



**CITY OF FORT PIERCE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

*COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING*

**PROPERTY OWNER RESPONSE SUMMARY**

**REQUEST:** Approvals of a Preliminary Plat, Preliminary Development Plan, and Rezoning to Planned Unit Development (PUD) to construct a 40-unit single-family home development.

**LOCATION:** 4945 Edwards Road

**PROPERTY SIZE:** 17.62 acres

**OWNER:** Orange Gardens Development, Inc.  
4863 SW 147th Place  
Miami, Florida 33185

**APPLICANT:** Same

**# OF LETTERS SENT TO PROPERTY OWNERS**

105

**20% DISAPPROVAL THRESHOLD**

21

**RESPONSES**

**Total**

10

**Approve**

3

**Disapprove**

7

As of: March 11, 2008



*City Clerk*  
*3-17-08*

# CITY OF FORT PIERCE, FLORIDA

## City Commission Meeting

Agenda Item # \_\_\_\_\_

Commission Meeting \_\_\_\_\_ March 17, 2008

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**To:** The Honorable Mayor and Members of the City Commission

**Through:** Dennis W. Beach, City Manager *[Signature]*

**From:** Peter Buchwald-Assistant Director-Planning & Zoning *Y.B.*

**Re:** **Preliminary Development Plan, Rezoning, and Preliminary Plat  
Orange Gardens  
4945 Edwards Road**

**Date:** March 11, 2008

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**ISSUE(S):** Approvals of a Preliminary Plat, Preliminary Development Plan, and Rezoning to Planned Unit Development (PUD) to construct a 40-unit single-family home development

**SUMMARY:**

- Property is 17.62 acres in size and is currently vacant.
- Rezoning from R-1 to PUD is requested.
- 40 single-family units are proposed resulting in a density of 2.89 units per acre.
- Lots are 6,660 square feet to 11,000 square feet in size.
- 3.8 acres of wetlands will be preserved in southern portion.
- The development includes significant amount of open space with meandering artificial creek and trail, a clubhouse, pool, playground, and gazebo.
- Homes feature a contemporary design with 2-car garages and hurricane protection measures.
- Left and right turn lanes into the development will be constructed on Edwards Road.
- On December 11, 2007, Planning Board recommended approval with two conditions, one was addressed directly.
- 105 notifications were mailed. As of March 11, 2008, 10 responses received, 3 approve and 7 disapprove.

**FISCAL IMPACT:** None

**RECOMMENDATION:** Approve the applications

**ALTERNATIVES:** Deny the applications

**RESPONSIBLE STAFF:** Peter Buchwald, Assistant Director-Planning & Zoning

**COORDINATED WITH:** Not applicable

**ATTACHMENTS:** Rezoning Ordinance, Staff Report, Property Owner Response Summary, Planning Board Minutes, Property Record Card, Location/Aerial Map, Zoning Map, Applications, PUD Document, Traffic Update, Environmental Impact Report, Survey, Plans, Elevations, and Preliminary Plat

*City Clerk*



**CITY OF FORT PIERCE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

**TO:** David L. Recor, Deputy City Manager  
**FROM:** Peter Buchwald, Assistant Director-Planning & Zoning *P.B.*  
**RE:** Preliminary Development Plan Review, Rezoning, and Preliminary Plat Review  
Orange Gardens  
4945 Edwards Road  
**DATE:** March 11, 2008

**STAFF REPORT**

**Owner:** Orange Gardens Development, Inc.  
4863 SW 147th Place  
Miami, Florida 33185

**Applicant:** Same

**Representative:** Steven Ball, AICP  
Land Planning Systems, Inc. 2100 SE Hillmoor Dr., Suite 202  
~~201 S.W. Port St. Lucie Boulevard, Suite 203~~  
Port St. Lucie, Florida ~~34984~~ 34952

**Requested Action:** Approvals of a Preliminary Plat, Preliminary Development Plan, and Rezoning to Planned Unit Development (PUD) to construct a 40-unit single-family home development.

**Location:** 4945 Edwards Road

**Parcel Size:** 17.62 acres

**Current Zoning:** R-1, Single Family Low Density Zone

**Proposed Zoning:** PUD, Planned Unit Development

**Comprehensive Plan:** RL: Low Density Residential, single-family, multi-family residences, limited public uses, limited convenience goods and services. The Preliminary Plat, Preliminary Development Plan, and Rezoning are consistent with the Comprehensive Plan.

**Utilities:** Located within the FPUA Retail Service Area

**Staff Analysis:**

The applicant is proposing to construct 40 single-family residential units on a 17.62-acre site located on the south side of Edwards Road east of Jenkins Road. The development will consist exclusively of single-family homes and will incorporate existing native vegetation and wetlands into the design. The applicant also requests a rezoning of the subject property from R-1, Single Family Low Density, to Planned Unit Development (PUD) to permit the proposed development.

The 17.62-acre parcel is currently vacant and was occupied by a citrus grove. The property is zoned R-1, Single Family Low Density with a Future Land use of RL, Low Density Residential. The properties to the north of the proposed development are vacant or occupied by single-family homes and located within unincorporated St. Lucie County. The property to the south is currently vacant and unincorporated. The properties to the west are zoned R-4, Medium Density Residential, and are occupied by multi-family homes. The vacant properties to the east are unincorporated and consist of single-family homes.

The PUD will be completed in one phase and will only consist of 40 single family homes. Based on the development schedule, the anticipated rate of construction is 20 homes per year with an estimated completion date of summer of 2010.

The development is situated approximately 650 feet south of Edwards Road. Access to the development is provided by a 60-foot-wide meandering access drive that extends from Edwards Road into the development. The development will not be gated and will include a dedicated school bus stop at the entrance roundabout.

The density for the proposed development is 2.89 units per acre which is less than the maximum permitted density in the R-1 zoning district of 4 units per acre and less than the maximum permitted density in a PUD of 15 units per acre. Although the density is considerably lower than what is permitted by straight zoning, the Preliminary Plat specifies that the proposed lot dimensions are less than 75 feet wide and less than 110 feet in depth which are the minimum lot requirements specified in the R-1 zoning district. As such, the applicant is requesting the development be zoned to PUD to allow for the smaller lot sizes since there are no specific lot size requirements identified in Section 22-40 which pertains to PUDs. The lots range in size from 6,660 square feet to 11,000 square feet. Each lot will include a 5-foot drainage and utility easement that extends on all sides of the lot.

A total of 3.8 acres of wetlands are located in the southern portion of the property. The wetlands will be preserved and a 25-foot wetland buffer area will be planted with a substantial amount of trees and vegetation to further enhance the native vegetation and wetlands. To ensure that the wetlands and upland protection areas are protected in the future, a conservation easement will be placed over the preservation area and dedicated to the home owners association.

The development further includes open space and common open space in the upland area in quantities which significantly exceed the PUD standards. The open space will also integrate a meandering artificial creek which will be constructed on the east and west property lines and will

flow to several ponds which further enhance the environmental and open space qualities of the development.

It should be noted that the southern half of the subject property lies within a flood zone due to the close proximity to 10 Mile Creek. The elevation of the property changes from 15 feet in the northern portion to 2 feet at the wetland boundaries in the southern portion. As a result, a retaining wall will be constructed along the south end of the upland area to protect against flood conditions for the homes located in the lower elevations. Upon submittal for building permit application, Staff will further confirm that the homes meet the flood provision criteria specified in the City Code.

The homes feature a contemporary design with mixed façade materials. Each single-family home will include a 2-car garage and natural gas-fired electrical generators for power outage situations. In addition, all homes will incorporate additional hurricane protection measures including the exceedance of current code requirements for wind loads. Sidewalks will be installed on both sides of the street throughout the development and will connect to Edwards Road. In addition to trails located though the common open space areas, recreational amenities will include a clubhouse, pool, playground, and gazebo located in the northern portion of the development.

A Traffic Impact Analysis updated by Boyle Engineering in February 2008 indicates that 383 average daily trips would be generated by the proposed development with 37 AM peak hour trips and 47 PM peak hour trips. As part of the development, separate left and right turn lanes will be constructed on Edwards Road to prevent unwarranted stacking. The analysis concludes that the traffic from the project will not significantly impact the Levels of Service for the roadway links or intersections, and no additional off-site roadway improvements are necessary.

All affected Departments have reviewed the submittals and have approved the proposed Site Plan based on it meeting the requirements of the City Code.

In addition, the proposed rezoning satisfies the following standards specified in Section 22-131 of the City Code:

- 1) The amendment is consistent with the comprehensive plan;
- 2) The amendment will not have an adverse affect on the ability of the city to:
  - a. Satisfy land and water use needs; and
  - b. Meet transportation demands and provide community facilities and services; and
- 3) The amendment will promote and protect the public health, safety and general welfare.

#### **Planning Board Comments:**

At their meeting on December 11, 2007, the Planning Board voted unanimously to recommend **approvals** of the Preliminary Plat, Preliminary Development Plan, and Rezoning from R-1 to PUD with the conditions that the applicant endeavors to make adjustments to the curves on the entrance road and that the preliminary plat is corrected to show 14-foot lanes on the entrance road. The preliminary plat has been corrected and the applicant reportedly discussed adjustments to the

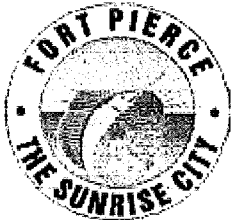
entrance road curves with the City Traffic Engineer but it was mutually agreed upon that such adjustments would not produce the desired effect on traffic through the curves.

**Property Owner Response Summary:**

A notification of the Rezoning was mailed to the owners of properties located within 500 feet of the proposed development. A total of 105 notifications were mailed. As of March 11, 2008, 10 responses have been received, 3 of which approve and 7 of which disapprove of the Rezoning.

**Staff Comments:**

Based on the Preliminary Plat and Preliminary Development Plan meeting the requirements of the City Code and based on the Rezoning satisfying City Code standards, Staff recommends **approvals** of the Preliminary Plat, Preliminary Development Plan, and Rezoning.



ZONING ADMINISTRATION  
 DEVELOPMENT REVIEW  
 COMPREHENSIVE PLANNING  
 URBAN DESIGN  
 HISTORIC PRESERVATION  
 CULTURAL RESOURCES

# CITY OF FORT PIERCE

2005 Florida League of Cities "City of Excellence" Award Winner

## DEPARTMENT OF PLANNING

"IMPROVING THE WAY WE DO BUSINESS"

### APPLICATION FOR SITE PLAN

1. Project description of real property in the City of Fort Pierce, for which site plan approval is requested. A residential P.U.D. to include 40 single family dwelling units and a Clubhouse with recreational amenities. 17.62 acres legally described as a portion of the NE 1/4 of the SW 1/4 of Section 30, Township 35 South, Range 40 East. Please see attached sheet for full legal.
2. Property Tax I.D. # 2430-244-0001-0004
3. Property address 4945 Edwards Road, Fort Pierce
4. Zoning district of described property R - 1 (Proposed P.U.D. on separate application)
5. Future Land Use RL - Residential, Low Density (Low Density)
6. Name of owner(s) "Please Print" Orange Gardens Development, Inc., Janos Gyory, President  
 Signature of owner(s) *Janos Gyory, PRES.*  
 Mailing Address 4863 SW 147<sup>th</sup> Place, Miami, Florida 33185  
 Phone number(s) Phone: (305) 553-3695 Fax: (305) 220-9983
7. Name of applicant(s) "Please Print" Same as owner listed above  
 Signature of applicant(s) *Janos Gyory*  
 Mailing Address Same as above  
 Phone number(s) Same as above
8. Name of representative(s) "Please Print" Steven Ball, AICP, Land Planning Systems, Inc. (Agent)  
 Signature of representative(s) \_\_\_\_\_  
 Mailing Address 201 S.W. Port St. Lucie Blvd., Suite 203, Port St. Lucie, FL 34984  
 Phone number(s) Phone: (772) 785-7006 Fax: (772) 785-7008

\*Revised application per February 2007 re-submittal

<b>To be completed by the City of Fort Pierce</b>	
Date Received _____	By _____
Fee Paid _____	Receipt Number RCPT- _____

Full Legal Description

30 35 40 SE 1/4 OF SE 1/4 OF NW 1/4 AND N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 AND FROM THE NW COR OF S 1/2 OF NW 1/4 RUN N 89 02 18 E ALG N LI OF S 1/2 2024.51 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 ALSO BEING NLY EXT OF E LI OF WESTGLEN S/D, TH S 00 34 45 WALG W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 21.73 FT TO WLY R/W LI OF EDWARDS RD AND POB, TH N 88 43 09 E ALG SLY R/W LI 60.02 FT, TH S 00 19 48 WALG A LI 60 FT E OF AND // TO E LI OF TRACT A AND LOT 7 OF WESTGLEN S/D 394.11 FT, TH N 89 30 46 E ALG A LI 60 FT N OF & // TO N LI OF LOT 8 259.73 FT, TH S 00 21 56 WALG LI 60 FT E OF & // TO E LI OF WESTGLEN S/D 247.76 FT, TH S 88 53 19 W 60.02 FT TO INT WITH E LI OF WESTGLEN S/D, TH N 00 37 24 E ALG E LI 188.33 FT TO NLY LI OF LOT 8, TH S 89 22 14 WALG NLY LI 259.69 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4, ALSO BEING ELY LI OF WESTGLEN S/D, TH N 00 34 45 WALG W LI 453.29 FT TO POB- EX CANAL- (16.54 AC) (OR 2060-2096)



**CITY OF FORT PIERCE CITY PLANNING DEPARTMENT**  
 100 N. US #1, Fort Pierce, Florida 34954  
 Phone: (772) 460-2200

## APPLICATION FOR CHANGE OF ZONING

(Items 1-6 must be completed)

1. **Legal description of real property in the City of Fort Pierce, Florida, for which a Change in zoning is requested:**

A portion of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 35 South, Range Range 40 East. Please see previous page for full legal description.

2. **Size of described property:** 17.62 Acres

3. **Zoning district of described property (present):** R - 1

4. **Zoning district requested for described property (proposed):** P.U.D.

