



CITY OF FORT PIERCE

CITY COMMISSION

FEBRUARY 6th, 2023

MILLCREEK PD ZONING ATLAS MAP AMENDMENT (4 PARCELS)

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SUMMARY

Request for review of an application for a Zoning Atlas Map Amendment of four (4) parcels of land totaling +/- 80.7 acres, to change the zoning classification from St. Lucie County PUD and Commercial General to City classification of Planned Development.

APPLICANT

REDTAIL DG. Tod Mowery. todm@redtaildg.com

PROPERTY OWNER(S)

FM Millcreek Holding LLC and Orange Avenue Development LLC

PARCEL ID #(S):

Comprises the following four (4) parcels, 2407-124-0001-000-3, 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1, totaling approximately 80.7 acres

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BACKGROUND

The annexation of five (5) parcels was recommended for approval by the Planning Board at their August 8th, 2022, meeting. Thereafter the same five parcels were considered and recommended for approval in respect of a zoning change to PD by the Planning Board at their December 12th, 2022, meeting. Since that time one (1) parcel has been withdrawn from the proposal. This application carries four of the five parcels forward with a request for a zoning atlas change to PD.

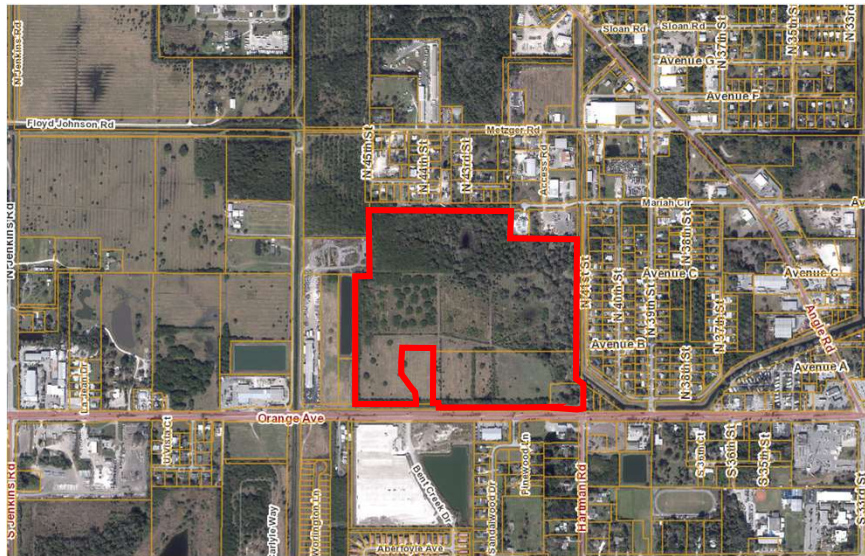
The combined four (4) parcels are also subject to a separate large scale FLUMA application. The legal descriptions have been amended accordingly.

