

RESOLUTION NO. 11-R65

A RESOLUTION APPROVING THE REVISED STREET TREE PLANTING PLAN FOR ST. LUCIE WEST PLAT NO. 160 - LAKE FOREST POINTE AND ST. LUCIE WEST PLAT NO. 169 – LAKE FOREST POINTE REPLAT, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, ON THE REQUEST OF THE LAKE FOREST POINTE HOMEOWNER’S ASSOCIATION, INC.; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has been requested by the Lake Forest Pointe Homeowner’s Association, Inc., to approve the revised Street Tree Planting Plan for St. Lucie West Plat No. 160 – Lake Forest Pointe and St. Lucie West Plat No. 169 – Lake Forest Pointe Replat (P11-084), within the City of Port St. Lucie, Florida; and

WHEREAS, by Resolution 03-R35, the City of Port St. Lucie City Council approved the preliminary and final plat and construction plans, including a streetscape plan, for St. Lucie West Plat No. 160 – Lake Forest Pointe; and

WHEREAS, by Resolution 04-R53, the City of Port St. Lucie City Council approved the preliminary and final plat and construction plans, including a streetscape plan, for St. Lucie West Plat No. 169 – Lake Forest Pointe Replat; and

WHEREAS, the Site Plan Review Committee recommended approval of the revised Street Tree Planting Plan on July 27, 2011.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City Council hereby approves the revised Street Tree Planting Plan for St. Lucie West Plat No. 160 – Lake Forest Pointe and St. Lucie West Plat No. 169 – Lake Forest Pointe Replat (P11-084), within the City of Port St. Lucie, Florida.

RESOLUTION 11-R65

Section 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,
this 26TH day of September, 2011.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
JoAnn M. Faiella, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Roger G. Orr, City Attorney

PORT ST. LUCIE CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: 9-26-11

PUBLIC HEARING ORDINANCE RESOLUTION X

ITEM: P11-084. Lake Forest Pointe at St. Lucie West Revised Street Tree Planting Plan

RECOMMENDED ACTION: The Site Plan Review Committee recommended approval of the revised street tree planting plan on July 27, 2011.

 The Planning and Zoning Board unanimously recommended approval of the revised street tree planting plan on September 6, 2011.

EXHIBITS: A. Staff Memorandum

 B. Resolution

SUMMARY EXPLANATION/BACKGROUND INFORMATION: The proposed plan is to replace existing street trees located within the rights-of-way and open space tracts of the development.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

SUBMITTING DEPARTMENT: Planning Department

DATE: 9/13/11



Item #6(D)

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF SEPTEMBER 6, 2011

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING *AC*

RE: REVISED STREET TREE PLANTING PLAN
PROJECT NO. P11-084
ST. LUCIE WEST PLAT NO. 160 – LAKE FOREST POINTE AND ST.
LUCIE WEST PLAT NO. 169 – LAKE FOREST POINTE REPLAT

DATE: AUGUST 15, 2011

APPLICANT: Matthew Yates, Lucido and Associates

OWNER: The road rights-of-way and open space tracts are dedicated by plat to the Lake Forest Pointe at St. Lucie West Homeowner's Association, Inc.

LOCATION: The property is located west of Cashmere Boulevard and south of St. Lucie West Boulevard.

LEGAL DESCRIPTION: Portions of St. Lucie West Plat No. 160 – Lake Forest Pointe and St. Lucie West Plat No. 169 – Lake Forest Pointe Replat.

SIZE: The subdivision is approximately 58 acres in size.

EXISTING ZONING: Planned Unit Development (PUD)

EXISTING USE: Developed residential subdivision with 218 single family homes, private roads, water management tracts, open space tracts, and a recreation tract.

PROPOSED PROJECT: The proposed project is to replace existing street trees located within the road rights-of-way and open space tracts of the development. The applicant has indicated that the existing oaks are causing problems with the infrastructure. The proposed plan is to replace a majority of the oaks with smaller tree species that can tolerate reduced growing areas and have less aggressive root systems.

