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**TO:** Members of the Fort Pierce Planning Board

**FROM:** Jennifer Hofmeister, AICP, LCAM, Planning Director 

**RE:** Application for Replat of the Magnolia Square Subdivision – Replat of Magnolia Square Townhouse Tract together with Buildings C, D, and E (Plat Book 51, Page 26). New boundaries for former Buildings C, D, and E. Creating lots 1-16. (20-09000001)

**BOARD DATE:** July 14, 2020

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**STAFF REPORT**

**Property Owner:** Lally Development, Inc.  
3501 West Colonial Drive  
Orlando, Florida 32808

**Applicant:** Tim Foster, Vice President  
Caulfield & Wheeler, Inc.  
7900 Glades Road  
Boca Raton, Florida 33434

**Location(s):** Liberty Square Way, Franklin Square Lane, and 3334 Madison Square Lane  
Fort Pierce, Florida 34982

**Parcel ID:** 2428-703-0109-000-2, 2428-703-0110-000-2, 2428-703-0111-000-9,  
2428-703-0112-000-6, 2428-703-0113-000-3, 2428-703-0114-000-0,  
24-28-703-0015-000-6, 2428-703-0115-000-7, 2428-703-0116-000-4,  
2428-703-0117-000-1, 2428-703-0118-000-8, 2428-703-0119-000-5,  
2428-703-0120-000-5, 2428-703-0121-000-2, 2428-703-0122-000-9,  
2428-703-0123-000-6, 2428-703-0124-000-3, 2428-703-0125-000-0,  
2428-703-0126-000-7

**Future Land Use:** Residential Low (RL)

**Zoning:** Planned Development (PD)

<b>Surrounding FLU:</b>	North	East	South	West
	St. Lucie County (SLC) (Residential Medium (RM))	Residential Medium (RM) and SLC RM	Institutional (Inst) and SLC RU	(RM)

<b>Surrounding Zoning:</b>	North	East	South	West
	SLC RM-9	Light Industrial (I-1) And R-3 and SLC RM-9	R-1 and SLC RS-4	R-2

**Parcel Acreage:** 2.48 Acres

**Utilities:** Fort Pierce Utilities Authority - water and wastewater utilities.  
Florida Power and Light - electric service area.

**Staff Analysis:**

***Request***

The applicant is requesting the review and approval of a Replat of the Townhouse Tract of Buildings C, D, and E for the Magnolia Square subdivision with the following legal description:

A PORTION OF TOWNHOUSE TRACT, MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE TOWNHOUSE TRACT, TOGETHER WITH BUILDING "C", BUILDING "D", AND BUILDING "E", LESS, BUILDING "A", BUILDING "B", BUILDING "F", BUILDING "G", BUILDING "H" AND BUILDING "I" OF MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

The Magnolia subdivision was originally approved in May 2003 consisting of both single-family lots and multi-family townhomes. Amenities include over seven (7) acres of common open space devoted to sports and fitness activities. Access is provided at two (2) entrances from Sunrise Boulevard.

The subject petition will subdivide 10 townhouse lots located in the approved Building C into eight (8) lots, thereby losing two (2) units and making it consistent with the other townhouse buildings onsite. Staff has reviewed the application in accordance with Chapter 18 - Subdivisions and Chapter 22 - Zoning.

### **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.

*The proposed Replat has no effect on the previously approved vehicular access and traffic circulation of the Magnolia Square subdivision.*

- (2) The adopted Level 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 Replat meets the above standards of the City's land development code and Comprehensive Plan. Therefore, Staff recommends the City Commission **APPROVE** the standard 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.