



CITY OF FORT PIERCE

PLANNING BOARD

September 11th, 2023

MARTIN & SONS - ZONING ATLAS MAP AMENDMENT (PD)
(1 PARCEL)

APPLICANT

Franco Prado

PROPERTY OWNER(S)

Martin Prado

PARCEL ID #(S):

2417-213-0001-000-7

Martin & Sons - 1038 S. 37th Street – ZONING (PD)



SUMMARY

Request for review of an application for a Zoning Atlas Map Amendment of one (1) parcel of land to change the zoning classification from Residential Single-Family – Three Units Per Acre (E-3) to Planned Development (PD).

Martin & Sons - 1038 S. 37th Street – ZONING (PD)



SITE LOCATION



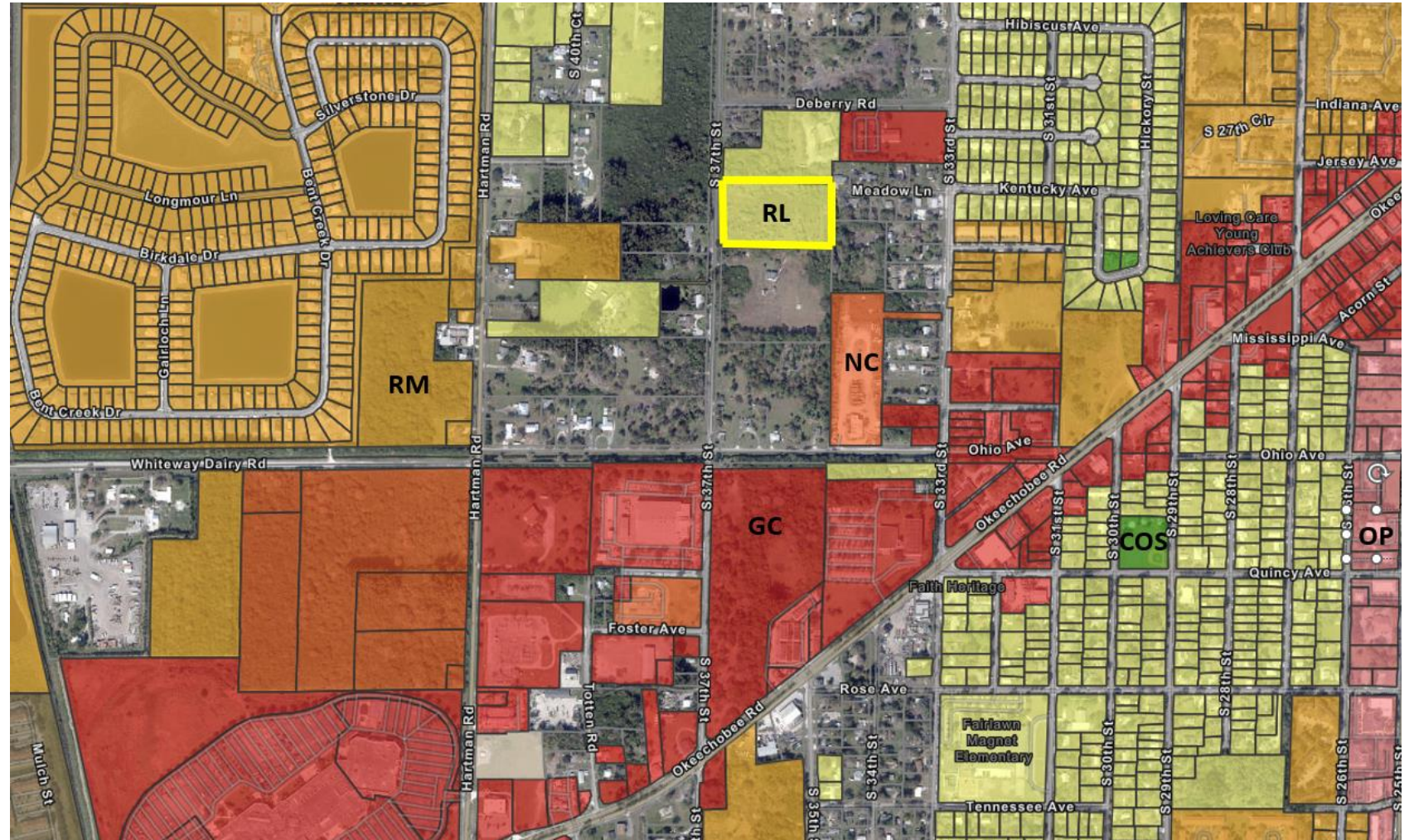
SITE AREA= 5.20 +/- Acres

Martin & Sons - 1038 S. 37th Street – ZONING (PD)



