

# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

**PROJECT:** BENT CREEK PARCEL C FINAL PLAT - 23-0900012

**REVIEWER:** RYAN ALTIZER, SENIOR PLANNER

**DATE:** 12/4/2023

### STAFF REPORT

**Owner:** Lennar Homes, LLC

**Applicant:** District Planning Group

**Requested Action:** Review and approval for a final plat to subdivide one (1) parcel into one hundred and twenty-seven (127) lots with coordinating roadway tract and easements.

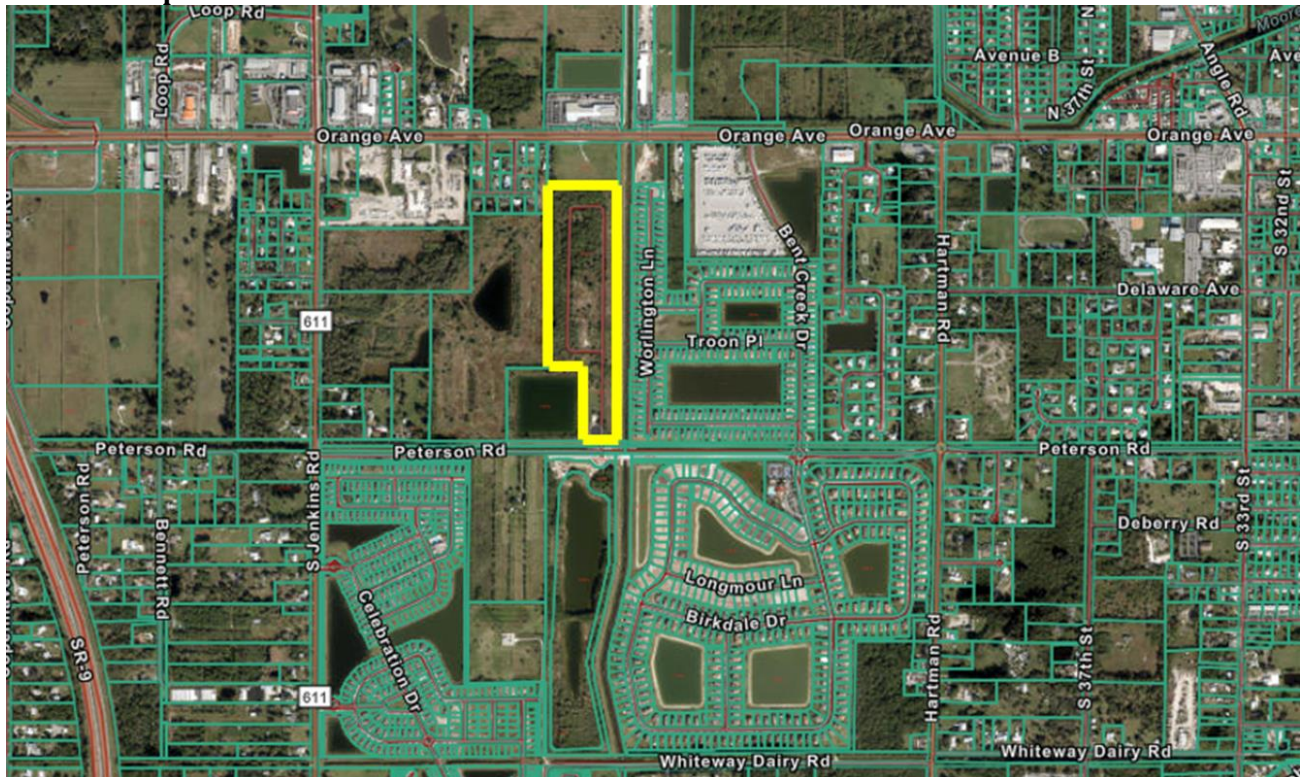
**Location:** 5000 Peterson Road, Fort Pierce, FL 34947

