



**First Replat in South Port St. Lucie Unit Four  
Preliminary and Final Subdivision Plat  
P21-035**



Project Location Map

**SUMMARY**

Applicant's Request:	Request for approval of a preliminary and final subdivision plat for a project known as First Replat in South Port St. Lucie Unit Four
Applicant:	Michael Owen of EDC
Property Owner:	Gena 1905, LLC
Location:	South of Gena Road and north of Port St. Lucie Boulevard
Project Planner:	Daniel Robinson, Planner II

**Project Description**

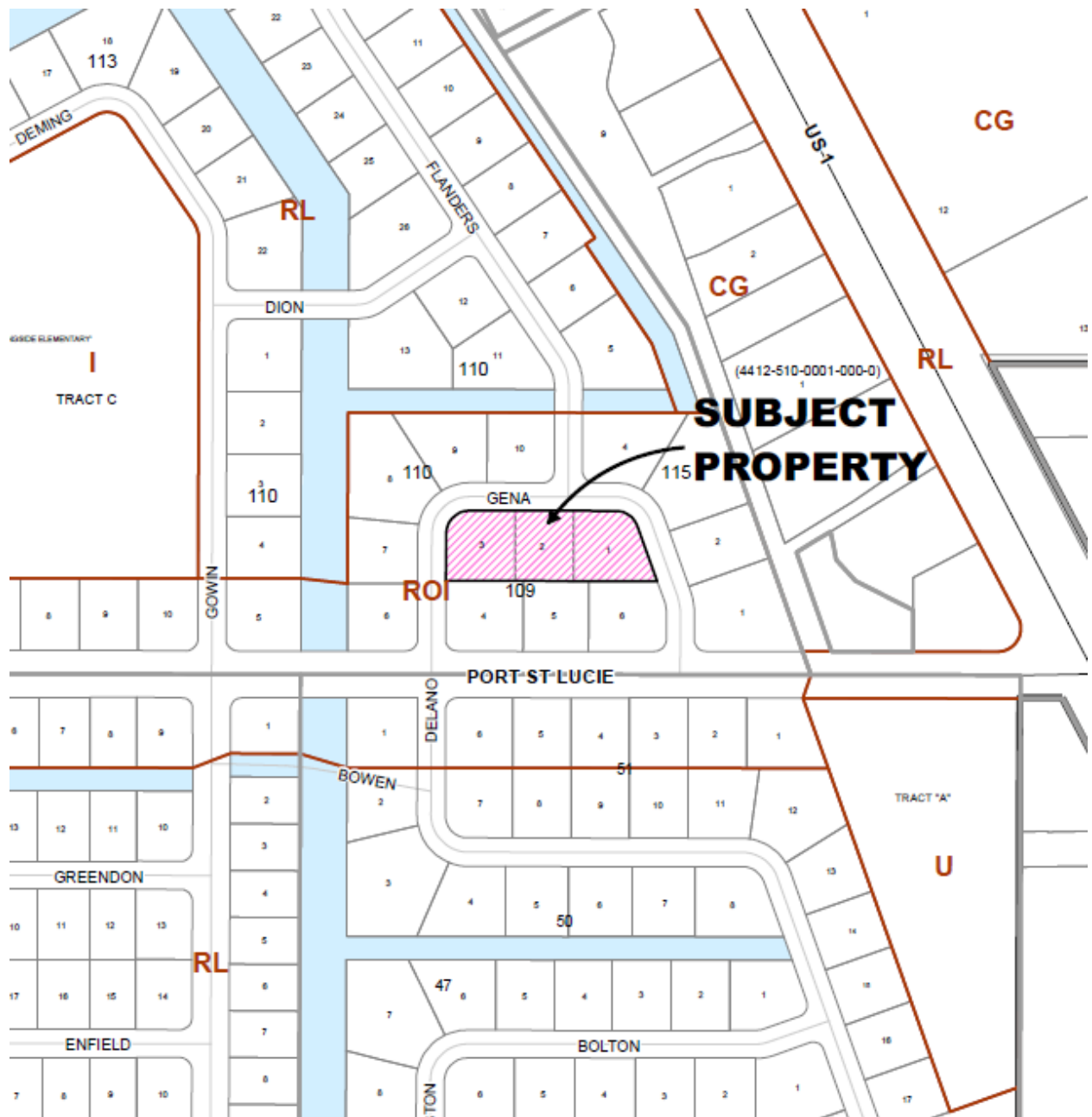
The proposed subdivision plat will create 5 single family lots.

