

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

RESOLUTION 04-228

FILE NO.: RZ-04-005/PUD-04-004

A RESOLUTION GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT SITE PLAN APPROVAL FOR THE PROJECT TO BE KNOWN AS TEN MILE ESTATES - A PLANNED UNIT DEVELOPMENT, AND A CHANGE IN ZONING FOR CERTAIN PROPERTY IN ST. LUCIE COUNTY, FLORIDA

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including but not limited to the staff report, has made the following determinations:

CHANGE IN ZONING

1. Becker Holding Corporation presented a petition for a change in zoning from the AR-1 (Agricultural, Residential - 1 du/acre) Zoning District to the PUD (Planned Unit Development - Ten Mile Estates) Zoning District for certain property in St. Lucie County, Florida depicted on the attached maps as Exhibit "A" and described in Part "B" below.
2. On October 21, 2004, the St. Lucie County Planning and Zoning Commission held a public hearing, of which due notice was published and mailed to all property owners within 500 feet at least 10 days prior to the hearing, and continued the public hearing to November 18, 2004.
3. On November 18, 2004, the Planning and Zoning Commission continued the public hearing on this matter and recommended to this Board that the requested change in zoning from the AR-1 (Agricultural, Residential - 1 du/acre) Zoning District to the PUD (Planned Unit Development - Ten Mile Estates) Zoning District be granted.
4. On December 21, 2004, this Board held a public hearing on the petition, after publishing a notice of such hearing and notifying by mail all owners of property within 500 feet of the subject property and granted final approval to the property described below.
5. The proposed change in zoning is consistent with the St. Lucie County Comprehensive Plan and meets the requirements of Section 11.06.03 of the St. Lucie County Land Development Code.

SITE PLAN

6. The petitioner is proposing the development of 132 single-family lots for property located at the northwest corner of the intersection of Selvitz Road and Rails Road.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

- 7. The Development Review Committee has reviewed the site plan for the proposed project and found it to meet minimum technical requirements.
- 8. On October 21, 2004, the St. Lucie County Planning and Zoning Commission held a public hearing, of which due public notice was published and mailed to all property owners within 500 feet at least 10 days prior to the hearing, and continued the public hearing until November 18, 2004.
- 9. On November 18, 2004, the Planning and Zoning Commission continued the public hearing and recommended to this Board that Preliminary Development Plan approval for the project to be known as Ten Mile Estates be granted.
- 10. On December 21, 2004, this Board held a public hearing on the petition, after publishing a notice of such hearing and notifying by mail all owners of property within 500 feet of the subject property, and granted Preliminary and Final Development Site Plan approval for the property described below.
- 11. The proposed project is consistent with the general purpose, goals, objectives, and standards of the St. Lucie County Land Development Code, the St. Lucie County Comprehensive Plan, and the Code of Ordinances of St. Lucie County.
- 12. The proposed project will not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, or other matters affecting the public health, safety, and general welfare.
- 13. All reasonable steps have been taken to minimize any adverse effect of the proposed project on the immediate vicinity through building design, site design, landscaping, and screening.
- 14. The proposed project will be constructed, arranged, and operated so as not to interfere with the development and use of neighboring property, in accordance with applicable district regulations.
- 15. The proposed project will be served by adequate public facilities and services.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida:

A. Pursuant to Section 11.02.05 of the St. Lucie County Land Development Code, the Final Site Plan for the project to be known as **Ten Mile Estates - A Planned Unit Development**, is hereby approved as shown on the site plan drawings for the project prepared by Thomas Lucido & Associates, Inc., dated November 8, 2004, and date stamped received by the St. Lucie County Community Development Director on November 9, 2004, for the property described in Part "B" below, subject to the following conditions:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

1. No two adjoining homes shall have the same front architectural elevation.
2. Prior to Final Plat approval for this project, the developers, their successors and assigns, shall have entered into an enforceable utility service agreement with Ft. Pierce Utilities Authority to ensure the provision of water and sewer services. This agreement shall be in a form consistent with St. Lucie County regulations regarding utility service extensions and service provisions.
3. The irrigation system within this project shall be designed to accept reuse water from the Ft. Pierce Utilities Authority as the preferred method of irrigation.
4. Prior to the issuance of any land clearing permits for the Ten Mile Estates development, the developers shall clearly delineate all areas to be preserved and/or protected. Delineation shall be either the placing of silt fencing, safety fencing or similar type of materials. Flagging shall not be used except as a guide for the installation of the fencing materials. All land clearing activities shall be in accordance to the specific conditions/standards outlined in the Land Clearing Permit.