5. **Reason(s) for proposed change:** Residential units with density of <sup>2.89</sup> 2.3 units per acre  
 (the lot sizes vary from the alternative zoning district)

6. **Name of Owner(s)**(please print): Orange Gardens Development, Inc., Janos Gyory, President

**Signature of Owner:** Janos Gyory, PRES

**Mailing Address:** 4863 SW 147<sup>th</sup> Place

Miami Florida 33185 (305) 553-3695  
City State Zip Code Telephone Number

7. **Name of Applicant** (if different from owner) Please Print: Same as above

**Signature of Applicant:** Janos Gyory

**Mailing Address:** Same as above

City State Zip Code Telephone Number

8. **Name of Representative:** Steven Ball, AICP, Land Planning Systems, Inc. (Agent)

**Mailing Address:** 201 SW Port St. Lucie Boulevard, Suite 203

Port St. Lucie Florida 34984 (772) 785-7006 Fax (772) 785-7006  
City State Zip Code Telephone Number

\*Revised application per February 2007 re-submittal

### TO BE COMPLETED BY CITY

**Date Received** \_\_\_\_\_  
**Fee Paid: \$** \_\_\_\_\_

**By** \_\_\_\_\_  
**Receipt No.** \_\_\_\_\_

**CITY OF FORT PIERCE  
DEPARTMENT OF PLANNING**

100 North U.S. #1  
Fort Pierce, Florida 34954  
Telephone: (772)'460-2200

**APPLICATION FOR SUBDIVISION REVIEW**

- 1a. Legal description of real property in the City of Fort Pierce, Florida, for which subdivision approval is requested. A portion of the northeast ¼ of the southwest ¼ of Section 30, Township 35 South Range 40 East. Please see attached sheet for the full legal description.
- 1b. Property Tax I.D. # 2430-244-0001-0004
2. Property Address 4945 Edwards Road, Fort Pierce, Florida
3. Project description and location 17.62 acres located south of Edwards Road and west of McNeil Road recently annexed into the city of Fort Pierce.
4. Future Land Use Residential – Low Density
5. Zoning district of described property Planned Unit Development (PUD)
6. Name of owner(s) "Please Print" Orange Gardens Development, Inc., Janos Gyory, President
- Signature of owner *Janos Gyory*, PRESIDENT
- Mailing address 4863 SW 147<sup>th</sup> Place, Miami, Florida 33185
- Phone number(s) 305-553-3695
7. Name of applicant(s) (if different from owner(s) "Please Print" Land Planning Systems - Agent
- Signature of applicant \_\_\_\_\_
- Mailing address 201 SW Port St. Lucie Blvd., Ste. 203, Port St. Lucie, Florida 34984
- Phone number(s) (772) 785-7006, Fax: (772) 785-7008
8. Name of representative Steven Ball, President of Land Planning Systems - Agent

Phone number (772) 785-7006, Fax: (772) 785-7008

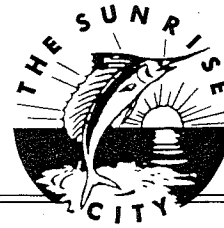
Mailing address	201 SW Port St. Lucie Blvd., Ste. 203, Port St. Lucie, Florida 34984
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**TO BE COMPLETED BY CITY**

Date Received \_\_\_\_\_ by \_\_\_\_\_

Fee Paid \$ \_\_\_\_\_ Receipt Number \_\_\_\_\_

# CITY OF FORT PIERCE *Florida*



OFFICE OF CITY CLERK  
CITY HALL, 100 NORTH U.S. 1  
P. O. BOX 1480  
FORT PIERCE, FLORIDA 34954-1480  
TEL. (772) 460-2200  
[www.cityoffortpierce.com](http://www.cityoffortpierce.com)

March 18, 2008

Orange Gardens Development Inc.  
Janos Gyory, President  
4863 SW 147<sup>th</sup> Place  
Miami, FL 33185

**Re: Preliminary Development Plan**

Dear Applicant:

At their meeting on March 17, 2008, the City Commission of the City of Fort Pierce held a Public Hearing on the Application for Preliminary Development Plan to construct Orange Gardens (residential PUD with 40 dwelling units and clubhouse) to be located on 17.62 acres located at 4945 Edwards Road in Fort Pierce, Florida.

After discussion, the City Commission passed a motion to approve the Preliminary Development Plan.

Very truly yours,

Cassandra Steele, CMC  
City Clerk

/cs

cc: Assistant Director for Planning & Zoning  
Land Planning Systems, Inc. (Representative)

# CITY OF FORT PIERCE *Florida*



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March 18, 2008

Orange Gardens Development Inc.  
Janos Gyory, President  
4863 SW 147<sup>th</sup> Place  
Miami, FL 33185

**Re: Preliminary Plat**

Dear Applicant:

At their meeting on March 17, 2008, the City Commission of the City of Fort Pierce held a Public Hearing on the Application for Preliminary Plat to construct Orange Gardens Subdivision to be located on 17.62 acres located at 4945 Edwards Road in Fort Pierce, Florida.

After discussion, the City Commission passed a motion to approve the Preliminary Plat.

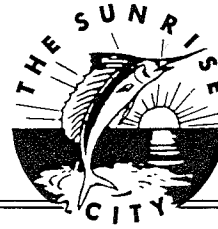
Very truly yours,

Cassandra Steele, CMC  
City Clerk

/cs

cc: Assistant Director for Planning & Zoning  
Land Planning Systems, Inc. (Representative)

# CITY OF FORT PIERCE *Florida*



OFFICE OF CITY CLERK  
CITY HALL, 100 NORTH U.S. 1  
P. O. BOX 1480  
FORT PIERCE, FLORIDA 34954-1480  
TEL. (772) 460-2200  
[www.cityoffortpierce.com](http://www.cityoffortpierce.com)

February 26, 2008

Orange Gardens Development Inc.  
Janos Gyory, President  
4863 SW 147th Place  
Miami, FL 33185

Dear Property Owner/Applicant:

We are in receipt of an Application for Site Plan Review submitted for a Preliminary Development Plan for Orange Gardens (residential PUD with 52 dwelling units and clubhouse) to be located on 17.62 acres located at 4945 Edwards Road in Fort Pierce, Florida.


This property is currently zoned R-1, Single Family Low Density Zone; but is concurrently being considered for rezoning to PUD, Planned Unit Development. Said property is legally described as: 30 35 40 SE 1/4 OF SE 1/4 OF NW 1/4 AND N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 AND FROM THE NW COR OF S 1/2 OF NW 1/4 RUN N 89 02 18 E ALG N LI OF S 1/2 2024.51 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 ALSO BEING NLY EXT OF E LI OF WESTGLEN S/D, TH S 00 34 45 W ALG W LI OF NE 1/4 OF SE 1/4 OF NW 1/4 21.73 FT TO WLY R/W LI OF EDWARDS RD AND POB, TH N 88 43 09 E ALG SLY R/W LI 60.02 FT, TH S 00 19 48 W ALG A LI 60 FT E OF AND // TO E LI OF TRACT A AND LOT 7 OF WESTGLEN S/D 394.11 FT, TH N 89 30 46 E ALG A LI 60 FT N OF & // TO N LI OF LOT 8 259.73 FT, TH S 00 21 56 W ALG LI 60 FT E OF & // TO E LI OF WESTGLEN S/D 247.76 FT, TH S 88 53 19 W 60.02 FT TO INT WITH E LI OF WESTGLEN S/D, TH N 00 37 24 E ALG E LI 188.33 FT TO NLY LI OF LOT 8, TH S 89 22 14 W ALG NLY LI 259.69 FT TO INT WITH W LI OF NE 1/4 OF SE 1/4 OF NW 1/4, ALSO BEING ELY LI OF WESTGLEN S/D, TH N 00 34 45 W ALG W LI 453.29 FT TO POB - EX CANAL - (16.54 AC) (OR 2060-2096) (PARCEL I.D. 2430-244-0001-000-4)

The City Planning Board, at their meeting on December 11, 2007, voted to recommend approval with the conditions that the applicant endeavors to make adjustments to the curves on the entrance road and that the plat is corrected to show 14-foot lanes on the entrance road.

February 26, 2008  
Page 2

There will be a Public Hearing before the City Commission of the City of Fort Pierce, Florida, at their meeting which begins at **6:30 p.m. on Monday, March 17, 2008, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida,** on the Application for Site Plan Review - Preliminary Development Plan. All interested parties are invited to attend this meeting and be heard, and to answer any questions that might arise.

Very truly yours,



Cassandra Steele, CMC  
City Clerk

/cs

cc: Zoning Administrator  
Land Planning Systems Inc. (Representative)





*Landscape Design Associates*  
*Landscape Architecture, Land Planning*  
License No: LC26000247

February 7, 2008

Land Planning Systems  
Attn: Steve Ball  
2100 SE Hillmoor Drive, Ste. 202  
Port St. Lucie, FL 34952

**Re: Orange Gardens Conceptual Landscape Plans  
Our Reference No. 05-029**

Dear Mr. Ball

During the Planning & Zoning Board meeting on December 11, 2007 it was suggested to add more Pine Trees and Saw Palmetto to the landscape palette.

The plants selected for this project will thrive in the areas proposed. The design intend is to create a creek environment along the back of the homes and the trees are suitable for this purpose. The landscape plans will be finalized during the Final Site Plan review process and consideration will certainly be given to incorporate more Pine trees and Saw Palmetto where appropriate.

If you need any further assistance, please do not hesitate to call.

Thank you

Sincerely  
**Landscape Design Associates, LLC**

Sabine Marcks, RLA  
President

C:\Documents and Settings\Sabine Marcks\My Documents\LDA\Projects 2005\05-029\wdoc\Orange Gardens P&Z  
Response 2.7.08.doc

7410 S US Hwy 1, Suite 103  
Port St. Lucie, FL 34952  
772.871.5816 ph; 772.871.9905 fax

**MEMORANDUM**

  
**Leo Giangrande, PE**  
 No. 66387

TO: City of Fort Pierce

February 26, 2008

FROM: Leo Giangrande, P.E.

FFR 26 2012

SUBJECT: Orange Gardens

LBFH, Inc. No. 959  
 3550 S.W. Corporate Parkway  
 Palm City, FL 34990

Below is a summary of the capacity analysis for the proposed Orange Gardens, located in City of Fort Pierce, FL performed by Boyle Engineering (formerly LBFH, Inc.).

Existing traffic volumes were projected out to the year 2008 for the project build-out. **Table 1** below compares the impact of the change in land use from the initially published traffic study. There is a minor increase in traffic due to the type of residential unit change.

**Table 1**  
**Orange Gardens**  
**Trip Generation Summary**

Code	Land Use	Amount	AM Peak Hour			PM Peak Hour			ADT
			In	Out	Total	In	Out	Total	
230	Townhouse/Condo	52 SF	5	25	31	24	12	35	368
210	Single-Family Detached	40 SF	9	28	37	30	17	47	383
<b>Total Proposed Development</b>			<b>-4</b>	<b>-3</b>	<b>-7</b>	<b>-6</b>	<b>-6</b>	<b>-12</b>	<b>-15</b>

Traffic data from 2006 is available from St. Lucie County for both Edwards Road and Jenkins Road in the vicinity of the proposed project. Traffic volumes in this general vicinity have been increasing at a rate of about 3 percent per year. With a daily traffic estimate of 383 vehicles from this project potentially added to the projected volumes, neither Jenkins Road nor Edwards Road will exceed the established LOS threshold. **Table 2** below is summary of the capacity and impact of this project.

**Table 2**  
**Orange Gardens**  
**Capacity Analysis**

Roadway Name	2006 Existing ADT	2008 Growth ADT	Project Traffic	Projected Capacity	Projected Traffic
Edwards Road	10500	11139	383	13800	11522
Jenkins Road	8218	8718	57	13800	8776



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Value by Design"

3550 SW Corporate Pkwy.  
Palm City, FL 34990  
(772) 286-3883  
(772) 286-3925  
www.lbfb.com

# TRAFFIC IMPACT ANALYSIS

For

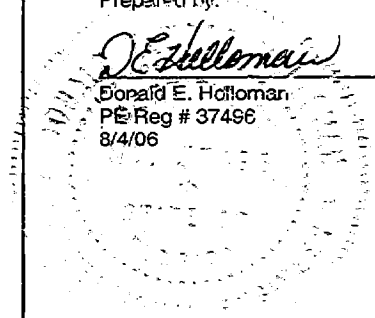
## Orange Gardens

Prepared for:

**G&G Project Managers, LLC**  
John Gyory, General Manager  
Fort Pierce, Florida

Prepared by:

Donald E. Hoffoman  
PE Reg # 37496  
8/4/06





CONSULTING CIVIL ENGINEERS  
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AGRICULTURAL  
WATER RESOURCES  
WATER & WASTEWATER  
TRANSPORTATION  
SURVEYING AND MAPPING

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"Partners for Results  
Value by Design"



CONSULTING CIVIL ENGINEERS  
SURVEYORS & MAPPERS

## Introduction

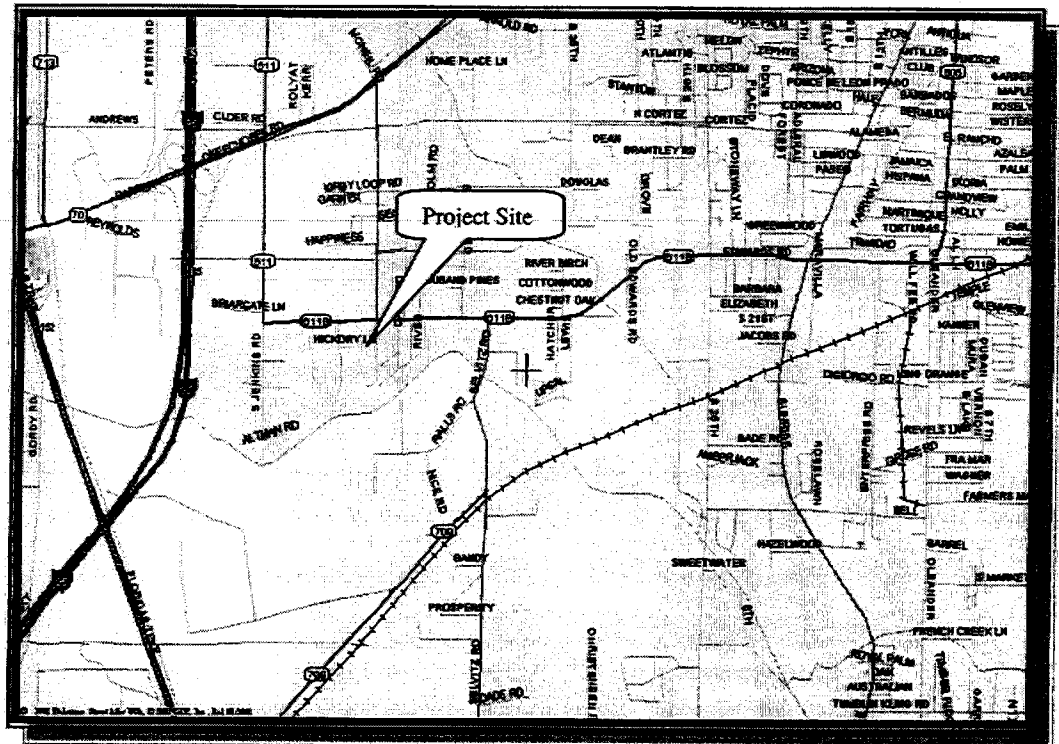
LBFH was retained to update a traffic impact analysis for a parcel of property located on Edwards Road in Fort Pierce. The property is located just to the west of McNeil Road and is on the south side of Edwards Road. The property is approximately 17.62 acres in size.

The development plan for the site includes 52 residential units within a PUD.

The site will have access onto Edwards Road via a single driveway. A copy of the preliminary site plan is included in **Appendix A**.

The site location and surrounding road network are shown in the **Figure 1** below.

