

**Request for Two Year Extension
Las Palmas Town Homes - Minor Site Plan
(P17-242)**



Overview

- Abraham Chabab, P.E., acting on behalf of Azzi Plus, LLC, is requesting an extension to the approved site plan for Las Palmas Town Homes (P17-242). The site plan is set to expire on June 25, 2021.



Zoning Code Sec. 158.245

- As set forth in Section 158.245 of the Zoning Code, an applicant may request an extension to an approved site plan by filing the request in writing to the Zoning Administrator prior to the expiration date of the approved site plan. The request is acted upon by the City Council. The extension is for a period of two years.
- Extension letter request was submitted to the Planning and Zoning Department on February 4, 2021.

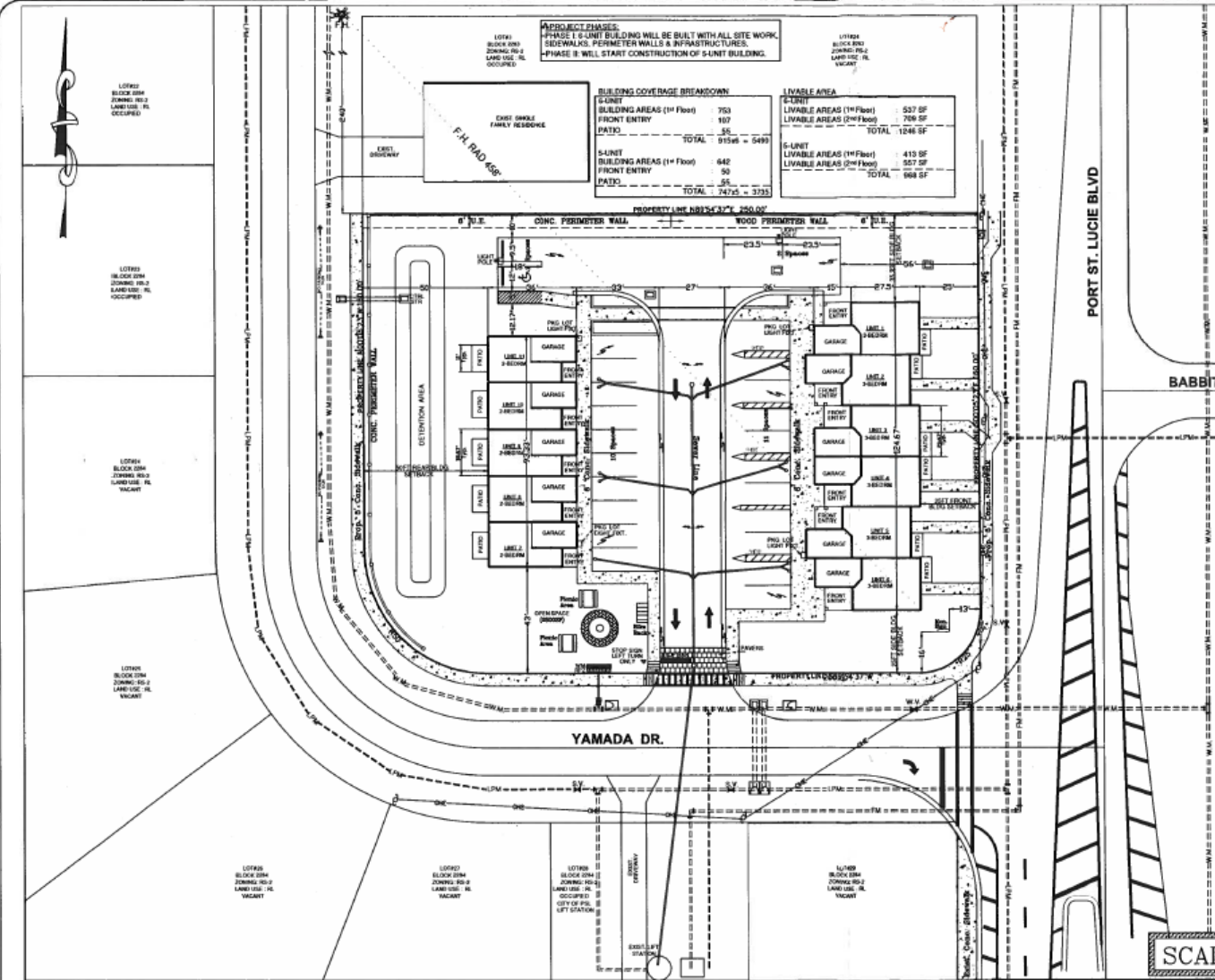


Background

- On June 25, 2018, the City Council approved Minor Site Plan for Las Palmas Town Homes (P17-242). The project allows for the construction of 11 town homes.



