

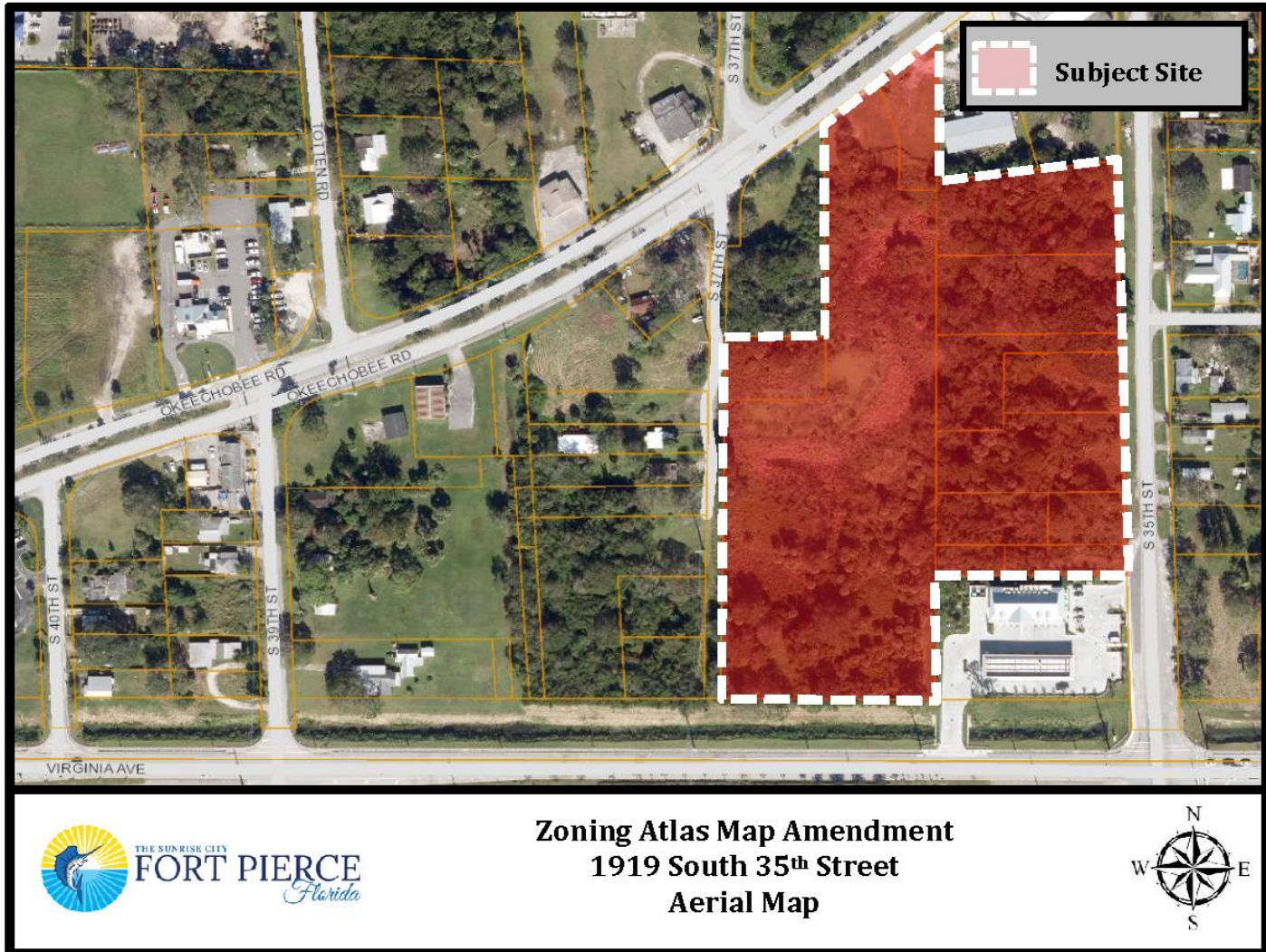
MISTY CREEK PRESERVE REZONING, DEVELOPMENT REVIEW DESIGN REVIEW



