

Belterra Phase 2

PRELIMINARY SUBDIVISION PLAT APPLICATION
WITH CONSTRUCTION PLANS

(P22-180)

City Council Meeting September 11, 2023



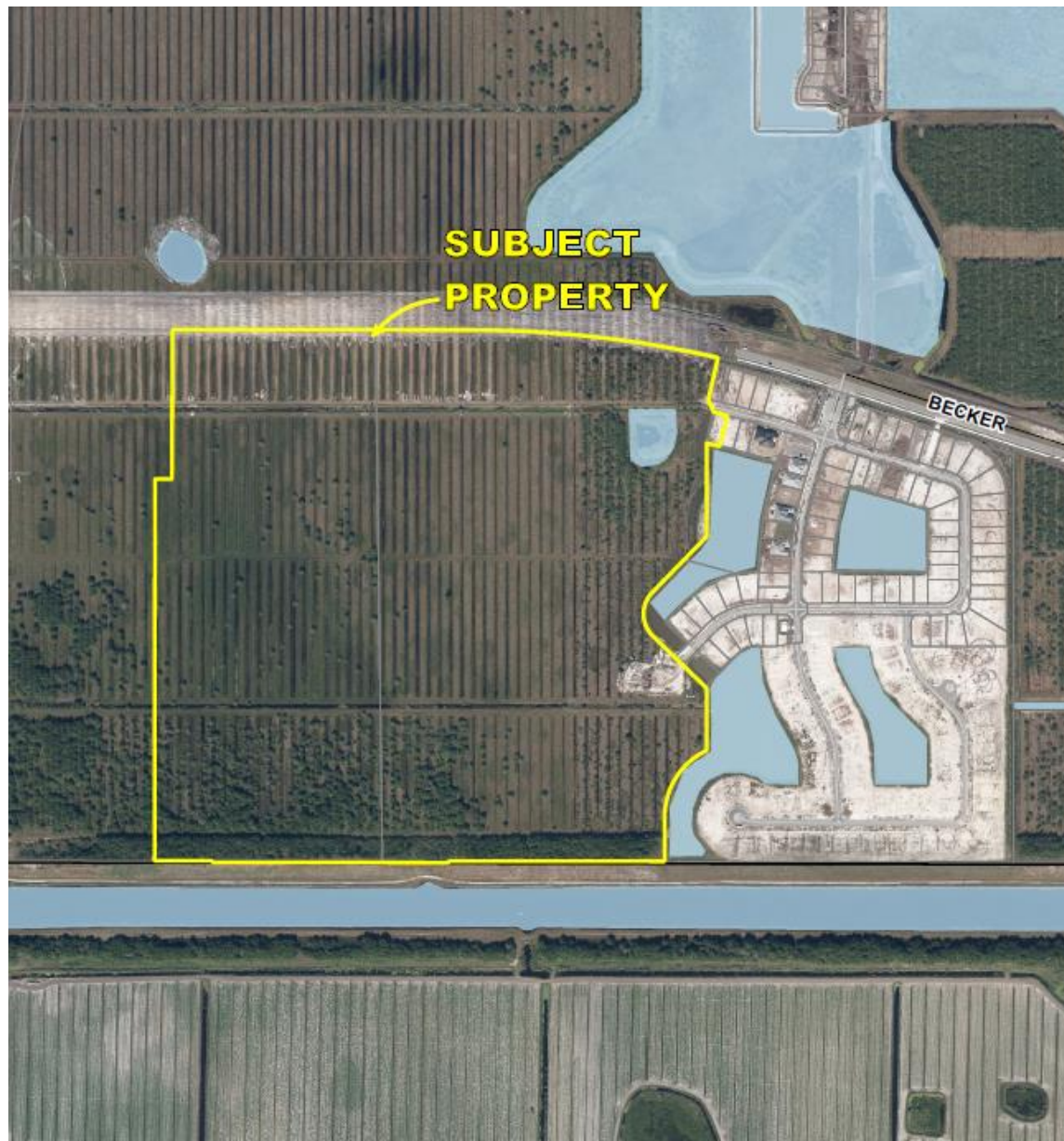
Requested Application:

