



**Port St. Lucie Section 25, Replat of Lot 11, Block 24
Preliminary and Final Plat
P21-102**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a Preliminary and Final Plat that is .51 acres in area for a project known as Port St. Lucie Section 25, Replat of Lot 11, Block 24.
Applicant:	Tiffany Owen, Engineering Design, & Construction, Inc.
Property Owner:	Slalani LLC
Location:	577 NW Riverside Dr.
Project Planner:	Bolivar Gomez, Planner II

Project Description

The application is for a Preliminary and Final Plat that is .51 acres in area. The project proposes two single-family lots.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this preliminary and final subdivision plat on May 26, 2021.

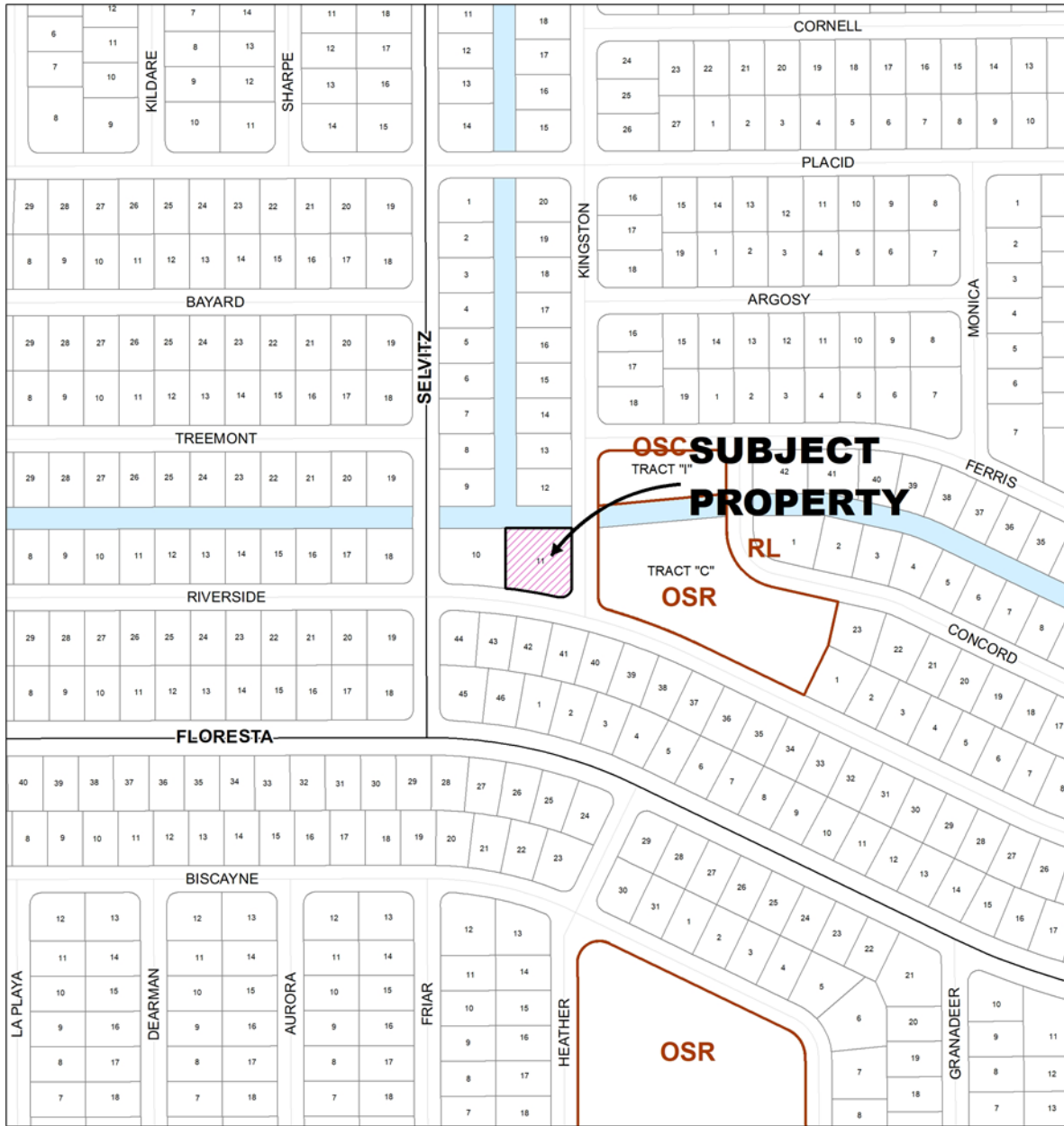
Location and Site Information

Parcel Number:	3420-620-0679-000-3
Property Size:	.51 acres
Legal Description:	Port St. Lucie-Section 25-BLK 24 Lot 11
Future Land Use:	RL (Low Density Residential)
Existing Zoning:	RS-2 (Single-Family Residential)
Existing Use:	Vacant land