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SITE LOCATION

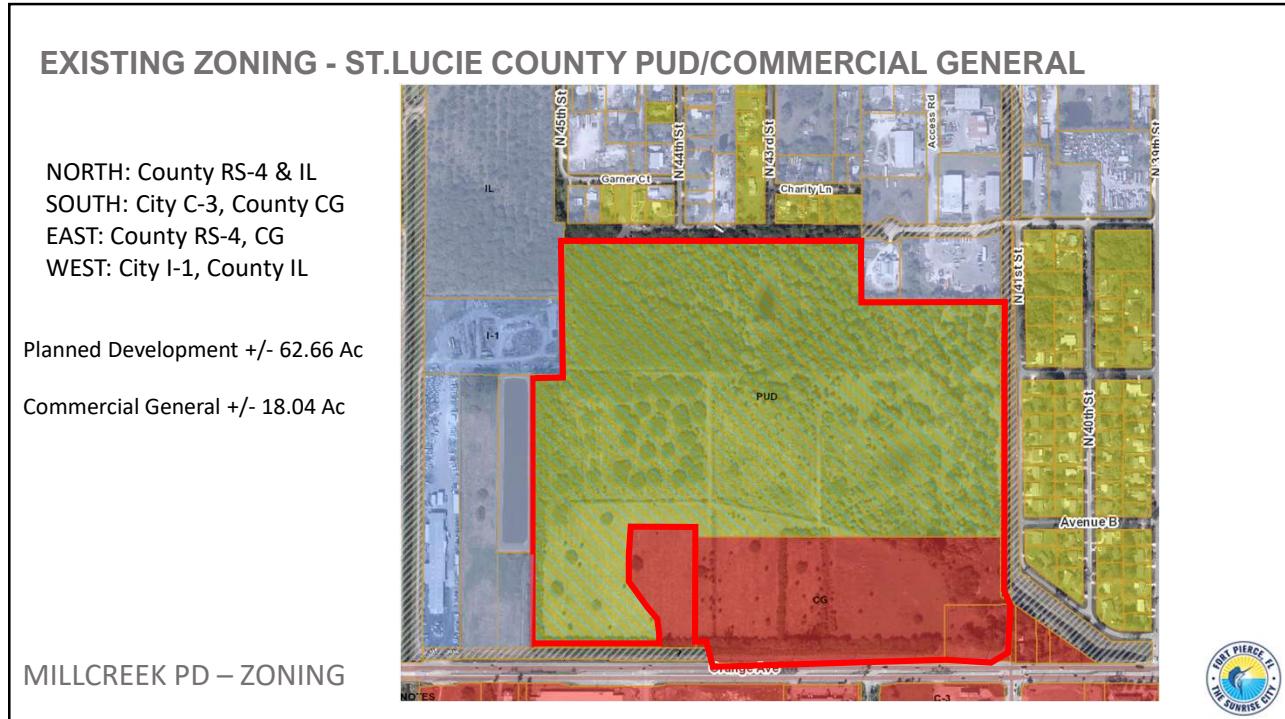


SITE AREA +/- 80.7 Acres

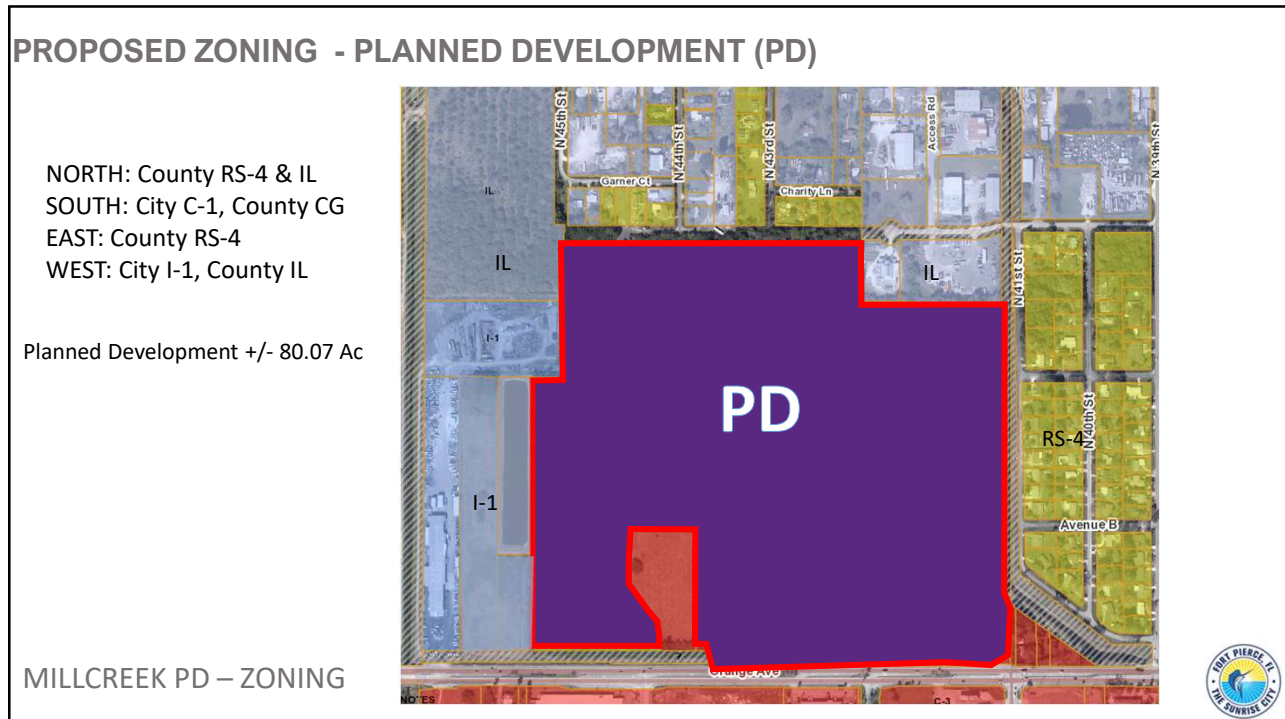
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CONDITIONS OF APPROVAL

EXHIBIT D

1. The parcels subject of this ordinance and zoned PD, shall conform to the Millcreek Development Criteria Requirements, attached hereto as Attachment PD1.
2. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.
3. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
4. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.