This 73-acre preliminary subdivision plat is proposed to create:

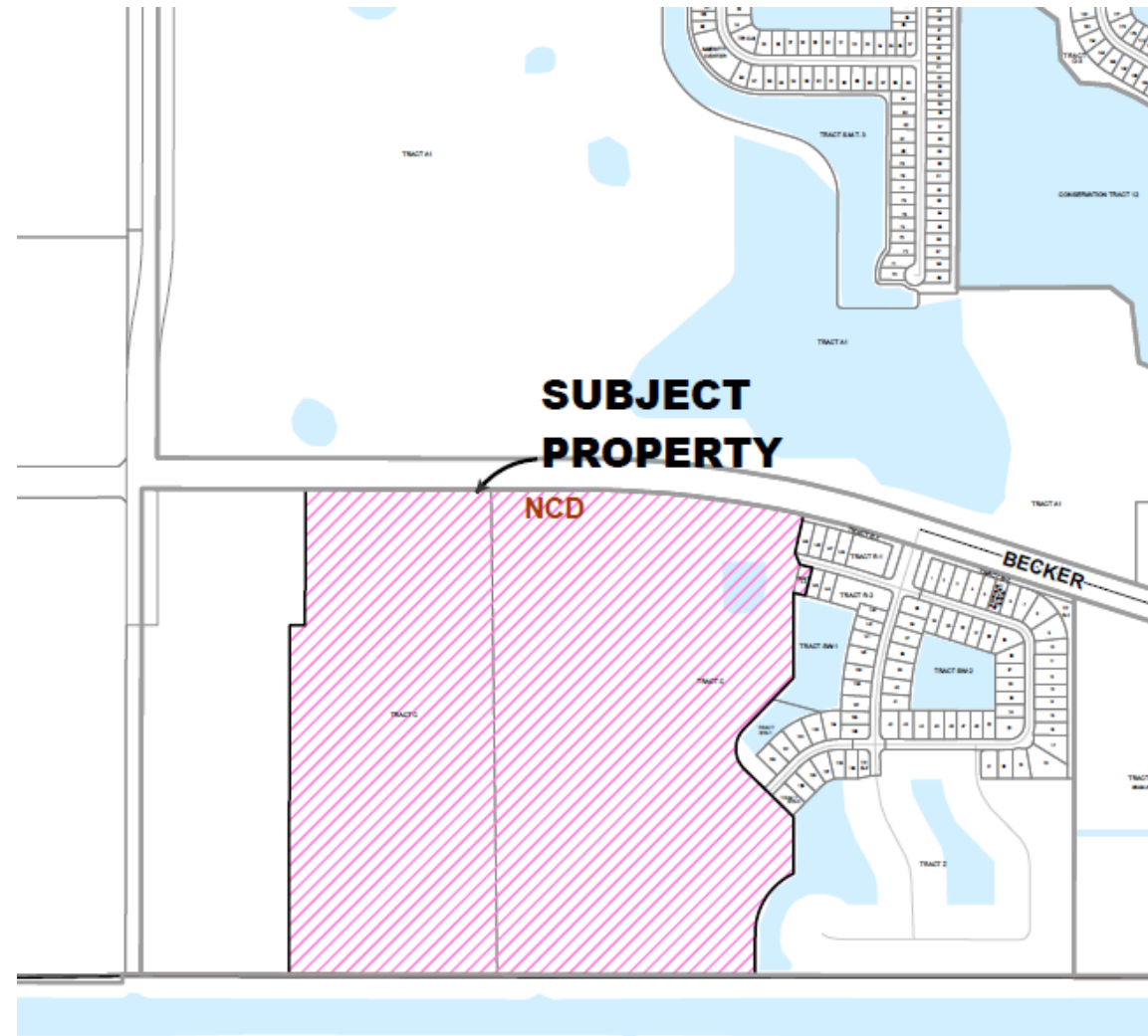
- 150 single family lots
- Water management tracts
- Open space tracts
- Future development tract
- Private road right-of-way dedicated to the Belterra Homeowners Association.



