



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director *RG*

FROM: Brandon Creagan, LEED Green Associate Planner *BCC*

SUBJECT: **Application for Subdivision (Minor Replat)**
Carriage Pointe - 2430-503-0139-000-4

DATE: July 31, 2018

STAFF REPORT

Owner(s)/Applicant(s): Carriage Pointe Investors, LLC
 5460 S. Quebec Street
 Greenwood Village, CO 80111

Representative: Lucido & Associates (Brian Nolan, AICP, ASLA)
 701 SE Ocean Blvd
 Stuart, FL 34994

Requested Action: Recommendation of Approval to the City Commission for a Minor Replat for the Carriage Pointe Planned Development

Location: Intersection of Ralls Drive and Selvitz Road

Parcel IDs: 2430-503-0139-000-4, et al (Complete Carriage Pointe Subdivision)

Zoning: PD, Planned Development

Future Land Use: RL, Low Density Residential

Surrounding Zoning:

North	East	South	West
AR-1 (SLC)	R-1 (FP)	I-3 (FP)	R-1/R-2 (FP)
RS-3 (SLC)	AR-1 (SLC)	IX (SLC)	AR-1 (SLC)

Land Size: 73.32 acres

Staff Analysis:**Request:**

The applicant is requesting a Minor Replat for the Carriage Pointe Planned Development located at the Intersection of Ralls Drive and Selvitz Road. The proposed effect to replat the development is to account for the relocation of drainage and utility easements that are changing to accommodate the proposed setback modifications that are being requested in the application for Major Amendment to the Planned Development Plan.

History:

On December 20, 2004, the City Commission granted annexation of the subject parcel with the adoption of Ordinance K-308. The parcel was then rezoned under Ordinance 14-022 to correct a Scrivener's Error from the aforementioned Ordinance K-308. Ordinance 14-022 redesignated the property as PD, Planned Development from R-1, Single Family Low Density as the property had a PUD zoning when it was annexed from St. Lucie County.

The approved development encompasses capacity for 131 single family residential units. The approved density for the development is represented at 1.78 dwelling units per acre. The property holds a PD, Planned Unit Development zoning designation, and is within the RL, Low Density Residential Future Land Use category.

Technical Review Committee:

All affected departments have reviewed the proposed Minor Replat, and all but the City Engineering Department has provided conditional approval based upon requirements of the City Code, and other applicable regulations. The applicant has worked with the City Engineering Department to address concerns and the Planning Department has sent the revisions back to the Engineering Department for review.

Staff Recommendation:

The Minor Replat meets the standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the Planning Board forward a recommendation of approval with the following condition:

1. The applicant adhere to any comments that may be rendered by the City Engineer
2. The applicant adhere to any comments that may be rendered by NorthStar Geomatics, the City's Surveyor.