FUTURE LAND USE

Future Land Use: RL (Low Density Residential)

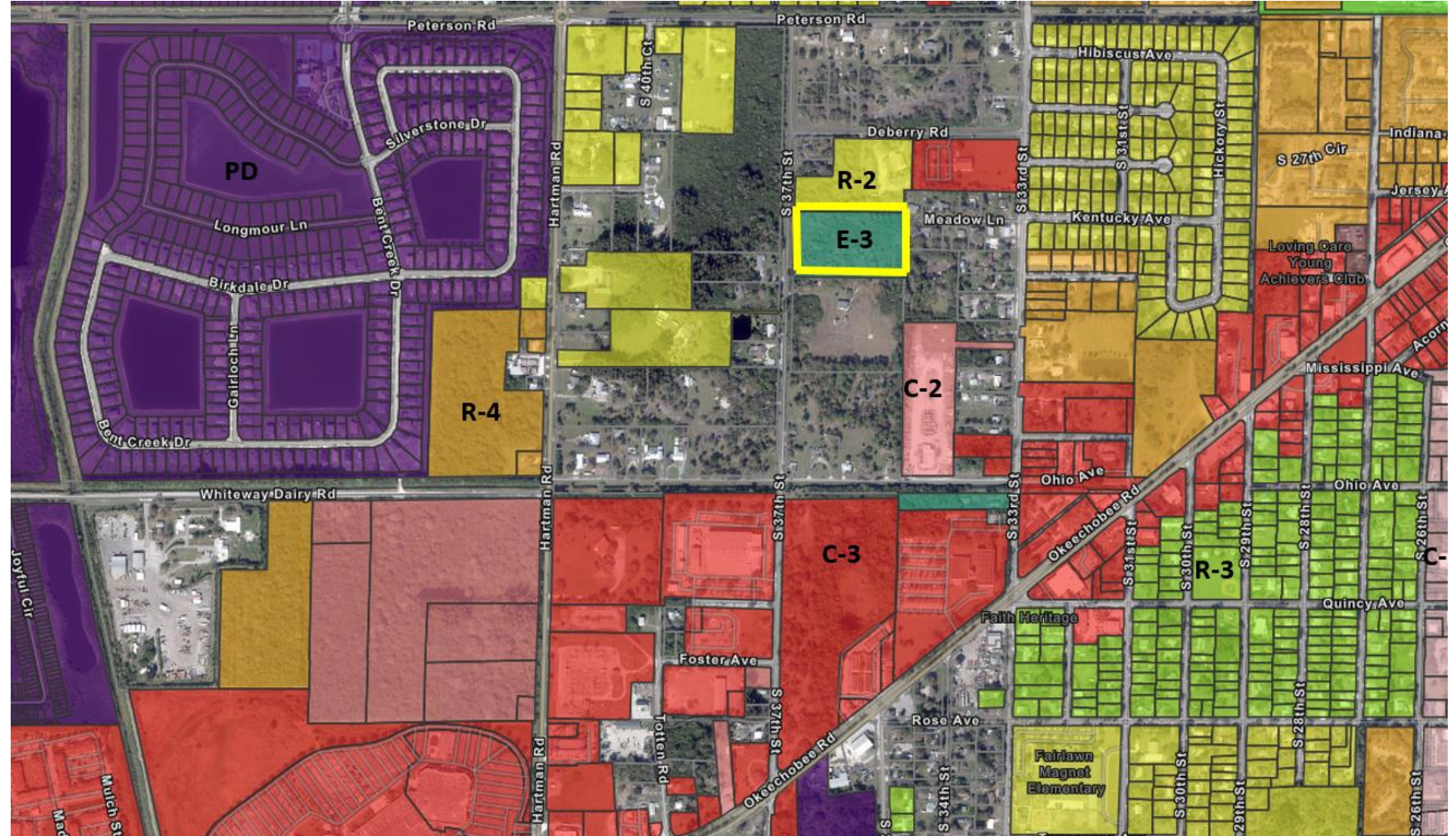


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EXISTING ZONING

Currently Zoned: E-3
(Residential Single-Family – 3
units per acre)