1919 South 35th Street



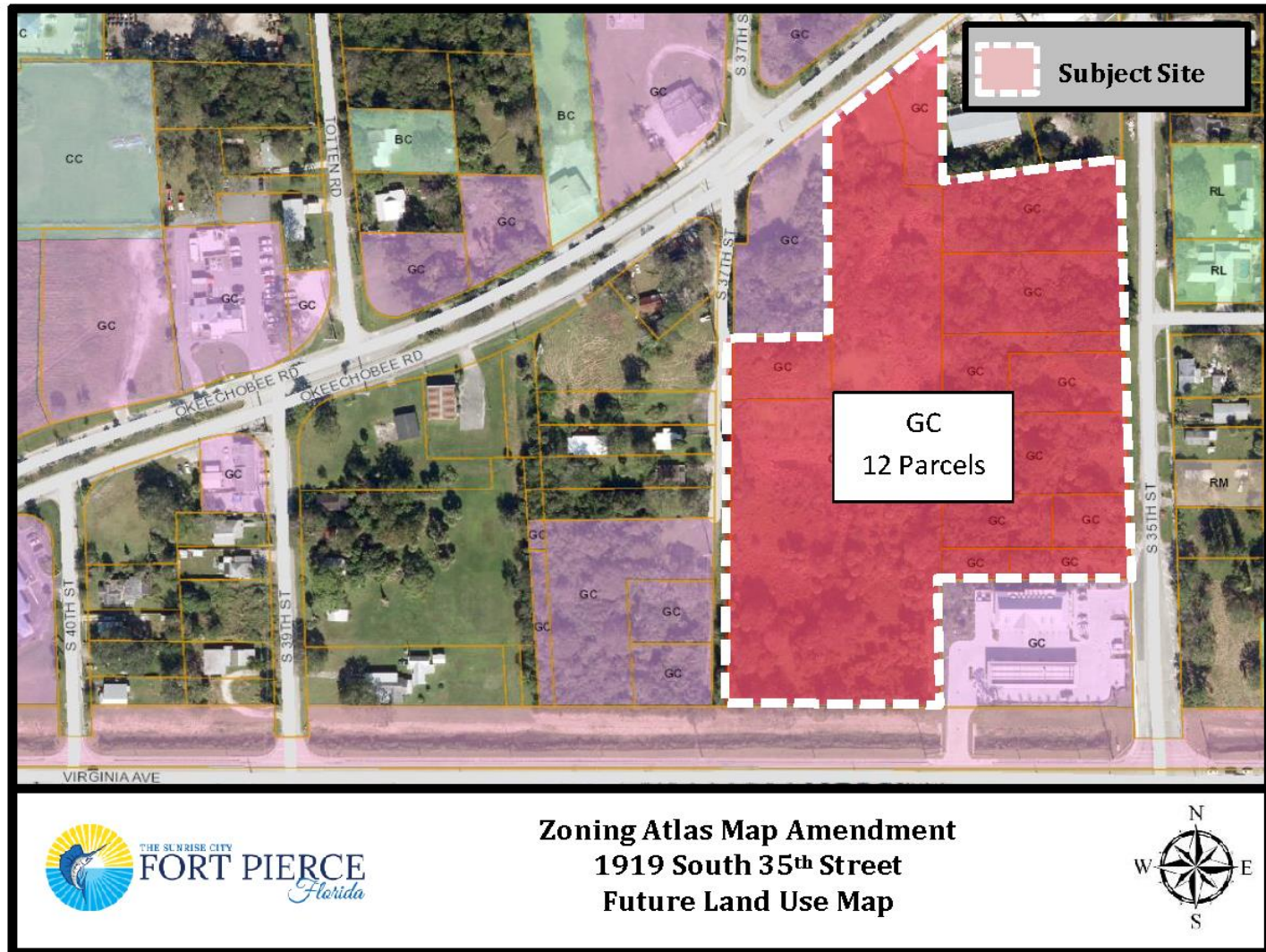
Site Map



Zoning Atlas Map Amendment
1919 South 35th Street
Aerial Map



Future Land Use Map



Zoning Atlas Map Amendment
1919 South 35th Street
Future Land Use Map



Zoning Map



Zoning Atlas Map Amendment
1919 South 35th Street
Zoning Map

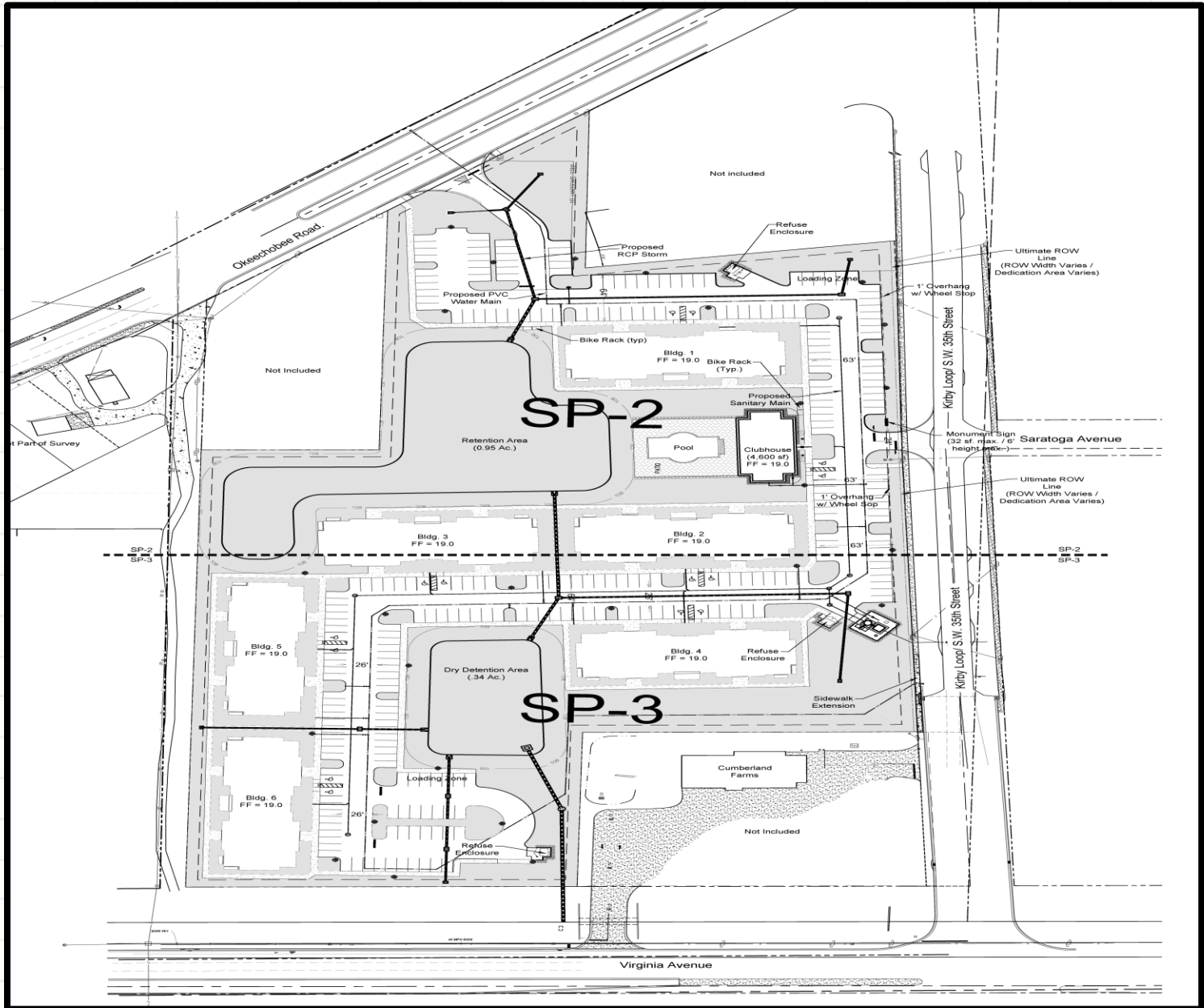


Request

Zoning Atlas Map Amendment -AND-
Development Review and Design Review for the
construction and operation of a multi-family
development with 144 units.

- Staff recommends **Approval** of the request:
 - Consistent with the City Code & the Comprehensive Plan. (including Section 22-131 that has standards for review of zoning change requests).
 - Does not adversely affect the public health, safety, convenience and general welfare.
 - Is within proximity to key commercial and institutional amenities.

Site Plan



Design Review



Staff Recommendation

Staff recommends **APPROVAL** of the request, subject to nine (9) conditions:

1. A lighting plan or photometric survey shall be submitted at the time of Building Permit.
2. Prior to the issuance of a building permit, all 12 parcels shall be combined via a Unity of Title with the St. Lucie County Clerk of Courts and shall be combined via a Parcel Combination with the St. Lucie County Property Appraiser's Office. A copy of the Unity of Title and Parcel Combination approvals shall be submitted with the Building Permit.
3. A County Right-of-Way permit is required for all work within the County right-of-way and may include a Roadway Improvement Agreement with associated bonding.

Staff Recommendation (cont.)

4. Sidewalks shall be constructed along the property boundary's fronting the public rights-of-way of South 35th Street and South 37th Street in accordance with County and City Codes. Options may be considered at the time of site development permitting. The applicant shall coordinate with St. Lucie County regarding sidewalks as the rights-of way are County owned.