**Parcel IDs:** 2407-700-0027-000-9

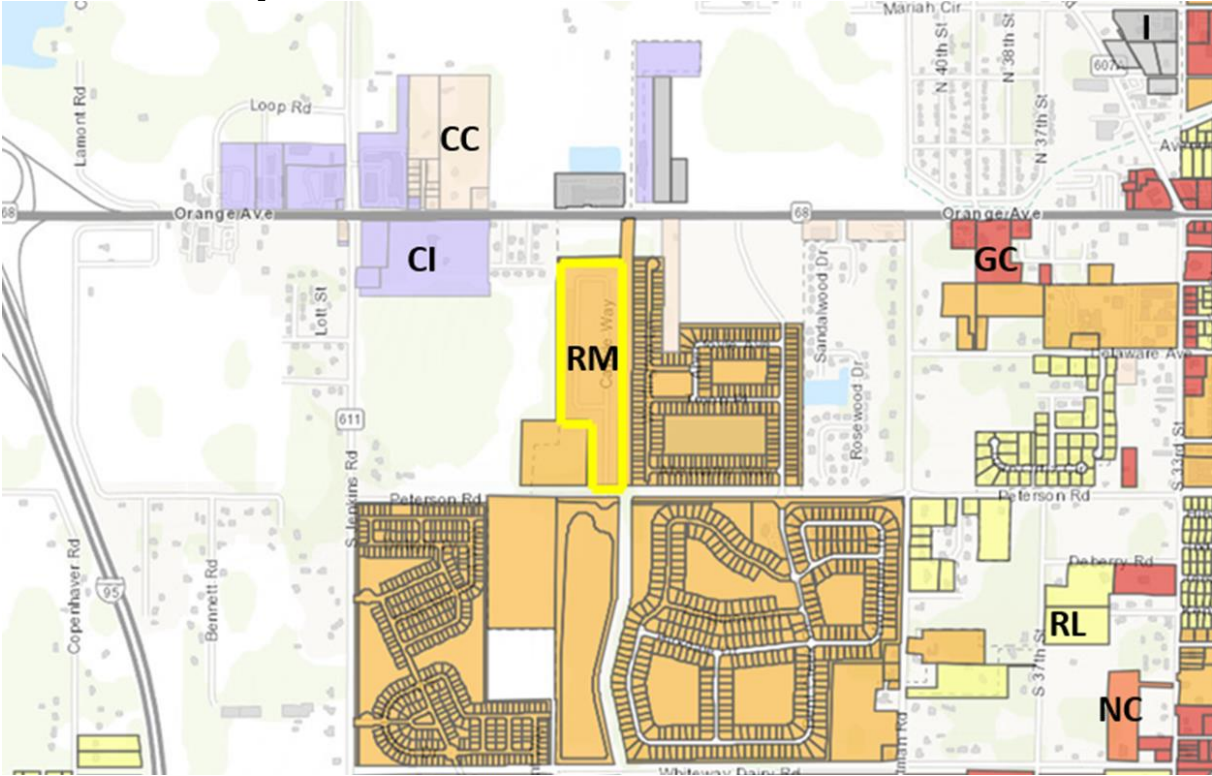
**Current Zoning:** Planned Development, PD