Figure 1 - Site Location



Partners for Results  
Value by Design



## Trip Generation

Trip Generation for the project was developed utilizing the latest ITE Trip Generation Rates.

The project trip rates were made utilizing ITE Code 230, Residential Condominium, with 52 dwelling units as the unit of measure. **Table 1** below summarizes the potential trip generation from the site in both the AM and PM peak traffic periods. A print out of the trip generation characteristics of this development is included in **Appendix B**.

**Table 1 - Trip Generation Summary**

Orange Gardens Summary of Average Vehicle Trip Generation For 52 Dwelling Units of Residential Condominium / Townhouse 4-Aug-06					
	24 Hour Two-Way Volume	7-9 AM Pk Hour Enter	Exit	4-6 PM Pk Hour Enter	Exit
Average Weekday	368	5	25	24	12

## Trip Distribution

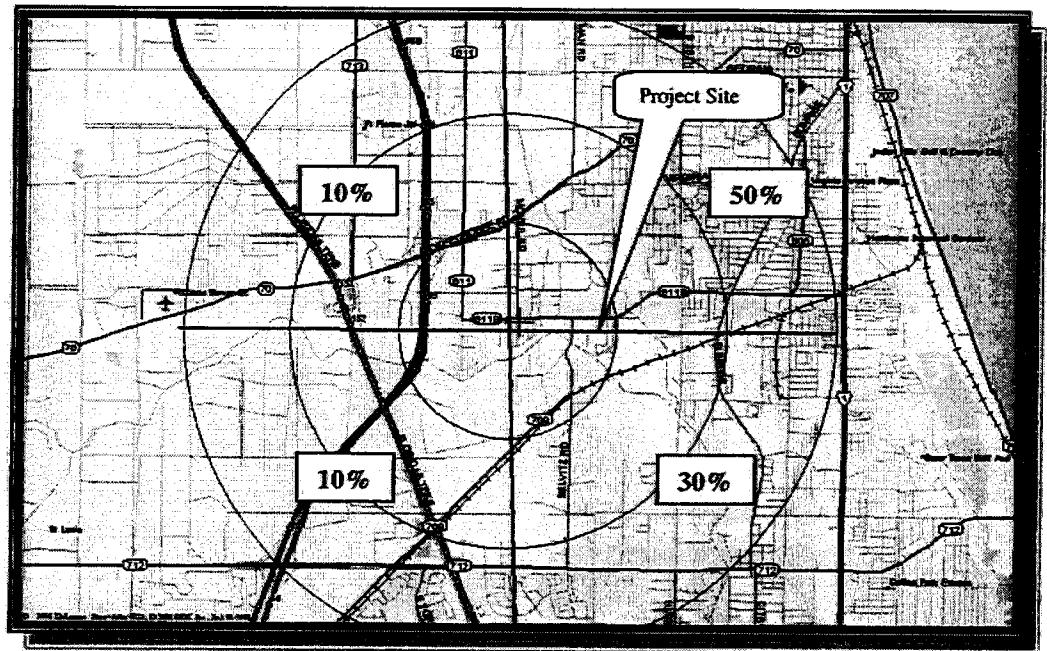
It is expected that the daily traffic activity associated with the proposed project will be consistent with the existing traffic patterns and population centers within this general region.

The demographics of the region indicate that approximately 80% of the trips to and from this development will be to the east. This will likely split with 50% to the northeast and 30% to the southeast.

With this in mind, we established a pattern for traffic approaching and departing the site that would be consistent with the opportunities and restraints afforded by

the adjacent roadways. **Figure 2** below provides an overview of the estimated distribution of trips from the site.

**Figure 2 - Trip Distribution**



**Appendix C** includes graphics depicting the anticipated flows into and out of the project site for both the AM and PM traffic periods. A total of 26 vehicles are expected to turn left off Edwards Road into the site during the afternoon peak period.

It is not expected that the volume of traffic entering and exiting the site during the afternoon traffic period will be of a magnitude to require off-site traffic improvements.

The entrance to the site is being located away from McNeil Road in order not to interfere with traffic movements there.

### **Existing Traffic Condition Analysis**

Traffic data for 2005 was available from St. Lucie County for both Edwards Road and for Jenkins Road in the vicinity of the proposed project. Traffic volume for 2005 on Edwards Road is listed at 10,000 vehicles per day. The volume for Jenkins Road in this area is 7,300 vehicles per day. Each facility is listed as operating at level of service C.

## Traffic Conditions With Protect

Traffic volumes in this general vicinity have been increasing at a rate of about 3 percent per year. With a 2005 base year and the anticipated completion of this project within a year, the design year traffic volumes would then be for 2007. The compounded growth factor for 2 years growth would be 1.06. This factor would increase the volume for Edwards Road to about 10600 vehicles per day and the volume on Jenkins Road to about 7750 vehicles per day. With a daily total traffic estimate of 368 vehicles from this project potentially added to these volumes, neither would exceed the established LOS threshold.

Peak hour traffic volumes in this area are typically about 10.2 percent of the daily volume with a directional split of about 60 percent in the peak direction. With this in mind, the traffic that is likely on Edwards Road in the afternoon peak hour would be about 1081 vehicles in an hour with about 648 traveling in the peak direction.

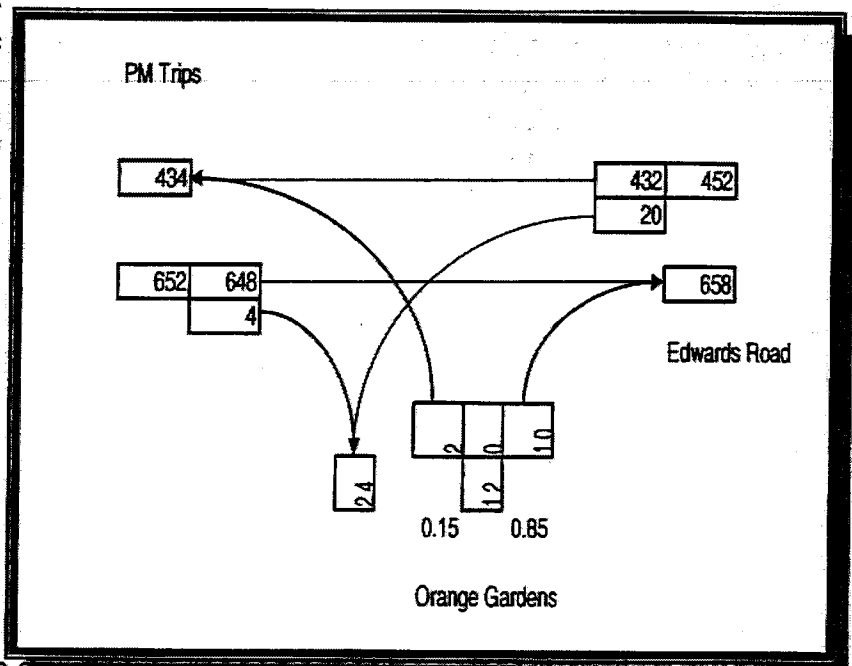
With the anticipated future traffic conditions, the projected project traffic was added to the network and the operating parameters analyzed. The graphic below summarizes the anticipated traffic movements at the project entrance in the afternoon peak period.

These data were input into a traffic simulation program for the purpose of making a determination as to the operating conditions of the entrance to this development during the peak traffic period.

Based on the results of this analysis, the additional traffic

expected from this development does not add significantly to the current operating conditions at this intersection with Edwards Road. A print out

of the analysis report for the expected operating conditions with the project in place is included in **Appendix D**.





## Conclusions

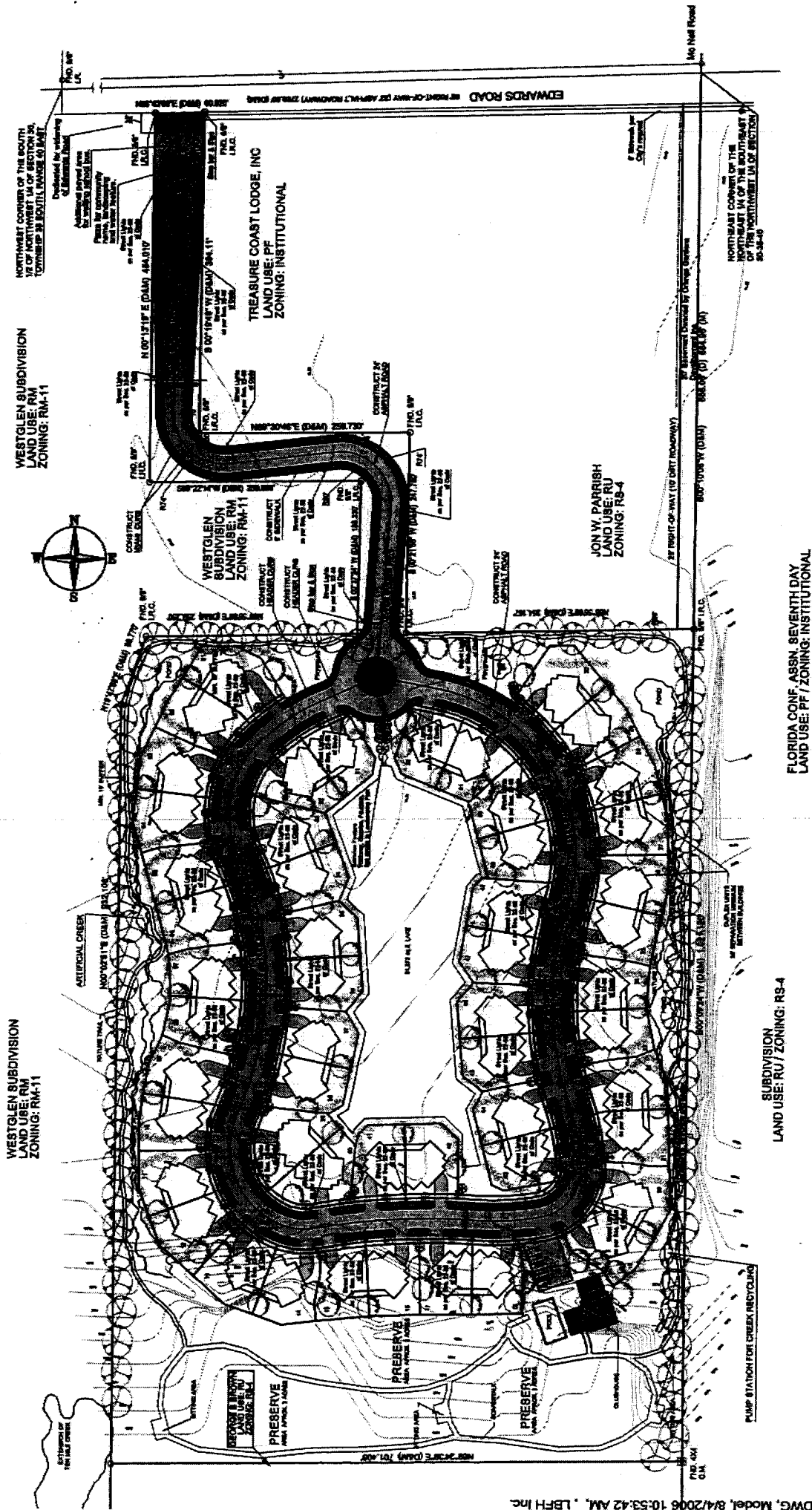
The proposed development of the residential PUD on this site will have a minimal impact on traffic conditions in the area.

The 2005 level of service thresholds for the facilities in the immediate vicinity of this project will not be exceeded by this development.

No off-site improvements are required for traffic to operate satisfactorily with this project in place.

# **Appendix A**

*Preliminary Site Plan*



WESTGLEN SUBDIVISION  
LAND USE: RM  
ZONING: RM-11

WESTGLEN SUBDIVISION  
LAND USE: RM  
ZONING: RM-11

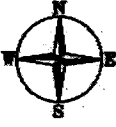
WESTGLEN SUBDIVISION  
LAND USE: RM  
ZONING: RM-11

TREASURE COAST LODGE, INC  
LAND USE: PF  
ZONING: INSTITUTIONAL

ION W. PARRISH  
LAND USE: RU  
ZONING: RB-4

SUBDIVISION  
LAND USE: RU / ZONING: RS-4

FLORIDA CONF. ASSN. SEVENTH DAY  
LAND USE: PF / ZONING: INSTITUTIONAL



# Appendix B

## *Trip Generation Summary*

Orange Gardens  
 Summary of Trip Generation Calculation  
 For 52 Dwelling Units of Residential Condominium / Townhouse  
 August 04, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	7.08	0.00	1.00	368
7-9 AM Peak Hour Enter	0.10	0.00	1.00	5
7-9 AM Peak Hour Exit	0.49	0.00	1.00	25
7-9 AM Peak Hour Total	0.59	0.00	1.00	31
4-6 PM Peak Hour Enter	0.45	0.00	1.00	24
4-6 PM Peak Hour Exit	0.22	0.00	1.00	12
4-6 PM Peak Hour Total	0.68	0.00	1.00	35
Saturday 2-Way Volume	11.85	0.00	1.00	616
Saturday Peak Hour Enter	0.60	0.00	1.00	31
Saturday Peak Hour Exit	0.51	0.00	1.00	27
Saturday Peak Hour Total	1.11	0.00	1.00	58

Note: A zero indicates no data available.  
 The above rates were calculated from these equations:

24-Hr. 2-Way Volume:  $LN(T) = .85LN(X) + 2.55, R^2 = 0.83$   
 7-9 AM Peak Hr. Total:  $LN(T) = .8LN(X) + .26$   
 $R^2 = 0.76, 0.17$  Enter, 0.83 Exit  
 4-6 PM Peak Hr. Total:  $LN(T) = .82LN(X) + .32$   
 $R^2 = 0.8, 0.67$  Enter, 0.33 Exit  
 AM Gen Pk Hr. Total:  $LN(T) = .82LN(X) + .17$   
 $R^2 = 0.8, 0.18$  Enter, 0.82 Exit  
 PM Gen Pk Hr. Total:  $T = .34(X) + 38.31$   
 $R^2 = 0.83, 0.64$  Enter, 0.36 Exit  
 Sat. 2-Way Volume:  $T = 3.62(X) + 427.93, R^2 = 0.84$   
 Sat. Pk Hr. Total:  $T = .29(X) + 42.63$   
 $R^2 = 0.84, 0.54$  Enter, 0.46 Exit  
 Sun. 2-Way Volume:  $T = 3.13(X) + 357.26, R^2 = 0.88$   
 Sun. Pk Hr. Total:  $T = .23(X) + 50.01$   
 $R^2 = 0.78, 0.49$  Enter, 0.51 Exit

