



**OLEANDER OAKS
PLANNED DEVELOPMENT –
SITE PLAN (DEVELOPMENT & DESIGN REVIEW)
AND PRELIMINARY PLAT**

City Commission Meeting
January 18, 2022



Location Map



West of Oleander and north of Tumblin Kling Road

Future Land Use Map



Medium Density Residential (RM) - 6.5 to 12 dwelling units per acre

Proposed Zoning Map



Medium Density Residential Zone (R-4) - 10 to 12 dwelling units/acre
Proposed Planned Development Zone (PD) – 3.47 dwelling units/acre

Renderings

ELEVATION A - 3 BEDROOM | 2 BATH



ELEVATION C - 3 BEDROOM | 2 BATH



ELEVATION B - 3 BEDROOM | 2 BATH



ELEVATION D - 3 BEDROOM | 2 BATH



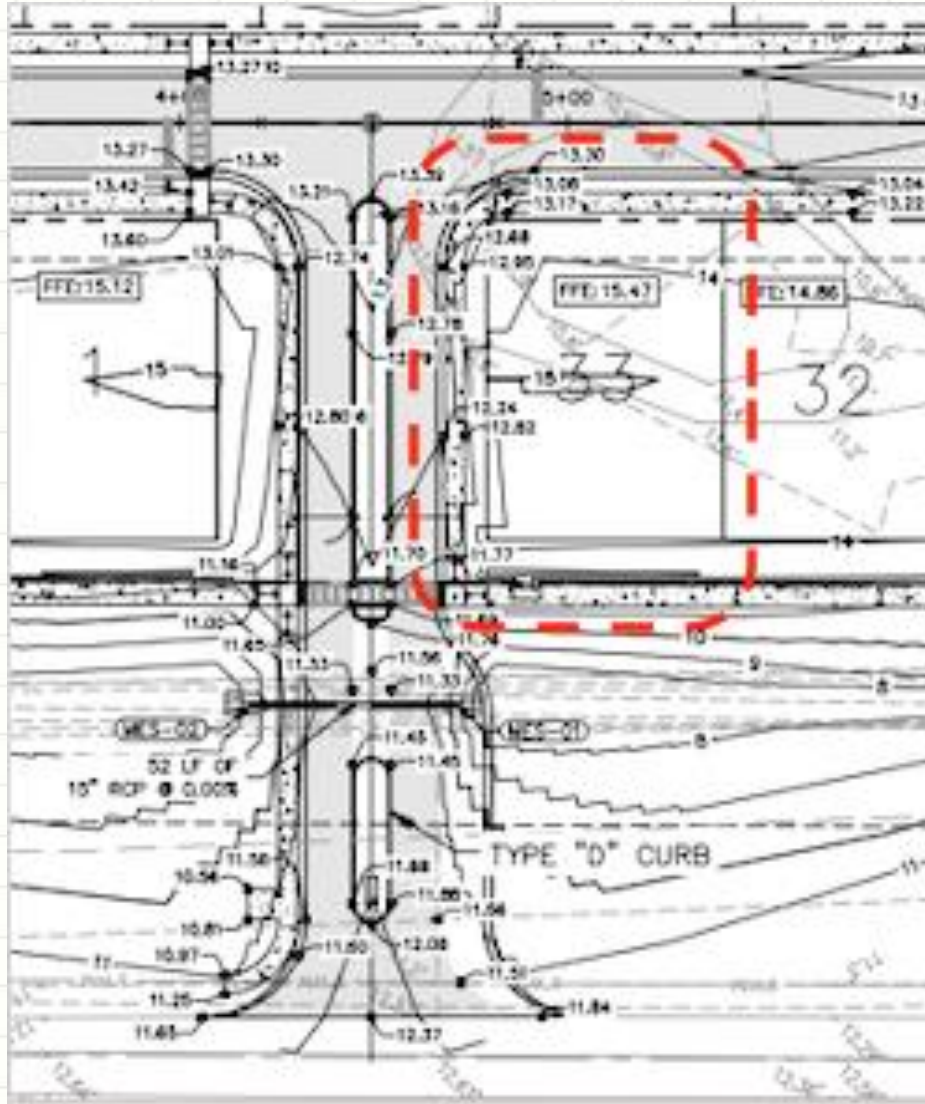
Summary of Applications

In accordance with Sections 121-9, 125-194, 125-133, 125-313, and 125-314 of the City Code:

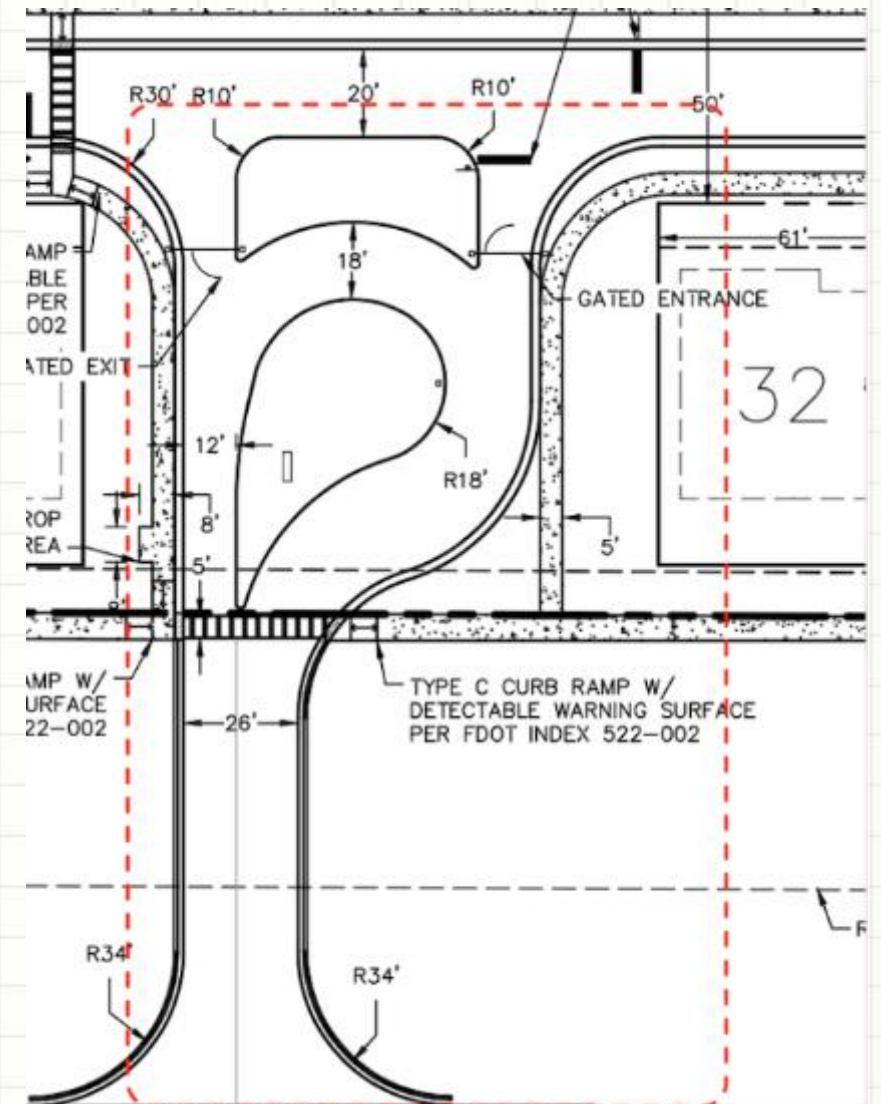
- Request for a Zoning Atlas Map amendment from Medium Density Residential (R-4) to Planned Development (PD)
Recommended for Approval - October 11, 2021, Planning Board meeting
- Review and approval of a Preliminary Plat
Recommended for Approval – October 11, 2021, Planning Board meeting
Requires an additional review and recommendation by the Planning Board
- Site Plan (Development and Design Review) Approval
Tabled – October 11, 2021, Planning Board meeting
Requires an additional review and recommendation by the Planning Board
- Request for a Zoning Atlas Map amendment (first reading) -January 3, 2022
Approved

