



**Leafy Road Estates  
Preliminary and Final Plat  
P21-009**



Project Location Map

**SUMMARY**

Applicant's Request:	Request for approval of a Preliminary and Final Plat that is 3.28 acres in area for a project known as Leafy Road Estates.
Applicant:	Tod Mowery, Redtail DG, Inc.
Property Owner:	Coast to Coast Real Estate Holdings, Inc.
Location:	2000 SW Leafy Road
Project Planner:	Bolivar Gomez, Planner II

**Project Description**

The application is for a Preliminary and Final Plat that is 3.28 acres in area. The project proposes 3 single-family lots.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of this preliminary and final subdivision plat on February 24, 2021.

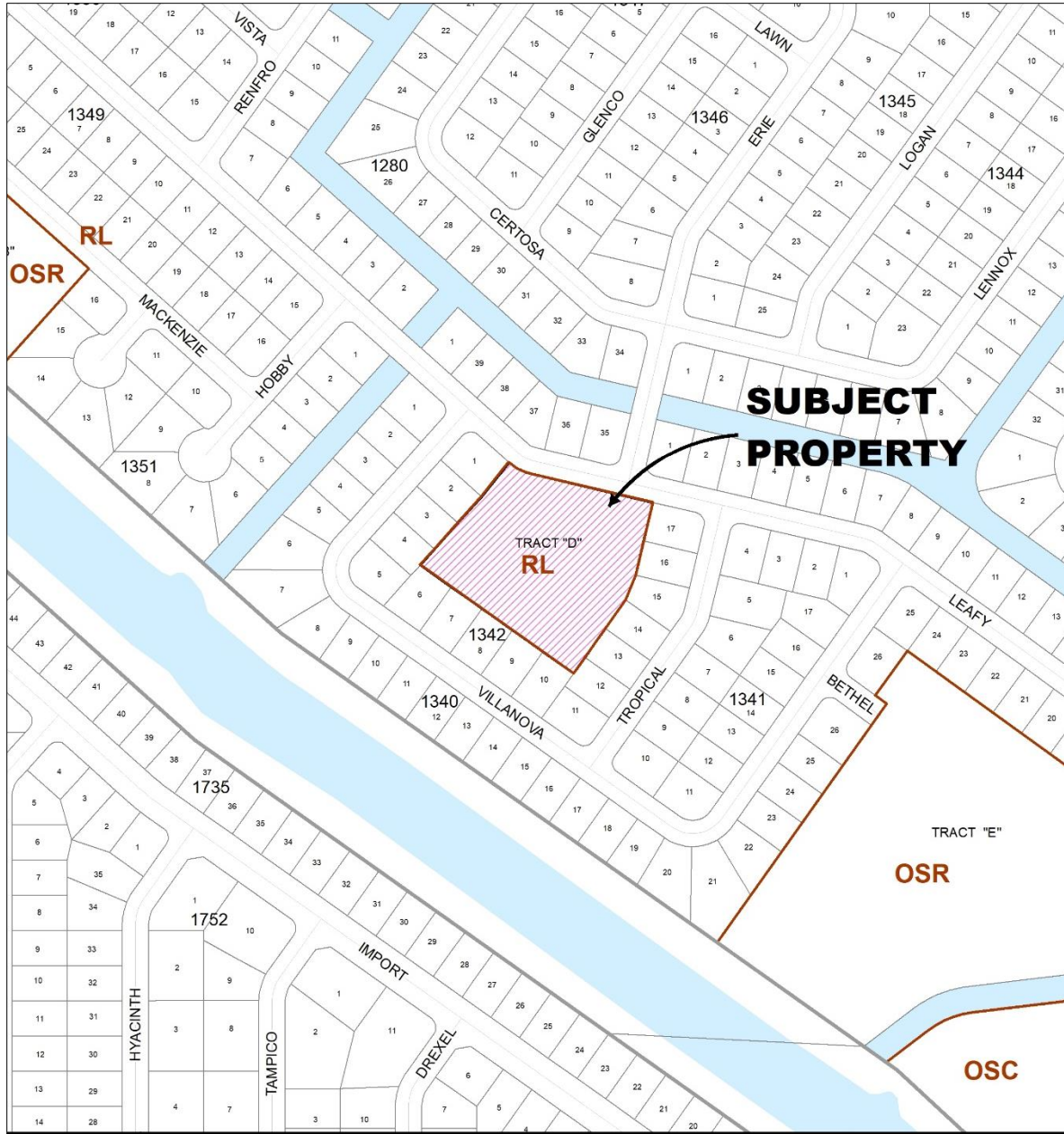
**Location and Site Information**

Parcel Number:	3420-550-0005-000-4
Property Size:	3.28 acres
Legal Description:	Port St. Lucie-Section 11- Tract D
Future Land Use:	RL (Low Density Residential)
Existing Zoning:	RS-2 (Single-Family Residential)
Existing Use:	Vacant land