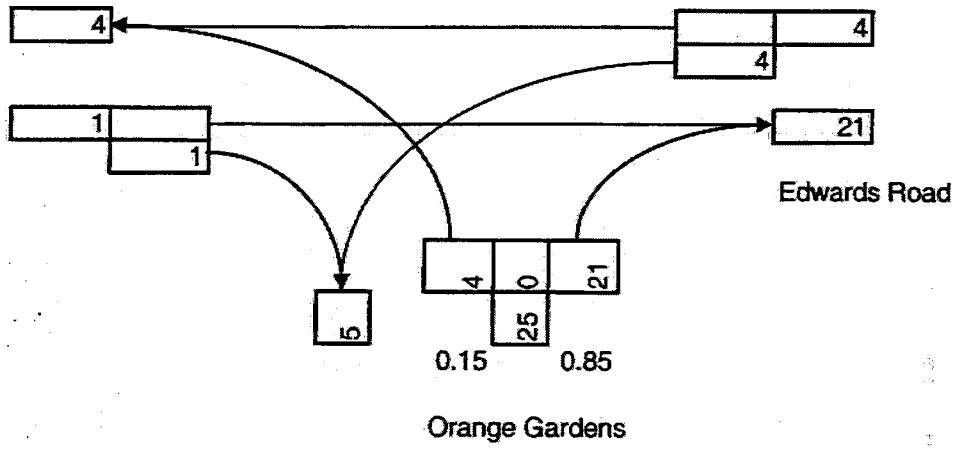
Source: Institute of Transportation Engineers  
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

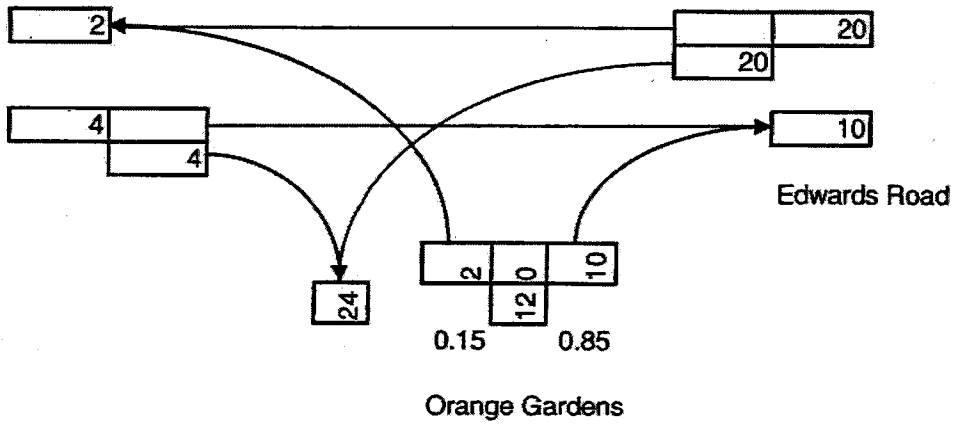
# Appendix C

## *AM and Pm Driveway Volumes*

AM Trips



PM Trips



# Appendix D

*Pm Operating Conditions with Project*

HCM Unsignalized Intersection Capacity Analysis  
 5: Edwards Road & Orange Gardens Entrance

2007 PM  
 With Project

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↘			↖	↗	
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	648	4	20	432	2	10
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	704	4	22	470	2	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			709		1220	707
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			709		1220	707
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		99	98
cM capacity (veh/h)			890		194	436
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	709	491	13			
Volume Left	0	22	2			
Volume Right	4	0	11			
cSH	1700	890	361			
Volume to Capacity	0.42	0.02	0.04			
Queue Length 95th (ft)	0	2	3			
Control Delay (s)	0.0	0.7	15.4			
Lane LOS		A	C			
Approach Delay (s)	0.0	0.7	15.4			
Approach LOS			C			
<b>Intersection Summary</b>						
Average Delay			0.4			
Intersection Capacity Utilization			49.0%	ICU Level of Service		A
Analysis Period (min)			15			



**Binding PUD Agreement:**

The property submitted for review and approval for a Conceptual Development Plan and known as Orange Gardens Development Inc. is under unified control of the petitioner. The petitioner agrees to proceed with the proposed development according to all provisions in the City of Fort Pierce PUD Zoning Regulations and or as indicated on the approved PUD Plans and shall provide all agreements, contract, deed restrictions and sureties as are acceptable to the City of Fort Pierce for the completion of the development in accordance with the plan approved by the city.

The petitioner shall be responsible for the continuing operation and maintenance of such areas, functions and facilities until such time as the private property owners association agrees to accept responsibility. Such responsibilities are not to be provided or maintained at public expense, unless otherwise agreed to by the City of Fort Pierce. The petitioner agrees to bind all successors in title to the commitments herein in this paragraph made.

In WITNESS WHEREOF, we have unto set our hands and seal this 23 day of September, 2005.

Orange Gardens Development Inc.  
Owner and Developer of the PUD

By: Janos Gyory  
Janos Gyory, President  
Orange Gardens Development Inc.

SWORN to and subscribed before me this 23<sup>rd</sup> day of September, 2005. Personally known to me or has produced \_\_\_\_\_ as identification.

Janette Smith  
Notary Public Janette Smith



**Janette Smith**  
Commission #DD325969  
Expires: Jun 03, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

My commission expires: June 3, 2008

This Document Prepared By and Return to:  
St. Lucia Title Services, Inc.  
800 Virginia Avenue, Suite 47  
Fort Pierce, Florida 34982  
Courthouse Box 160

Parcel ID Number:

# Warranty Deed

This Indenture, Made this 31st day of August, 2004 A.D. Between  
Walter S. Miller, joined by his wife, Vicki S. Miller

of the County of St. Lucie, State of Florida, grantor, and  
Orange Gardens Development, Inc., a corporation existing under the laws  
of the State of Florida  
whose address is: 4863 SW 147th Place, Miami, FL 33185

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of St. Lucie State of Florida to wit:

Commence at the Northwest corner or the South 1/2 of said Northwest  
1/4 of Section 30; thence run North 89°02'18" East, along the North  
line of said South 1/2, a distance of 2024.51 feet, to an intersection  
with the West line of said Northeast 1/4 of the Southeast 1/4 of the  
Northwest 1/4 of Section 30, also being the Northerly extension of the  
East line of Westglen, a subdivision as recorded in Plat Book 14, page  
51 of the public records of St. Lucie County, Florida; thence South  
00°34'45" West, along said West line of the Northeast 1/4 of the  
Southeast 1/4 of the Northwest 1/4, a distance of 21.73 feet, to the  
Southerly right of way line of Edwards Road, as laid out and now is  
use for the Point of Beginning; thence run North 88°43'09" East, along  
said Southerly right of way line a distance of 60.02 feet to a point;  
thence South 00°19'48" West along a line 60 feet East of and parallel  
to the East line of Tract "A" and Lot 7 of Westglen Subdivision, Plat  
Book 14, page 51, St. Lucie County, Florida, a distance of 394.11  
feet; thence North 89°30'46" East along a line 60 feet North of and  
parallel to the North line of Lot 8 of said Westglen Subdivision, a  
distance of 259.73 feet; thence South 00°21'56" West along a line 60  
feet East of and parallel to the East line of said Westglen  
Subdivision, a distance of 247.76 feet; thence run South 88°53'19"  
West a distance of 60.02 feet to an intersection with the East line of  
said Westglen Subdivision; thence run North 00°37'24" East along said  
East line of Westglen Subdivision, a distance of 188.33 feet, to the

and the grantor does hereby fully warrant the land sold and conveyed against lawful claims of all persons whomsoever.

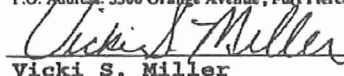
In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Printed Name: Elizabeth Moran  
Witness

  
Walter S. Miller (Seal)  
P.O. Address: 5500 Orange Avenue, Fort Pierce, FL 34947

  
Printed Name: Elaine Redden  
Witness

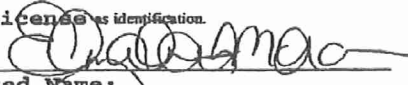
  
Vicki S. Miller (Seal)  
P.O. Address:

STATE OF Florida  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 31st day of August, 2004 by  
Walter S. Miller and Vicki S. Miller

he is personally known to me or he has produced his Florida driver's license as identification.



  
Printed Name:  
Notary Public  
My Commission Expires:

## Warranty Deed - Page 2

Parcel ID Number:

Northerly line of Lot 8 of said Westglen Subdivision; thence run South 89°22'14" West along said Northerly line of said Westglen Subdivision, a distance of 259.69 feet, to a point of intersection with the said West line of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, also being the Easterly line of said Westglen Subdivision; thence run North 00°34'45" West along said West line 453.29 feet to a point of intersection with said Southerly right of way line of Edwards Road and the Point of Beginning.

AND

The Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 35 South, Range 40 East, excepting therefrom canal right of way. Said property lying and being in St. Lucie County, Florida.

AND

The East 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4, less West Glen as in Plat Book 14, page 51, Public Records of St. Lucie County, Florida, all lying and being in Section 30, Township 35 South, Range 40 East.

July 25, 2005

City of Fort Pierce  
Department of Development  
100 North U.S. Highway 1  
Fort Pierce, FL 34954


Re: Authorization Letter

To Whom It May Concern:

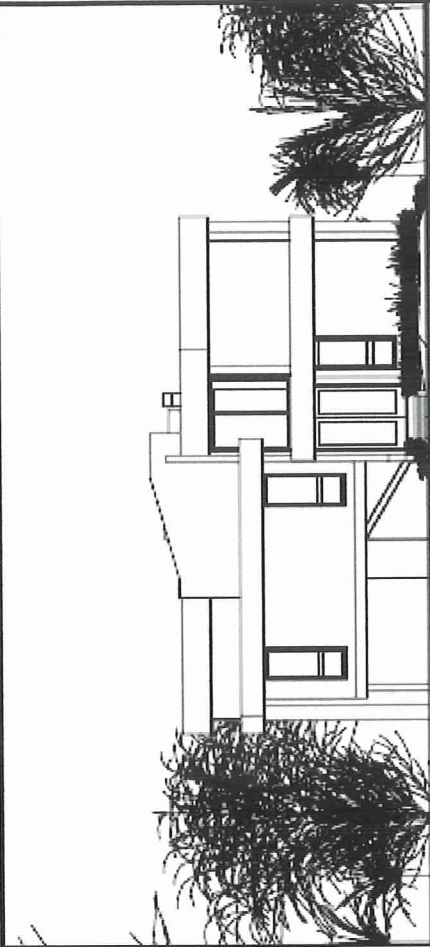
This letter is to serve as authorization for Steven Ball of Land Planning Systems, Inc. and its employees to act on behalf of Orange Gardens Development, Inc. with regard to all issues involving applications, approvals and permitting of the 17 acre Planned Unit Development located south of Edwards Road and west of McNeil Road, in Fort Pierce of St. Lucie County, Florida (Parcel identification # 2430-244-0001-000-4).

Feel free to contact me at (305) 297-9771 if you have any questions.

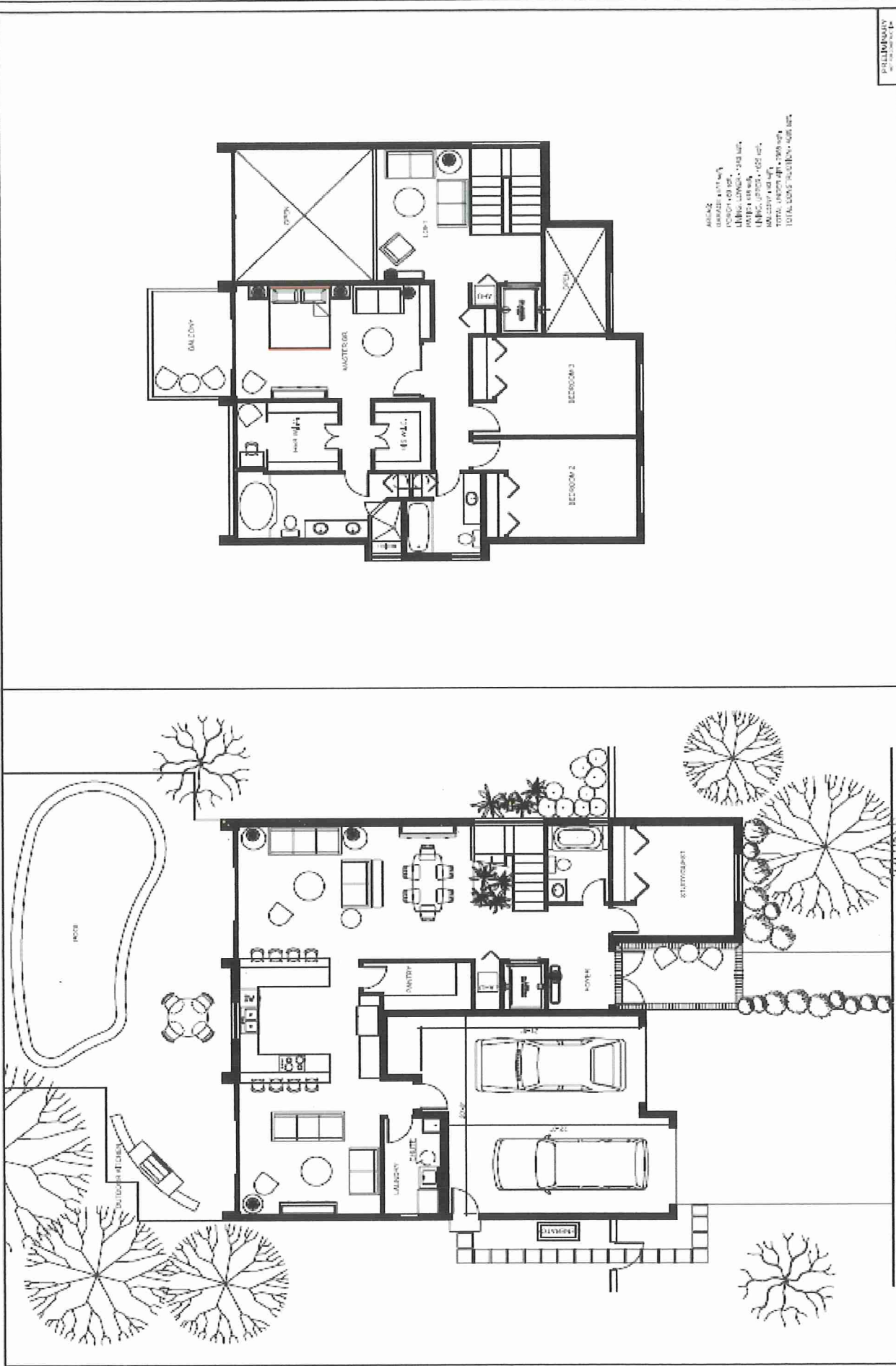
Sincerely,



Janos Gyory, President of  
Orange Gardens Development, Inc.