The applicant has indicated that the Homeowner's Association notified all of the homeowners by letter and held a meeting on July 6, 2011 to present and discuss the proposed street tree planting plan.

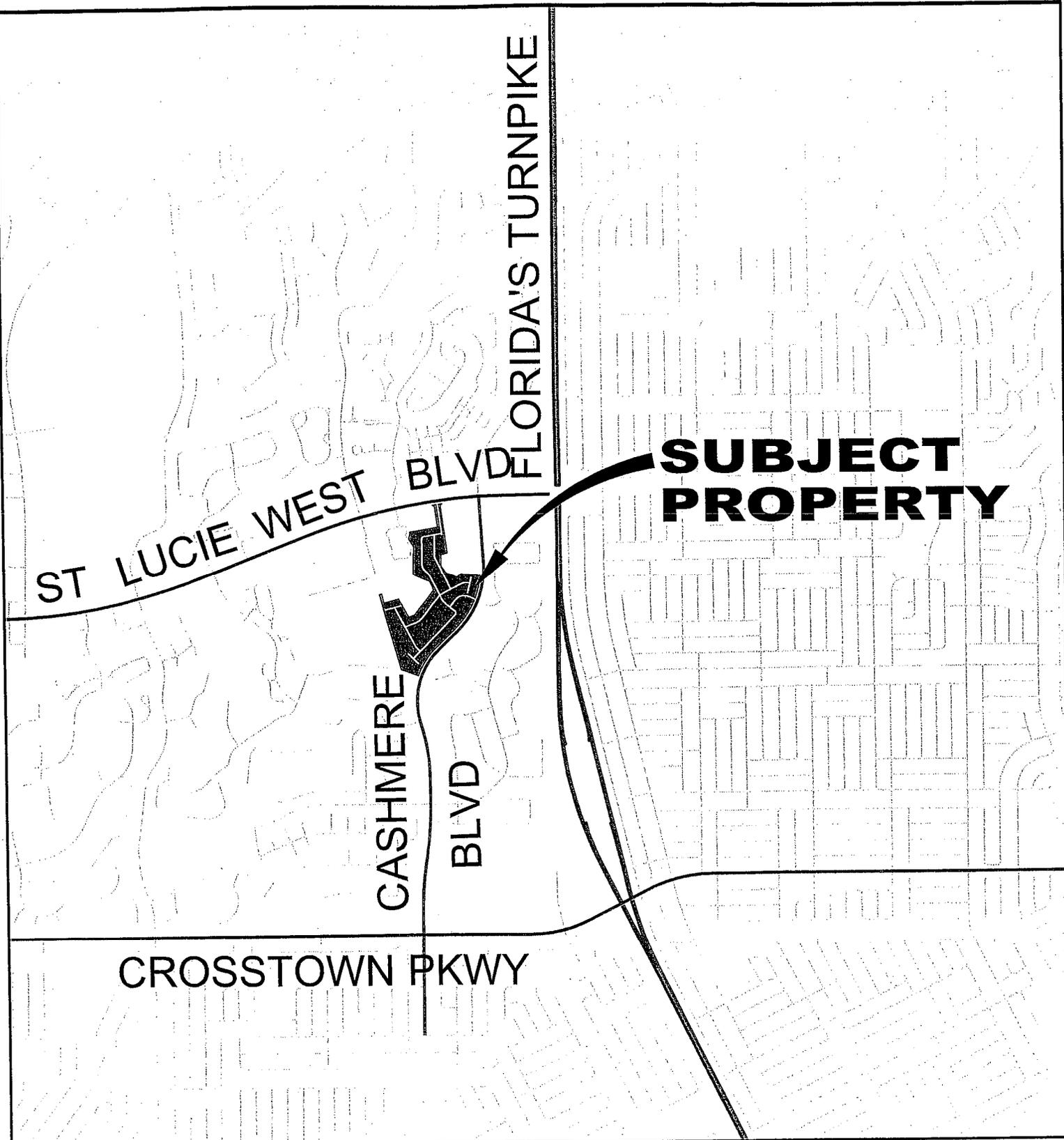
HISTORY:

The City Council approved the original subdivision plat and construction plans (P02-375) for the project by Resolution 03-R35 on May 12, 2003. The City Council approved a replat (P04-117) by Resolution 04-R53 on June 28, 2004 to add 13 lots. The landscape plan for the street trees was a part of those original approvals.

STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request at their meeting of July 27, 2011 and recommended approval. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of Chapter 156 of the City Code, Subdivision Regulations, and recommends approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

STREET TREE REPLACEMENT

LAKE FOREST POINTE

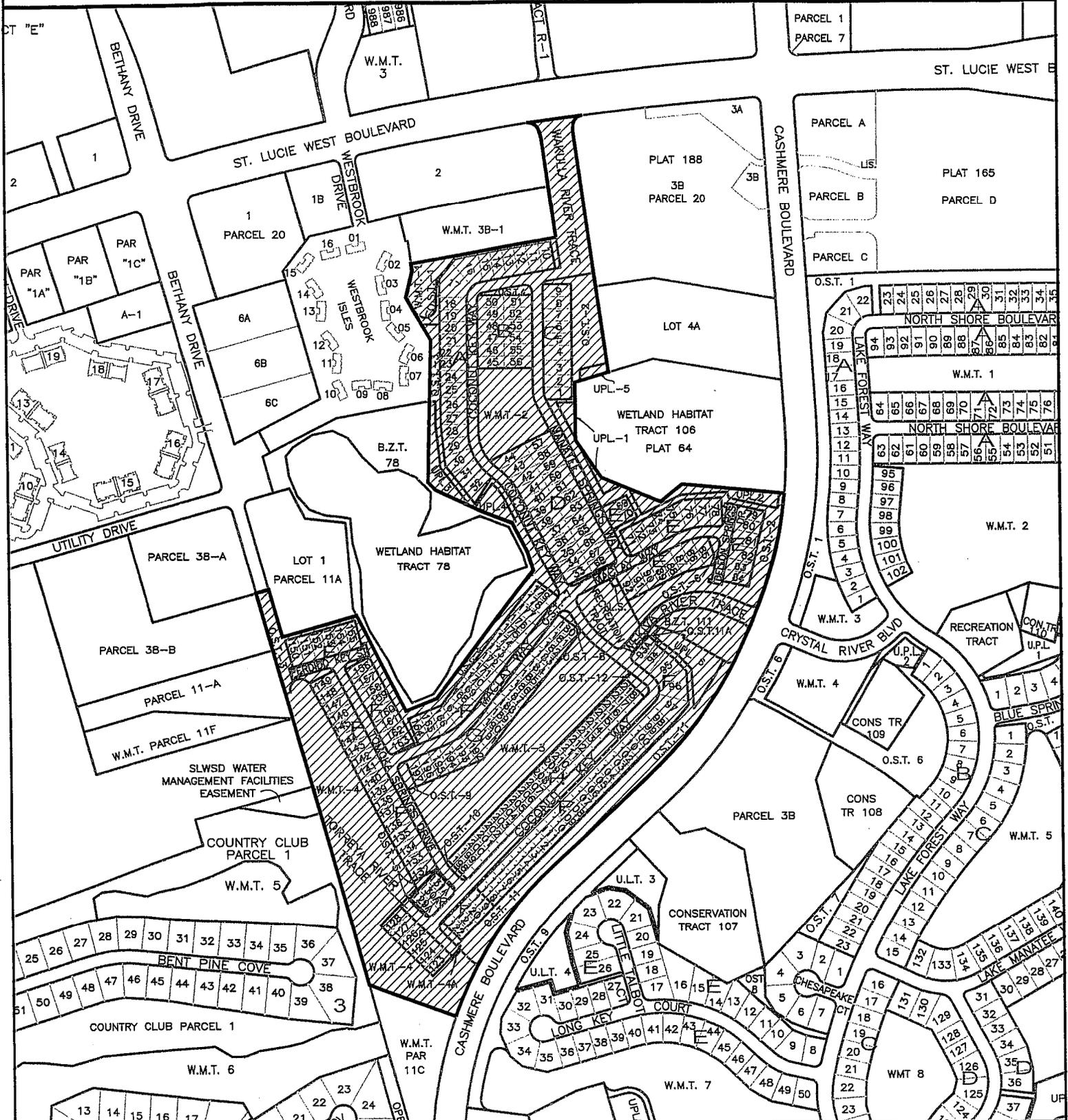
DATE: 7/26/2011

APPLICATION NUMBER:
P11-084

CADD FILE NAME:
P11-084L

SCALE: 1" = .5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ2011.DWG

STREET TREE REPLACEMENT

LAKE FOREST POINTE

DATE: 7/26/2011

APPLICATION NUMBER:
P11-084

CADD FILE NAME:
P11-084M

SCALE: 1"=500'



lucido & associates

P11-084
\$710.00
#11163

July 6, 2011

VIA HAND DELIVERY

Mr. Daniel Holbrook
City of Port St. Lucie Planning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RECEIVED

JUL 06 2011

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

RE: LAKEFOREST POINTE – STREET TREE REPLACEMENT
(PSL REF. NO. Pxx-xxx; LA REF. NO. 11-325)

Dear Mr. Holbrook:

On behalf of the Lakeforest Pointe at St. Lucie West Homeowner's Association, Inc, we are pleased to submit for your review a landscape plan that proposes to amend the existing street tree planting program within the Lakeforest Pointe community.

The project site is an existing single family PUD community located on Cashmere Blvd, consisting of 57.71 ac within St. Lucie West, and contains 218 units. The community has voiced concern regarding the existing live oak street trees. Many of the trees were planted in poor locations with insufficient soil, have begun damaging adjacent sidewalks, and threaten underground utilities. The provided landscape plan proposes to eliminate many of the oak trees and replace them with smaller tree species that can tolerate reduced growing areas and have less aggressive root systems. Existing oak trees are intended to remain in locations where adjacent pavement or utilities are less susceptible to damage.