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CONDITIONS OF APPROVAL

EXHIBIT D

Conditions of Development (PD Zoning) (continued)

5. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
6. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site
7. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.

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CONDITIONS OF APPROVAL**EXHIBIT D**

Conditions of Development (PD Zoning)(continued)

8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

9. The Final PD site plan shall include a development phasing schedule indicating the approximate date when construction of the project can be expected to begin and the number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

10. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

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CONDITIONS OF APPROVAL**EXHIBIT D**

Conditions of Development (PD Zoning)(continued)

11. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage.

12. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

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CONDITIONS OF APPROVAL**EXHIBIT D**

Conditions of Development (PD Zoning)(continued)

13. The Final PD site plan shall contain the following information, at minimum:
- a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
 - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - c. The location, size and height of present and proposed buildings and structures.
 - d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
 - e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.

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CONDITIONS OF APPROVAL**EXHIBIT D**

Conditions of Development (PD Zoning)(continued)

(13)

- f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
- g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
- h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

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CONDITIONS OF APPROVAL

EXHIBIT D

Conditions of Development (PD Zoning)(continued)

14. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

15. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department

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CONDITIONS OF APPROVAL

EXHIBIT D

Attachment PD1

Lot Type	Maximum Gross Density Du/AC	Min Lot Size	Min Lot Width	Min Lot Depth	Min Road Frontage	Minimum Yard				Max Building Height (Z)	Maximum Lot Coverage
						Front	Rear	Side	Side Corner		
General Commercial	N/A	5,000 sf	50'	100'	50'	0'	0'	0'	0'	65'	60.00%
Attached Townhome	N/A (3)	1,600 sf	20'	80'	20'	20'	10'/2' (4)	0'/5' (5)	5'	45'	50.00%
Detached Townhome	N/A (3)	1,600 sf	20'	80'	20'	20'	10'/2' (4)	5'	5'	45'	50.00%
Detached Single-Family	N/A (3)	4,000 sf	40'	80'	40'	20'	10'/2'(4)	5'	5'	45'	50.00%
Apartment (6)	N/A (3)	10,000 sf	100'	100'	100'	10' (6)	10' (6)	10' (6)	10' (6)	65'	50.00%
Cluster (7)	N/A (3)	10,000 sf	100'	100'	100'	10'	10'	0'/5'(8)	10'	25'	50.00%

1. For any criteria that this table does not address the requirements of this Planned Development will default to the requirements of the respective underlying zoning district for each category, this includes uses listed within the use table continued in City Code 125-187. The General Commercial lot types will follow the criteria of City Code 125-200 in any instance where a development criteria is not addressed above and will follow the C-3 zoning uses within City Code 125-187. The Townhome and Apartment Lots will follow the criteria of City Code 125-194 in any instance where a development criteria is not addressed above and will follow the R-4 zoning uses within City Code 125-187.

2. Height is measured from grade.

3. Maximum Residential Density shall be determined by the Future Land Use in accordance with the City Comprehensive Plan. Development may be clustered, so that individual parcels may exceed the maximum units/acre within a given area, provided that the Planned Development Area in total does not exceed the allotted units/acre for the overall development. This Planned Development will contain areas with a Future Land Use of 12 units/acre and some areas with 15 units/acre.

4. Principle/main structures have a 10' rear yard setback and accessory structures have a 2' rear yard setback.

5. Attached interior townhome units have a 0' side yard setback. Attached exterior townhome units and accessory structures have a 5' side yard setback.

6. Apartment developments are unique in that they are usually developed with multiple buildings in mind and the development criteria for the apartment lots are designed to allow the greatest possible creativity when developing a site plan for apartments within this development. The setbacks are set to 10' minimum with 5' additional per 10' over 40' building height. Likewise, the proposed setbacks also allow the development to be pushed back from the road to create a more traditional style of development.

7. (a) Minimum unit size is 700 sq.ft. (b) Minimum building separation distance is 20'. (c) Maximum units per lot is 5. (d) Minimum one sidewalk should connect to lot. (e) All units must connect to main sidewalk that connects to parking or individually connect.

8. Duplex units allowed on individual lots or attached along lot lines.

*The regulation for fences, walls, and hedges will follow City Code 125-322 (c)(4)

*Unless otherwise noted above accessory structures will follow setback regulations for each lot type

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RECOMMENDATION

Staff recommendation is for APPROVAL of the proposed Zoning Atlas amendment to PD zoning, noting the fifteen (15) conditions attached at Exhibit D and the Development Criteria PD1 of the draft Ordinance.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
- or
2. Recommend Disapproval.

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