



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Kevin Freeman, Planning Director

FROM: Vennis Gilmore, Senior Planner

RE: **Application for Preliminary Plat
 Bent Creek Parcel A-2, Tract A-2
 829 Bent Creek Drive**

BOARD DATE: December 12, 2022

STAFF REPORT

Owner(s): Lennar Homes, LLC
 3931 RCA Boulevard, Suite 3105
 Fort Pierce, FL 34950

Representative: Michael B Schorah and Associates, Inc.
 1850 Forest Hill Boulevard, Suite 206
 West Palm Beach, FL 33406

Applicant’s Request: Approval of a Preliminary Plat to subdivide 1 parcel into 88 platted lots that include a reconfigured right-of-way, 88 single-family residential lots, 3,820 LF of 8-inch PVC WM, 4 8-inch gate valves and 3 fire hydrants.

Location: 829 Bent Creek Drive

Parcel ID(s): 2407-700-0024-000-8

Existing Use: Vacant

Site Size: 24.29 Acres (more or less)

Current Zoning: Planned Development (PD)

Current Future Land Use: Medium Density Residential (RM)

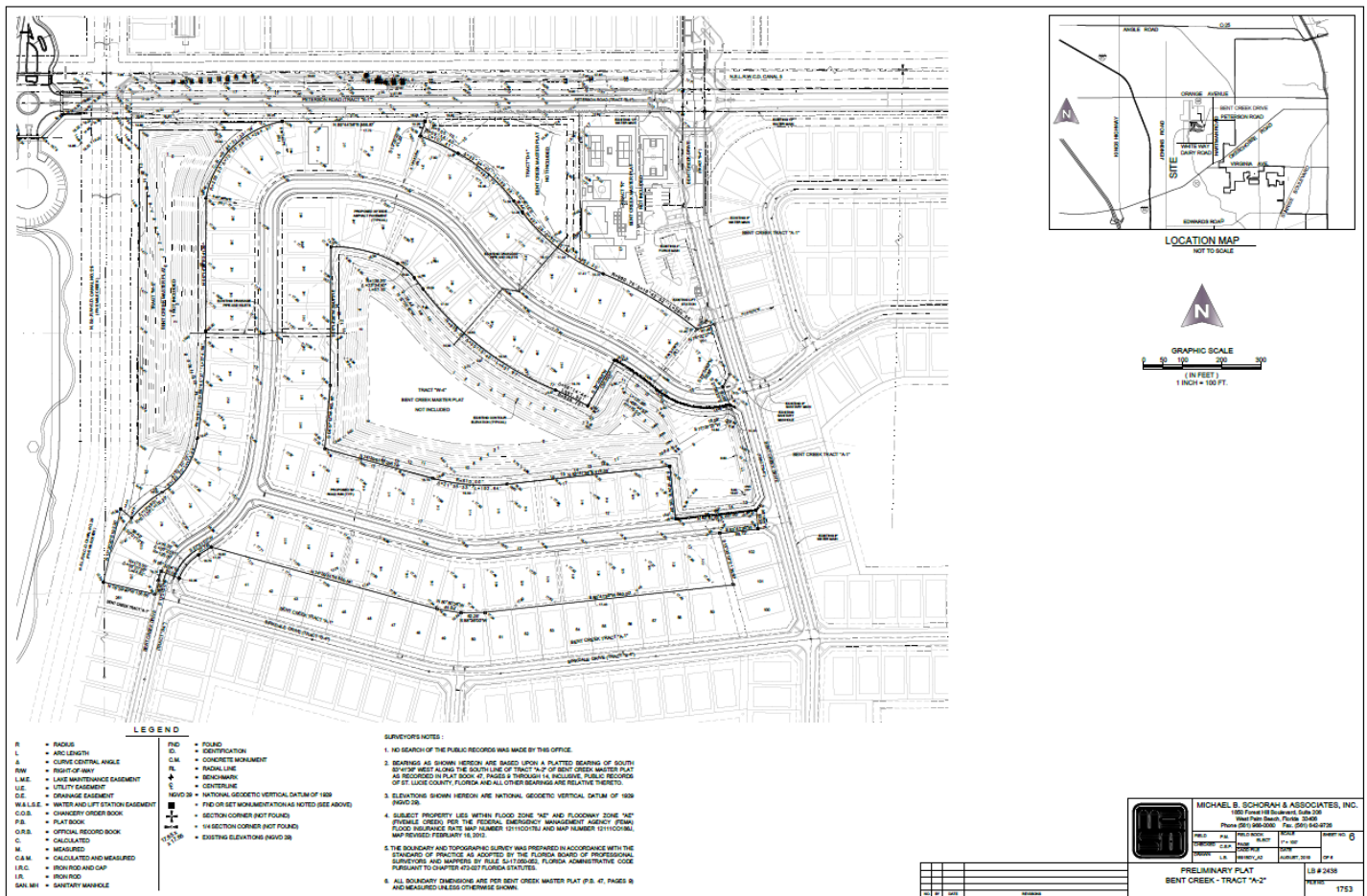
Surrounding Zoning/FLU:

North	East	South	West
PD/RM	PD/RM	PD/RM	PD/RM

Staff Analysis:

Request & Background

In accordance with Chapter 121, the applicant is requesting the review and approval of a Preliminary Plat to subdivide approximately 24.29 acres (1 parcel) into 88 platted lots that include a reconfigured right-of-way, 88 single-family residential lots, 3,820 LF of 8-inch PVC WM, 4 8-inch gate valves and 3 fire hydrants. The applicant intends to develop a residential subdivision known as Bent Creek, that will have 88 platted lots consisting of eighty-eight (88) single-family homes.



Technical Review Committee

All affected departments have reviewed the proposed Application for a Preliminary Plat for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Staff Recommendation Preliminary Plat

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 121 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with one (1) condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.

Michael B. Schorah and Associates, Inc.
1850 Forest Hill Boulevard, Suite 206
West Palm Beach, FL 33406

Subject: Preliminary Plat – 829 Bent Creek Drive – Technical Review Committee Comments for November 17, 2022 TRC Meeting

City of Fort Pierce Planning Department

1. Pursuant to Code Sec. 125-212. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:
 - Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.
 - Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
 - Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.
 - Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
 - Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
 - Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
 - Promote flexibility and efficiency in site design for more desirable living and working environments. Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.

- Permit site specific requirements based on the unique characteristics of the individual site.
 - Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.
2. Water features are requested in the lakes provided on the Preliminary Plat.
 3. As a PD, the requested setbacks will be made a part of the adopting Ordinance in order to review and approve individual lots during the DPCR review by Planning. Please specify if individual accessory structures, such as fencing, private pools, sheds, etc. will be permitted and include their associated regulations, i.e. setbacks.

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

Comments may be forthcoming

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved as noted,

This project has an approved utility plan with proposed utility easements for the water and sewer infrastructure to be taken into account during replat. Also, please ensure that the placement policy for service laterals is adhered to per S1 and W1 details.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. The property is not in the FPUA electric service area. Located in FPL service area.

St. Lucie County Fire District

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 116.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).
6. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.
7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
8. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.
9. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.
10. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.

11. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.
12. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
13. Minimum Size of Water Mains
The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
14. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfd.com/182/Applications-Permits> under fire permits.

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

No comments at this time



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Bent Creek – 829 Bent Creek Drive

REVIEW DATE: 11/14/2022

PLANNER: RYAN ALTIZER

REVIEWED BY: Lieutenant Andres Elizondo

Site Plan Approved: _____

Site Plan Approved with conditions: _____

Site Plan Approval pending written acknowledgement of conditions: X

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1**

“Our Family Serving Yours”

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

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16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).

- 6. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**
- 7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**
- 8. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.**
- 9. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.**
- 10. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**
- 11. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**
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Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT # 22- 09000007

Preliminary Plat at 829 Bent Creek Drive

Comments

FPUA W/WW Engineering: Approved as noted,

This project has an approved utility plan with proposed utility easements for the water and sewer infrastructure to be taken into account during replat. Also, please ensure that the placement policy for service laterals is adhered to per S1 and W1 details.



S-1.pdf



W-1.pdf

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. The property is not in the FPUA electric service area. Located in FPL service area.