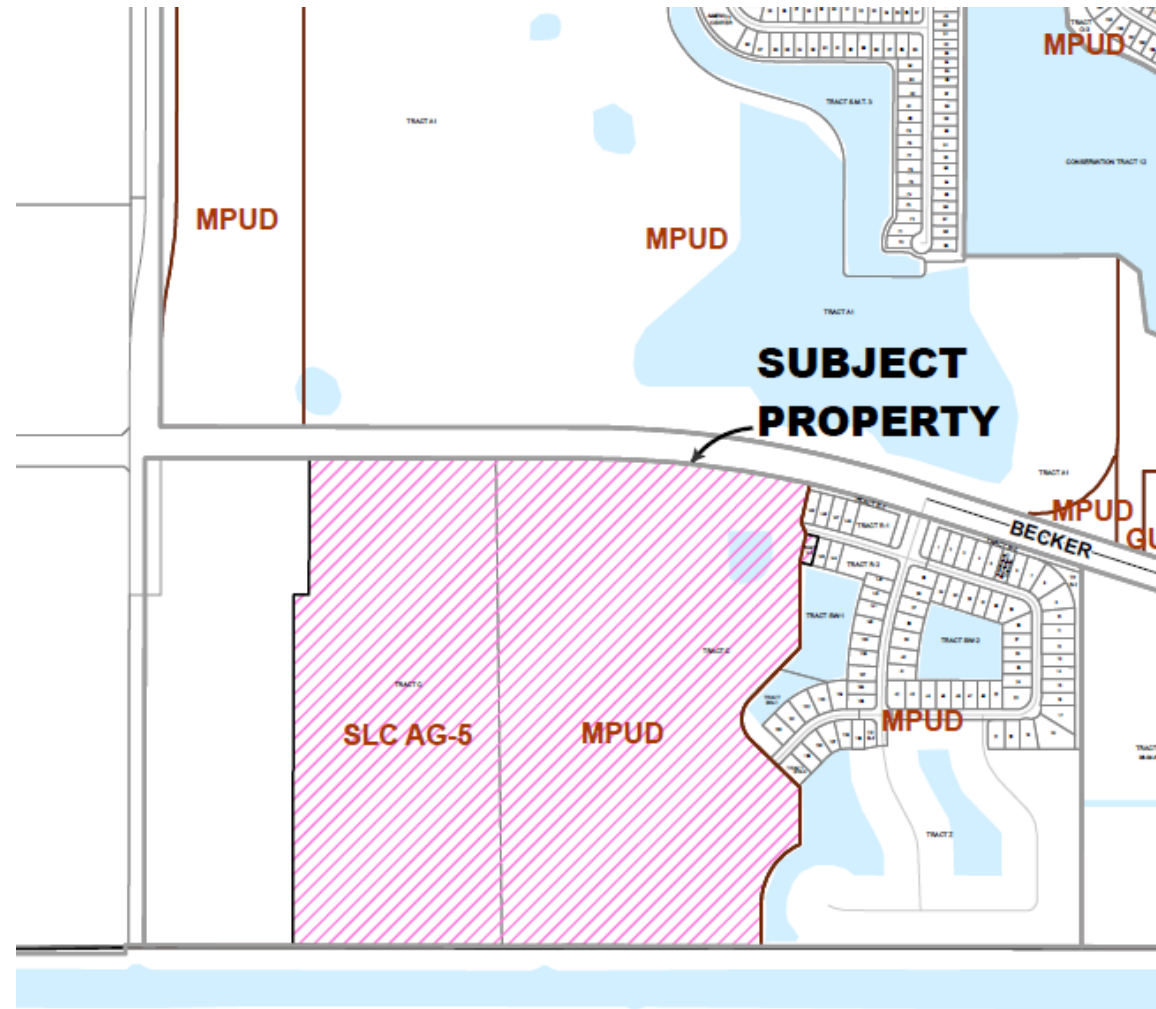
Aerial



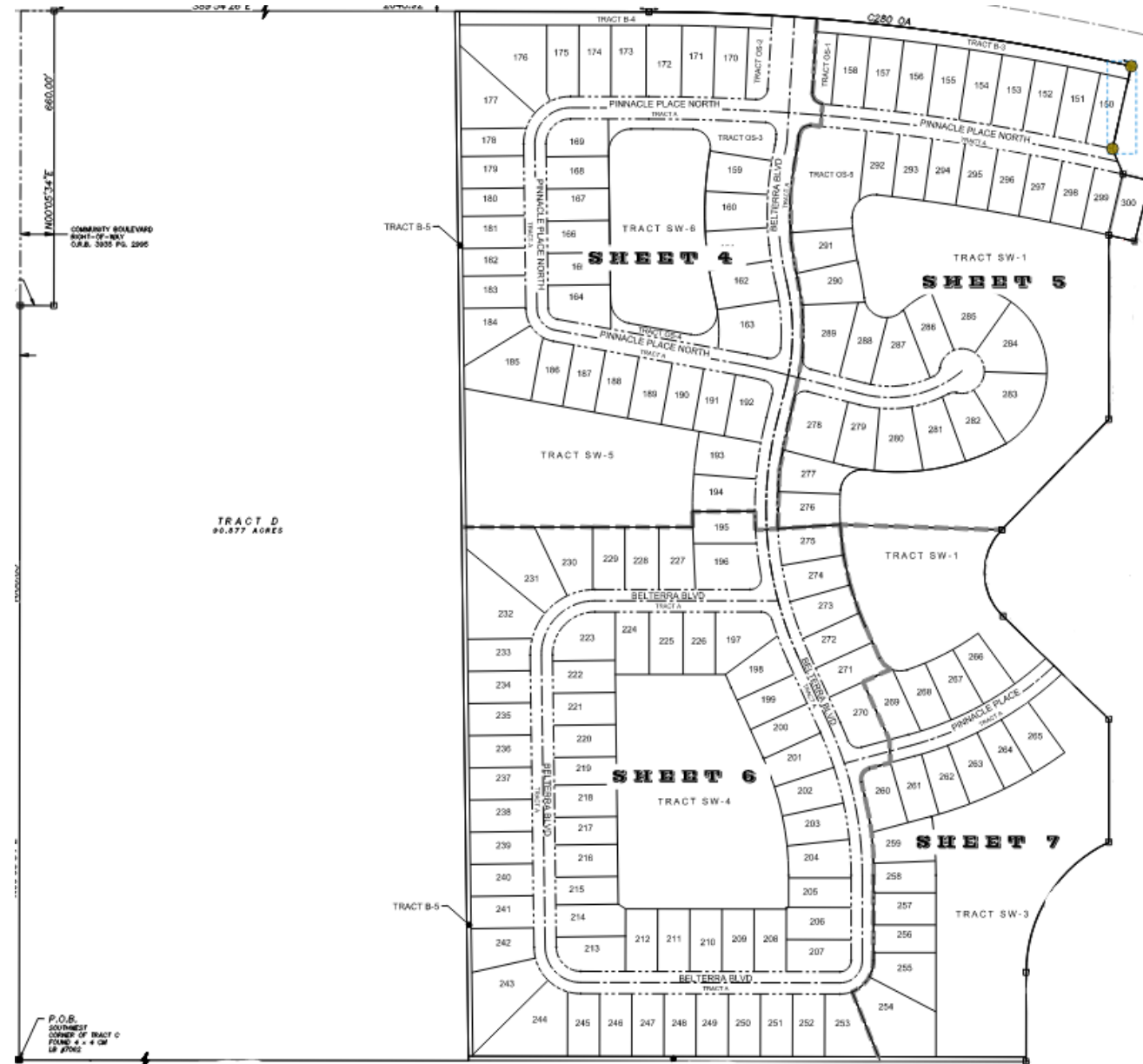
Land Use



Zoning



Proposed Preliminary Plat



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 level of service standards.

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 phase includes 150 lots and a Mail kiosk that connects to the previous phase.
- Also included is a second access to Becker Road for the development. The Becker Road extension required for connection to the second entrance is almost complete.



Recommendation

Site Plan Review Committee recommended approval at their meeting of July 13, 2022.