Site Plan



APPROXIMATE PHASES:
 - PHASE I: 5-UNIT BUILDING WILL BE BUILT WITH ALL SITE WORK, SIDEWALKS, PERIMETER WALLS & INFRASTRUCTURES.
 - PHASE II: WILL START CONSTRUCTION OF 5-UNIT BUILDING.

BUILDING COVERAGE BREAKDOWN	
5-UNIT BUILDING AREAS (1st Floor)	753
FRONT ENTRY	167
PATIO	55
TOTAL	975

LIVABLE AREA	
5-UNIT LIVABLE AREAS (1st Floor)	537 SF
LIVABLE AREAS (2nd Floor)	768 SF
TOTAL	1246 SF

5-UNIT LIVABLE AREAS (1st Floor)	
5-UNIT BUILDING AREAS (1st Floor)	413 SF
FRONT ENTRY	57 SF
PATIO	50
TOTAL	468 SF

GENERAL NOTES
 PROJECT NAME: LAS PALMAS TOWN HOMES
 OWNER: AZZI PLUS, LLC
 171 ANDOVER DR.
 PORT ST LUCIE, FL 34883
 3000 PORT ST. LUCIE BLVD
 LMD
 LAND USE: CO
 LAND ZONING: BEING ALL OF LOTS 1, 2, 25, & 26 BLOCK 2983 OF PORT ST. LUCIE 33 AS RECORDED IN PLAT BOOK 15, PAGE 1, A THRU J OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 1.56 ACRES, MORE OR LESS.
 LEGAL DESCRIPTION: 3420-699-2586-0982
 PIN: 3420-699-2586-0982
 BUILDING HEIGHT: 30.00 FEET
 NUMBER OF STORIES: TWO
UTILITIES:
 ELECTRICAL: FPL
 WATER & SEWER: CITY OF PSL
 TELEPHONE: ATT
 SOLID WASTE: AUTHORIZED WASTE CO.
 CURB DEEP, PICK UP CONTAINERS WILL BE PROVIDED TO COLLECT SOLID WASTE AND RECYCLE MATERIALS.

AREA TABULATION:

SITE COVERAGE	ACREAGE	SF	% OF SITE
BUILDING AREAS	0.2178	9225	20.24
BUILDING TOTAL	0.2178	9225	20.24
PROP. PAVED AREA	0.3068	13196	28.75
PROP. PAVED TOTAL	0.2796	2485	7.61
TOTAL IMPERVIOUS	0.3642	14370	35.36
TOTAL PERVIOUS	0.5557	23795	56.57
GREEN AREA/OPEN SPACE	0.4562	19278	43.60
TOTAL	1.6463	69573	100.00

PARKING CALCULATIONS:
 PARKING SPACES REQUIRED: 2 SPACES/UNIT = 20 PKG SPACES
 2 SPACES/UNIT = 20 PKG SPACES
 GUEST PARKING: 24 REGULAR PKG & 1 H.C. = 25 PKG SPACES
PARKING PROVIDED: 24 REGULAR PKG & 1 H.C. = 25 PKG SPACES

BUILDING SETBACKS:
 FRONT: 25.00 FT
 REAR: 20.00 FT
 LEFT SIDE: 25.00 FT
 RIGHT SIDE: 25.33 FT

FLOOD ZONE MAP:
 PROPERTY LIES IN F.U.R.M. ZONE X AS SHOWN ON PANEL 12111C-0405J (2-16-2012)

DRAINAGE STATEMENT:
 DRAINAGE SHALL BE PROVIDED VIA AN OUTFALL TO THE EXISTING MASTER DRAINAGE SYSTEM. ALL DRAINAGE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF PSL AND SPWMD.

HAZARDOUS WASTE STATEMENT:
 ANY & ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS

ENVIRONMENTAL STATEMENT:
 PROJECT WILL MEET AND COMPLY WITH STATE AND LOCAL REQUIREMENTS & REGULATIONS REGARDING NATIVE HABITATS & VEGETATION.

APPLICATION FEE STATEMENT:
 THE APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES & ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS.

