



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Clarissa Davis, Planner
SUBJECT: Selvitz Crossing Subdivision: Preliminary Plat
DATE: March 4, 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 a total of 122 acres and is located east of Selvitz Road, directly north of Devine Road. The proposal is for 12 single-family homes.

The project involves mining and excavation for a proposed lake. Per Section 9-350(6) "Excavating, grading, and moving earth in conjunction with the platting of a subdivision permitted in accordance with all governing regulations." This code section shall be strictly enforced and such approval from all governing bodies with jurisdiction will be collected prior to City Commission review.

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. Please contact Ron Harris, County Surveyor at 462-1721 to discuss a possible fee-in-lieu option. **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. We do not support the construction of sidewalks on Christensen Road as each lot is developed.
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 rejected the FSA and awaits a resubmittal.
4. If the applicant chooses to pursue the paving waiver option they are advised that they will be required to submit a Fair Share Analysis Report to determine their cost associated with the paving of the access roads. The analysis shall be based on the following three methodologies; (a) Trips; (b) Frontage; (c) Driveways. Please contact Ron Harris, County Surveyor for an example of an approved format. **UPDATE** - It is noted that the applicant has submitted a paving waiver request together with a Fair Share Analysis (FSA). County staff has rejected the FSA and awaits a resubmittal.
5. 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.

6. 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:

Do not recommend approval of preliminary plat.

1. Plat review comments generated by the City's reviewing surveyor NorthStar Geomatics, 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.

NorthStar Geomatics comments 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."

City Planning:

1. Consistency between preliminary plat, traffic statement and application.

Staff Comments:

In review of the preliminary plat application, staff recommends that the Planning Board forward a recommendation of approval with the following conditions:

1. All SLC Engineering/Public Works comments are satisfied prior to moving forward to City Commission for preliminary plat approval;
2. Updated application prior to City Commission review of preliminary plat;
3. Updated traffic statement to be submitted along with Final Plat submission;
4. Acquire certificate of approval from all governing bodies having jurisdiction in regards to mining and excavating prior to City Commission review;
5. City Engineering along with NorthStar Geomatics comments are satisfied prior to final plat submittal.