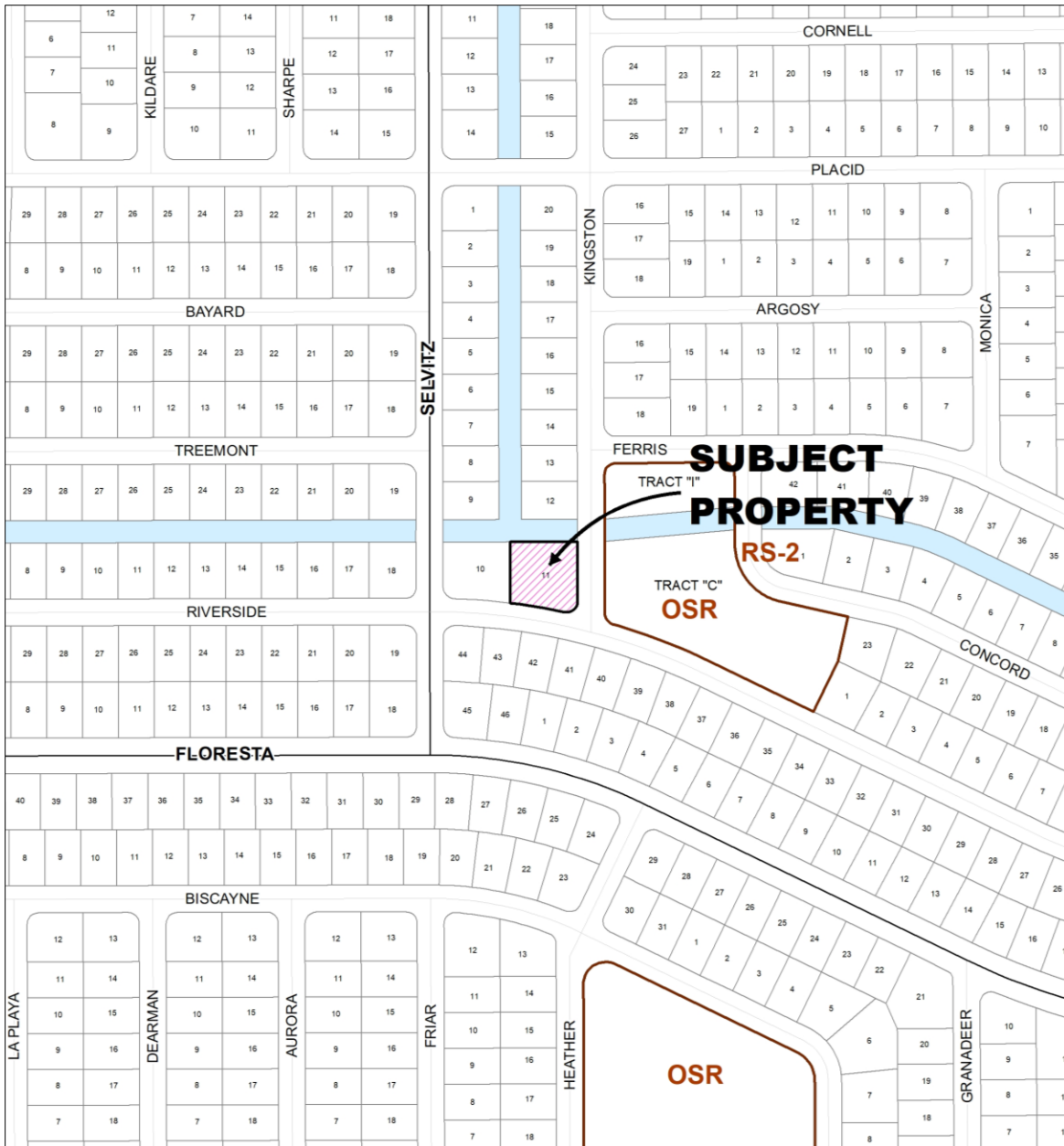
Surrounding Uses

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

RL- Low Density Residential; RS-2 – Single Family Residential; OSR – Open Space Recreational



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: Traffic Impact was reviewed by staff and found to be little to no impact on the existing traffic surrounding the properties. Public Works staff found the project to be in compliance with Public Works Policy #19-01.

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.

Tree Protection: Per Section 154.14 (A)(1) of the Landscape and Land Clearing Code, this property is exempt from tree protection since it is currently a platted single-family lot.

Wildlife Protection: If any gopher tortoises are present onsite, they must be relocated prior to clearing in accordance with State law.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of Port St. Lucie Section 25, Replat of Lot 11, Block 24 Preliminary and Final Plat on May 26, 2021.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.