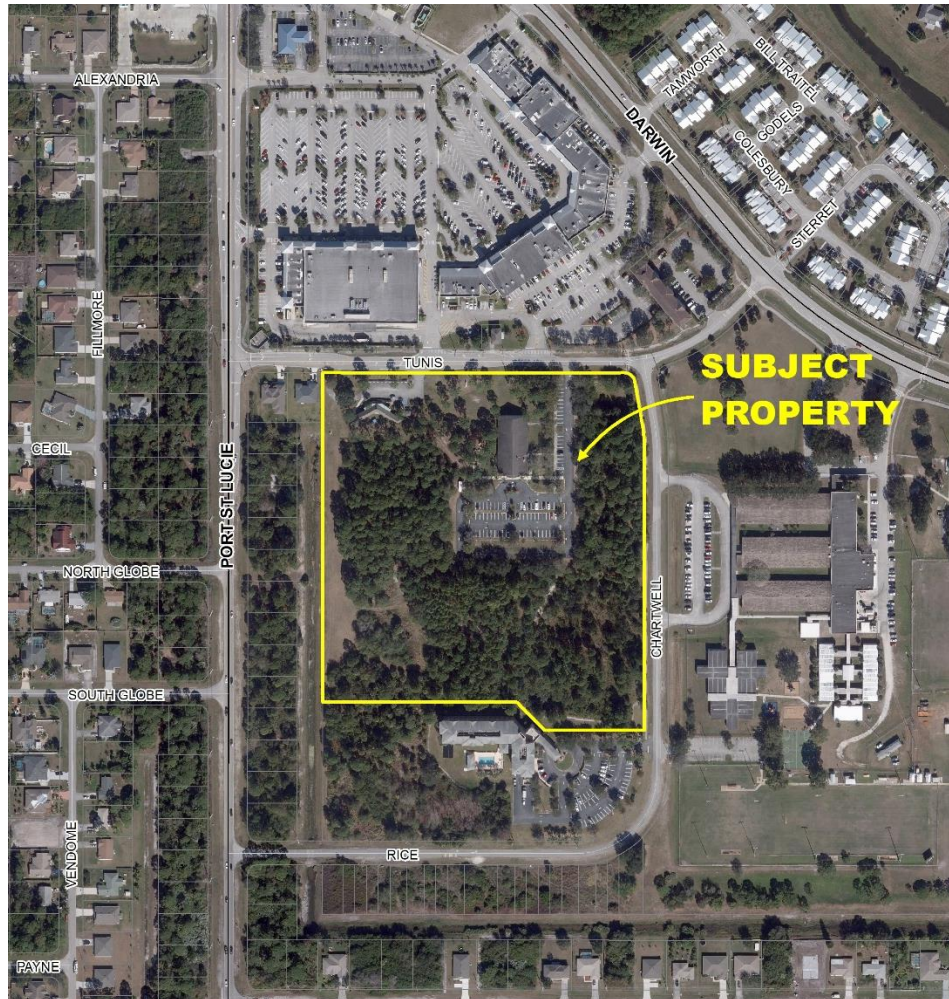




**St. Elizabeth Ann Seton  
Major Site Plan  
P22-120**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for a major site plan for St. Elizabeth Ann Seton.
Applicant:	Elizabeth Colome, Colome & Associates, Inc.
Property Owner:	Diocese of Palm Beach
Location:	South on SW Tunis Avenue and west of SW Port St. Lucie Boulevard.
Address:	930 SW Tunis Avenue
Project Planner:	Francis Forman, Planner III

**Project Description**

The applicant, Colome & Associates, Inc, has submitted a Major Site Plan for St. Elizabeth Ann Seton. The Major Site Plan includes the addition of a 13,226 square foot building to an existing 12,980 square foot enclosed assembly use building. The proposed addition will serve as the new parish hall and office building for church staff to work and provide meeting spaces for groups, while utilizing the existing building as the main gathering place for church services.

The property is zoned Institutional (I), which is compatible with the current future land use classification of Institutional (I) of the site.

