



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Rebecca Grohall, AICP, Planning Manager
FROM: Sandy Ramseth, AICP, Senior Planner
RE: Application for Subdivision Review – Final Plat
Carriage Pointe Estates (fka Ten Miles Estates)
At Selvitz and Ralls Roads in a Portion of S30/T35S/R40E
DATE: September 5, 2014

STAFF REPORT

Owner/Applicant: Pierce 131, LLC (Peter J. Brennan, Manager)
12 Salt Creek Lane, Suite 200
Hinsdale, IL 60521

Representative: Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

Requested Action: Approval of a Final Plat

Location: At the intersection of Selvitz and Ralls Roads in a Portion of Section 30, Township 35S, Range 40E

Current Zoning: **R-1, Single-Family Low Density Zone;** this classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four (4) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available. The Final Plat is not consistent with the R-1 zoning district. (See staff analysis).

Future Land Use: **RL, the Low Density Residential;** this designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single-family detached housing but can also contain duplexes and multifamily residences. This land use category ranges in density from 1 to 6.5 dwelling units per acre. Carriage Point Estates is proposing a density of 1.75 du/ac. The Final Plat is consistent with the Comprehensive Plan.

**Surrounding Zoning:
(Jurisdiction)**
**Surrounding FLU:
(Jurisdiction)**

North	East	South	West
RS3 & AR-1 (SLC)	AR-1 (SLC)	IX, AR-1 & I-1 (SLC) & (FP)	R-1 (FP)
RU (SLC)	RS (SLC)	RU & HI (SLC) & (FP)	RL (FP)

Infrastructure:

Located within the FPUA Retail Water and Sewer Service Area. All infrastructure including water, sewer, drainage and roadways have been constructed, except for the final lift of asphalt.

Area:

74.85 Acres

Project History:

Unlike a typical Final Plat approval, this project has undergone various names, ownerships, and has been around for almost a decade. For that reason, a bit of history is necessary for a better understanding of the project.

The residential development currently known as Carriage Pointe Estates (fka Ten Mile Estates) was annexed into the City of Fort Pierce via Ordinance K-308 (Exhibit 1) on December 20, 2004 which took effect on December 31, 2004. The annexation ordinance rezoned the subject property to the City's R-1 zoning district and assigned a future land use designation of RL (Residential, low density: 1 - 6.5 dwelling units per acre) Subsequently, on December 21, 2004, St. Lucie County via Resolution 04-228 (Exhibit 2) approved a rezoning of the subject site to the Planned Unit Development (PUD) zoning, and granted Preliminary and Final Site Plan approval for development of 132 single family homes. The County resolution approved the Site Plan prepared by Thomas Lucido & Associates, Inc., dated November 8, 2004 (Exhibit 3). The Preliminary Plat of the subject property was reviewed and approved by the County earlier that year.

In the following years, the project's infrastructure plans were formerly permitted by the City and improvements were substantially completed, including the construction of offsite roadways, onsite roadways through the first lift of asphalt, onsite and offsite sewage collection and transmission systems, water distribution system, and storm water management system. In 2007 a building permit was also issued by the City for a model home, which was constructed.

In March of 2011, The Wantman Group, Inc. (WGI) filed an application for Final Plat approval with the City on behalf of Regions Bank. The City's Technical Review Committee (TRC) conducted a review but the staff comments were never sufficiently addressed in order to advance the application to a hearing before the City Commission. The applicant had been informed of the outstanding issues identified by the Fort Pierce City Engineer during the 2011 Final Plat review, and these were never addressed by the former property owner/applicant, Regions Bank.

One of the biggest hurdles for Final Plat approval was the fact that the approved development did not meet the requirements of the City's R-1 zoning district, and would require substantial redesign and new or amended development orders in order to do so. To put this issue to rest, the City issued a letter dated October 9, 2012, stating, "*The City of Fort Pierce will honor the Site Plan approved by St. Lucie County in 2004 without necessity of substantial requirements for deviation*" (Exhibit 4). On October 29, 2012, the subject property was then purchased by its current owner, Pierce 131 LLC.

