

Belterra Phase 1 Plat 2

**FINAL SUBDIVISION PLAT APPLICATION WITH
CONSTRUCTION PLANS**

(P21-271)

City Council Meeting June 13, 2022



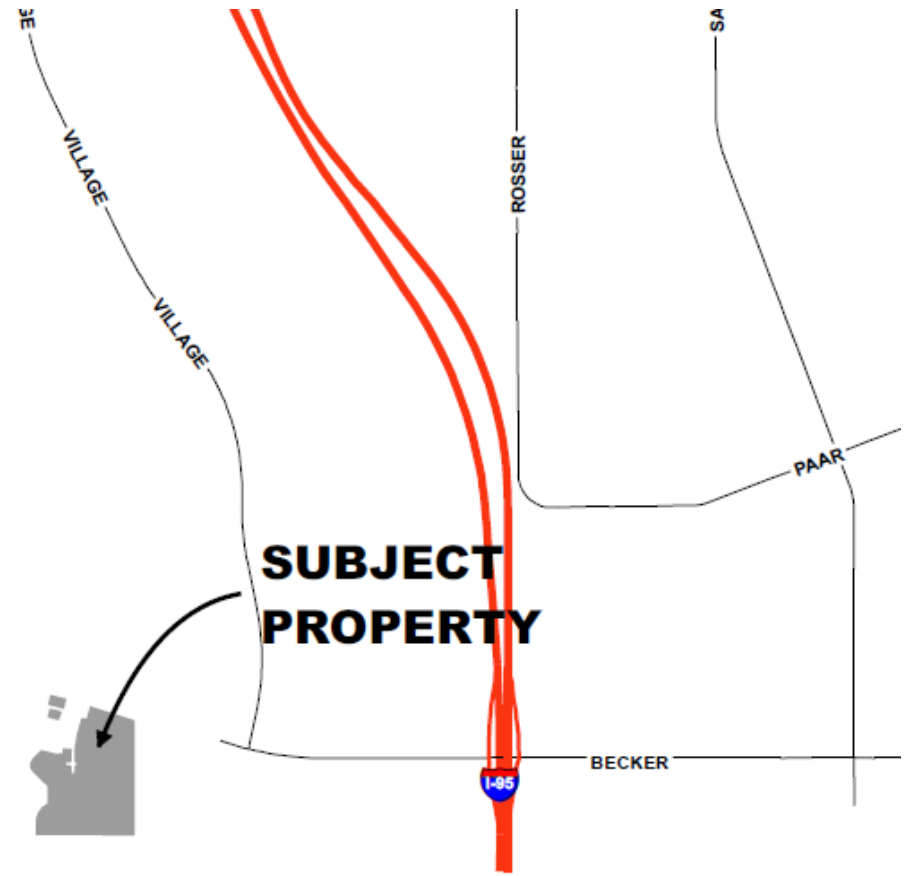
Requested Application:

This 68 acre final subdivision plat is proposed to create:

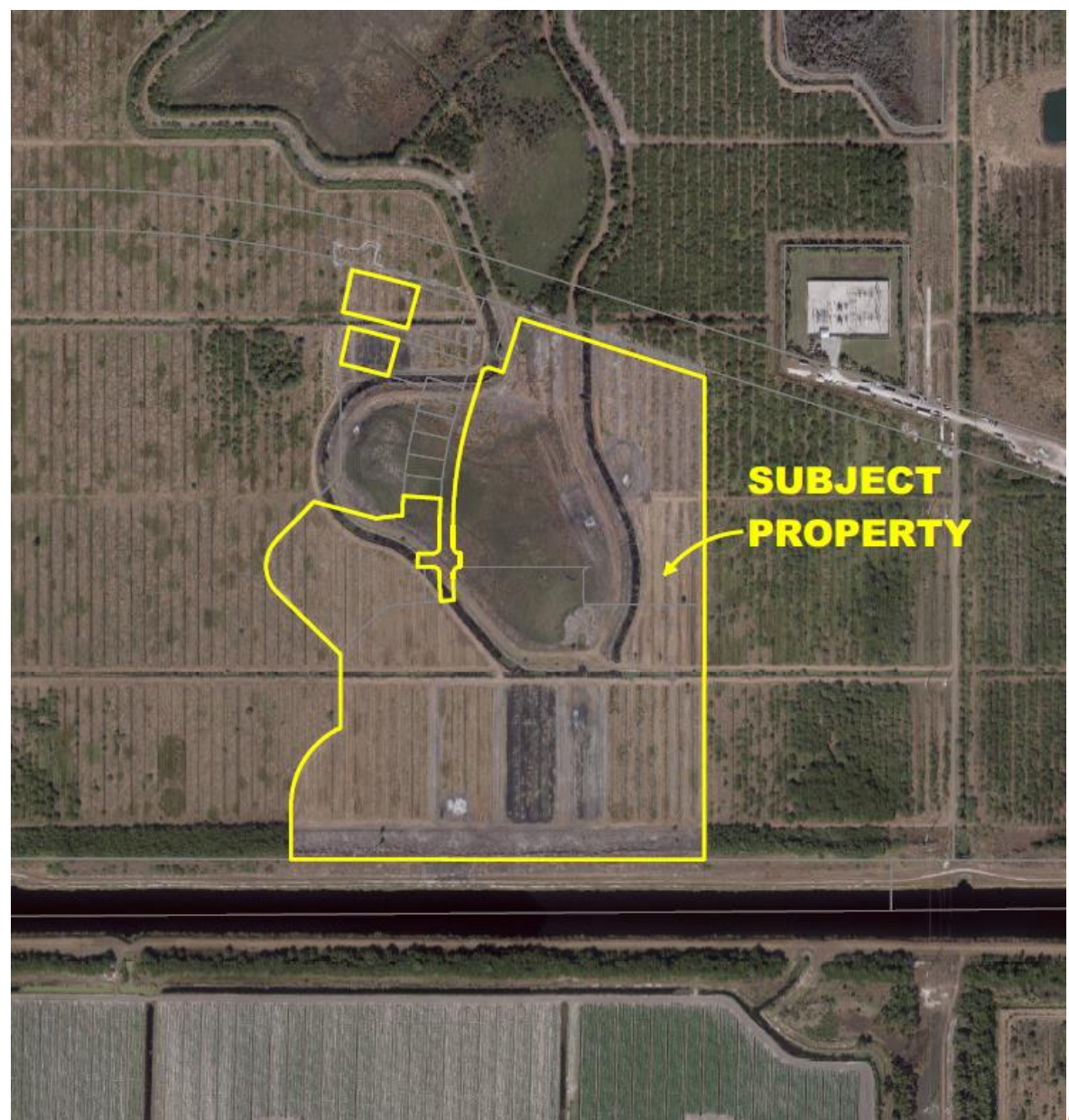
- Water management tracts
- Future development tract
- Private road right-of-way dedicated to the Belterra Homeowners Association.



