



# CITY OF FORT PIERCE

Planning Board  
October 14<sup>th</sup>, 2024

Prado Place - Rezoning (MPD)  
1038 South 37th Street

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**APPLICANT**

Martin & Franco Prado – Martin & Sons

**PROPERTY OWNER(S)**

Franco Prado

**ADDRESS**

1038 South 37th Street

**PARCEL ID #(S):**

2417-213-0001-000-7



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**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(E-3) to a Master Planned Development (PD).

The request to change the zoning to a Master PD is to accommodate a residential development comprising of 60 Residential units at a density of 11.4 units per acre, which includes a 5 du/acre density bonus as allowed by the City's Comprehensive Plan.

**Should this application be granted an Application for a Final PD will be required prior to application for Building Permits**

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**SITE LOCATION**

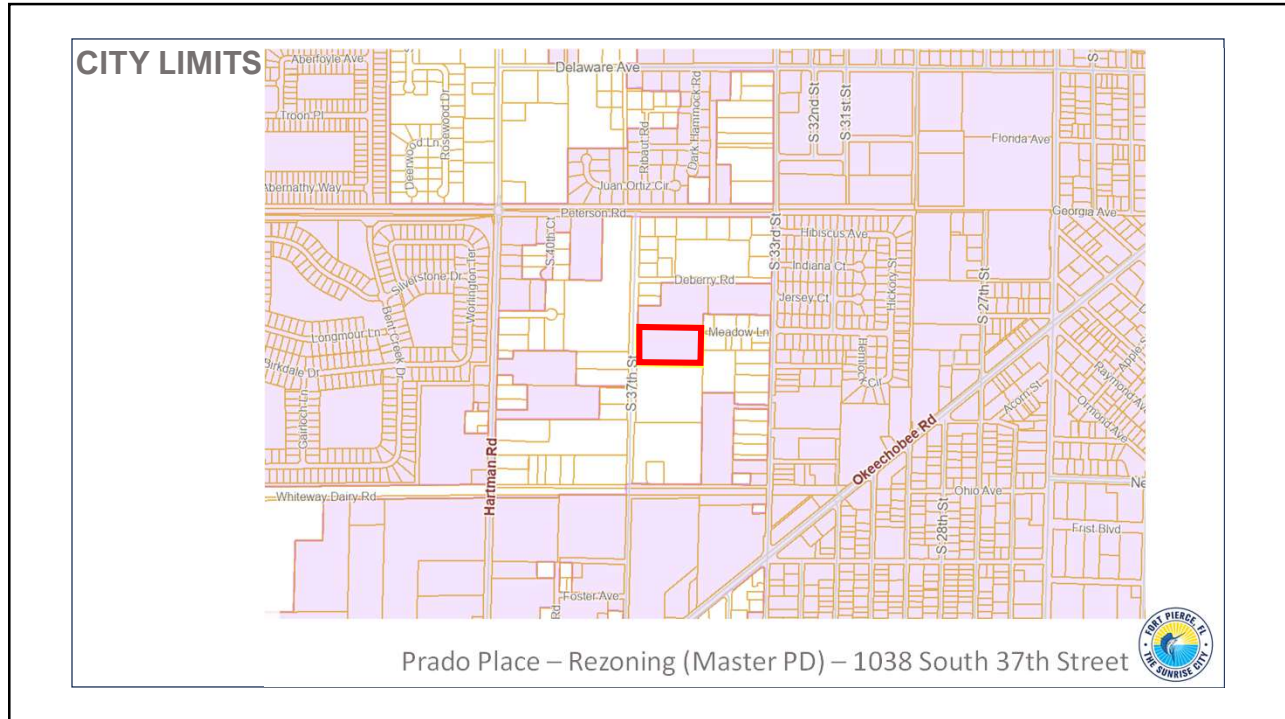


SITE AREA= 5.28 +/- Acres

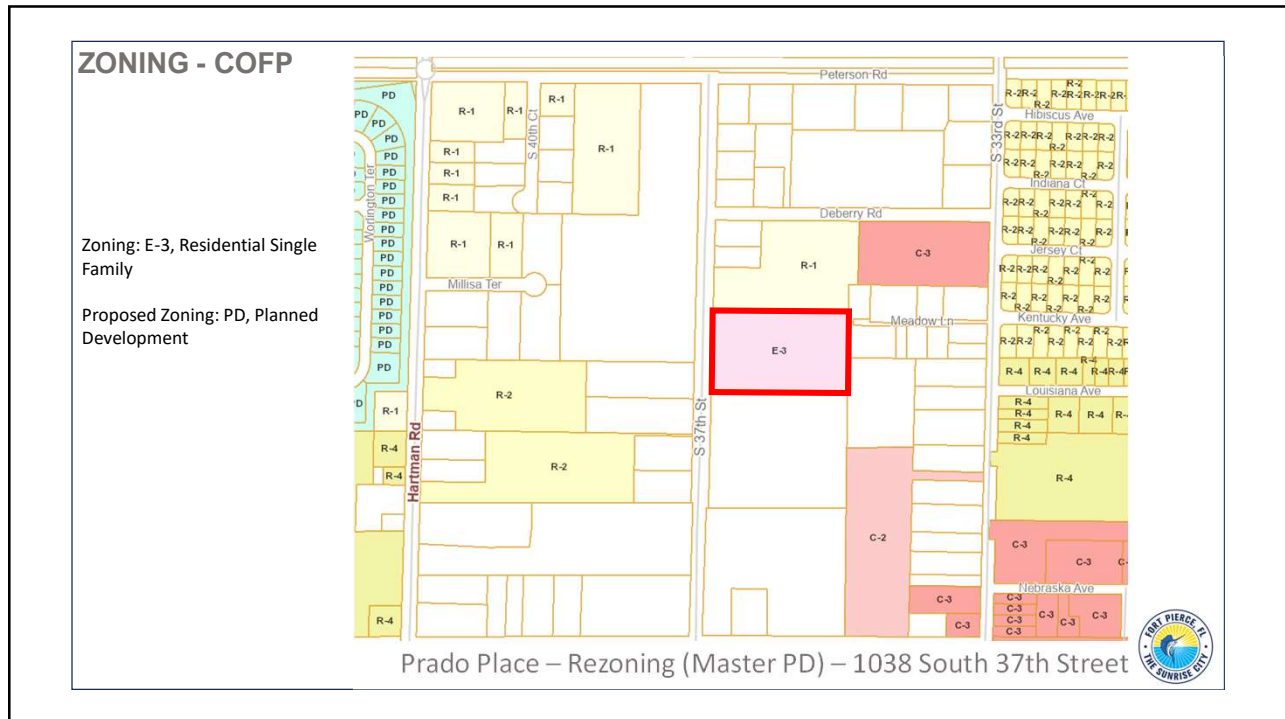
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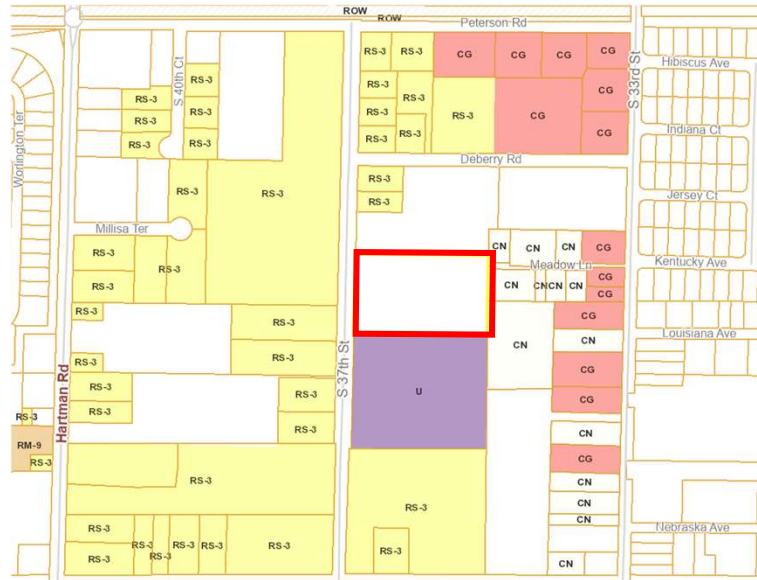


