



TO: Planning Board

THROUGH: Jennifer Hofmeister, AICP, LCAM, *JH* Planning Director

FROM: Rebeca Guerra, AICP, LEED-AP, CPD, Assistant Planning Director *RG*

RE: **Application for Subdivision – Culverhouse Replat (Thumbpoint Subdivision Replat) Block 1, Portion of Lot 28 and all of Lots 29 and 30, in Fort Pierce, FL.**

BOARD DATE: March 10, 2020

STAFF REPORT

Owner: John B. Culverhouse, Sr. and John B. Culverhouse, Jr.
 505 Beach Court
 Fort Pierce, FL 34950

Applicant: William P. Stoddard
 1717 Indian River Boulevard, Suite 201
 Vero Beach, FL 32960

Applicant’s Request: Approval of a Replat

Location(s): Culverhouse Replat (Thumbpoint Subdivision Replat): Block 1, Portion of Lot 28 and all of Lots 29 and 30, in Fort Pierce, FL

Parcel ID: 2401-605-0030-000-3 and 2401-605-0028-000-6

Future Land Use: Low-Density Residential (RL)

Current Zoning: Single-Family Low-Density Residential Zone (R-1)

Surrounding FLU:

North	East	South	West
RL	RL	Indian River	RL

Surrounding Zoning:

North	East	South	West
R-2	R-1	Indian River	R-1

Parcel Acreage: 1.31 Acres

Staff Analysis:

Request

The applicant is requesting the review and approval of a Preliminary Plat to subdivide approximately 1.31 acres of land for the Culverhouse Replat (Thumbpoint Subdivision Replat) Block 1, Portion of Lot 28 and all of Lots 29 and 30. This subdivision is created to provide for the development of three (3) parcels.

The subject properties have a Future Land Use designation of Low-Density Residential (RL), which is intended for parcels that are best suited for lower density residential uses. The subject properties have a compatible zoning classification of Single-Family Low-Density Residential Zone (R-1). The surrounding properties are all designated with a Future Land Use of RL and are zoned Single-Family Low-Density Residential Zone (R-1), with the exception of the parcels to the north which are zoned Single-Family Intermediate Density (R-2). The surrounding properties are occupied by single-family homes.

The applicant is proposing to reconfigure two platted lots (Lots 29 and 30) and half of another platted lot (Lot 28) into three (3) distinct lots. Each lot will meet the minimum lot width, depth, and area requirements specified by City Code for the RL Zoning District. Additionally, staff has reviewed the application in accordance with Chapter 18 - Subdivisions of the City Code.

Technical Review Committee

All affected departments have reviewed the proposed Replat with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Planning Board Review

The Planning Board shall consider whether the following standards have been met in its review of the application:

- (1) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

Adequate vehicular access and traffic circulation will be determined at the time of Building Review.

- (2) That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that the adopted Level of Service (LOS) standards in the comprehensive plan are not adversely impacted by this proposed plat.

- (3) That other applicable comprehensive plan policies are addressed by the proposed plat.

The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that all applicable comprehensive plan policies are addressed by the proposed plat.

Staff Recommendation

The Preliminary Plat meets the above standards of the City's Land Development Code and Comprehensive Plan. Therefore, Staff recommends the Planning Board recommend **APPROVAL** of the request with the following one (1) Condition of Approval:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.