Subject property

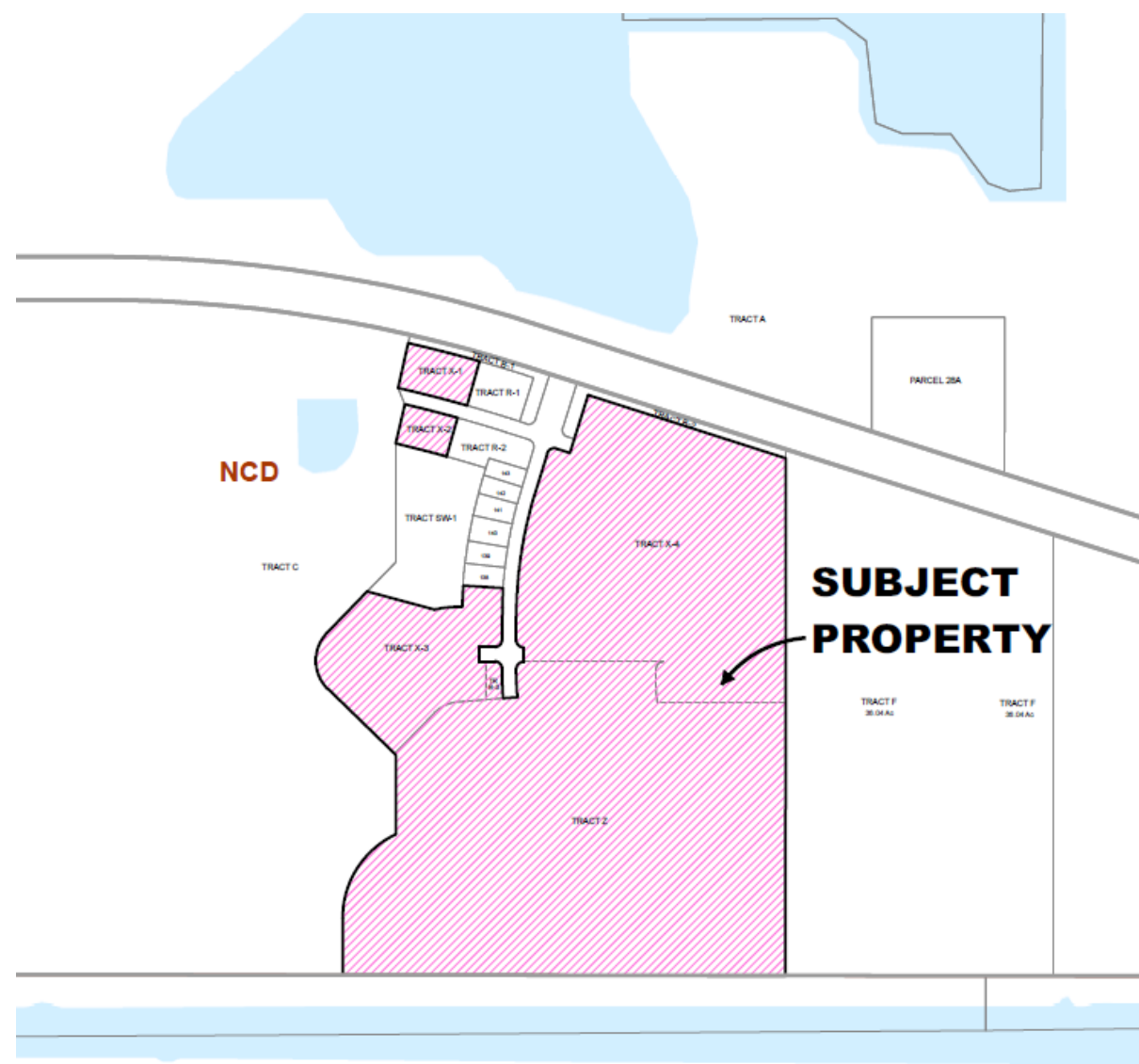


Aerial

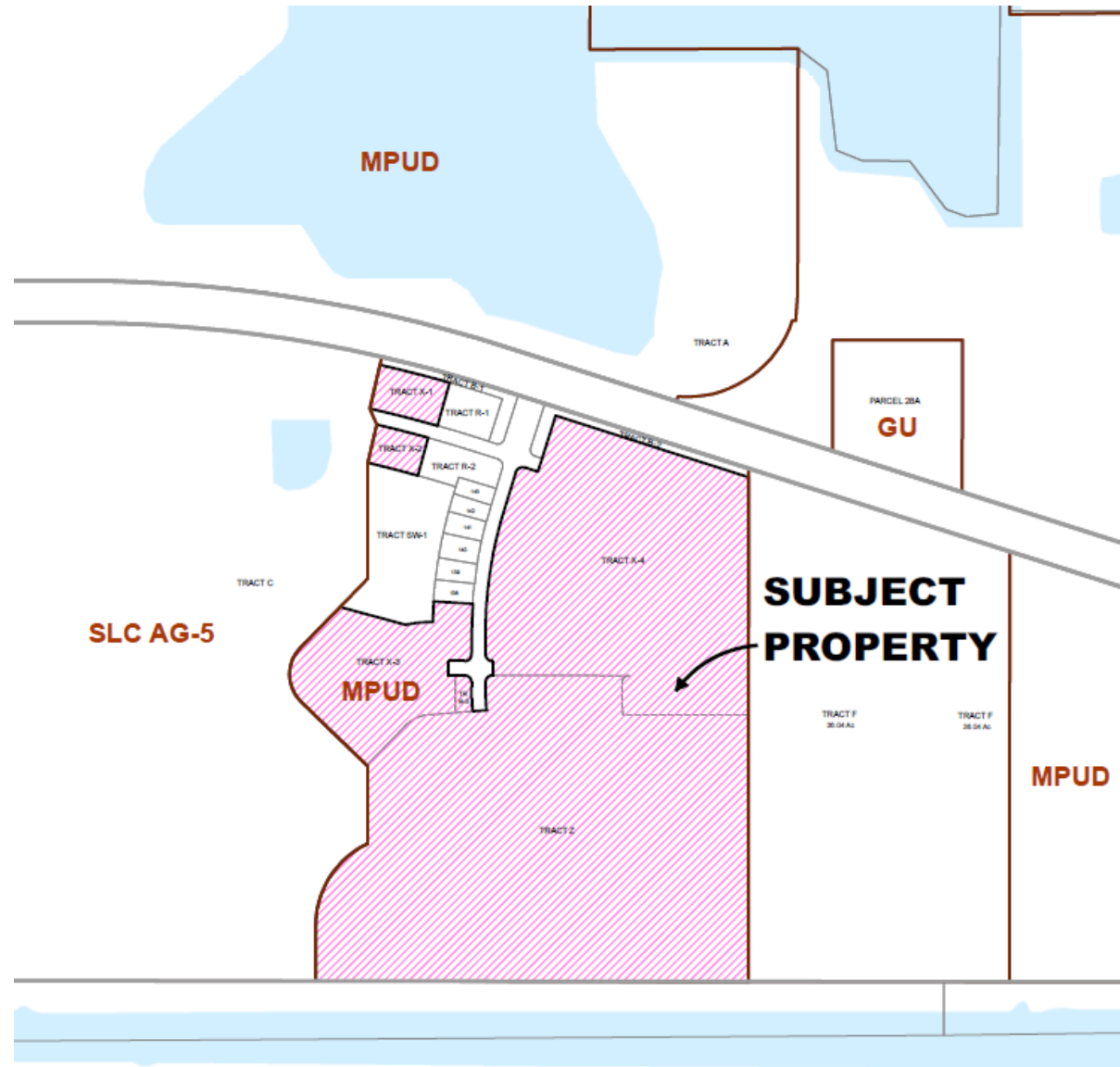


Direction	FLU	Zoning	Existing Use
North	NCD	MPUD	Vacant Land
South	Martin County	Martin County	Vacant Land
East	NCD	MPUD	Vacant Land
West	SLC AG-5	SLC AG	Vacant Land