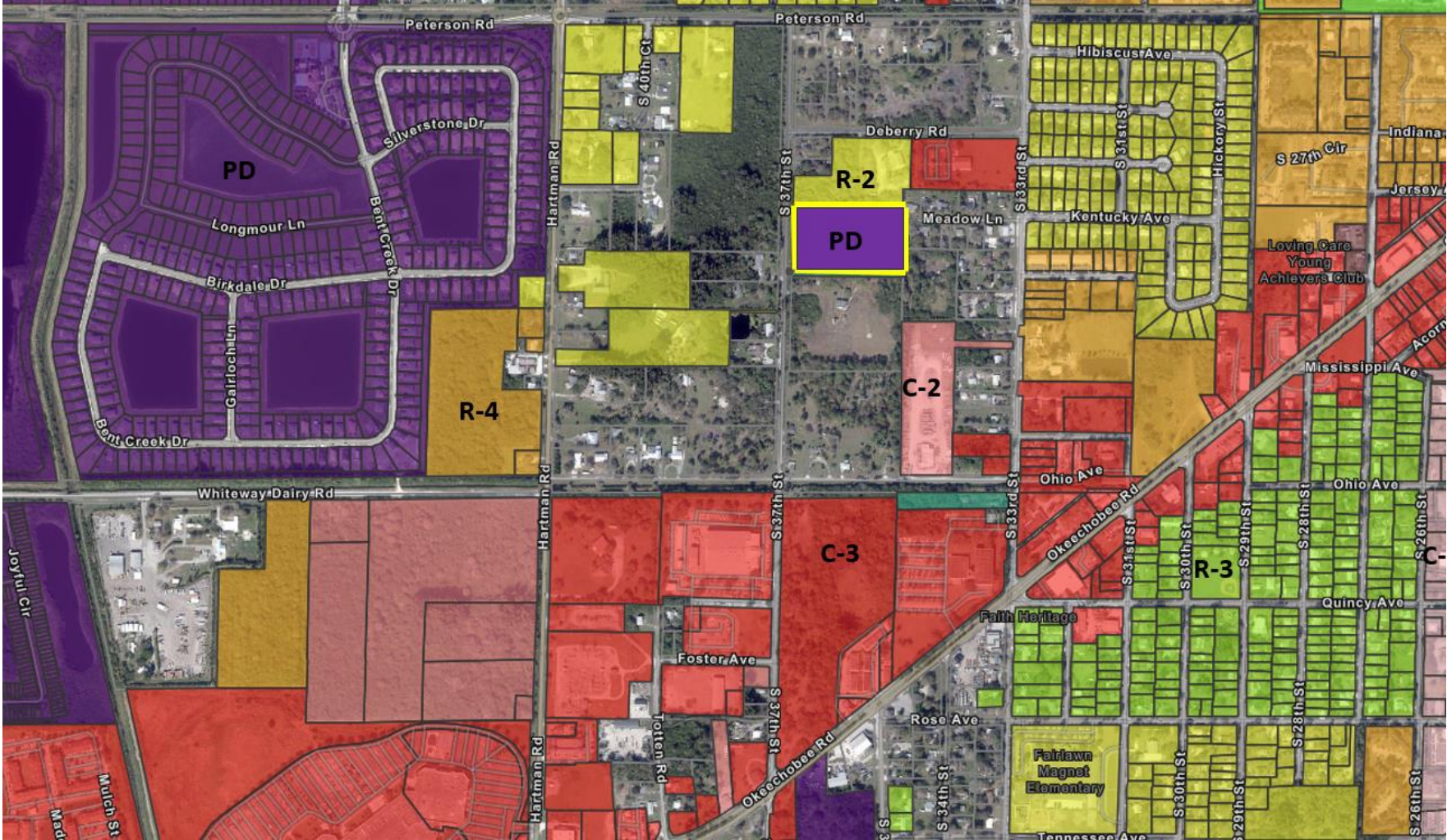


Martin & Sons - 1038 S. 37th Street – ZONING (PD)



PROPOSED ZONING

Proposed Zoning: PD (Planned Development)



Martin & Sons - 1038 S. 37th Street – ZONING (PD)



PLANNED DEVELOPMENT - REASONING

The applicant wants to provide a more diverse range of housing in this PD than what is allowed currently in the E-3 Zoning district. Currently detached, single-family houses are the only housing type permitted.

Martin & Sons - 1038 S. 37th Street – ZONING (PD)



CONDITIONS

Staff has two conditions with this rezoning:

1. A Final Plat is needed to subdivide the parcel into the proposed lots for the PD.
2. The 11 conditions of development placed in the corresponding Ordinance also must be met as conditions for this rezoning.