<b>ORANGE GARDENS PLANNED UNIT DEVELOPMENT</b> 4845 EDWARDS ROAD FORT PIERCE, FLORIDA		<b>PROPOSED HOUSING MODEL</b> ELEVATIONS - MODEL 2 SCALE 1:50		SHEET NO. _____ OF _____ DATE _____		<b>THE VELCON GROUP INC.</b> ENGINEERS & SURVEYORS 1000 W. WINDY HILL BLVD. SUITE 100 FORT PIERCE, FLORIDA 34949 (888) 444-4444		SCALE: 1/8" = 1'-0" DATE: 02/01/08 DRAWN BY: JLD CHECKED BY: JLD		THE VELCON GROUP INC. 1000 W. WINDY HILL BLVD. SUITE 100 FORT PIERCE, FLORIDA 34949 (888) 444-4444	
---	--	---	--	---	--	--	--	---	--	--	--



**ORANGE GARDENS PLANNED UNIT DEVELOPMENT**  
 4945 EDWARDS ROAD  
 FORT PIERCE, FLORIDA

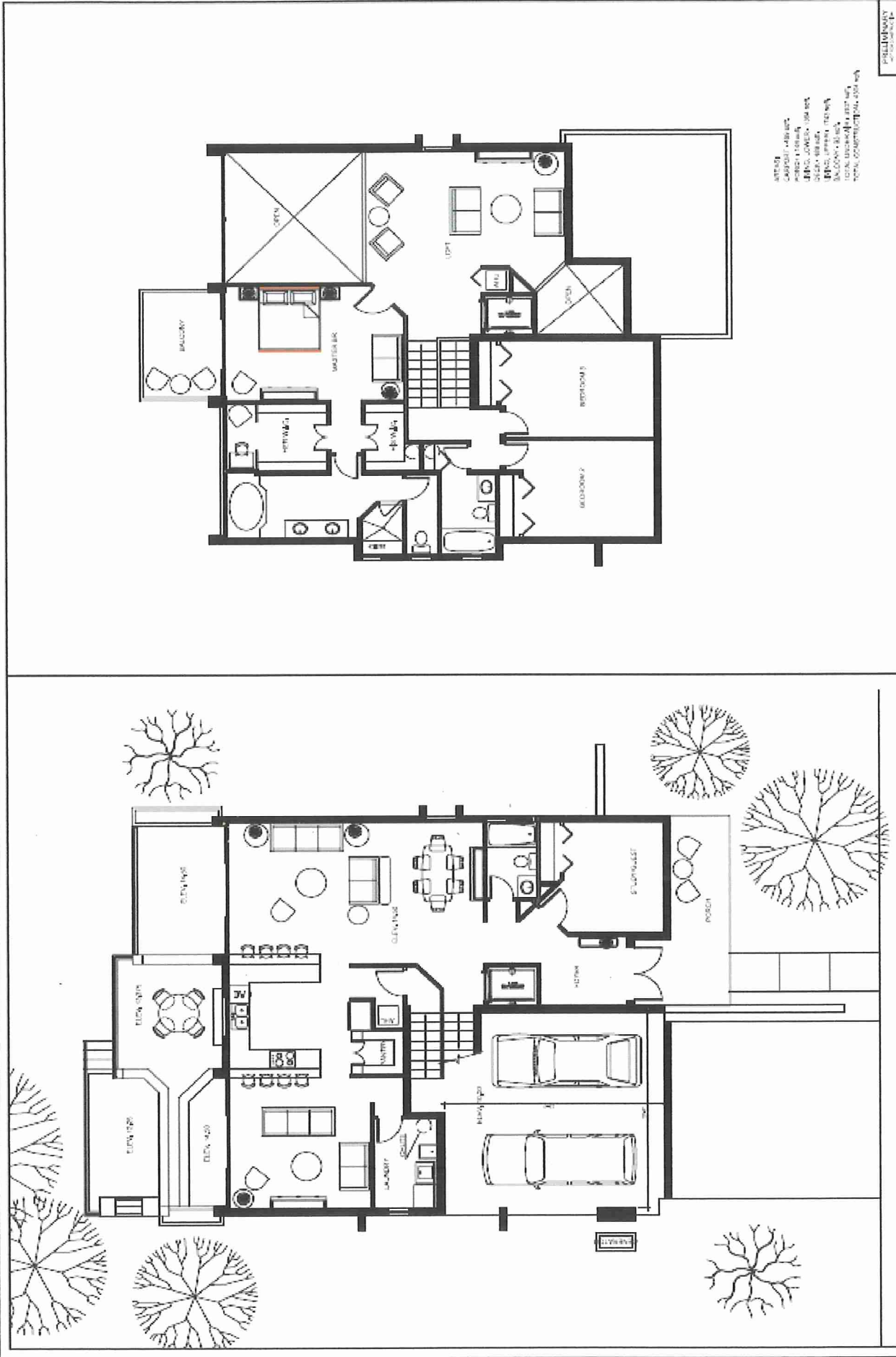
**PROPOSED HOUSING MODEL**  
**FLOOR PLANS - MODEL 1**  
**SCALE 1/8" = 1'-0"**

**THE VELCON GROUP INC.**  
 ENGINEERS & SURVEYORS  
 1000 W. WASHINGTON ST. SUITE 100  
 FORT PIERCE, FLORIDA 34946  
 TEL: (888) 888-8888 FAX: (888) 888-8888

DATE: 02/05/08  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 SCALE: AS SHOWN

DATE: 02/05/08  
 SHEET NO: 01  
 OF 01

AREAS  
 SHOWN WITH X  
 INDICATE AREAS  
 TO BE REMOVED  
 OR CHANGED  
 TO ACCOMMODATE  
 THE NEW  
 DESIGN  
 TOTAL SQUARE FOOTAGE: 1800 SQ. FT.



ATTN: CARROLL WILLIAMS  
 PROJECT: 1500  
 4945 EDWARDS ROAD  
 FORT PIERCE, FLORIDA 34945  
 TEL: 888-888-8888  
 FAX: 888-888-8888  
 WWW.VELCONGROUP.COM

NO.	REVISION	DATE	BY

**ORANGE GARDENS PLANNED UNIT DEVELOPMENT**  
 4945 EDWARDS ROAD  
 FORT PIERCE, FLORIDA

**PROPOSED HOUSING MODEL**  
**FLOOR PLANS - MODEL 2**  
**SCALE 1/8" = 1'-0"**

**THE VELCON GROUP INC.**  
 ENGINEERS & SURVEYORS  
 1500  
 4945 EDWARDS ROAD  
 FORT PIERCE, FLORIDA 34945  
 TEL: 888-888-8888  
 FAX: 888-888-8888  
 WWW.VELCONGROUP.COM







# P.U.D. Zoning, Preliminary Development Plan & Preliminary Plat Applications for Orange Gardens Development

*Submitted To:*

**City of Fort Pierce**  
**Department of Planning**  
100 North U.S. Highway One  
Fort Pierce, Florida 34954

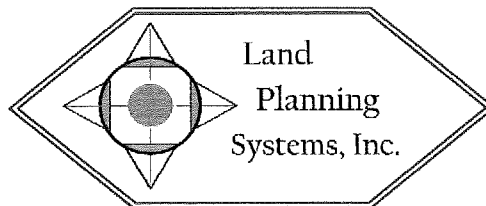
*Original Submittal: September 23, 2005*

*City Planning Board Recommends Approval with Conditions: Dec. 11, 2007*

*Revised per Planning Board Comments: February 2008*

*Fort Pierce City Commission: March 17, 2008*

*Prepared by:*



Urban & Environmental Planning Consultants  
2100 SE Hillmoor Drive, Suite 202  
Port Saint Lucie, Florida 34952  
772.446.6363 Fax: 772.446-6365

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VII. Binding PUD Agreement	20
VIII. Warranty Deed	21
IX. Agent Authorization Letter	23
X. Architectural Drawings	24
XI. Environmental Report	<i>Attached</i>
XII. Traffic Report	<i>Attached</i>

XI. Environmental Impact Report (see separate attachment)

XII. Traffic Report (see separate attachment)

## II. Application Fees

The following application fees have been paid to the City of Fort Pierce:

Site Plan - 1 <sup>st</sup> Acre	200.00	
Site Plan - each add. Acre	<u>498.60</u>	
(30 x 16.62) Total:	\$698.60	Paid on Sept. 23, 2005

Rezoning - 1 <sup>st</sup> Acre	100.00	
Rezoning - each add. Acre	<u>498.60</u>	
(30 x 16.62) Total:	\$598.60	Paid on Sept. 23, 2005

Preliminary Plat - 1 <sup>st</sup> Acre	\$100.00	
Plat - each add. Acre	<u>498.60</u>	
(30 x 16.62) Total:	\$598.60	Paid on Feb. 24, 2006

## III. Project Description

The project consists of 40 units on a 17.62 acre site located south of Edwards Road in St. Lucie County. The project will include extensive landscaping and designed to be integrated with nature. The site was mostly a previous citrus grove, but also includes several acres adjacent to the grove for the preservation of trees and to be used as an amenity for the project. Trails and boardwalks are integrated into the design concept.

The property address is 4945 Edwards Road. The main body of the parcel is approximately 650 feet south of Edwards Road, and is connected to Edwards Road by a sixty foot wide access parcel. This separation of the parcel from Edwards Road gives the development a unique advantage regarding tranquility and privacy.

The project will not be gated and includes a bus-turnaround area at the entrance and a larger traffic circle as you enter this project. Water is integrated into the design concept with a central storage lake with water features and trails on the outside of the project. A clubhouse and pool facility is also included with the project.

It is the intention that the project will be designed to provide additional services to the residents. This single family design includes, careful arrangement of the units along with extra landscaping will ensure privacy.

The design concept for Orange Gardens envisions a community within a natural preserve. Ponds, creeks and lakes lusciously landscaped surround the homes giving all of them views of landscaped areas, water features and sounds of nature.

Orange Gardens will consist of 40 single family dwelling units. It will also have a clubhouse for recreational activities and it will be integrated to an open area where the swimming pool is located. Sidewalks line the streets on both sides.

Each unit is provided with a two car garage and an ample driveway where visitors may

park. A twenty four foot wide paved street would also allow for some curbside parking on special occasions. Visitor parking is also provided in the area of the clubhouse. Utilities will all be underground to minimize the impact on the landscaping. Refuse collection will be done individually for each residence, and mail delivery will also be in individual mailboxes.

All dwelling units will be sold fee simple and subdivided. All common areas will be part of the homeowner's association.

As part of the development review process, the following 15 improvements are noted as related to the project:

1. Extensive landscaping and water features which exceeds city code requirements.
2. Removal of gates to keep the project open to public access.
3. A bus stop located at the roundabout leading to the entrance road within the project to maintain safety.
4. Agreed to provide sidewalk access on Edwards Road.
5. Agreed to provide 32' of right of way along Edwards road at time of final subdivision plat approval.
6. Agreed to limit density to that of adjacent properties, less than 3 units per acre.
7. Agreed to increase hurricane protection measures including designing the homes above code wind load standards (155 mph) and having natural gas powered back up generators.
8. Trails and sidewalks are provided for throughout the project.
9. An entrance feature with a gazebo and playground is included in the plan.
10. A conservation easement for wetland protection and upland buffer will be placed over the preservation area at the time of subdivision review and approval. This will ensure that the area cannot be developed in the future.
11. Open space exceeds 60% of the project site keeping within the theme of landscaping and privacy.
12. Home values are estimated to exceed \$500,000 therefore increasing the city's tax base and providing for quality design and value to the neighborhood.
13. Agreed to put turn lanes into the project per county staff's request.

The proposed PUD is intended to provide for a comprehensive development plan incorporating residential uses and a substantial amount of open space. It is designed to

achieve a desirable environment in an overall site plan consistent with the City of Fort Pierce Comprehensive Plan and Land Development Regulations.

### **Concurrency**

The proposed PUD will not create excessive traffic congestion on nearby streets (See Traffic Analysis) or overburden the following public facilities and services in terms of their capacities, operational costs or maintenance costs: water, sewer, storm drainage, electrical services, fire protection, police protection and schools.

### **Market Demand**

A demand exists for the planned unit development at the proposed location and the applicant has the capacity to assure completion of the project and that development complies with City standards, zoning ordinance provisions and other city laws.

### **The following use is proposed in the PUD:**

40 units of attached single-family dwellings on individual lots.

The proposed PUD is established on a parcel of land 17.62 acres in size which is suitable for the proposed development.

### **Density**

Current proposed density is 2.89 units per acre. The land use allows for up to 6 units per acre (See Site Data on the Conceptual Master Plan). However, the proposed application is below the permitted land use density of the site.

The area, width, depth, yard and lot coverage for lots in the PUD relate to the characteristics of the use, the rest of the planned unit development and the surrounding area, including those characteristics relating to use compatibility, physical feature constraints and utility and transportation capacities. No building within the planned unit development is located closer than fifteen (15) feet to any street or street right-of-way.

### **Open Space**

Approximately 69% or 12.18 acres is pervious area or devoted to open space area. Nonresidential acreage does not exist.

The location, shape, size and character of the common open space is suitable for the development. The common open space is for amenity and recreational purposes. The uses authorized are appropriate for the scale and character of the development based on consideration of its size, density, expected population, topography and the number of

type of dwellings provided. The common open space will be suitably improved for its intended use. Common open space containing natural features worthy of preservation shall be left unimproved. Buildings, structures and improvements to be permitted in the common open space are appropriate to the uses which are authorized for the common open space. No parking facilities are included in areas designated as common open space with the exception of recreation facilities which will be utilized by all residents and as a temporary sales office.

### **Development Schedule**

Development will begin upon approval of a site plan.

The development schedule which is part of the development plan coordinates the improvement of the common open space and the construction of buildings and other structures in the common open space with the building of residential dwellings in the planned unit development.

Construction will commence approximately three months after zoning approvals, which is estimated to be in the summer of 2008. The project will be built in one phase over a two year period. The construction of the housing units will overlap and follow the advance of the infrastructure. The anticipated rate of development is 20 units per year and continues as such until completed. None of the housing units will be turned over until the entire infrastructure and the common open space areas are completed. Estimated completion date is the summer of 2010.

### **Paving and Drainage**

Conceptual paving, drainage and utility development plans are submitted as part of this site plan review process. It will follow the principle that the water falling on a given site should be absorbed to the extent that after development the quantity and rate of water leaving the site would not be significantly different than if the site had remained undeveloped. The intent of the plan is to minimize the adverse cumulative effects of development in an area on drainage.

The development plan includes provisions needed to control water and wind erosion during and after construction associated with the development. Runoff from impervious surfaces or other potential polluting sources shall be directed to retention areas or through vegetated areas as needed to allow sedimentation and filtration of contaminants to occur before runoff enters canals, rivers or wetland areas. Any adverse water quality impacts of the use will be reduced to the extent practical.

A suitable site layout has been designed to be used for all street and on-site drives; parking, loading and unloading areas; refuse collection and disposal points; sidewalks; bike paths; and other transportation facilities (See Conceptual Master Plan).

Principal vehicular access points are designed to permit smooth traffic flow and to minimize hazards to vehicular and pedestrian traffic. Minor streets within a planned unit development are not be connected to streets outside the development in such a way as to encourage their use by through traffic.

Streets in the PUD shall be retained in private ownership.