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### ZONING – SLC



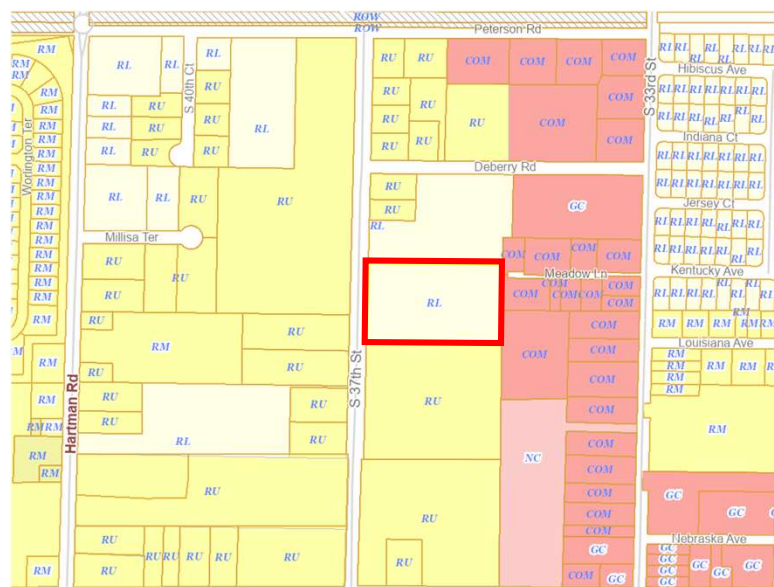
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### FUTURE LAND USE

Current FLU: Low Density Residential,  
**No Change**



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### ZONING

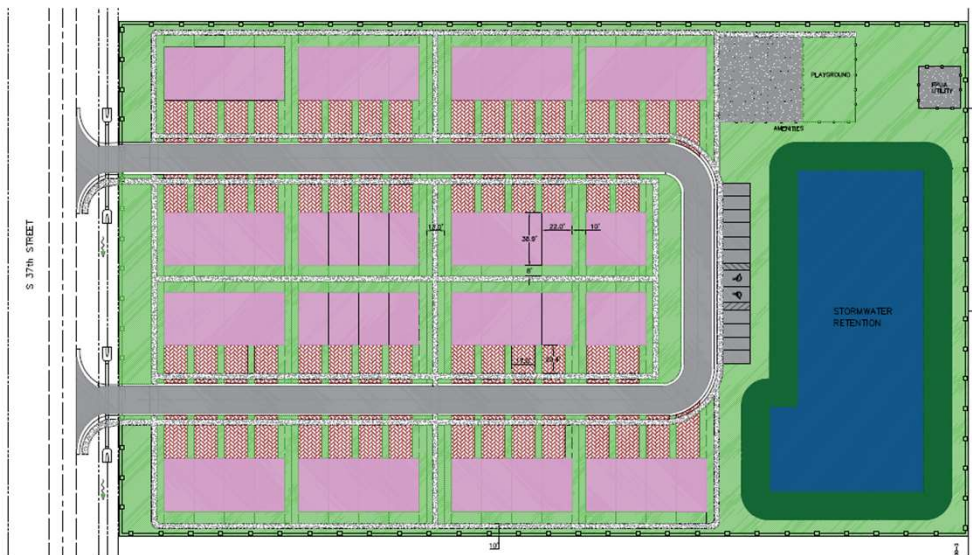
**Intent of District:** The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning 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.

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### Site Plan



51% Pervious Area

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Design Review



**TWO-HOME CONFIGURATION**

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Design Review



**FOUR-HOME CONFIGURATION**

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**CONDITIONS**

Staff recommends 14 conditions to be attached to this rezoning:

1. A Final PD shall be required prior to any development activities associated with the Master Site Plan by Art of Engineering, project number 2023-057, dated 2024.09.26.
2. The minimum Open Space shall be 35% of the Final PD site area.
3. The minimum Pervious Area shall be 50% of the Final PD site area.
4. 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.
5. The Final PD site plan submittal shall include a wetland jurisdictional survey.
6. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
7. A detailed stormwater and drainage plan and statement shall be submitted at the time of Final PD site plan application.
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 general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
10. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
11. 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**

Staff has conditions for this rezoning:

12. 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 existing and proposed vehicular circulation system, including off-street parking, and loading areas.
  - e. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks
  - f. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
13. Any required sidewalk or roadway improvements to S 37<sup>th</sup> ST shall be identified through the Final PD site plan process.
14. The property shall be platted prior to any vertical construction activities.

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**RECOMMENDATION**

- Consistent with Section 125-136 of City Code & the Comprehensive Plan
- Does not adversely affect the public health, safety, convenience and general welfare

Staff's recommendation is for the Planning Board to move the proposed Rezoning (PD) for APPROVAL to City Commission with the attached 14 conditions.

**ALTERNATIVE RECOMMENDATION**

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

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