

**St. Elizabeth Ann Seton
Preliminary and Final Plat
P22-190**



Project Location Map

SUMMARY

Applicant's Request:	An application to replat Tract C, First Replat of Port St. Lucie, Section 42, into three tracts.
Applicant:	Colome and Associates, Elizabeth Colome
Property Owner:	Diocese of Palm Beach and Villa Seton, Inc
Location:	The property is generally located on the south side of SW Tunis Avenue, west of SW Port St. Lucie Boulevard.
Address:	3300 SW Chartwell Street and 930 SW Tunis Avenue
Project Planner:	Francis Forman, Planner II

Project Description

Colome and Associates, acting as the agent for the Diocese of Palm Beach, has submitted an application for approval of a replat for a project known as St. Elizabeth Ann Seton. This is a replat of Tract C, First Replat of Port St. Lucie, Section 42 (27.7 acres). The proposed replat subdivides the acreage to create three tracts:

- Tract C-1 (12.76 acres) – Existing church and proposed expansion.
- Tract C-2 (3.06 acres) – Future apartments.
- Tract C-3 (5.89 acres) – Existing apartments.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the request and recommended approval of the proposed preliminary and final plat at the July 13, 2022, Site Plan Review Committee meeting.

Location and Site Information

Parcel Numbers:	3420-711-0003-000-3 and 3420-711-0003010-6
Property Size:	27.7 acres
Legal Description:	Tract C, First Replat in Port St. Lucie, Section Forty Two, Plat Book 18, Page 18
Future Land Use:	I (Institutional) and RM (Residential Medium)
Existing Zoning:	I (Institutional) and RM-11 (Medium Density Residential)
Existing Use:	Church site and Villa Seton residential

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Publix Retail Plaza
South	RM	RM-11	Multi-Family Residential
East	I	I	Elementary School
West	ROI	P and RS-2	Vacant/Residential