TRAFFIC STATEMENT:
 AVERAGE TRIPS PER DAY: 4.21 TRIPS/UNIT x 11 = 46 TRIPS/DAY
 PEAK HOUR TRIPS (PM): 0.50 TRIPS/UNIT x 11 = 7 TRIPS/HR
 FROM ITE (INSTITUTE OF TRANSPORTATION ENGINEERS)
 RESIDENTIAL TOWNHOUSE CODE 230, ITE MANUAL 9 2000



SITE PLAN APPROVED
 DATE: June 25, 2018
 BY: City Council
 CONDITIONS ATTACHED. YES NO

48 HOURS BEFORE DIGGING
 CALL TOLL-FREE
1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC
 UNDERGROUND UTILITIES NOTIFICATION CENTER

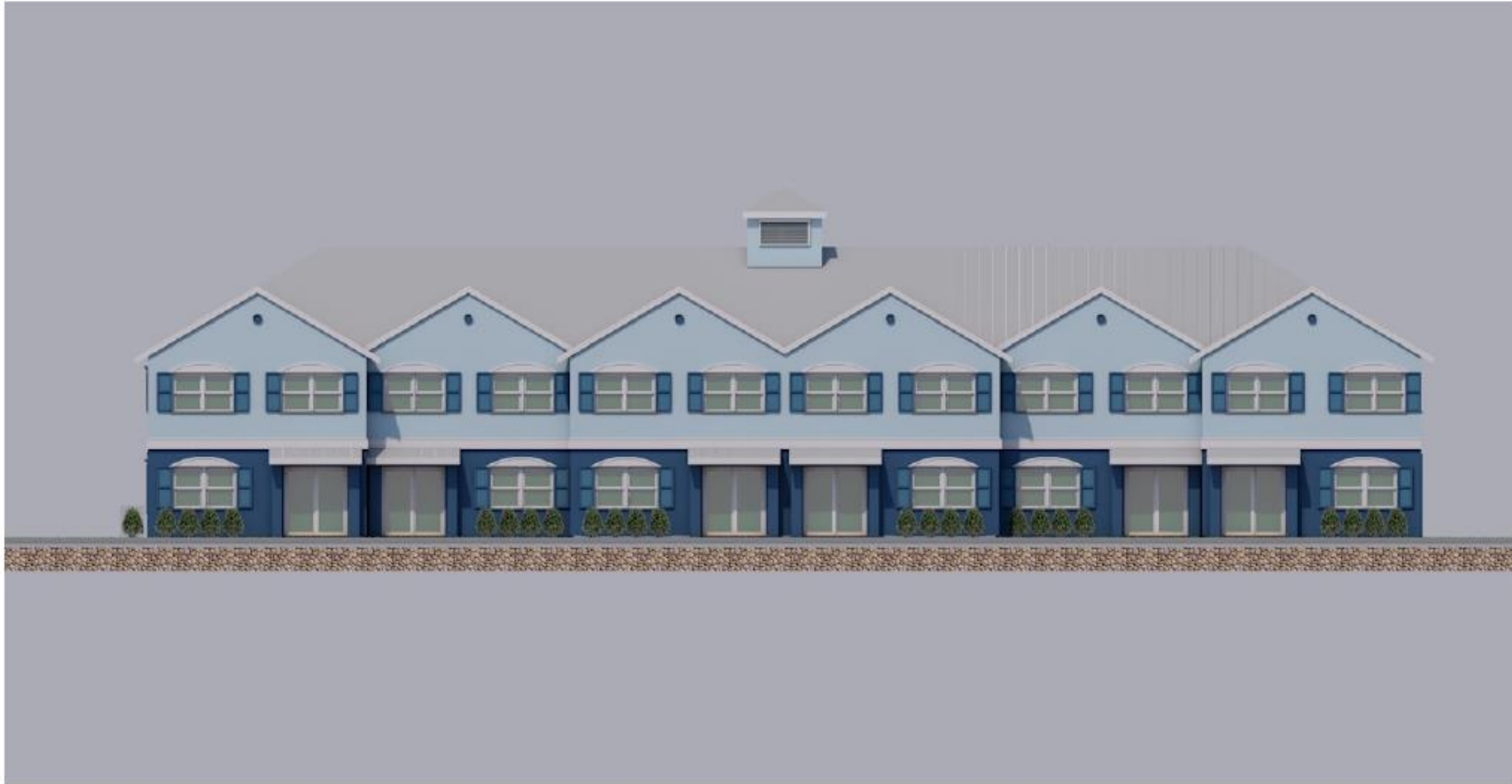
SCALE 1" = 20'

ABRAHAM CHABAB, Inc.
 FL. BOARD OF PROF. ENG. AUTH.#26790
 5420 NW EDGEWATER AVE
 PORT ST. LUCIE, FL 34883
 Email: aghabab@abraham.com
 772 678-5070/476-6950
 Fax 772 798-6881

DESIGNED BY	AC	REVISIONS	DATE
Staff	Cnts		1.30.18
DRAWN BY	AC		
DATE	Dec. 5/2017		
SHEET	1 OF 2		



Elevations



View from Port St. Lucie Boulevard

P17-242



Staff Recommendation

- Move that the Council approve the request for an extension as set forth in Section 158.245.