**Location and Site Information**

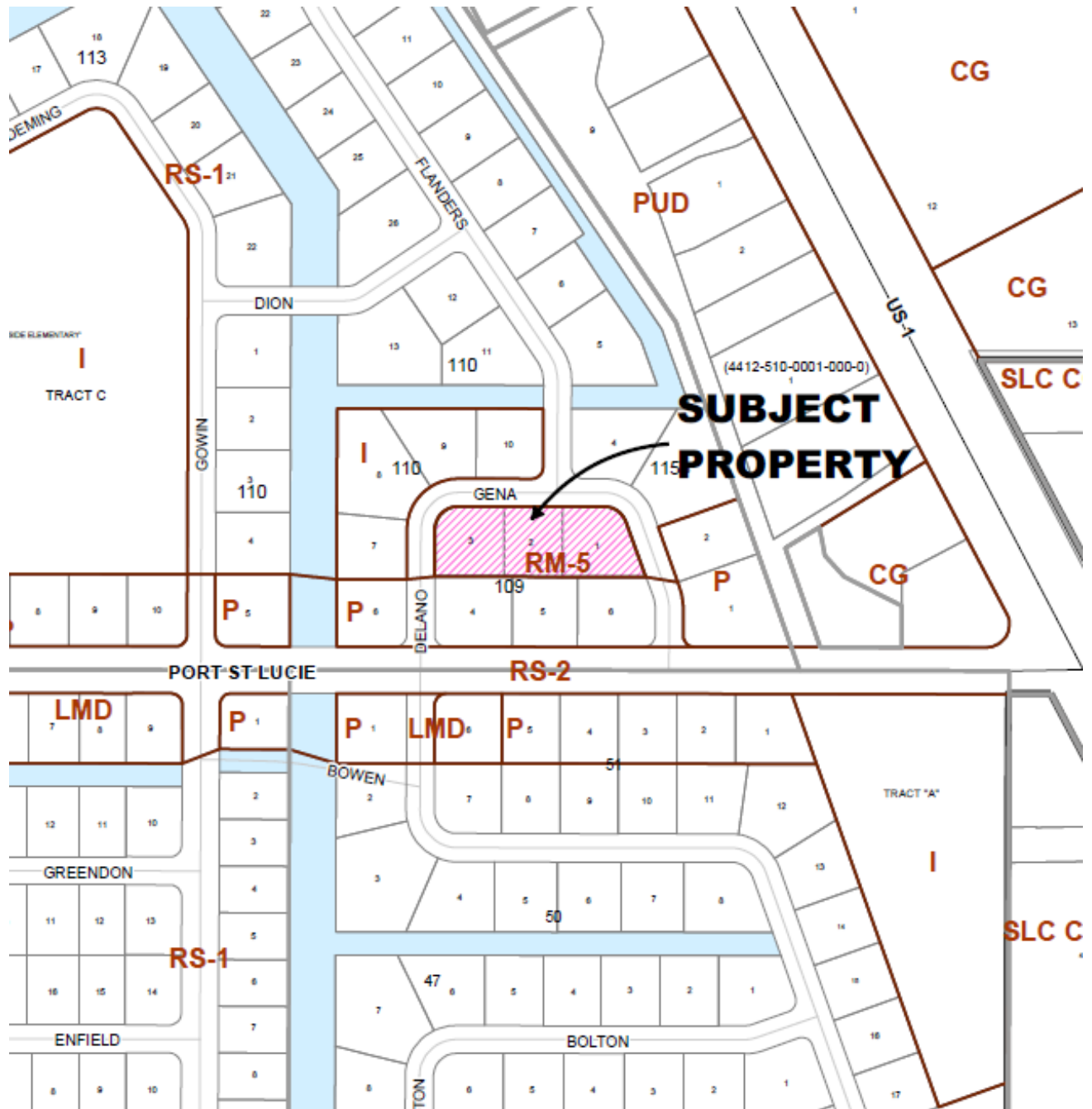
Parcel Number:	342252000040000
Property Size:	Approximately 1.45 acres
Legal Description:	Lots 1-3, Block 109, South Port St. Lucie Unit Four, A subdivision according to the Plat Thereof, As recorded in Plat Book 13, Page 11-11C, of the Public Records of St. Lucie County, Florida.
Future Land Use:	Residential, Office , Institutional (ROI)
Existing Zoning:	Multiple-Family Residential Zoning District (RM-5)
Existing Use:	One lot has an existing single family home.

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	ROI	I & RS-1	Fire station and single-family home
South	ROI	P	Commercial property
East	ROI	P & RS-1	Commercial property and single-family home
West	ROI	P & I	Vacant commercial property and fire station



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. 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>	Traffic Impact was reviewed by Public Works Staff and found to be little to no impact on the existing traffic surrounding the properties. Staff found the project to be in compliance with Public Works Policy #19-01.
<b><i>Parks and Recreation Facilities</i></b>	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.
<b><i>Stormwater Management Facilities</i></b>	Drainage detail is to be required for residential development during review and permitting.
<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>	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:** Per Section 154.03(L) of the City's Landscape and Land Clearing Code, the applicant must remove all exotics from the property.

**Wildlife Protection:** The property was previously cleared.

### **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 the preliminary and final plat at their meeting of March 10, 2021.