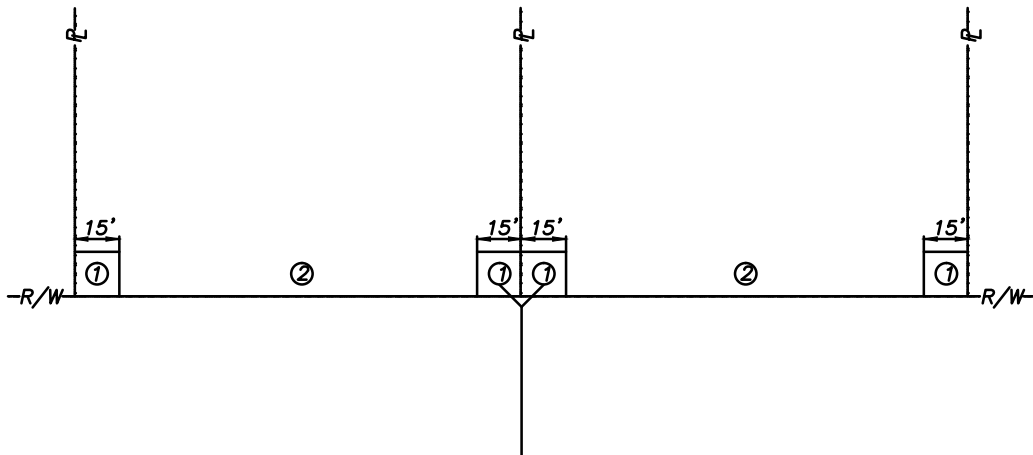
Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com



GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

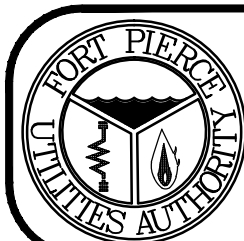


NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. SEWER LATERAL, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
4. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT-OF-WAY AND TERMINATE AT THE PROPERTY LINE.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTEWATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WASTEWATER SERVICE PLACEMENT

(N.T.S.)



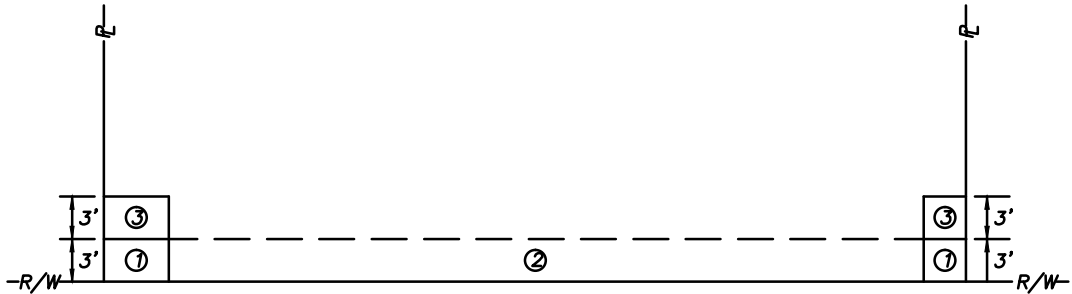
WASTEWATER SERVICE PLACEMENT POLICY

S-1

02-06	02-15	REVISION:	SLL	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DATE:		COMPUTER FILE #				FT. PIERCE UTILITIES AUTHORITY
DESIGNED:		SEWER DETAIL 200602.DWG				
DRAWN BY:		SCALE:				SHEET 1 OF 1
SLL		N.T.S.				
APPROVED:		DATE:				
JLC		2010				

GENERAL POLICY

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NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ① SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT

(N.T.S.)

	WATER METER				W-1	
	PLACEMENT POLICY				WATER/WASTEWATER ENGINEERING	
	DATE: 03-09	REVISION: 02-15	BY: SLL	APPD:	FT. PIERCE UTILITIES AUTHORITY	
	DESIGNED BY: JLC	COMPUTER FILE #: WATER DETAILS 200602.DWG				
DRAWN BY: SLL	SCALE: N.T.S.			SHEET		
APPROVED: JLC	DATE: 2010			1 OF 1		