B. The property on which this Preliminary and Final Planned Non-Residential Development is being granted is described as follows:

SECTION 30, TOWNSHIP 35, RANGE 40, THAT PART OF THE SOUTHERLY 1/2 OF THE NE 1/4, LYING SOUTHERLY OF CANAL 71 (TEN MILE CREEK) AND WESTERLY OF SELVITZ ROAD AND THE NORTHERN 1/2 OF THE SOUTHEAST 1/4, LYING WESTERLY OF SELVITZ AND RALLS ROADS AND SOUTHERLY OF CANAL 71 (TEN MILE CREEK) AND THE NORTHERN 50 FEET OF THE NORTHERN 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4. (Tax ID#: 2430-134-0014-000/0)

(Location: Northwest corner of the intersection of Selvitz Road and Ralls Road.)

C. This Preliminary and Final Planned Unit Development Site Plan approval shall expire on December 21, 2006, unless a building permit is issued or an extension is granted in accordance with Section 11.02.06(B)(3), St. Lucie County Land Development Code.

D. A Certificate of Capacity, a copy of which is attached to this resolution, was granted by the Growth Management Director on December 21, 2004.

E. A copy of this resolution shall be attached to the site plan drawings described in Section A, which plan shall be placed on file with the St. Lucie County Growth Management Director.

After motion and second, the vote on this resolution was as follows:

Chairman Frannie Hutchinson
Vice-Chairman Doug Coward

AYE
AYE

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Commissioner Paula A. Lewis

AYE

Commissioner Joseph E. Smith

AYE

Commissioner Chris Craft

AYE

PASSED AND DULY ADOPTED this 21st Day of December 2004.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY

[Signature]
Chairman

ATTES

APPROVED AS TO FORM AND
CORRECTNESS:

[Signature]
Deputy Clerk

[Signature]
County Attorney

hf
H:\WP\RESOLUTI.N\FINISHED.2004\TenMileEstates.PD\TenMileEstatesRES.wpd

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

COPY

Exhibit "A"

COPY

Certificate of Capacity

COPY

**St Lucie County
Certificate of Capacity**

Date 12/21/2004

Certificate No. 1816

This document certifies that concurrency will be met and that adequate public facility capacity exists to maintain the standards for levels of service as adopted in the St Lucie County Comprehensive Plan for:

1. **Type of development** Preliminary and Final PUD

Number of units 132

Number of square feet

2. **Property legal description & Tax ID no.**

2430-134-0014-000/0

NW cnr of Selvitz and Ralls Road

Ten Mile Estates - PUD

3. **Approval:** Building

Resolution No. 04-228

Letter

4. **Subject to the following conditions for concurrency:**

See Resolution

Owner's name

Becker Holding Corporation

Address

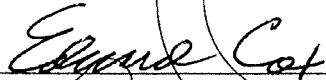
2627 South Jenkins Road

Fort Pierce FL 34981

6. **Certificate Expiration Date** 12/21/2006

This Certificate of Capacity is transferable only to subsequent owners of the same parcel, and is subject to the same terms, conditions and expiration date listed herein. The expiration date can be extended only under the same terms and conditions as the underlying development order issued with this certificate, or for subsequent development order(s) issued for the same property, use and size as described herein.