Site Plan With New School Bus Route Plan

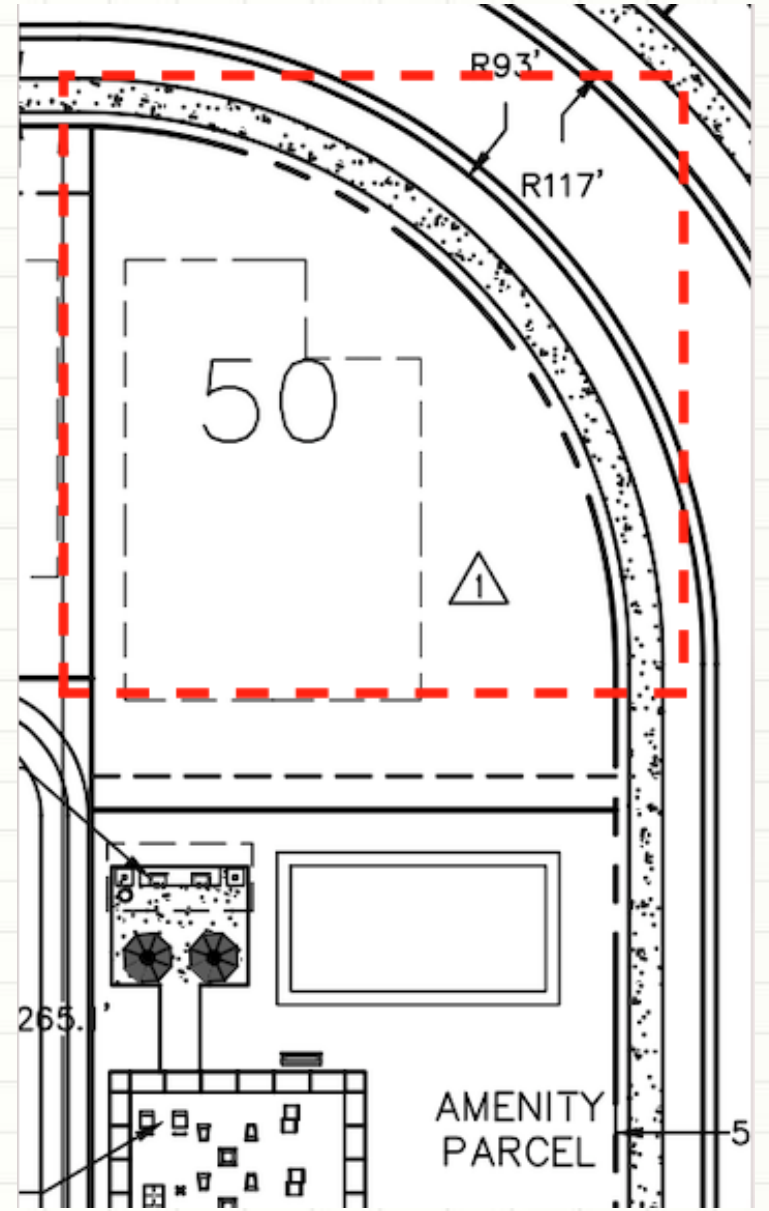