**Future Land Use:** Medium Density Residential, RM

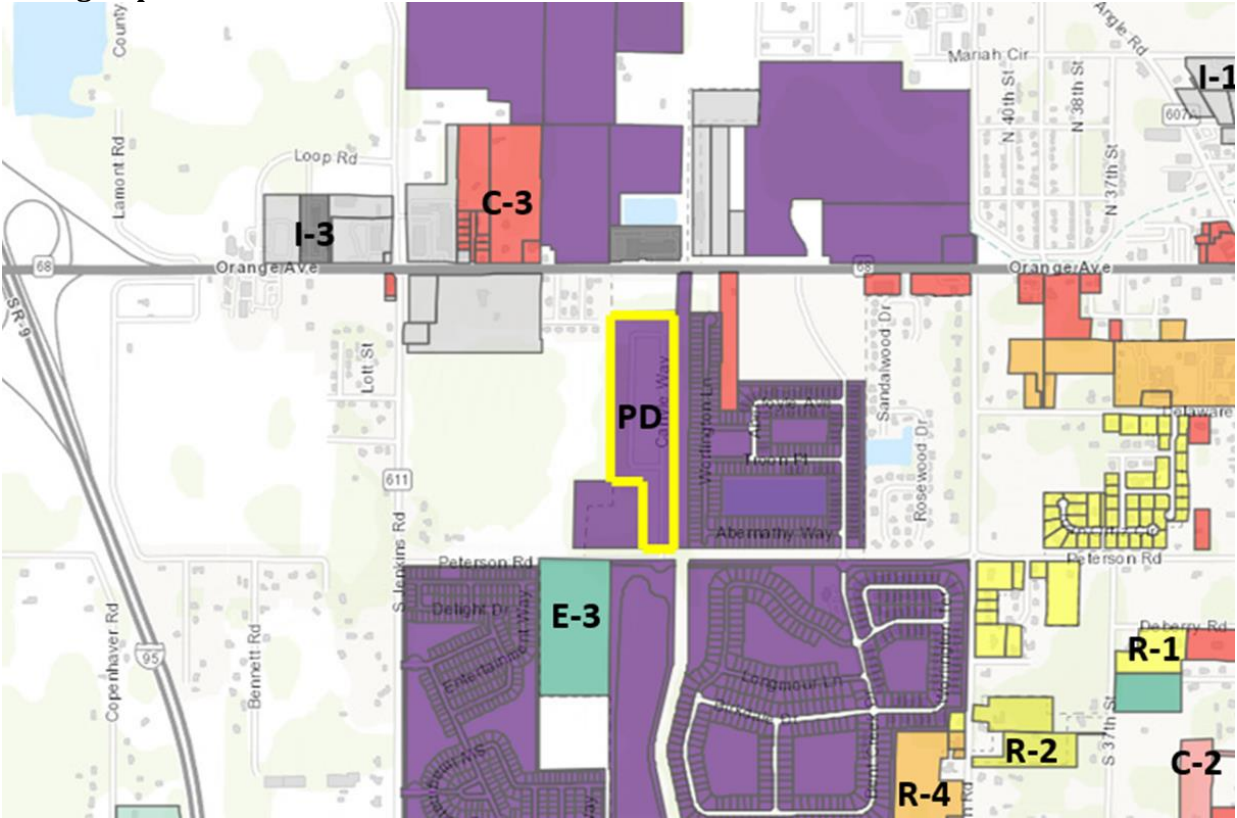
#### Location Map:



**Future Land Use Map:**



**Zoning Map:**



**Surrounding Zoning:**

North	East	South	West
CG (County)	PD	PD	PUD (County)

**Site Area:** +/- 25.84 acres  
**Utilities:** Located within the FPUA Service Area

***Staff Analysis***

Request for review of an application for a final plat to subdivide one parcel into one hundred and twenty-seven (127) lots with coordinating roadway tract and easements.

***Existing Conditions***

Currently the land is vacant but is tied to the Planned Development of Bent Creek. Two parcels have already been platted and a community exists already on the first platted parcel.

***Stormwater Retention & Landscaping***

Stormwater retention, drainage and landscaping requirements are to be met after these lots are platted and construction begins. Those standards will be reviewed when the applicant submits permits.

***Comprehensive Plan***

The subject property is designated with a Medium Density Residential, RM, future land use. The designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

***Summary of Technical Review Committee***

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the final plat. The applicant resubmitted this final plat to meet the Engineering Department's requirements. Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

***Staff Recommendation***

Staff's recommendation is for the Planning Board to move the proposed Final Plat for approval to City Commission, with the one condition:

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



# CITY OF FORT PIERCE

## Planning Board

December 11<sup>th</sup>, 2023

Bent Creek Parcel C Final Plat  
5000 Peterson Road

## **APPLICANT**

District Planning Group

## **PROPERTY OWNER(S)**

Lennar Homes, LLC

## **PARCEL ID #(S):**

2407-700-0027-000-9

Bent Creek Parcel C Final Plat – 5000 Peterson Road



## SUMMARY

Request for review of an application for a final plat to subdivide one parcel into one hundred and twenty-seven (127) lots with coordinating roadway tract and easements.