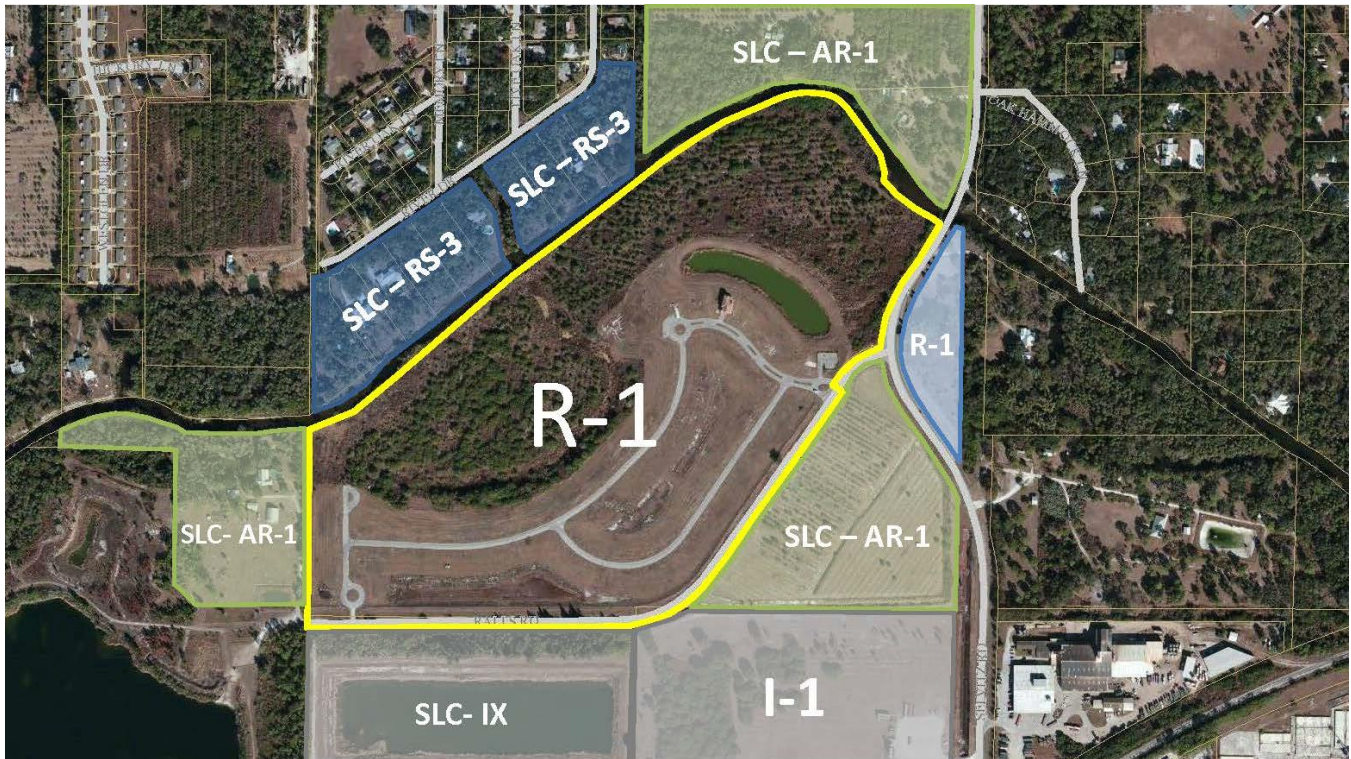
Beginning in February 2013, a revised Final Plat, based on previous TRC comments, was submitted to the City for their review and approval; again, more comments and resubmittals. During that year, the model home was also demolished as the housing product type was revised under the new ownership. The project

history now leads us to where we are today; the latest Final Plat submittal plan has been reviewed by all affected departments and has met with their approval.

Staff Analysis:

Pursuant to Section 18-9(b) of the City Code, the applicant is requesting Final Plat approval to subdivide 74.85 acres into a 131-lot residential subdivision located at the intersection of Selvitz and Ralls Roads (addresses to be determined) in a portion of S30/T35S/R40E. The subject property is located on the west side of Selvitz Road, just south of Edwards Road.

Surrounding Vicinity: The subject property is zoned R-1, Single-Family Low Density and has a Future Land Use designation of RL, Low Density Residential. The subject property is mostly surrounded by unincorporated properties that lie within St. Lucie County. Immediately abutting the subject property to the north is Ten Mile Creek which runs the entire length of the property. Just beyond Ten Mile Creek on the north, are unincorporated properties zoned for low density residential use and agriculture; to the west is unincorporated agricultural land; to the south is unincorporated and incorporated industrial property; and to the northeast and southeast are more unincorporated agricultural lands; and immediately east is a tract of low density residential property within the City, but owned by the County.