5. South 35th Street is identified on the County's Right-of-Way Protection Plan as a future 80-foot right-of-way. A dedication of one half of the remaining required right-of-way in the amount of five (5) feet from the property is required. The applicant shall coordinate with St. Lucie County regarding this right-of-way dedication.
6. South 37th Street is a Local Road and not on the County's Right-of-Way Protection Plan. The minimum right-of-way for a local road is 70 feet. The current width is demonstrated at 30 feet. A dedication of 20 feet from the property is required. The applicant shall coordinate with St. Lucie County regarding this right-of-way dedication.

Staff Recommendation (cont.)

7. Submit three (3) sets of utility plans to the Fort Pierce Utilities Authority to the Water and Wastewater Engineering Division for approval at the time of Building Permit.
8. Coordinate with the Fort Pierce Utilities Authority regarding all requested easements. All easements shall be in place before the first Certificate of Occupancy is granted for the site.
9. A Landscape Bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.

Notifications



68 Notifications

1 = In favor

0 = In opposition

Planning Board Recommendation

On December 10, 2019,
the Planning Board voted
unanimously
to recommend
Approval
of the request.

PB Recommendations

Possible actions of the City Commission:

- **APPROVAL** of the proposed Rezoning, Development Review and Design Review with no changes
 - Staff recommends approval of the request with nine (9) conditions.
- **APPROVAL** of the proposed Rezoning, Development Review and Design Review with changes.
- **DISAPPROVAL** of the proposed Rezoning, Development Review and Design Review

Misty Creek Preserve Rezoning, Development Review Design Review



1919 South 35th Street