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Zoning Atlas Map Amendment, with the two conditions, for approval to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with alternative conditions.
- or
2. Recommend Disapproval.



Conditions of Development (PD Zoning)

1. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.
2. 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.



Conditions of Development (PD Zoning)

3. Prior to the final Certificate of Occupancy, 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.
4. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
5. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.



Conditions of Development (PD Zoning)

6. 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.

7. 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.

8. 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.

Martin & Sons - 1038 S. 37th Street – ZONING (PD)



Conditions of Development (PD Zoning)

9. 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.

10. 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.



Conditions of Development (PD Zoning)

11. 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.



Conditions of Development (PD Zoning)

11. Cont.

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.

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.



Conditions of Development (PD Zoning)

11. Cont.

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.





Franco Prado
4581 Weston Road, Suite 154
Weston, FL 33331

Subject: Rezoning for Planned Development - Parcel ID: 2417-213-0001-000-7 – Technical Review Committee Comments for August 17, 2023 TRC Meeting

City of Fort Pierce Planning Department

1. A Final Plat will be necessary to subdivide this PD.
2. 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.
3. 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.
4. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
5. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.
6. 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.
7. 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.
8. 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.

9. 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.
 - 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.

Fort Pierce Engineering Department

1. Please provide an updated Environmental Impact Report as the one submitted is two years old.
2. The Traffic Impact Report will need to be updated to include:
 - a. new developments in the impact area that will add to cumulative traffic volumes
 - b. account for anticipated roadway construction activities (in addition to Midway Road add likely improvements to Jenkins Road, Selvitz Road, Glades Cut Off Road, as well as a Turnpike Interchange)
 - c. update existing traffic volumes with higher anticipated growth.
 - d. Coordinate with TPO and St. Lucie County for concurrence.
3. Update the Site Plan or provide a separate conceptual drainage plan which identifies the location of the proposed stormwater management facilities.
4. The site is currently comprised of seven (7) platted lots. Is this proposed PD zoning for all lots? If so, will the lots be combined under one ownership or are they to remain independent of one another? If they are to be combined how will this be achieved as the lots are divided by Energy Lane?
5. The plan reflects a rock base trailer storage parking lot which will need to be improved per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119.

ADVISORY COMMENTS:

1. A permit shall be required to discharge to North Saint Lucie River Water Control District (NSLRWCD) Canals 101 and 102.
2. A South Florida Water Management District (SFWMD) permit modification shall be required.
3. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that wetlands are present on the site.
4. Saint Lucie County (SLC) shall advise for required sidewalks, turn lanes and any further roadway improvements in the Selvitz Road right of way.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
3. Building Permit required.
4. Final Plat and Parcel IDs required to submit for DPCR and Building Permits

Fort Pierce Police Department

No comments at this time.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Concept approved as noted:

Water and Sewer services are not immediately available to serve this parcel. Availability would be contingent upon the completion of construction of the required infrastructure, and payment of the applicable fees. Please visit our website at www.fpua.com to review developer requirements, specifications, details, fees, etc.

Should you have any questions please contact John Biggs at 772 466-1600 ext. 3474.

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Applicant plans on using Natural Gas on this project.

FPUAnet Fiber: FPUAnet approves; If client would like us to bring fiber service from FPUAnet Communications, that is possible.

There may be some construction costs required.

Please contact Eric Peters at (772) 468-1697 for Fiber internet requirements if service is desired.

St. Lucie County Fire District

The Fire District has no comments at this time.

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Ryan Altizer, Senior Planner

FROM : Tracy Telle, Assistant City Engineer

**RE : 1038 S. 37th Street
Rezoning (PD Bubble Plan)**

DATE : August 22, 2023

This is to advise you that we have completed the review of the following documents as received by this office on August 22, 2023:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Rezoning Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering advisory comments

ADVISORY COMMENTS:

1. The City of Fort Pierce Code of Ordinances Section 125-212 specifies submittal requirements relating to obtaining a "PD" zoning. These include but are not limited to a site plan, landscape plan, perimeter buffers, vehicular and pedestrian circulation, etc. This submittal did not provide this particular information as the project is being presented as a "Bubble Plan" and is currently deemed conceptual. Therefore, the engineering department reserves the right to provide review comments upon submittal of final site development plans.
2. Prior to commencement of any land clearing activities, the applicant shall provide an Environmental Assessment of the property complete with the appropriate tree mitigation plan.