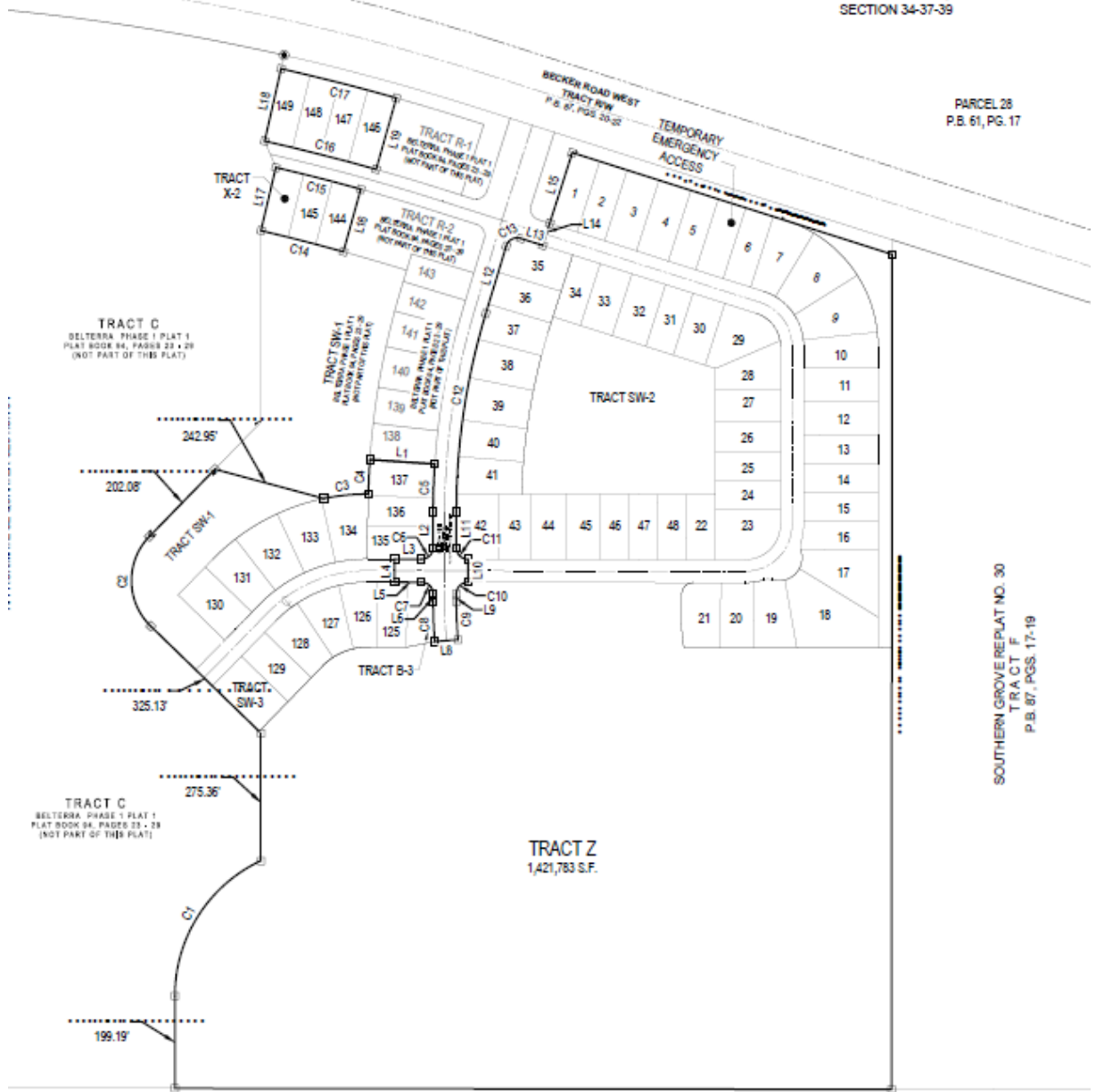
Land Use



Zoning



PARCEL 28
P.B. 61, PG. 17



SOUTHERN GROVE REPLAT NO. 30
TRACT F
P.B. 67, PGS. 17-19

ON THE OPEN WATER MANAGEMENT DISTRICT

Concurrency Review

The project has been reviewed for compliance with Southern Grove Development of Regional Impact Development Order regarding provision of adequate public facilities.

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	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.
TRANSPORTATION	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.
PARKS AND OPEN SPACE	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.
STORMWATER	The construction plans include paving and drainage plans that are 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 2.4.1 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

Traffic Impact Analysis

- This development is contained within the Southern Grove DRI.
- Received latest Traffic Analysis Report in June 2020 completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest Southern Grove DRI.

- This Final plat includes 66 lots and a Community Tract that was previously approved within a preliminary plat.

- The Becker Road extension to the west required for access to this development is very close to complete.



Recommendation

Site Plan Review Committee recommended approval at their meeting of December 8, 2021.

