



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

**TO:** The Honorable Mayor and Members of the City Commission  
**THROUGH:** Rebecca Grohall, AICP, Planning Manager  
**FROM:** Clarissa Davis, Planner  
**SUBJECT:** Selvitz Crossing Subdivision: Preliminary Plat  
**DATE:** August 29, 2014

### STAFF REPORT

**Owner/Applicant:** Midway St. Lucie, LLC  
675 W Indiantown Rd.  
Jupiter, FL 33458

**Representative:** Lucido & Associates, P.A.  
Brian Nolan, Agent  
701 E. Ocean Blvd.  
Stuart, FL 34994

**Requested Action:** Approval with conditions.

**Location:** East of Selvitz Road, directly north of Devine Road

**Parcel Ids:** 2432-211-0006-000-3; 2432-211-0005-000-6;  
2432-343-0001-000-4

**Current Future Land Use:** RL, Low Residential

**Current Zoning:** R-1, Low Density Residential

**Surrounding Zoning:**

North	East	South	West
I1	AR-1, RE-2, PUD (County)	AR-1 (County) R-1 (City)	I (County)

**Surrounding FLU:**

North	East	South	West
HI	RS (County)	RS (County)	P/F (County)

**Parcel(s) Size:** 122.8 acres

### **Staff Analysis:**

The applicant is requesting the approval of a preliminary plat for the proposed Selvitz Crossing Subdivision. The area is made up of 3 parcels totaling 122 acres and is located east of Selvitz Road, directly north of Devine Road.

The proposal is for 12 individual lots for single-family homes. Lots 1- 9, along Christiansen Road, have a depth of 485 feet and vary in width, ranging from 225 feet to 305 feet. Lot 10, which is located along Devine Road, has a depth of ±450 feet and a length of 1,281feet. The two remaining lots, lot 11-12, are located along Selvitz Road. Lot 11 has a depth of ± 502 feet and a length of 480 feet. Lot 12 resembles the same depth, however has a length of 713 feet.

Two Water management tracts are proposed on the plat. Tract "B" will be made up of a large lake that will involve mining and excavation which is permissible per Section 9-350(6). The aforementioned code section states the following: "Excavating, grading, and moving earth in conjunction with the platting of a subdivision permitted in accordance with all governing regulations."

### **TRC Recommendation:**

#### St. Lucie County Public Works/Engineering Division:

1. Devine Road is only a 46' right of way easement. Additional right of way will be required for Devine Road. Due to the location of the existing top of bank of the NSLWCD Canal 102 the required right of way donation shall be 60'. **UPDATE** - The applicant has indicated a 5' limited access easement over and across Lot 10 of the proposed plat of Selvitz Crossing.
2. The applicant is advised that the property lies within the SLC Urban Service Boundary. Sidewalks shall be required along the Selvitz Road and may be required on Christensen Road and Devine Road. **UPDATE** - The developer's response regarding the construction of a concrete sidewalk along Selvitz Road is acceptable. The developer shall pay a fee-in-lieu of construction of concrete sidewalks on Christensen Road and Devine Road within 90 days after receiving final plat approval.
3. The applicant is advised that the SLC Land Development Code requires that all roads public or private utilized to access the development shall be paved prior to final plat approval. The applicant may petition the BOCC for a paving waiver if there is inadequate right of way. If paving requirements are waived the BOCC may attach conditions deemed necessary to minimize impacts on the road and surrounding area. **UPDATE** - It is noted that the applicant has submitted a paving waiver request together with a Fair Share Analysis (FSA). County staff has scheduled the newly submitted FSA for BOCC review on October 7<sup>th</sup>, 2014.
4. The applicant is advised that Christensen Road and Devine Road shall not be used to haul material excavated from the proposed storm water facility. All dump truck traffic shall utilize Selvitz Road. **UPDATE** - The applicant's response is acceptable.
5. Prior to the commencement of hauling activities the developer shall construct turn lanes on Selvitz Road at the project site. Construction plans shall be submitted to the County Engineer for review and approval. **UPDATE** - The applicant's representative met with

County staff with regards to the turn lane requirements. It was agreed that a right turn lane shall be constructed prior to commencement of the hauling activities. The left turn lane shall be constructed prior to the recording of the final plat.

City Engineering:

1. Plat review comments generated by the City's reviewing surveyor NorthStar Geomatics included the following: "Dedications and other language normally provided on page 1 of the preliminary plat will be reviewed when Final Plat is submitted. Florida Statutes Chapter 177 compliance review and field PRM inspection will be performed at that time." Comment due at final plat.
2. The addition of an 80' wide right-of-way has been added to this plat resubmittal. This right-of-way extends a distance of 1,423.53 feet from Selvitz Road to NSLRWCD Canal No. 101 R/W.

**Planning Board Recommendation:**

At their March 11<sup>th</sup> meeting, the Planning Board gave a vote of 6-4, recommending approval of the item with staff recommendations.

**Staff Recommendation:**

In review of the preliminary plat application, staff recommends that the City Commission approve the application with the following conditions:

1. City Engineering along with NorthStar Geomatics comments are satisfied at final plat submittal.