



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Application for Final Plat (Replat)**
Portion of Block 30 – Pinewood Subdivision
1412 S US Highway 1

DATE: June 21, 2017

STAFF REPORT

Owner/Applicant: LGFTP I LLC
 7307 NW 122nd AVE
 Parkland, FL 33076

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Requested Action: Approval of a Final Plat (Replat)

Location: **1412 S US Highway 1**

Parcel ID: 2415-601-0448-000-7

Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC).

Surrounding Zoning:

North	East	South	West
C-3	OS-1	C-3	C-3

Site Size: 3.69 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Chapter 18 – Subdivisions of the City Code of Ordinances, the applicant is requesting approval of a Final Plat to replat a portion of Block 30, Pinewood Subdivision, as recorded in Plat Book 5, Page 24. The property is located at 1412 S US 1 HWY, Fort Pierce, FL. The property is zoned General Commercial (C-3).

The proposed replat seeks to consolidate Lots 1 (less the south 30 feet), 2, 3, 4, 5, 6, 7, 8, 9, 10, 21, 21A, 22, 22A, 23, 23A, 24, 24A, 25, 25A, 26, 26A, 27, 27A, 28, 28A, 29, 29A, 30 and 30A (less the south 30 feet), including a vacated alleyway lying between said lots, and separate the holdings into two (2) larger lots.

The two (2) lots would provide one merged lot for the 19,787 S.F. Aldi grocery store and its support access, parking, lighting, landscaping, storm water, and pedestrian improvements which are underway, and a second lot, and a second lot to the north between Aldi and White's Tackle subject to future development.

The replat further encompasses dedication of right-of-way to FDOT for the right turn lane into the development, a dedication of right-of-way at the intersection of US 1 and Ohio, and a roadway easement along South 3rd Street. Additionally, the applicant is providing reservations for utility, drainage, and shared access easements for both private lots. The replat acknowledges the land acquired in 2008 by the City of Fort Pierce which is necessary to advancing reconfiguration of Ohio Avenue east of US Highway 1.

Sidewalks exist along the western boundary of the plat, and are planned for installation along the southern and a portion of the east boundary in accordance with the approved Site Plan for Aldi. A 208.48 ft. gap in the sidewalk remains between the Lot allocated for Aldi and the sidewalk connection installed with White's Tackle. The applicant is required to install, or provide a surety for, this remaining sidewalk link prior to the recordation of the replat.

Technical Review Committee

All affected departments have reviewed the proposed Final Plat for consistency with the requirements of the City Code.

The applicant will be coordinating with Gregory S. Fleming, PSM, of NorthStar Geomatics, Inc. the City's reviewing surveyor, to complete the final inspections and certifications of the Plat prior to action by the City Commission.

Staff Recommendation:

The proposed Final Plat is consistent with applicable City Code and the Comprehensive Plan therefore Staff recommends **approval** with the condition that the applicant completes installation of, or filing of a surety for, the remaining sidewalk connection along S. 3rd Street prior to recording of the Plat, in accordance with City Code Section 18-13.