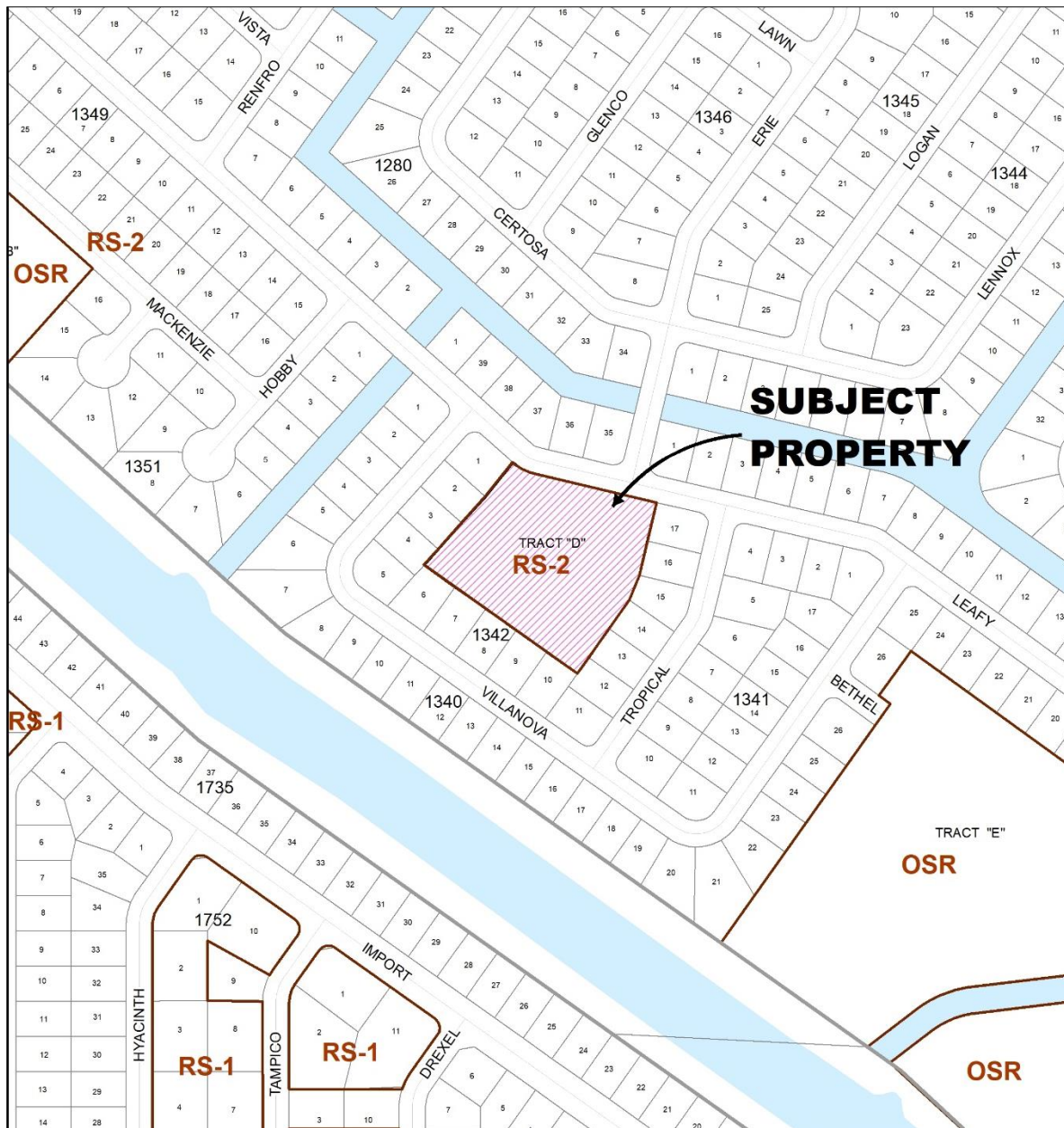
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family homes; Vacant land
South	RL	RS-2	Single-Family homes; Vacant land
East	RL	RS-2	Single-Family homes; Vacant land
West	RL	RS-2	Single-Family homes

RL- Low Density Residential; RS-2 – Single Family Residential



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:

**Sewer/Water Service:** Sewer/water will be provided by Port St. Lucie Utility Systems Department. 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.

**Transportation:** On November 9, 2020, the City Council passed Ordinance 20-64, changing the future land use designation for the 3.28-acre vacant land from I (Institutional) to RL (Low Density Residential). With the change in future land use designation, the weekday trips decrease by 152 trips and at peak hour the decrease is 10 trips. The decrease will not impact levels of service in the area.

The below comparison table was documented at the time of the future land use designation change from Institutional (I) to RL (Low Density Residential):

Future Land Use	Maximum Coverage (SF)/dwelling units (DU)	Trip Generation Average Rate (ITE Code)	Trip Generation Calculation (weekday)	PM Peak Hour
Existing (I)	28,600 SF	560 (church)	193	14
Proposed (RL)	3 DUs	210	41	4

SF = square feet  
DU = dwelling unit

**Parks/Open Space:** 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.

**Stormwater:** Drainage detail is to be required for residential development during review and permitting.

**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 Analysis:** The St. Lucie County School Board has found the proposal concurrent.

### **NATURAL RESOURCE PROTECTION REVIEW:**

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:** Site is heavily vegetated. Approximately 1.07 acres of the 3.28 acres is covered with Brazilian peppers and approximately 2.21 acres is identified as upland mixed coniferous and hardwoods. Chapter 157, Natural Resources Protection Ordinance requires the protection of 25% of the native upland habitat or the Upland Mixed Coniferous and Hardwood area on this site. This equates to the preservation of .55 acres of the 2.21 acres of Upland Mixed Coniferous and Hardwood area. The

Subdivision Plat reflects the preservation of the .55 acres of the 2.21 acres of Upland Mixed Coniferous and Hardwood area.

**Wildlife Protection:** The site shall be evaluated for any resident wildlife prior to building.

**OTHER**

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

**STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of Leafy Road Estates Preliminary and Final Plat on February 24, 2021.