Development will comply with all applicable drainage and flood control design criteria.

### **Landscaping**

An attractively designed and maintained buffer in the form of vegetation shall provide reasonable privacy for existing or potential uses adjacent to the development. A copy of a landscape plan consistent with city landscaping requirements is being submitted as part of this application.

### **Unified Control**

Please refer to the binding PUD agreement, warranty deed, and letter of authorization included in the exhibits of this application.

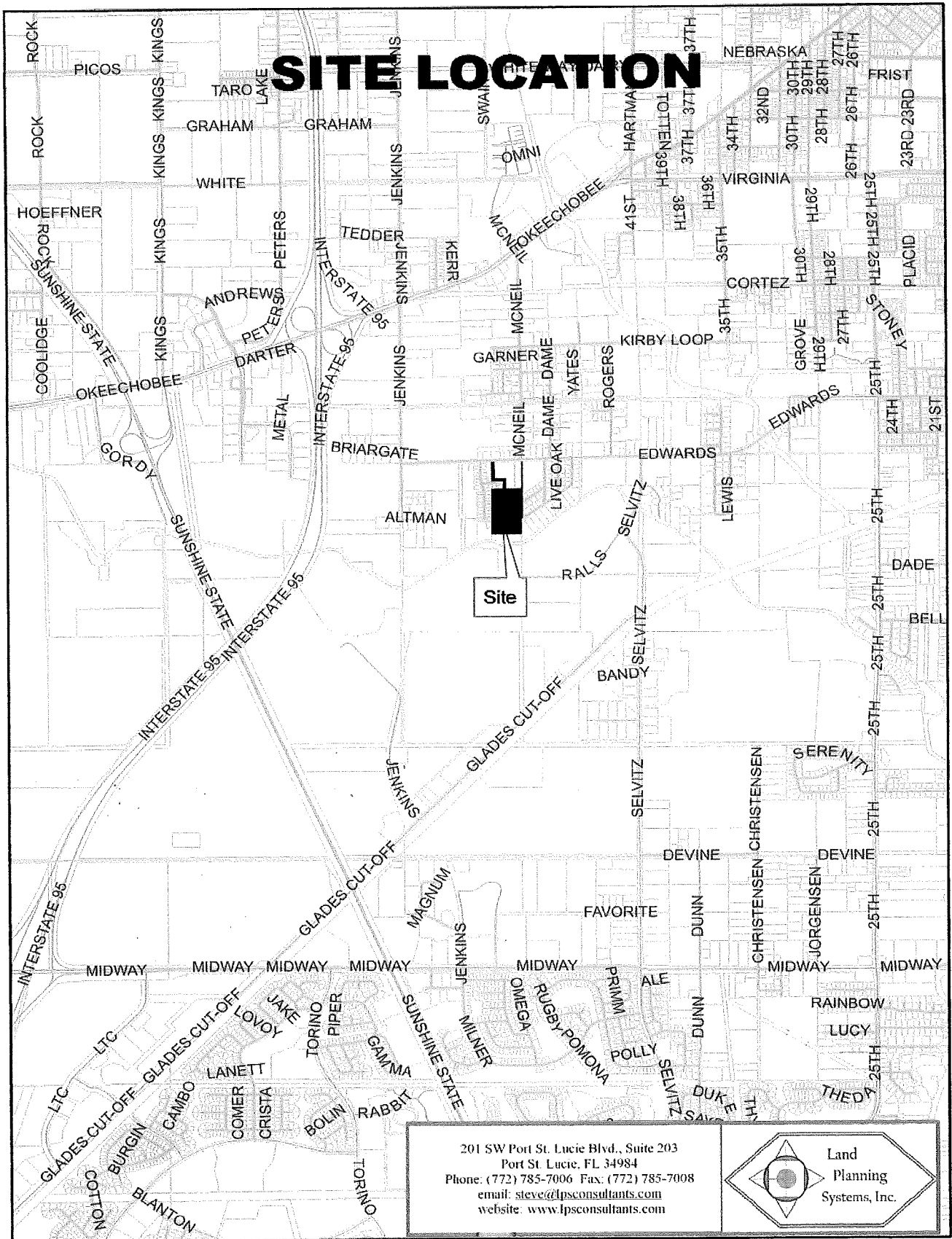
### **Maintenance of Common Areas**

Easements necessary for the orderly extension and maintenance of public utilities, if required, shall be provided as a condition of approval. Common areas will be maintained by a homeowner's association.

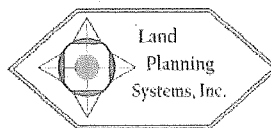
The PUD will comply with regulations affecting signs and applicable portions of the city's regulations governing subdivisions.

### **Special Application Requirements**

This application is submitted to include the property in a PUD Zone and has been prepared to include all written information as required in section 22-40 (q) of the Ft Pierce Code. As requested by city staff, a preliminary plat application was submitted to the City of Fort Pierce on February 24, 2006.



# SITE LOCATION

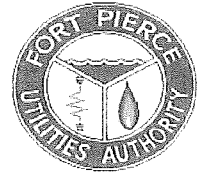


Land  
Planning  
Systems, Inc.

201 SW Port St. Lucie Blvd., Suite 203  
Port St. Lucie, FL 34984  
Phone: (772) 785-7006 Fax: (772) 785-7008  
email: [steve@lpsconsultants.com](mailto:steve@lpsconsultants.com)  
website: [www.lpsconsultants.com](http://www.lpsconsultants.com)

# FORT PIERCE UTILITIES AUTHORITY

"Committed to Quality"



206 South Sixth Street (34950)  
Post Office Box 3191  
Fort Pierce, Florida 34948-3191

Phone 772-466-1600  
Fax 772-465-6984

April 8, 2005

Janos Gyory  
Orange Gardens Development, Inc.  
4863 SW 147 Place  
Miami, Florida 33185

**Re: Water/Wastewater Availability – 4945 Edwards Road  
Parcel I.D. #2430-244-0001-0004 (85 units, 3 & 4 bedroom)**

Dear Mr. Gyory:

As requested, the Fort Pierce Utilities Authority (FPUA) would like to confirm the availability of water/wastewater service to the above referenced parcel. Availability is, however, contingent upon construction of the required infrastructure, payment of the applicable fees and charges, and completion of a City of Fort Pierce Annexation Agreement located on our web site, FPUA.com.

Please contact me at extension 3480, if you have additional questions.

Sincerely,



Bo Hutchinson  
Environmental Engineer

BH/fkm

pc: Dave Mellert, Environmental Engineer  
Daniel Retherford, Utility Designer

ORDINANCE NO. K-346

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTIES LOCATED IN WESTGLEN SUBDIVISION, ON THE EAST AND WEST SIDE OF WESTGLEN DRIVE AND PROPERTIES ON THE NORTH AND SOUTH SIDE OF HICKORY LANE; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS THE FINAL DATE OF ENACTMENT OF THIS ORDINANCE; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City properties located in Westglen Subdivision, on the east and west side of Westglen Drive and Properties on the North and South Side of Hickory Lane; legally described as:

WESTGLEN S/D TRACT A (0.92 AC) (OR 512-2454-1105-134) (PROPERTY I.D. 2430-601-0001-000-9)

WESTGLEN S/D TRACT B (0.33 AC) (OR 512-2454-1105-134) (PROPERTY I.D. 2430-601-0002-000-6).

WESTGLEN S/D AN UNNUMBERED TRACT BEING 5 FT X 125 FT LYG N OF AND ADJ TO HICKORY LN (0.01 AC) (OR 1105-140) (PROPERTY I.D. 2430-601-0002-100-7).

WESTGLEN S/D LOT 1 (0.22 AC) (OR 2050-1795) (Property I.D. 2430-601-0003-000-3) 90 Westglen Drive

WESTGLEN S/D LOT 2 (0.19 AC) (OR 2056-486) (PROPERTY I.D. 2430-601-0004-000-0) 98 Westglen Drive

WESTGLEN S/D LOT 3 (0.19 AC) (OR 1993-288) (PROPERTY I.D. 2430-601-0005-000-7) 106 Westglen Drive

WESTGLEN S/D LOT 4 (0.20 AC) (OR 2037-1981) (PROPERTY I.D. 2430-601-0006-000-4) 112 Westglen Drive

WESTGLEN S/D LOT 5 (0.19 AC) (OR 1125-1617) (PROPERTY I.D. 2430-601-0008-000-8) 116 Westglen Drive

WESTGLEN S/D LOT 6 (0.20 AC) (OR 2056-513) (PROPERTY I.D. 2430-601-0009-000-5) 120  
Westglen Drive

WESTGLEN S/D LOT 7 (0.20 AC) (OR 2174-2555) (PROPERTY I.D. 2430-601-0010-000-5) 202  
HICKORY LANE

WESTGLEN S/D LOT 8 LESS BEG AT SE COR LOT 8  
RUN N 00 02 23 E ALG E LI OF LOT 8 46.30 FT,  
TH N 55 59 28 W 50.99 FT, TH S 88 38 52 W  
22.67 FT, TH N 76 46 13 W 21.21 FT TO ELY R/W  
LI OF HICKORY LN AND TO CURVE CONCAVE NW, R OF  
50 FT, TH SW LY ALG ARC TO SW COR OF LOT 8, TH  
S 55 05 47 E ALG SLY LI LOT 8 112.72 FT TO  
POB (0.17 AC) (OR 2050-1817) (PROPERTY I.D. 2430-  
601-0011-000-2) 203 HICKORY LANE

WESTGLEN S/D THAT PART OF LOT 8 MPDAF: BEG AT  
SE COR LOT 8 RUN N 00 02 23 E ALG E LI OF LOT  
8 46.30 FT, TH N 55 59 28 W 50.99 FT, TH S 88  
38 52 W 22.67 FT, TH N 76 46 13 W 21.21 FT TO  
ELY R/W LI OF HICKORY LN AND TO CURVE CONCAVE  
NW, R OF 50 FT, TH SW LY ALG ARC TO SW COR OF  
LOT 8, TH S 55 05 47 E ALG SLY LI LOT 8 112.72  
FT TO POB AND ALL OF LOT 9 (0.29 AC) (OR 2174-  
2555) (PROPERTY I.D. 2430-601-0012-000-9) 209  
HICKORY LANE

WESTGLEN S/D LOT 10 (0.21 AC) (OR 2050-1792)  
(PROPERTY I.D. 2430-601-0013-000-6) 205  
HICKORY LANE

WESTGLEN S/D LOT 11 (0.21 AC) (OR 2037-  
2329) (PROPERTY I.D. 2430-601-0014-000-3) 201  
HICKORY LANE

WESTGLEN S/D LOT 12 (0.20 AC) (OR 2174-2555)  
(PROPERTY I.D. 2430-601-0015-000-0) 124  
WESTGLEN DRIVE

WESTGLEN S/D LOT 13 (0.20 AC) (OR 2050-  
1797) (PROPERTY I.D. 2430-601-0016-000-7) 128  
WESTGLEN DRIVE

WESTGLEN S/D LOT 14 (0.21 AC) (OR 2022-  
1003) (PROPERTY I.D. 2430-601-0017-000-4) 132  
WESTGLEN DRIVE

WESTGLEN S/D LOT 15 (0.20 AC) (OR 2037-  
2354) (PROPERTY I.D. 2430-601-0018-000-1) 136  
WESTGLEN DRIVE

WESTGLEN S/D LOT 16 (0.19 AC) (OR 1999-  
2237) (PROPERTY I.D. 2430-601-0019-000-8) 140  
WESTGLEN DRIVE

WESTGLEN S/D LOT 17 (0.19 AC) (OR 1999-  
2257) (PROPERTY I.D. 2430-601-0020-000-8) 144  
WESTGLEN DRIVE

WESTGLEN S/D LOT 18 (0.19 AC) (OR 2037-  
1932) (PROPERTY I.D. 2430-601-0021-000-5) 148  
WESTGLEN DRIVE

WESTGLEN S/D LOT 19 (0.19 AC) (OR 2037-1903)  
PROPERTY I.D. 2430-601-0022-000-2) 152  
WESTGLEN DRIVE

WESTGLEN S/D LOT 20 (0.19 AC) (OR 2056-  
488) (PROPERTY I.D. 2430-601-0023-000-9) 156  
WESTGLEN DRIVE

WESTGLEN S/D LOT 21 (0.19 AC) (OR 1105-  
147) (PROPERTY I.D. 2430-601-0024-000-6) 160  
WESTGLEN DRIVE

WESTGLEN S/D LOT 22 (0.20 AC) (OR 1994-  
563) (PROPERTY I.D. 2430-601-0025-000-3) 164  
WESTGLEN DRIVE

WESTGLEN S/D LOT 23 (0.20 AC) (OR 2174-2555)  
(PROPERTY I.D. 2430-601-0026-000-0) 169  
WESTGLEN DRIVE

WESTGLEN S/D LOT 24 (0.19 AC) (OR 2174-  
2555) (PROPERTY I.D. 2430-601-0027-000-7) 165  
WESTGLEN DRIVE

WESTGLEN S/D LOT 25 (0.19 AC) (OR 1976-  
291) (PROPERTY I.D. 2430-601-0028-000-4) 161  
WESTGLEN DRIVE

WESTGLEN S/D LOT 26 (0.19 AC) (OR 2113-  
139) (PROPERTY I.D. 2430-601-0029-000-1) 157  
WESTGLEN DRIVE

WESTGLEN S/D LOT 27 (0.19 AC) (OR 2113-  
139) (PROPERTY I.D. 2430-601-0030-000-1) 153  
WESTGLEN DRIVE

WESTGLEN S/D LOT 28 (0.19 AC) (OR 2113-  
139) (PROPERTY I.D. 2430-601-0031-000-8) 149  
WESTGLEN DRIVE

WESTGLEN S/D LOT 29 (0.19 AC) (OR 2113-  
139) (PROPERTY I.D. 2430-601-0032-000-5) 145  
WESTGLEN DRIVE

WESTGLEN S/D LOT 30 (0.24 AC) (OR 2174-  
2555) (PROPERTY I.D. 2430-601-0033-000-2) 141  
WESTGLEN DRIVE

WESTGLEN S/D LOT 31 (0.23 AC) (OR 2056-  
542) (PROPERTY I.D. 2430-601-0034-000-9) 137  
WESTGLEN DRIVE

WESTGLEN S/D LOT 32 (0.21 AC) (OR 2022-  
892) (PROPERTY I.D. 2430-601-0035-000-6) 133  
WESTGLEN DRIVE

WESTGLEN S/D LOT 33 (0.30 AC) (OR 2037-  
1961) (PROPERTY I.D. 2430-601-0036-000-3) 129  
WESTGLEN DRIVE

WESTGLEN S/D LOT 34 (0.22 AC) (OR 2022-  
923) (PROPERTY I.D. 2430-601-0037-000-0) 125  
WESTGLEN DRIVE

WESTGLEN S/D LOT 35 (0.20 AC) (OR 2022-953) (PROPERTY I.D. 2430-601-0038-000-7) 121 WESTGLEN DRIVE

WESTGLEN S/D LOT 36 (0.19 AC) (OR 2037-2356) (PROPERTY I.D. 2430-601-0039-000-4) 117 WESTGLEN DRIVE

WESTGLEN S/D LOT 37 (0.19 AC) (OR 2037-2303) (PROPERTY I.D. 2430-601-0040-000-4) 113 WESTGLEN DRIVE

WESTGLEN S/D LOT 38 (0.19 AC) (OR 2022-983) (PROPERTY I.D. 2430-601-0041-000-1) 105 WESTGLEN DRIVE

WESTGLEN S/D LOT 39 (0.19 AC) (OR 2037-2201: 2109-402) (PROPERTY I.D. 2430-601-0042-000-8) 99 WESTGLEN DRIVE

WESTGLEN S/D LOT 40 (0.21 AC) (OR 2050-1790) (PROPERTY I.D. 2430-601-0043-000-5) 91 WESTGLEN DRIVE

30 35 40 E 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4-LESS WESTGLEN AS IN PL BK 14-51- (0.44 AC) (OR 2060-2096) (PROPERTY I.D. 2430-243-0001-000-1)

30 35 40 N 220 FT OF E 125 FT OF E 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4-LESS WEST GLEN S/D-AND E 10 FT OF E 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4-LESS THAT PART LYG S OF C/L TEN MILE CREEK (CANAL 71) (0.53 AC) (OR 512-2454: 1105-134) (PROPERTY I.D. 2430-312-0003-000-6)

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of as the final date of enactment of this ordinance and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned R-4, Medium Density Residential Zone, and the Future Land Use Designation is

Ordinance No. K-346  
Page Five

RH, High Density Residential Land Use, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA) ss  
ST. LUCIE COUNTY)

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. K-346 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in The Tribune in Fort Pierce, Florida, on March 23, 2005, and on March 30, 2005; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on April 4, 2005; and was duly introduced, read by title only, and passed on second and final reading on April 18, 2005, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 19th day of April, 2005.