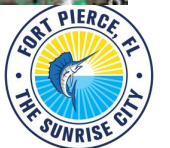


# SITE LOCATION



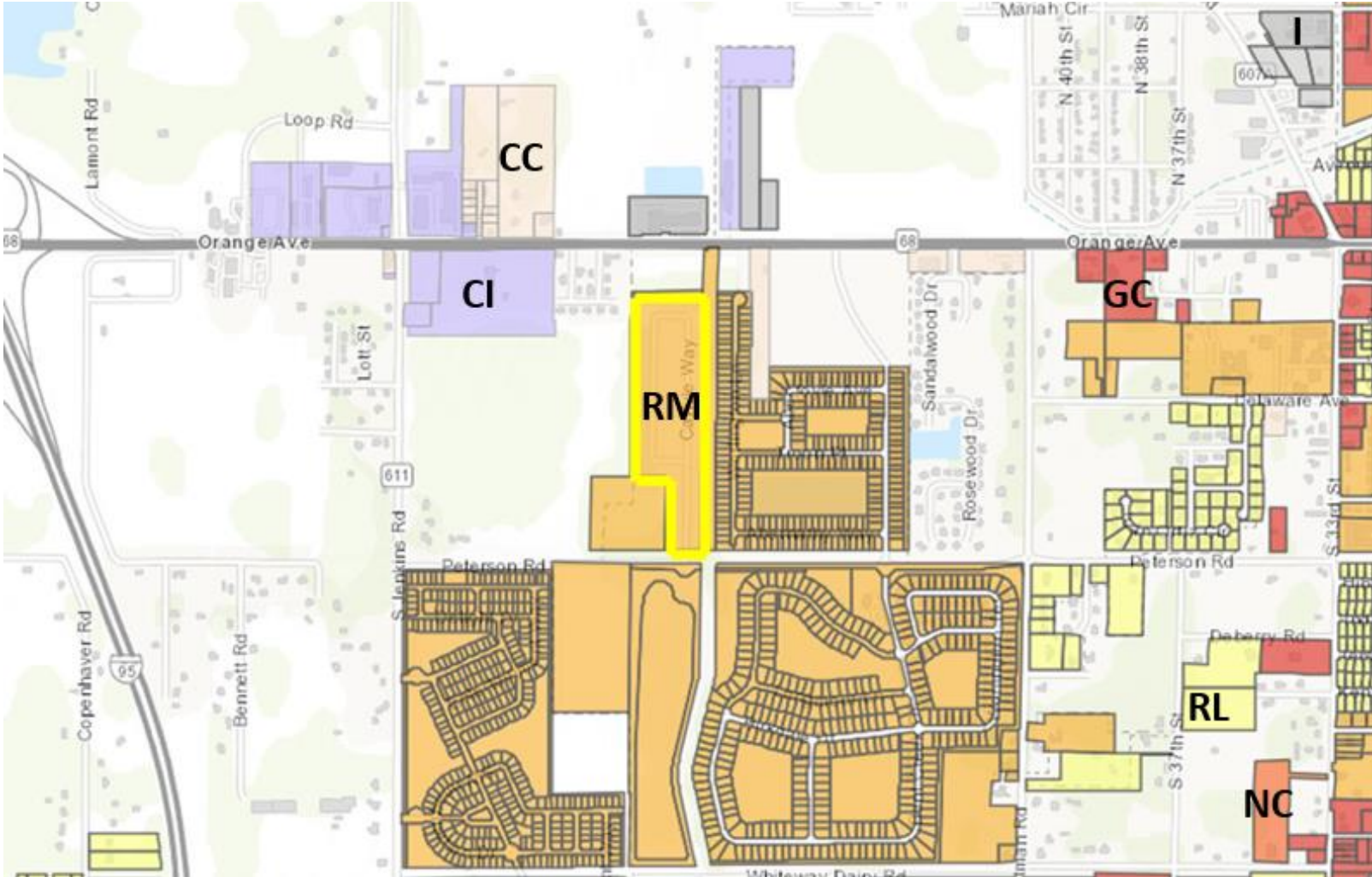
SITE AREA= 25.84 +/- Acres

Bent Creek Parcel C Final Plat – 5000 Peterson Road



# EXISTING FUTURE LAND USE

Current FLU: RM, Medium Density Residential



Bent Creek Parcel C Final Plat – 5000 Peterson Road



# ZONING

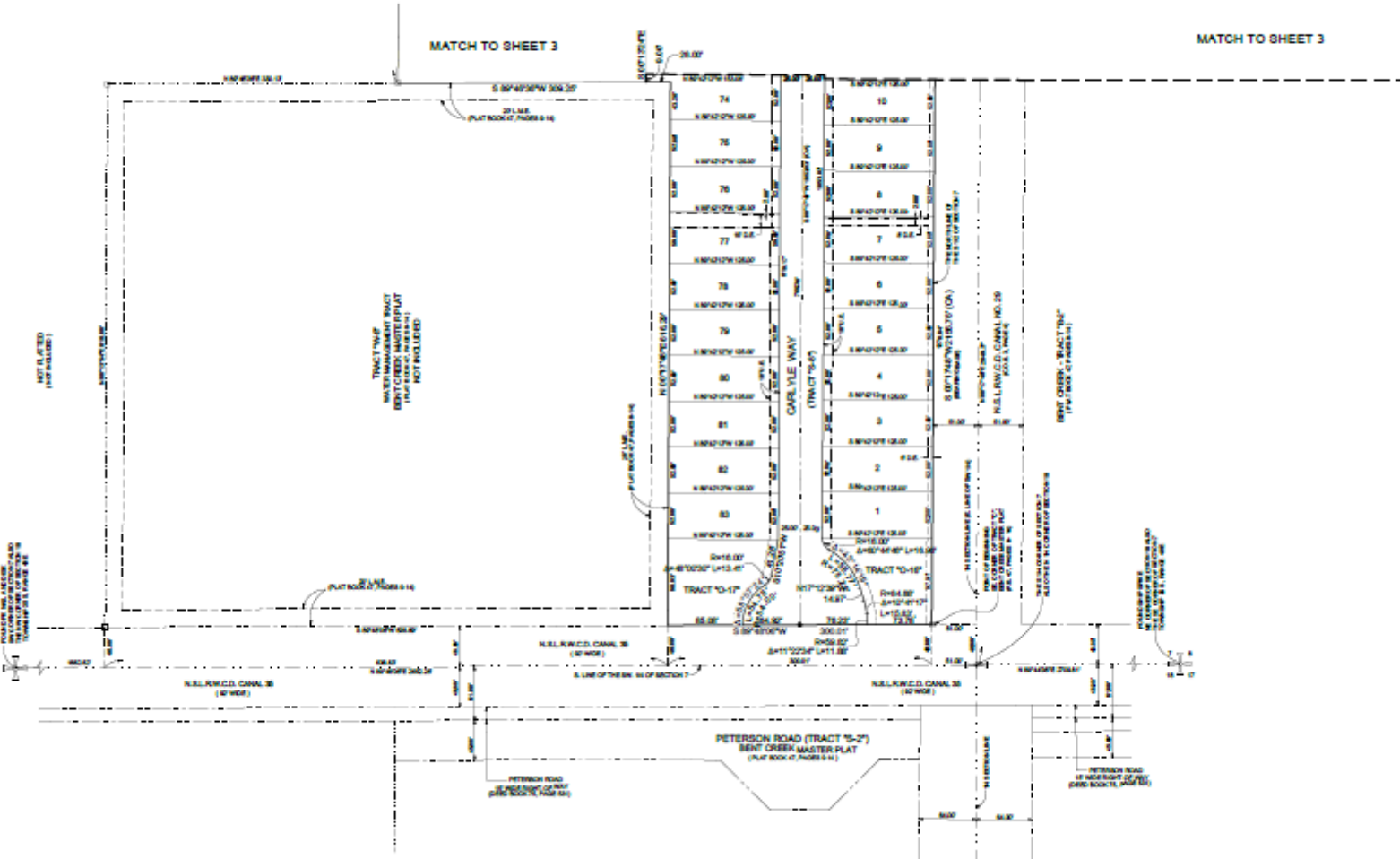
Currently Zoned: PD, Planned Development



Bent Creek Parcel C Final Plat – 5000 Peterson Road



# FINAL PLAT



Bent Creek Parcel C Final Plat – 5000 Peterson Road







# FINAL PLAT

Final Plat for a Subdivision titled “Hernando Subdivision”

- Staff recommends Approval of the request.
  - Final Plat meets the criteria as specified in Chapter 121 of the Code of Ordinances.
  - Consistent with Land Development Code & Comprehensive Plan

Bent Creek Parcel C Final Plat – 5000 Peterson Road



# CONDITIONS OF APPROVAL

Staff recommends one (1) Condition:

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

Bent Creek Parcel C Final Plat – 5000 Peterson Road



## RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Final Plat for approval to City Commission, with the one condition.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.
2. Recommend Disapproval.