Signed



Date: 12/21/2004

**Growth Management Director
St Lucie County, Florida**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

COPY

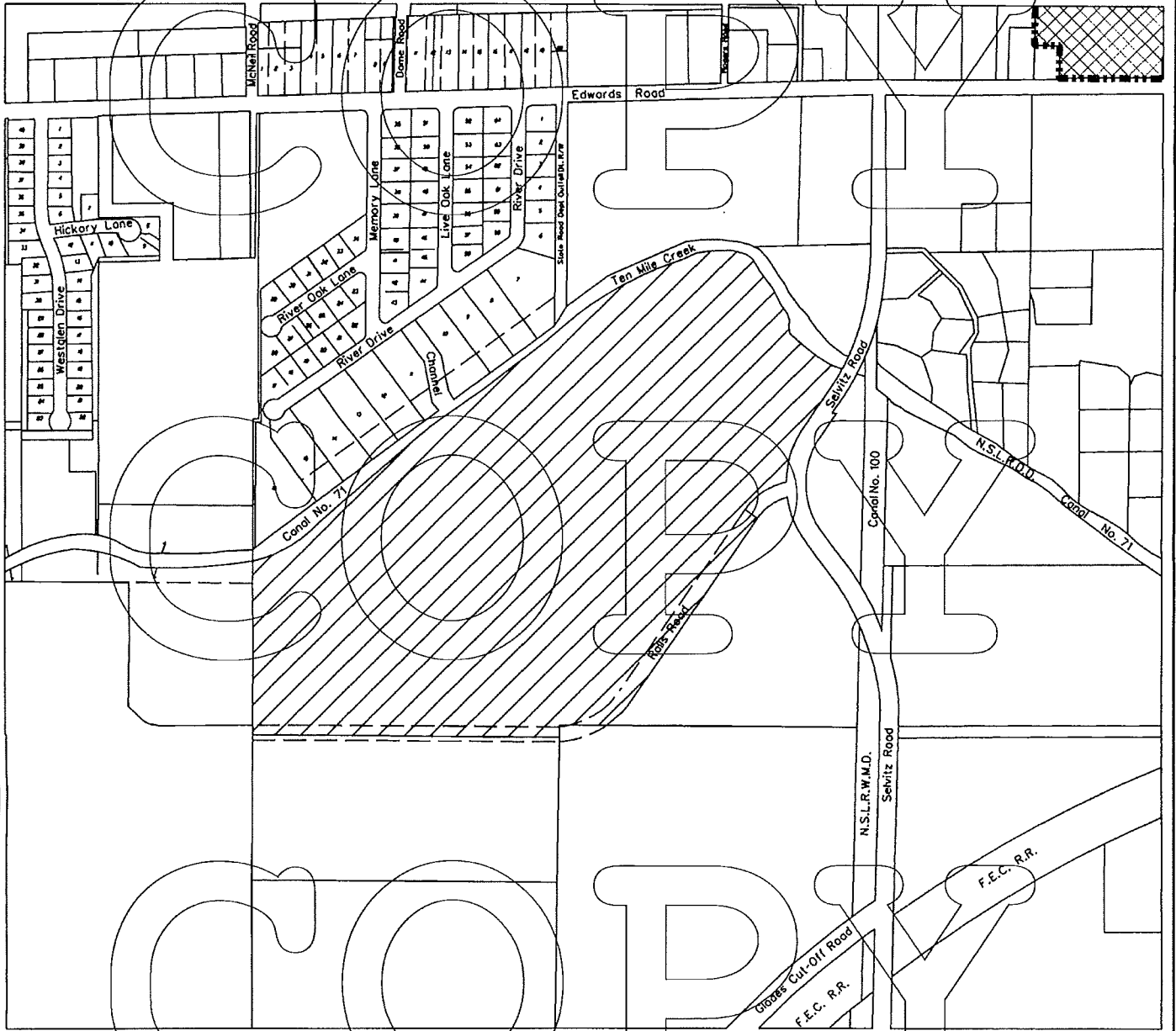
Exhibit "B"

Location Maps and
Site Plan Graphics

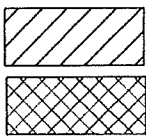
COPY

COPY

A Petition of Becker Holding Corporation for a Change in Zoning from the AR-1 (Agricultural, Residential-1 du/acre) Zoning District to the PUD (Planned Unit Development-Ten Mile Estates) Zoning District.

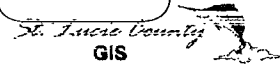


RZ 04-005 & PUD 04-004



This pattern indicates subject parcel

This pattern indicates City of Ft. Pierce



Map prepared September 16, 2004

This map has been compiled for general planning and reference purposes only. While every effort has been made to provide the most current and accurate information possible, it is not intended for use as a legally binding document.