In support of this request you will find enclosed a check in the amount of \$710.00 for the miscellaneous review fee and the following application materials:

- Authorization Letters (16 Copies)
- Quitclaim Deed (2 Copies)
- Street Tree Replanting Plan (16 Copies)

Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

Matthew R. Yates
Project Manager

Lakeforest Pointe at St. Lucie West Homeowners Association, Inc.

C/o The Continental Group
584 NW University Boulevard, Suite 703
Port Saint Lucie FL 34986
772-873-9393

June 29, 2011

Daniel Holbrook, Director of Planning & Zoning
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RE: LAKEFOREST POINTE at ST. LUCIE WEST – OWNER'S AUTHORIZATION

Dear Mr. Holbrook:

As the president of the Lakeforest Pointe Homeowners Association, Inc., please consider this correspondence as formal authorization for Lucido & Associates to serve as representative for our community Lakeforest Pointe during the Governmental Review and Approval Processes.

Thank you for your attention to this matter.

Sincerely

A handwritten signature in black ink, appearing to read 'Tony Roach', with a long horizontal flourish extending to the right.

Tony Roach, President
Lakeforest Point HOA, Inc.

cc. Matt Yates, Lucido & Associates



156.121:	364
	75
	51
	238
	364

STREET_SCAPE

AL NAME	COMMON NAME	SPECS
'Eagleston'	Eagleston Holly	CG, 12`x6`, 6`CT, 5P
'Semia indica` Muskogee`	Standard Muskogee Crape Myrtle	CG, 12`x6`, 6`CT, 5P
	Southern Live Oak	EXISTING TO REMAIN

GENERAL LANDSCAPE NOTES:

1. At least 50% of all required trees shall be of a native species.
2. All plant material shall be Florida No. 1 or better.
3. All trees shall be irrigated with bubblers by an automated system
4. No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility enclosures such as water meters, backflow devices, fire hydrants, sanitary sewer