**Location and Site Information**

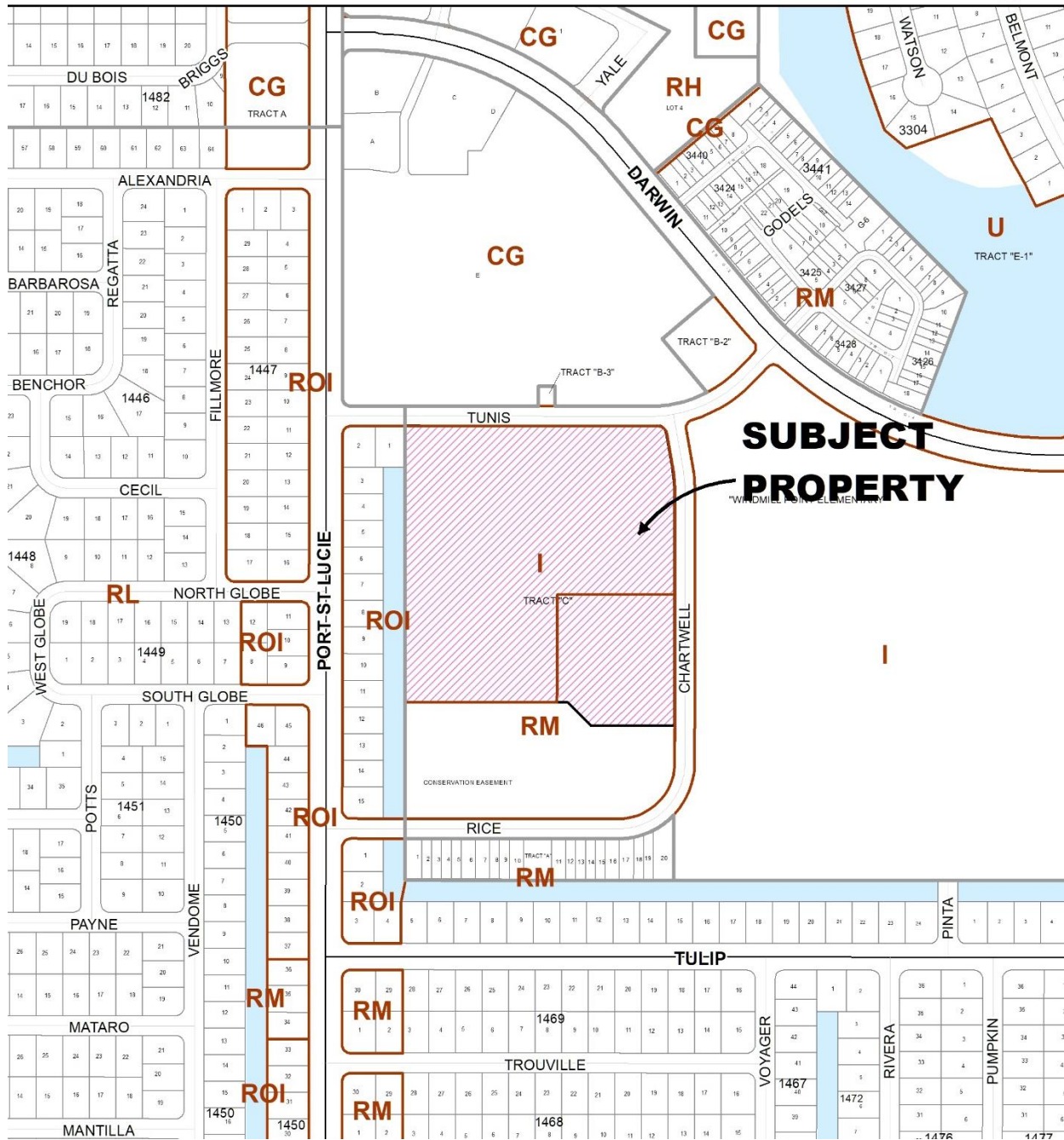
Parcel Number:	4419-504-0001-000-2
Property Size:	+/- 12.76-acres
Legal Description:	St. Elizabeth Ann Seton, Tract C-1
Future Land Use:	I – Institutional
Existing Zoning:	I – Institutional
Existing Use:	Enclosed Assembly

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Use
South	RM	RM-11	Vacant Commercial Lots
East	I	I	Single-family residences
West	ROI	RS-2 & P	Single-family Residences

CG – General Commercial, RM - Medium Density Residential, RM-11 – Multifamily Residential, I – Institutional, ROI – Residential Office Institutional, RS-2 – Single-Family Residential, P - Professional