  
\_\_\_\_\_  
MAYOR COMMISSIONER

  
\_\_\_\_\_  
CITY CLERK

CITY SEAL)

Chairman Johnson said has anyone had a chance to review the minutes for the November 13, 2007? Is there any corrections or changes that need to be made?

Motion made by Mr. Poitier, seconded by Mr. Hayek to approve the minutes.

Unanimously approved by voice vote.

The next item considered - **#6 – Rezoning, Preliminary Plat, Preliminary Development Plan – Orange Gardens** – Applications for Rezoning from R-1, Single Family Low Density Residential to PUD, Planned Unit Development, Preliminary Plat, and Preliminary Development Plan approvals to construct a 40 single-family dwelling subdivision at 4945 Edwards Road. The owner/applicant is Orange Gardens Development Inc., and the representative is Land Planning Systems, Inc.

Mr. Buchwald said Mr. Chairman, members of the Board, for the last time this year, David Carlin will present in front of you.

Mr. Carlin said good evening members of the Board. Tonight the Applicant is proposing to construct 40 residential units on a 17.62 acre parcel located on the South side of Edwards Road East of Jenkins Road. The development will consist exclusively of single-family homes and will incorporate existing native vegetation and wetlands into the design. The Applicant also requests a rezoning of the subject property from R1 medium density residential to Planned Unit Development (PUD) to permit the proposed development. As you can see in the photo, the 17.62 acre parcel is vacant and was previously occupied by a citrus grove. Now the property is zoned R1 – single family low density with a future land use of RL- low density residential. The properties to the North of the proposed development are occupied by single family homes and located within unincorporated St. Lucie County. Now the property to the South is currently vacant and also unincorporated. The properties to the West as you can see are zoned R4 and consist of duplexes. The vacant properties to the East are unincorporated and consist of single family homes. What you're looking at here is a photo of the East property boundary looking North at the current site conditions. This photo represents the current native vegetation that currently exists on the property. Now to the East there is a residential development that is located in unincorporated St. Lucie County. As far as the construction schedule goes for this development, the PUD will be completed in one phase and will only consist of 40 single family homes. Now based on the development schedule, the anticipated rate of construction will be approximately 20 homes per year with an estimated completion date of 2010. Now the density for this proposed development is 2.89 units per acre which is less than the maximum allowed in the R1 zoning district which is 4 units per acre and less than 15 units per acre as allowed by the PUD. Now although the density is considerably lower than both the R1 zoning district and the PUD requirements, the preliminary plat specifies that the lot dimensions will be less than the 75 foot wide requirement and the 110 foot depth requirement. As such, the Applicant is requesting the development to be zoned a PUD to allow for the smaller lot sizes since there are no specific standards identified in the PUD, Section 22-40. Now the lot sizes will range from 6600 square feet to approximately 11,000 square feet and each lot will include a 5 foot drainage easement on each side. In addition, the proposed development will have 50 foot right of

ways with also five foot easements on either side for a total of 60 feet. Now as far as the open space and recreation component of this particular PUD, the PUD standards do require that a substantial amount of open space and appropriate commercial public and semi-public uses are provided. Greater than 60% of the site for this development will be devoted to open space for residents which are substantially higher than the minimum requirement. In the concept behind providing substantial open space for this particular development, is based on the fact that there are environmentally-sensitive lands located on the South side of the property and by integrating the open space with the wetlands, the residents and the public can come in and actually enjoy the open space areas. Now to ensure safety and to maximize the recreational amenities, this development does actually incorporate sidewalks on both sides of the street and will connect to Edwards Road. The recreational amenities will also include a club house, pool, and gazebo for the 40 single family homes. What you're looking at here is a photo of the transitional area between the current citrus grove and where the wetlands actually begin. So this gives you an idea of what kind of buffering will be preserved between the areas that will be developed and where the natural wetlands are. Now according to the environmental report, there are 3.88 acres of wetlands on the property and they will all be preserved as part of the development. In addition, the development will enhance the 25 foot buffer area around areas where the development will occur. In that 25 foot buffer area, substantial trees and vegetation will also be integrated in that area to further enhance the environmental characteristics to the property. In addition, to ensure that the wetlands and upland protection areas area are protected in the future, the conservation easement will be placed over the preservation area and dedicated to the homeowners association. Now, this slide basically represents the actual wetlands as you can see shaded in light yellow on the left hand side of your screen and the red area represents that transitional that buffer area that 25 where the vegetation will be placed. The yellow line represents flood land. Half of this property is located within a flood zone because of the close proximity to ten-mile creek and the elevation actually changes considerably from the right hand side of the screen which would be the northern part of the property from approximately 15 feet all the way down to an elevation of 2 feet at the beginning of the wetland areas. Now based on these conditions, and the fact that some of those homes are located within a flood hazard zone at the time for building permit, the Planning Division will assess whether or not the homes are actually flood-proofed to meet the flood requirements as specified in the City Code. What you're looking at here is an example of the types of homes that will be constructed within this particular development. Each single family home will include a two car garage and a 19 foot wide driveway to accommodate visitor parking. In addition, each home will be provided with a gas backup powered generator for power outage situations and each home will actually be constructed and have additional hurricane measures to protect against high winds. The development is actually situated approximately 650 feet South of Edwards Road. Access to the development will be provided by a 60 foot wide meandering access drive that extends from Edwards Road down into the development as shaded by green. The development will not be gated and will include a dedicated school bus stop at the entrance of the roundabout. Access to the development will be provided by separate turn lanes along Edwards Road heading east and west there will be actual dedicated turn lanes into the development. This slide just represents where the entrance will be located on Edwards Road. As far as traffic impacts are concerned, a traffic report conducted by LBFH specified that approximately 368 trips will be generated by the proposed development and the general trip distribution indicates that 80% will head to the east, 20% to the west. The report also

specified that the proposed development will not have any significant impacts on the surrounding roadway network. Now all the affected departments have reviewed this submittal and have approved the proposed site plan based on it meeting the requirements of the Code. Staff recommends that the Planning Board forwards a recommendation for approvals of the preliminary plat, the preliminary development plan and the rezoning to the City Commission.

Chairman Johnson said thank you very much. Any questions of staff from the Board?

Vice Chair Olson said I didn't think I saw any paths through utilizing the conservation element of this plan. Are there any planned?

Mr. Carlin said Mr. Chair, Ms. Olson, there are actually no paths within the wetland area. That requires substantial permitting and it may not even be allowed. One thing to consider with this property is that there is actually, and I'll go back to the aerial, does not abut ten mile creek so there is another parcel that is located further to the South that is not part of this development. The answer to your question is no, there are no specific sidewalks or paths within that conservation area. My understanding is that it's very difficult to get those types of permits.

Vice Chair Olson said thank you.

Chairman Johnson said any other questions?

Mr. Reilly said my understanding is--the only--you have the--as far the zoning on it currently, you have the--the only thing you really have a problem with is just the size of the lot, the frontage I guess that's what you...?

Mr. Carlin said Mr. Chair, Mr. Reilly that is correct. It's specifically the lot size and dimensions. They don't meet the standard dimensions for the R1 zoning for that. As I pointed out, the density is significantly lower than what would be permitted and allowed in the R1 zoning, so we're just dealing with lot size dimensions.

Chairman Johnson said any other questions?

Mr. Knott said yes Mr. Chairman. On the entry drive, there are two different dimensions for the width. On the plat their showing a pavement width of 12 feet on sheet 2 on the plat I believe it is 2 of 3; in other words, divided out by Edwards Road but on the construction plans, on sheet 2 of 12 it shows 14 feet. I think both of them meet Code but just for continuity.

Mr. Carlin said Mr. Chair, Mr. Knott that is correct. There is a discrepancy there and there was a last minute change by the City Engineering Department that addressed this specific issue with the actual entrance widths. I'd have to go back into the folder to see exactly what the change was but--Bob, do you remember what the requirement was?

Bob Frank said (from the audience)[inaudible]

Mr. Knott said it was the 14 width, Bob, is that what you're saying?

Mr. Carlin said Mr. Chair, Mr. Knott I believe the 14 foot wide lane widths are the correct widths. The Engineering Department had an issue with the 12 foot lane widths, but there were last minute revisions that probably wasn't...

Mr. Knott said just wasn't reflected on the plat. I'm sure the Applicant will take care of that. On that entry road, Bob was talking about the radiuses on these things. It's almost like a switch back entrance into this thing. I realize it's not a high density and only 40 units in here but there is going to be a lot of traffic going around those two curves to get back to it. I was wondering if there was any discussion during the review or during the design, I guess I can ask the Applicant when he comes up here, about trying to add a little pavement on the inside curves of these and that I don't think they can do it on the first curve off of Edwards because they are about ready up against the back of the walk. It's almost about a foot off of the property line but on the next curve, it appeared to have about five feet in there. If they could flatten out that radius just on that interior, the inside lane, they could probably pick up about four or five feet of pavement on that inside because you're going to need it with that much turn there. Twelve is more than required but if they can go to 16 or 18 or something like that on that inside lane, that's where it's really going to hurt. Also, just curious if there is any conversation during the review of perhaps super elevating the outside lanes so that when you go around the outside lane you're not drifting off the thing. If you super elevate it, that half would look like Daytona, but it could—it'll push it down—push the car through that curve instead of off of it. Do you know if there was any discussion about super elevating that?

Mr. Carlin said Mr. Chair. Mr. Knott, I'm not aware of any discussion on the elevation but as far as the entrance driving width, original that was just one wide 60 foot section which the Code doesn't allow that. There had to be sidewalks factored into the equation as well to get access out of Edwards Road so I think that played somewhat of a factor into the lane configuration. I know the Engineering Department specifically had their own set of parameters for this particular entrance and I don't know what those—Bob would be the best person to answer that.

Mr. Knott said I'll ask the Applicant when he comes up then on that one curve and maybe super elevating the outside on the others because I think that would help negotiating those two very sharp curves there. Thank you.

Vice Chair Olson said Mr. Carlin, do you know the speed limit that they are going to post on that access ramp?

Mr. Carlin said no ma'am.

Chairman Johnson said okay, any other questions? Okay, I'd like to invite the Applicant forward at this time. If you would state your name and association for the record, please.

Mr. Ball said Steve Ball with Land Planning Systems representing the Applicants, Orange Gardens Development. I'd like to thank David for helping us resolve the last few problems

and issues just to make changes and to get us here tonight. We're glad to be here. I don't want to be too redundant but just a few points. This is a 40 lot subdivision. It was 52 originally and we reduced it to enable us to increase some of the open space requirements. I think it's unique in both design and architecture. With the design, we had a significant amount of open space, we're incorporating water that flows behind the units and so we'll have, essentially, like a running stream behind the units which will be a nice amenity. The recreation features backup power gas generators. One of the owner's concerns, and the owner is here, Mr. Gary, was to have a project that essentially is hurricane proof in the sense that you wouldn't lose power through the back up generators and the wind design of the units would withstand a major force hurricane so that's been incorporated into the design. Of course, wetland protection and landscaping and then we're under 3 units per acre. The architecture, we think, is unique because it incorporates stone work and windows and you have copies of that in your PUD packet on pages 24 and 25. One of the goals was to try and integrate the homes into the environment so we incorporated a lot of landscaping and use of water and this sort of a more natural stone sort of design on the project. Finally, I think the other thing to note is that this will have a very positive economic impact on the City. We estimate that the homes will be valued at \$500,000 or greater so there will be a very nice project in tax revenue for the City. The consultant team and the owners are here. We're available to answer any of your questions and we're just here to support the project and staff's recommendation for approval. Thank you.

Chairman Johnson said thank you. Any questions of the Applicant? I guess I had a couple of things that I would need you guys to address would be the question Mr. Knott brought up about the roadway design—the entrance design.

Mr. Ball said Mr. Velasco, our Engineer.

Mr. Velasco said good evening ladies and gentlemen. Mr. Knott, in particular with the comments you had regarding our entry road, it appears to me that we all have ideas on how we are going approach a problem. In particular, in engineering, of course, and just so you know a little bit of the history and what happened here. Our first design had somewhat of an urban setting as if you come into any intersection in Fort Pierce. So we had a very sharp 90 degree turn and we had a very small radius at the intersection and that met with a little opposition from the Engineering Department and then we had two or three different people giving us variations on how this should be done. So what you see here at the end of the day is a collaboration of different ideas from different people in your many departments. We're trying to please everybody which was the extent of the problem which was married at the end of the day as well. We're open to suggestions. We can certainly approach this in different ways and again, this is just the outcome of many thoughts in the process.

Mr. Knott said the one problem, the opportunity I see here is that one inside lane there, it looks you've got a little leeway if you'll look at that. You got, it looks like, about five or six feet back to that property corner on that second turn on the inside curve from the back of the walk to that property corner.

Mr. Velasco said the back of the walk is maybe a foot—foot and a half from the corner so that's where

Mr. Knott said so that's the first curve.

Mr. Velasco said that's actually both of them.

