS

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

The project has been reviewed for compliance with Chapter 160, City Code, 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. A developer's agreement with the City Utilities 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 for a boundary plat, which will generate no traffic trips. Traffic impacts will be reviewed in conjunction with a site plan submittal.
<b><i>Parks and Recreation Facilities</i></b>	N/A
<b><i>Stormwater Management Facilities</i></b>	Paving and drainage plans which meet the required level of service are required in conjunction with future land development applications.
<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>	N/A

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

The future development of this property will comply with the requirements of Chapter 157, Natural Resources Protection Code for the preservation or mitigation of impacts to any native habitat. The property has been cleared, therefore there is no native habitat.

### **OTHER**

**Fire District:** The St. Lucie County Fire District will review any future development applications for safety purposes.

**Public Art:** Any future land development applications are subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat at their meeting of February 8, 2023.