# CITY OF FORT PIERCE

## Planning Board

December 11<sup>th</sup>, 2023

Bent Creek Parcel C Final Plat  
5000 Peterson Road



District Planning Group  
130 South Indian River Drive  
Fort Pierce, FL 34950

**Subject: Final Plat - Parcel ID: 2407-700-0027-000-9 – Technical Review Committee Comments for July 20, 2023 TRC Meeting**

**City of Fort Pierce Planning Department**

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

**Fort Pierce Engineering Department**

1. Update the engineer's "Opinion of Cost" to include the following:
  - a. Add costs associated with the landscaping and irrigation of common areas and any streetscape plantings.
  - b. Update the square yard cost of SP 9.5 (1") to \$14.60 and the SP 12.5 (1-1/2") to \$21.00.
2. Future comments may be provided once the review by the City's reviewing surveyor, Northstar Geomatics, has been finalized.
3. ADVISORY COMMENT:  
Prior to the City of Fort Pierce City Clerk's endorsement of the Final Plat, the appropriate recorded bonding mechanism must be in place, ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.). The total bond amount is to be determined and shall be based upon the sum reflected on the approved Engineer's Opinion of Cost.

**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 7111 Edition.

3. Property addressed. exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
4. Flood Development Permit required.
5. Building Permit required.
6. Signed and sealed construction drawings required.
7. Please address violation case pending.

**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: No objection to the Plat.  
The Water and Wastewater Engineering Department, has approved the utility plan for this project.

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

FPUA Gas: Approved. Natural Gas is available via main extension via S. Jenkins Rd and should be considered on this project.

FPUAnet Fiber: FPUAnet approves,  
At this time FPUAnet does not have Fiber in this area.

**St. Lucie County Fire District**

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**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**June 15, 2023**

Case #: 23-09000012

Planner: City of Ft. Pierce Planning Department

Final Plat.

Bent Creek Parcel C5000 Petersen Road, Fort Pierce, FL

### **Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 7/20/23
Property Address: Final Plat - Bent Creek Parcel C - 5000 Peterson Road/2407-700-0027-000-9

Please be advised that the project may trigger the requirements indicated below:

- 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. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- To include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Please address violation case pending.

Building Official's or Representative's Signature [Signature] Date: 7/17/23



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

*Florida*

**To : Planning Department**

**FROM : Tracy Telle, Assistant City Engineer** *TT*

**RE : Bent Creek Tract C Final Plat**

**DATE : July 18, 2023**

This is to advise you that we have completed the review of the following documents as received by this office on July 6, 2023:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Final Plat  | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Engineer's Opinion of Cost                                       | <input type="checkbox"/> Certificate of Completion                               |
| <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 type="checkbox"/> Recommend                      | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Final Plat 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 comments

ENGINEERING COMMENTS:

1. Update the engineer's "Opinion of Cost" to include the following:
  - a. Add costs associated with the landscaping and irrigation of common areas and any streetscape plantings.
  - b. Update the square yard cost of SP 9.5 (1") to \$14.60 and the SP 12.5 (1-1/2") to \$21.00.
2. Future comments may be provided once the review by the City's reviewing surveyor, NorthStar Geomatics, has been finalized.
3. ADVISORY COMMENT:
  - a. Prior to the City of Fort Pierce City Clerk's endorsement of the Final Plat, the appropriate recorded bonding mechanism must be in place, ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.). The total bond amount is to be determined and shall be based upon the sum reflected on the approved Engineer's Opinion of Cost.



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

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**TO : Vennis Gilmore, Assistant Planning Director**

**FROM : Tracy Telle, Assistant City Engineer**

**RE : Bent Creek Tract C Final Plat**

**DATE : November 17, 2023**

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This is to advise you that we have completed the review of the following documents as received by this office on November 15, 2023:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Final Plat  | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Engineer's Opinion of Cost                                       | <input type="checkbox"/> Certificate of Completion                               |
| <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"/> Final Plat 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 advisory comments

ADVISORY COMMENTS:

1. Prior to providing the mylars of the plat please remove the word "Interim" under the City Attorney Certificate on sheet 1 of 4 as Sara Hedges is now the City Attorney.
2. Prior to the City of Fort Pierce City Clerk's endorsement of the Final Plat, the appropriate recorded bonding mechanism must be in place, ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.). The total bond amount is to be determined and shall be based upon the sum reflected on the approved Engineer's Opinion of Cost.



November 17, 2023

Ms. Tracy Telle  
Assistant City Engineer  
City of Fort Pierce  
Via email

RE: Bent Creek Parcel C Plat Review and PRM Inspection - Review # 2

Dear Ms. Telle:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

My review comments are as follows:

1. All review items have been addressed.
2. The PRM inspection was completed and successful.

Reviewed By:

Frank Veldhuis  
For NorthStar Geomatics, Inc.