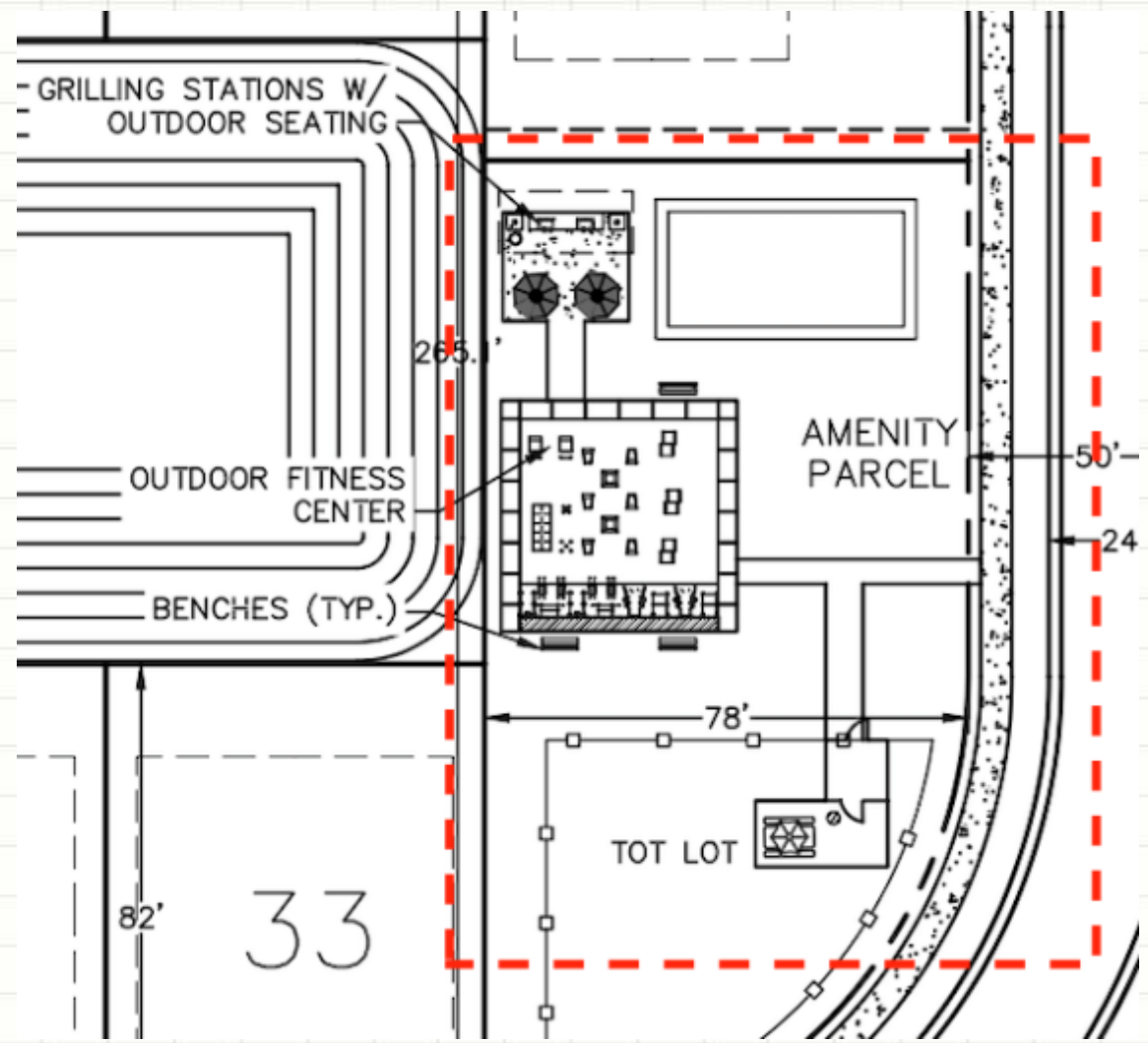
Previous