Zoning Map of Subject Property and Vicinity

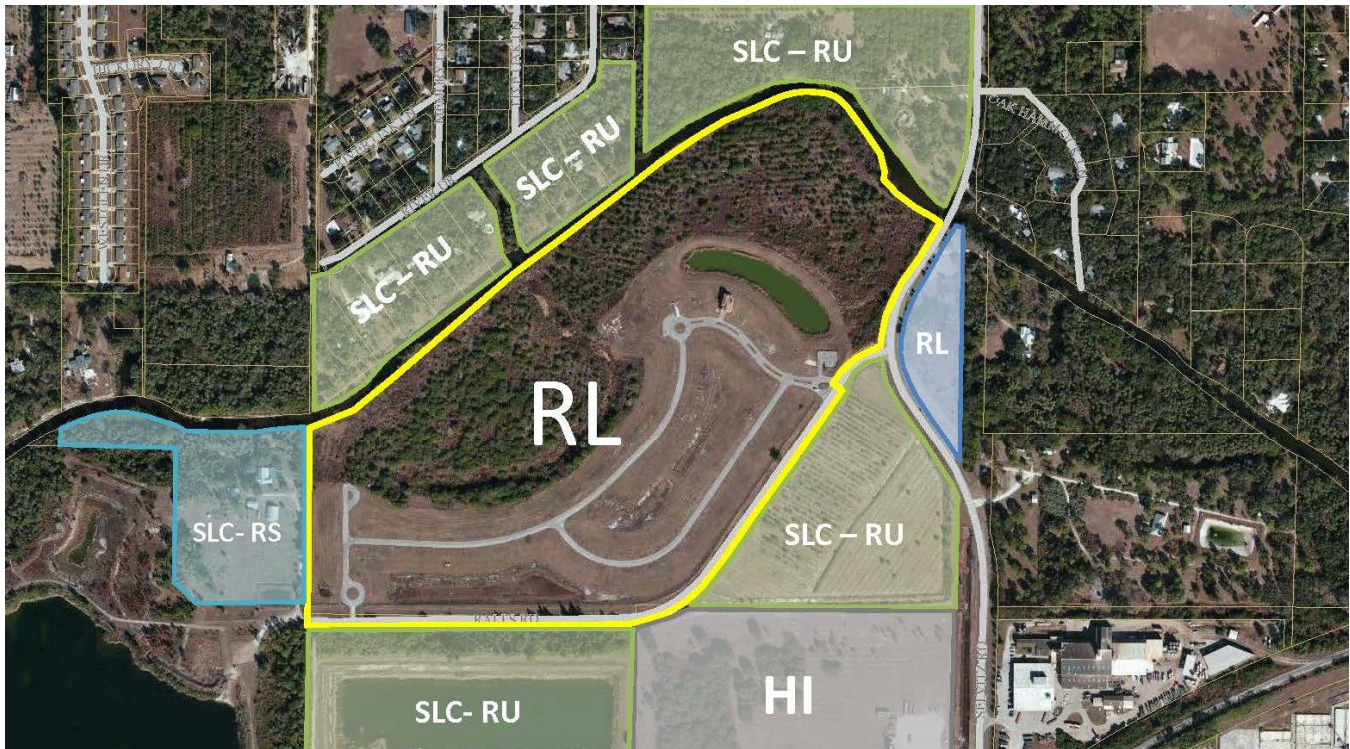
SLC = St. Lucie County Zoning

AR-1 = Agricultural, Residential
RS-3 = Residential, Single Family- 3
IX = Industrial, Extraction