CG – General Commercial

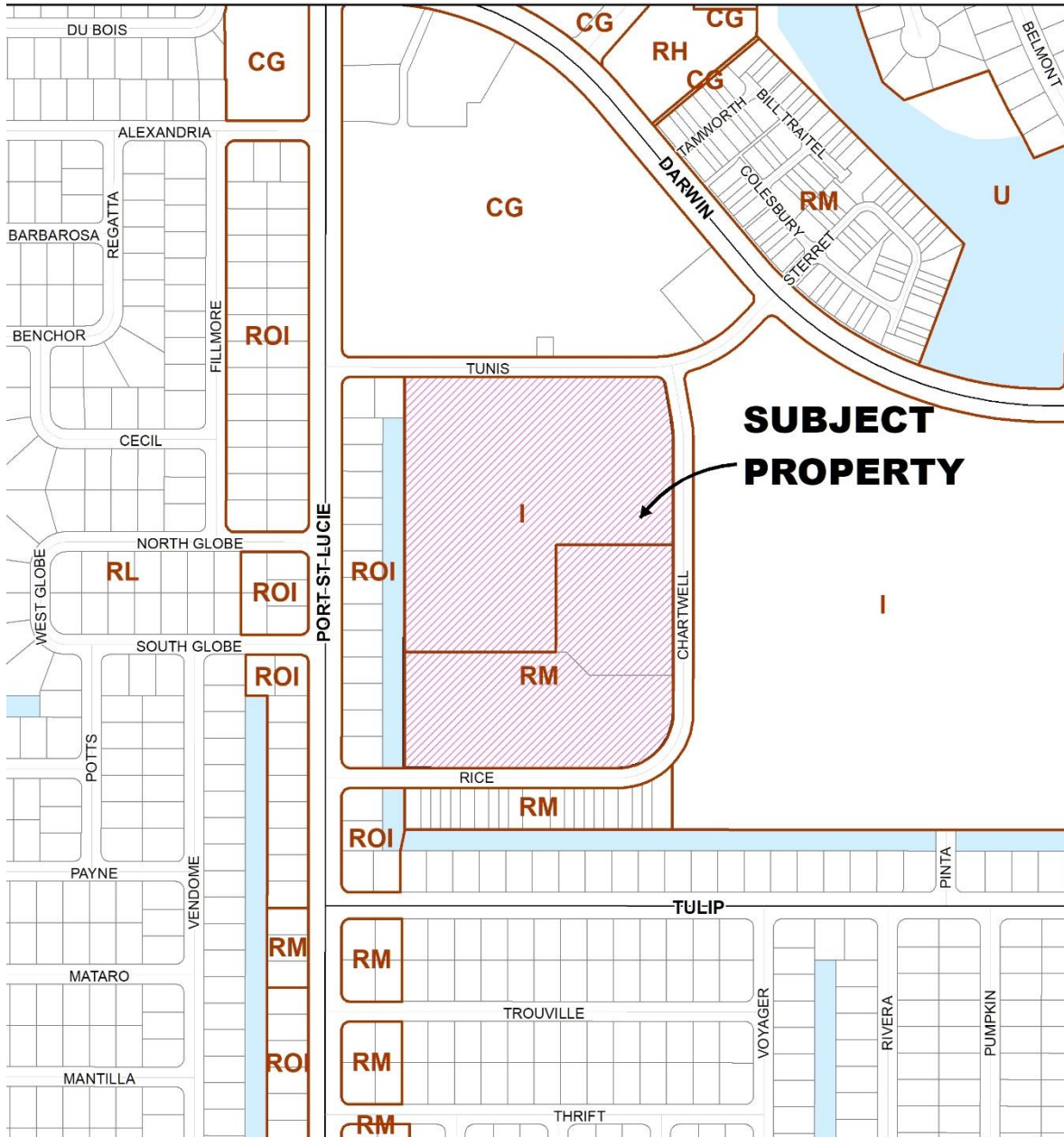
I – Institutional

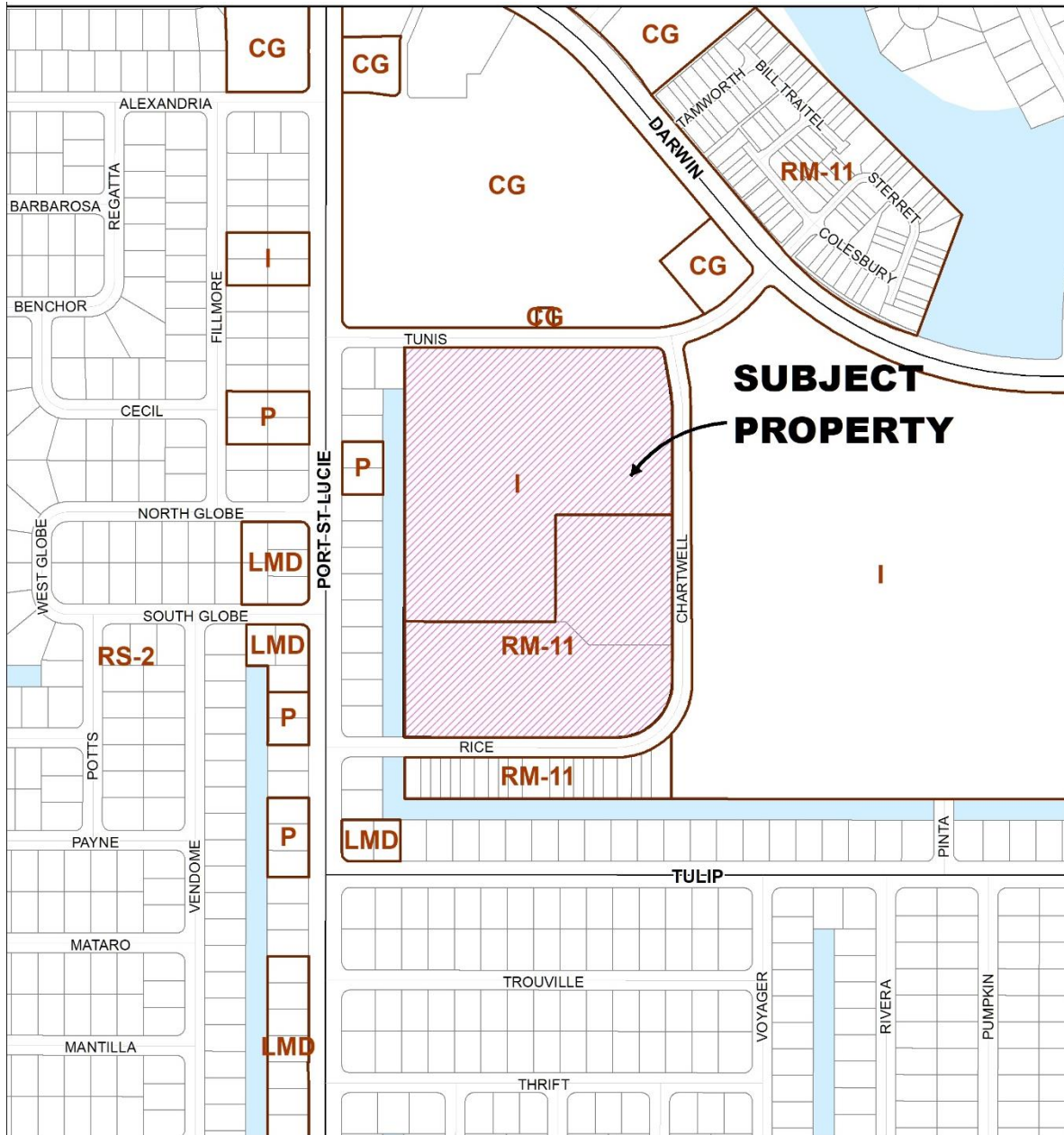
ROI – Residential, Office, Institutional

RM – Medium Density Residential

P – Professional

RS-2 – Single-Family Residential





IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code regarding the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utilities Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits for any future development.
<i>Traffic Circulation</i>	A traffic analysis will be provided with the site plan amendment for the church expansion.
<i>Stormwater Management Facilities</i>	The development of the property will be required to meet all applicable stormwater management regulations prior to issuance of permits for development. Dedication Nos. 1 and 2 of the plat establish blanket drainage easements over all three tracts in favor of the property owners. A separate Declaration of Drainage Easement is required to provide clarification regarding the specifics of the easements. A copy of the proposed Declaration of Easement is attached. A condition of approval for the recordation of the Declaration of Easements prior to the issuance of any site work permits is proposed.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

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: The prior site plan approval required 6.12 acres of upland native habitat preservation in addition to 0.61-acres of wetland preservation area onsite. The proposed expansion will be required to mitigate for any additional impacts to preservation areas.

Wildlife Protection: An environmental site assessment is required per Section 157.04 of the City Code in conjunction with the site plan amendment. This assessment will include a listed species survey and address protection of any listed species.

OTHER

Fire District: The access location (external and internal) will be reviewed by the Fire District for safety purposes concurrent with the site plan amendment.

Public Art (Chapter 162): N/A

Related Projects

P22-120 – St. Elizabeth Ann Seton – Site Plan Amendment

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request and recommended approval of the preliminary and final plat at the July 13, 2022, Site Plan Review Committee meeting. Staff recommends approving the preliminary and final plat with the following condition.

- Prior to issuance of any site work permits, the Declaration of Drainage Easement between the two property owners shall be recorded in the public records and a copy provided to the City.