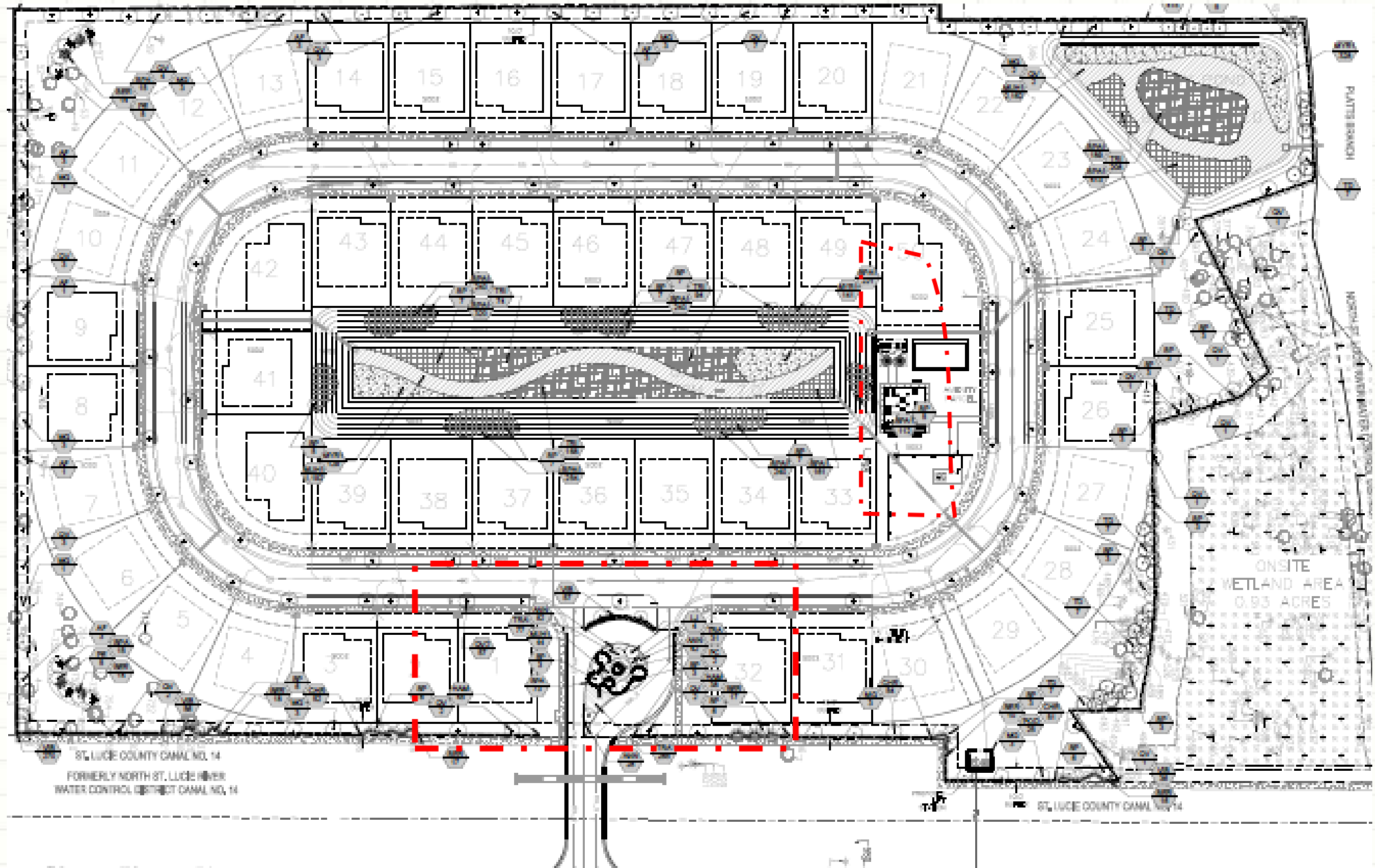
Proposed



Site Plan Amenities and Relocated Unit 50



Landscape Plan



Preliminary Plat

Standards for Review

The City 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.
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.
3. That other applicable comprehensive plan policies are addressed by the proposed plat.

As part of the Final Plat review prior to the City Commission meeting, the City of Fort Pierce Engineering Department along with Northstar Geomatics will review and determined that the three (3) standards as outlined above have been met and satisfied.

Based on the staff level review of the Preliminary Plat, the above standards have been met and there appears to be no conflict or negative impacts with vehicular access, traffic circulation, or the adopted level of service standards.

Preliminary Plat Recommendations and Condition of Approval

The requested Application for Preliminary Plat meets the criteria specified in Sections 121-9, and 125-194 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends **APPROVAL** of the project with the following Condition:

1. Final Plat approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained prior to the issuance of the building final certification for development of the site.

Site Plan

(Development & Design Review)

Recommendations and Conditions of Approval

Staff recommends that the Planning Board recommend **APPROVAL** of the requested application with the following conditions:

1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.
3. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
4. Should the subject PD not be issued a building permit within two (2) years from the date of PD approval, the zoning designation shall revert to the R-4 zoning district zone.
5. Add covered shelter to the concrete pad bus loading area.

Planning Board Recommendation

On December 13, 2021, recommended APPROVAL of the Revised Site Plan (Development and Design Review) Application with the Conditions recommended by staff with the additional Condition 5

Possible Actions by the City Commission on the Site Plan

1. Approve the Revised Site Plan with Conditions recommended by staff and the Planning Board

Alternative Actions

1. Approve with changes to the Conditions of Approval
2. Disapprove the Site Plan

Possible Actions by the City Commission on the Preliminary Plat

1. Approve the Revised Preliminary Plat with Condition

Alternative Actions

1. Approve with changes to the Conditions of Approval
2. Disapprove the Preliminary Plat



**OLEANDER OAKS
PLANNED DEVELOPMENT –
REVISED SITE PLAN
(DEVELOPMENT & DESIGN REVIEW)
AND PRELIMINARY PLAT**

City Commission Meeting
January 18, 2022