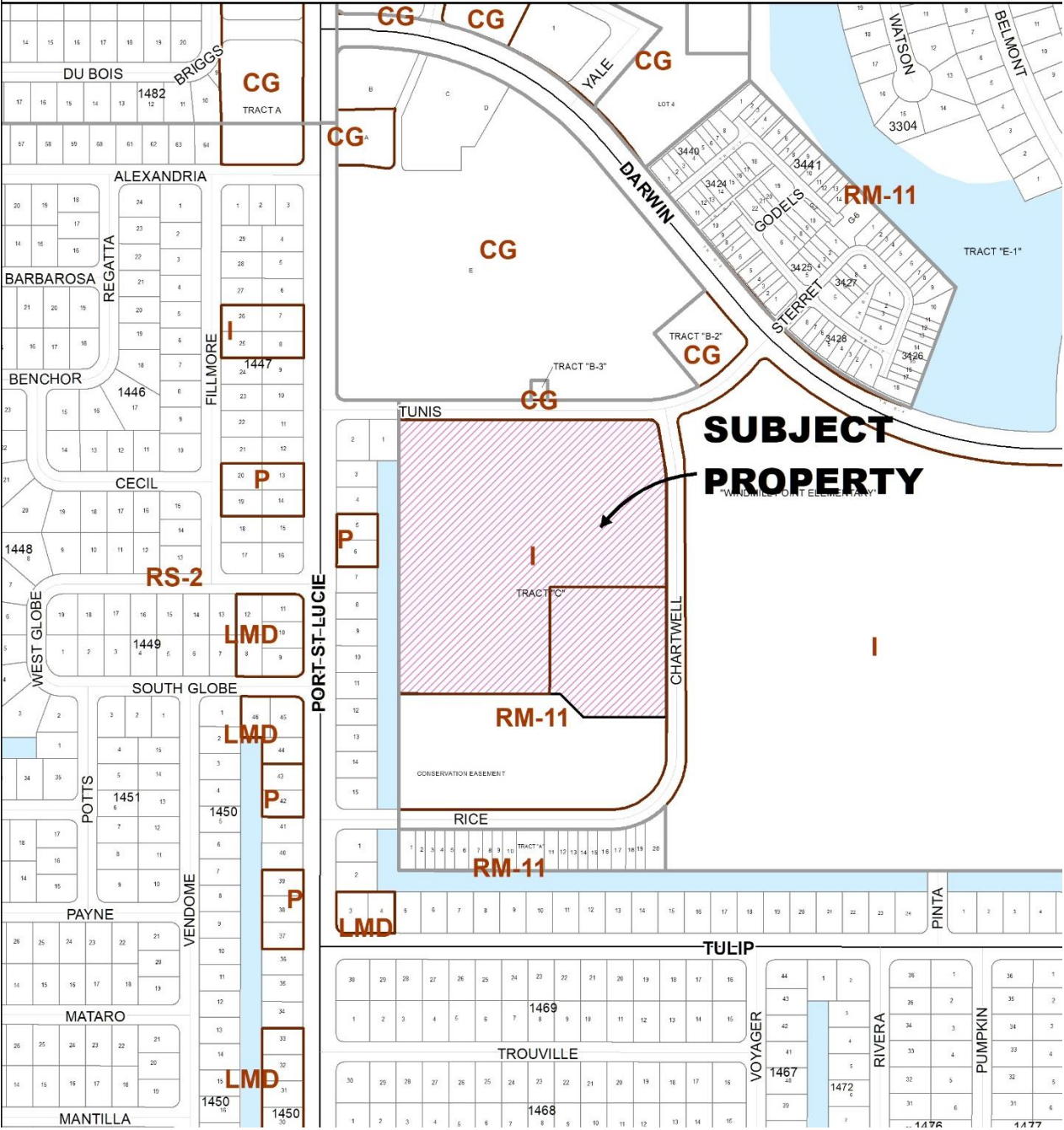
# FUTURE LAND USE



Future Land Use



# EXISTING ZONING



Zoning District

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<b>CRITERIA</b>	<b>FINDINGS</b>
<b>USE</b>	An application for site plan approval for a major site plan to construct a 13,226 square foot, one-story enclosed assembly use building.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides a 12' x 24' dumpster enclosure for general and recyclable refuse for the commercial site.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
<b>PARKING REQUIREMENTS</b>	The proposed use requires a total of 131 parking spaces, while 193 spaces including 9 handicap spaces are proposed.
<b>BUILDING HEIGHT</b>	Maximum building height permitted by the General Commercial zoning district 35' while the building is proposed to be 21'-7".
<b>SETBACKS</b>	Building setback lines depicted on site plan are consistent with the Code requirements.

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

<b>CRITERIA</b>	<b>FINDINGS</b>
<b>SEWER/WATER SERVICES</b>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. 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>TRANSPORTATION</b>	The Traffic Report prepared by MacKenzie Engineering and Planning, Inc dated February 2, 2023, was 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. The proposed 13,226 SF church is anticipated to generate 24 PM peak hour trips. The project is in compliance with the adopted levels of service; therefore, no off-site improvements are required.

<b>PARKS AND OPEN SPACE</b>	Not applicable to non-residential development.
<b>STORMWATER</b>	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	Not applicable to non-residential development.

#### **NATURAL RESOURCE PROTECTION (Chapter 157)**

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 is subject to the native upland preservation/mitigation requirements of the City Code. No upland habitat preservation is proposed on site, due to the existing protected habitats and wetlands not being affected by the proposed work. The trees to be removed will be entirely invasive and exotic species, therefore no mitigation is required.

**Wildlife Protection:** A portion of the site has been cleared. A gopher tortoise survey will be required prior to the issuance of a site work permit.

#### **OTHER**

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

**Public Art (Chapter 162):** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

### **STAFF RECOMMENDATION**

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. The Site Plan Review Committee recommended approval at their December 12, 2022, meeting.