Fort Pierce Zoning

R-1 = Single Family Low Density
I-1 = Light Industrial

Subject Parcel



Future Land Use Map of Subject Property and Surrounding Vicinity

SLC = St. Lucie County Future Land Use

Fort Pierce Future Land Use

RU = Residential Urban

RL = Single Family Low Density

RS = Residential Suburban

HI = Light Industrial

Subject Parcel

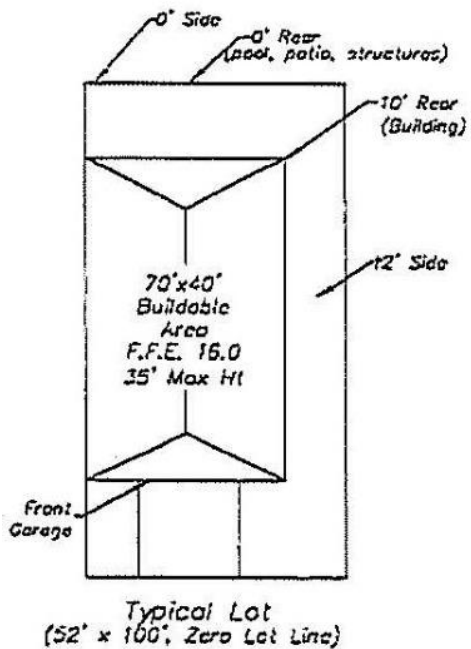
Roads: The subject property was annexed into the City on December 20, 2004, and was assigned the R-1 zoning classification along with an RL, Low Density Residential Land Use. Subsequently, the property received PUD Site Plan and Preliminary Plat approval by St. Lucie County on December 21, 2004. Since that time, the infrastructure for the proposed 131 lot residential subdivision has been installed and includes an entrance drive, "Carriage Point Circle" which leads to the recreation amenity area and provides access for 17 residential lots. This road connects to the primary access road, "Sapphire Hollow Way" which provides access to 60 residential lots. The road extends east/west and terminates in two cul-de-sacs. Between the two cul-de-sacs "Bennington Lane", provides access to 11 lots. There is also a secondary road, "Lancove Way" that provides access to the lower half of the subdivision and 43 more lots for a total of 131 lots.

Lots: The property will be subdivided into 131 lots, (a reduction of one lot from the originally approved PUD Plan) that do not meet the minimum lot width (70 ft), depth (110 ft), or area (12,000 sf) requirements of the R-1, Single Family Low Density zoning district. The Carriage Pointe lot sizes are as follows:

107 lots measure 5,200sf – 6,000sf (typically measuring 100'x 52')

17 lots measure 6,001sf – 7,000sf

7 lots measure 7,001+sf



The typical building setbacks for the Carriage Point lots are as follows:

- Front: 20 foot
- Side: 0 and 12 foot
- Rear: 10 foot for the principal structure, 0 foot for accessory.

Like the Carriage Point lot dimensions, these setback distances are not consistent with the requirements of the R-1 zoning district, which requires a 25-foot front setback, a 7-foot side setback (both sides), and a 15 to 7-foot rear setback.

However, in order to bring Carriage Point Estates into complete compliance with the City's Land Development Code, Staff recommends that the City initiate a rezoning of the subject property from its current R-1 zoning designation to a Planned Unit Development (PUD) zoning designation as a scrivener's error as soon as possible. The PUD is the zoning district that was originally adopted by the County Commission for this property, and per the City's Land Development Code, the "PUD zone is intended to

provide for comprehensive developments incorporating residential uses, a substantial amount of open space and appropriate commercial, public and semi-public uses. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks." A PUD zoning designation will allow for Carriage Point Estates' lot and setback deviations which do not adequately fit within any other of the City's zoning district.

Environmental: Due to the environmental characteristics of the property, there has been several preserve areas set aside, including one conservation easement for a total of 32.95 acres. No development will occur in the conservation areas that protects existing wetlands and other environmentally sensitive areas. Recreation and open space, including a lake accounts for 9.33 acres.

Infrastructure: It should be noted that the existing roadway/infrastructure was permitted and built pursuant to County regulations. Consequently, there are some aspects of the Final Plat specifications that differ from City Code requirements. For example sidewalks, which are also a City design requirement that differs from County Code regulation, have been not constructed into the subdivision. However, in accordance with City Code Section 18-13, surety will be provided for the remaining required improvements. A developer's agreement and engineer's cost estimate for the improvements are attached. (Exhibit 5)

TRC: Each affected Department has reviewed the Plat submittal and has approved the proposed Final Plat. (Exhibit 6)

Staff Recommendation:

Staff recommends that the City Commission **APPROVE** the final plat, with the condition that staff initiate and prepare, as a scrivener's error, a rezoning application to change Carriage Point Estates from an R-1 zoning district to PUD zoning district to make the subject property consistent with the City of Fort Pierce Land Development Code.