Mr. Knott said that's not what you're drawings are showing. If you scale them on there, I put a scale. If these drawings which I'm assuming their accurate because their computer drawn, there's from that actual corner to the back of your sidewalk, you've got about five feet on there. It's scaled about five feet. The other one doesn't. It looks like the intent was one foot.

Mr. Velasco said I think maybe the drawing, correct me if I'm wrong, is this the plat drawing that we're looking at on the screen?

Mr. Knott said no actually both of them. I looked at the plat and I looked at your construction notes.

Chairman Johnson said this one seems to be different.

Vice-Chairman Olson said what page are you on?

Chairman Johnson said 1 of 12 is what I'm looking at.

Mr. Carlin said we're on page 2.

Mr. Velasco said if you look at the corner, which I believe you're referring to, I have barely a foot and of course as you said with the computer we can be very accurate with that, but there is very little space left.

Mr. Knott said that first line you're looking at is not your property line now, that's a contour line. If you'll follow that around, that's one of your generated copy of that.

Mr. Velasco said actually that's the back of the sidewalk.

Mr. Knott said okay the first back—what are you looking at there?

Mr. Velasco my outside line if I follow it here that would be my property walk.

Mr. Knott said that's your property line, right?

Mr. Velasco said back of sidewalk.

Mr. Knott what? Yeah I know. I see you're back of sidewalk. That's what I was going to. Now if go out that first corner you go to is not your property corner, that's a contour line. That's a 14 contour. The second line out there is your property line, so you see what I'm talking about?

Chairman Johnson said it's the outside right angle.

Mr. Knott and if you put a scale on it, it's about 5 feet. Look up at your other corner. If you want to move up the page to see what I'm talking about. You'll see it at the first curve, if you just move it down, you can see the—if you look up the other one you can see how you are one foot off of that property corner. Okay, now you're talking, what page is that.

Chairman Johnson said that's the site plan page and that's sheet 1.

Mr. Knott said and that's about 5 feet, that dimension. It doesn't look like much here, but believe me as you know that extra 4 feet or whatever that's going to give you, if you pull that back, that's going to make that curve a whole lot more manageable to have an extra 4 feet of pavement. Can you do that?

Mr. Velasco said we can certainly give that a shot.

Mr. Knott said okay. Just do that for that corner as you did for the first corner up there because you have one foot off up there it'll just flatten that out in there. How about the super elevation? Do you think that would help at all? I know this is low speed and super elevation is for higher speed but, if you kicked up that outside lane, wouldn't that help hold the cars in the lane rather than drift off the pavement? What do you think?

Mr. Velasco said I'll be happy to accommodate any of your ideas.

Mr. Knott said I think that those two items, if you incorporate them or try to incorporate those into your final plan, I think that's going to make, it's not going to make it perfect but it's certainly going to make it I think a little bit better to get those people around those corners because you're going to make those people drift across those lanes as it is even though they are only going 10 miles per hour. So you all won't have any trouble if we include it in our motion to try to take care of it?

Mr. Velasco said not at all.

Mr. Knott said one other question I had on this too. Are these as being platted--so these will be fee simple as far as you know?

Mr. Velasco said yes.

Mr. Knott said and the right of ways are all going to City for maintenance.

Mr. Velasco said they are going to be private.

Mr. Knott said they are going to be private. Will it be gated?

Mr. Velasco said no; not gated, but private.

Mr. Knott said okay. So that answered my question about all the preservation land too.

Mr. Velasco said I'll give that to South Florida Water Management.

Mr. Knott said preservation but your ponds that will be part of the POA then?

Mr. Velasco said correct.

Mr. Knott said thank you.

Mr. Hayek said your design said it was rated for 155 mph winds, Steve?

Mr. Velasco said that's the architect's work, I claim no help in that. Mr. Ball is here he is one of the owner's of the project.

Chairman Johnson said Mr. Ball if you would come forward.

Mr. Ball said yes, at least 150. It could be higher than that.

Mr. Hayek said the plan shows flat decks on all your houses. After the hurricanes, it seemed like most of the flat decks gave up. The flat decks had more of the damage than a typical roof. Are these being reengineered to allow for that.

Mr. Ball said it's a little bit out of the, I'm not the Planner so I'm not the actual Architect on it but I guess all I can say is that they will be designed to handle that kind of wind load.

Chairman Johnson said I guess in regards to that also each individual unit will have their own generator, is that correct or is there one central.

Mr. Velasco said it is one unit per home.

Chairman Johnson said and are those located typical on the side of the property?

Mr. Carlin said Mr. Chair, I can show you a rendering of that if you want but it is located on the side.

Chairman Johnson said yeah, I guess I didn't see it and being that they are hurricane I don't want to say friendly.

Mr. Ball said that's a great marketing idea. I'd love to have a backup gas/fire generator and no one has to put up shutters and feel safe in my home even though a big storm's coming.

Chairman Johnson said did this project fall into the design review? I know it's a PUD but how late

Mr. Carlin said Mr. Chair, no it did not. This project has been here for some time. I think, when was the original submitted, back in 2005? 2005.

Mr. Ball said actually we went through with some previous staff members we did review the design and work with them a little bit to have a little stronger street presence of the homes, and the sidewalks and the landscaping so it would have more of a community feel.

Chairman Johnson said so because of the design rating of the house, it'll be hurricane impact glass since there's

Mr. Ball said yes.

Vice Chair Olson said you mentioned that there is going to be a flow to the creeks you provide?

Mr. Ball said yes. The creeks behind the homes are artificial creeks so

Vice Chair Olson said where does the flow come from?

Mr. Ball said there will be pumps to circulate the water.

Vice Chair Olson said oh really?

Mr. Ball said yes. It'll have the appearance of a little stream behind your house.

Vice Chair Olson said I just thought it was a very thin pond. Okay. I'm just interested about the modern design the 60s modern design that you guys chose. You don't see that at all and I'm just curious about it. Most people think that's a little risky for marketability.

Mr. Ball said yes, it's a different idea. We think it's unique and it'll provide for a different market. We're hopeful.

Vice Chair Olson said one other thing I had a question in regards to the environmental impact report. Would you be the right person to address that?

Mr. Ball said we have environmentalist here, Chris Fodnick.

Vice Chair Olson said and it ties into your landscape plan.

Mr. Fodnick said Chris Fodnick, Ecological Consultant of Florida.

Vice Chair Olson said I was taking a look at the soil survey that you have in here. I noticed that the two soil types are most prevalent where the houses are going to be built are the Riviera Fine Sand and the Suzanna. I noticed that common to both of those types are some common landscaping plants—cabbage palms/pine saw palmetto—would you recommend those plants as plants to use in more abundance than they are currently in their landscape plan?

Mr. Fodnick said in a natural setting, the soil type has those types of plants in a natural setting. From a landscaping standpoint, any of the vegetation that has been selected in here

will do just fine in that type of a soil setting. That just happens to be the ones that you find in Florida that naturally occur in that soil type. With regards to existing plants, we do have particular within the wetland buffer area the more native species and there is some showier things and I'm not the landscape architect but the landscape architect did incorporate into the actual lots that are going to be there. But to answer your question, I think either plant will do just fine in that type of a soil type. One other thing just to address an earlier question you had Ms. Olson is that you had asked about the preservation area, and whether or not you could do trails or there were no trails shown. As Mr. Carlin indicated, it is a permitting task to do that and that's not something that we want to incorporate in there. To be prepared in the future, the client would like to consider that in the future so what we've done is the conservation easement we propose to Water Management District is the recreational one that would allow for that specific use in the future as it comes up. With the 10 mile creek corridor, we know that there's going to be other interest along that even though we don't own the property all the way to the creek. We do have a significant amount of flood plain there.

Vice Chair Olson said okay. Thank you.

Chairman Johnson said thank you. Any other questions from the Board?

Vice Chair Olson said yes. I'm not exactly sure which consultant to address this question to but when you guys come back before us for site plan, I was wondering if you could bring us some line of sight renderings for how this would look since we're doing smaller lot sizes. I'd just like to know not just not how like one how looks but like how a couple of houses down the street would look. How close together they look and how they look. I'd like to see that.

Mr. Ball said the final site plan?

Vice Chair Olson said when you come back before us for site plan. I'd like to see that. The other thing is I'd just like to recommend especially for the Saw Palmetto and the Slash Pine. Both the Saw Palmetto and the Slash Pine have a very angular look to them.

Mr. Ball said we have some photographs that our artist he can show them on here that were part of our previous submittal. We didn't include it in our final one. We had provided these. I had forgot about them.

Vice Chair Olson said yeah. That is a different design, isn't it.

Mr. Ball said this was a different design concept for the

Vice Chair Olson said yeah, but if you could do something like that for these that would be great.

Mr. Ball said this was one of our original design concepts but it gives you the idea of how the building is set in relation to those three. We have changed these to reflect most of the current design.

Vice Chair Olson said I was just going to say that I would just recommend using more of the saw palmetto and the slash pine in your landscape design. They are both very angular and I think the 60s modern style that you are choosing and they would also grow well in the soil. Go back a little bit more towards the native so it's just a suggestion.

Mr. Ball said our landscape architect is not here but we'll review everything.

Chairman Johnson said anything else Olson?

Vice Chair Olson said no, Sir.

Chairman Johnson said any other questions from the Board? Okay. Thank you very much. Is there anyone here for or against this Project? Okay. I didn't think so. Seeing none. I'll open it to the Board and entertain a motion.

Mr. Knott said Mr. Chairman, I move that we recommend approval of the project with the stipulation that the Applicant endeavors to increase the pavement in the inside lane pavement on his entrance road for the two curves on the entrance road to a point where the back of the sidewalk would be one foot off of the property corners for both of the turns—both of the curves and also that they try to or consider using super elevation on the outside lanes within the limits of the two sharp entry curves.

Chairman Johnson said so your motion is to approve the rezoning preliminary plat and some recommendations for the preliminary development.

Mr. Knott said yes and one other thing just to also confirm that they correct the plat to show that there is a 14 foot lanes on the entry roads off of Edwards.

Chairman Johnson said okay.

Motion was made by Mr. Knott, seconded by Mr. Poitier, to forward a recommendation to the City Commission for approval of the rezoning and recommend adjustments for the preliminary development.

Chairman Johnson said a motion and a second any discussion?

Vice Chair Olson said Mr. Chair, I would just like to comment that this one of those PUDs, in my opinion, that really deserves to be a PUD without commercial like we like to try and say that PUDs should include commercial but this is a good example of in my opinion, a great PUD a great reason to have a PUD to increase the wetland and decrease the lot sizes so that you can throw out some of those Code restrictions to get a better project. I'm glad we saw it and I think it's a good project.

Chairman Johnson said I agree. Any other discussion?

Mr. Buchwald said Mr. Chair. Mr. Knott, again for clarification on that super elevation element is that for the purposes of providing a safer turning movement on that?

Mr. Knott said yes, on the outside lane rather than have it slope away from it, it will kick it up and the gravity will keep the vehicles in their lane as it goes around.

Mr. Buchwald said a question I would have would be, would that encourage a greater speed through that area or should perhaps the design in and out of that curve that provides more of a traffic calming created them to then force the vehicle to go slower and also accommodate that as well.

Mr. Knott said I thought about Mr. Buchwald and the degree of those curves are the 62 foot centerline radius that they have I debated that too. Are you going to encourage speed or are you going to provide a perhaps a little safety and I think they are going to be so slow I don't think there is going to be a tendency, there is not enough leeway on these things I think to kick it up. My feeling is, maybe they need to talk with the staff or go back to the design manuals on this and see, but if they could do it, I feel that it would be a safer—it would act as a traffic calmer if you leave it the other way because you'll probably find some of the people drifting off to the side going around it and it may go up over onto the sidewalk. This way, at least they would be funneled back into the traffic and not up onto the design sidewalks.

Chairman Johnson said this comes back before us, right, for site plan.

Mr. Buchwald said no, Mr. Chair. This would be it so it's all three at once, the preliminary development plan, the preliminary plat and rezoning. However, the traffic engineer is whispering in my ear, our City traffic engineer that he has understood what you are referring to and that he will work with the applicant in order to provide that type of super elevation and also the safety while ensuring that it doesn't encourage —it doesn't become a greater speed— increase a greater speed.

Mr. Knott said I think it would be so subtle that you'd really have to kick it up a foot on that outside before you would get a NASCAR effect on this thing so I'm thinking that you was trying to get it a little more comfortable to get around that.

Mr. Buchwald said he's thinking that there is some type of 8 degrees slope meter or slopeometer or obviously he's very excited I've never seen him this excited so he can't wait to work with that Applicant. Thank you for bringing up that point.

Mr. Knott said I'd just take the 2% slope right on across that you have on the inside lanes is 2% I think be adequate. It's just it's a negative force if you going around the outside and the pavement is sloping that way, but if you get it up this way, it certainly helps you get around the corners.

Chairman Johnson said I think another thing that you're going to have to take into account as they work through this is you're site is limited at that spot so you're taking an outside and you're raising it, you either are going raise the sidewalk, are you drop off to the property line are you causing other issues so I know they are looking at all angles.

Mr. Knott said I saw how much the existing grade and how much they would have to kick that up so but they are only bringing it up about six inches I think but that's something if they would look at that that's why I want to put it in the motion and talk with the City Engineer again about that. Now is the time to do if we are going to try and do it and hopefully it'll work out.

Vice Chair Olson said Mr. Chair, I just want to clarify with Mr. Buchwald. Mr. Buchwald, you said this is the only time we are going to see this project. It's not coming back for final site plan?

Mr. Buchwald said no. Mr. Chair, members of the Board, let me just check on that for final development plan just to be sure I'm speaking correctly.

Vice Chair Olson said because this says preliminary development plan.

Chairman Johnson said Mr. Walker, any input?

Board Attorney Walker said Mr. Chair, Mr. Buchwald is correct. The procedure is set out at Section 22-40(r) that provides that the Planning Board reviews the preliminary plat but the only procedure governing approval of the final plan is public hearing in front of the Commission.

Mr. Buchwald said and if I may elaborate on the purpose of that is if it's not consistent with the preliminary plan then the Commission sends that back to you and sends through the process again so if there is any significant deviations from that, then it would be brought before you. But if it is not, this is the only time it would be before you.

Chairman Johnson said thank you. Any other discussion? Can we have roll call please.

Those in favor were: Mr. Dannahower, Mrs. Dixon, Mr. Harris, Mr. Hayek, Mr. Knott, Mr. Lloyd, Vice Chair Olson, Mr. Poitier, Mr. Reilly, and Chairman Johnson. Those opposed: None.

**The next item considered - #7a – Other business. Discussion of Land Development Regulation Update Process.**

Mr. Buchwald said Mr. Chair, members of the Board. As we look forward the upcoming rewrite of the Land Development Regulations in the next year, first I'd like to summarize the past year because it's been a busy year for all of you just going over some of the numbers that you have considered. Over 25 site plans that resulted in the approval of over 1,000 residential units. But, more importantly, you approved close to 1 million square feet in commercial/industrial space. If you recall, the site plans include the Interstate Business Park, Old Florida Village and the downtown Parking Garage. You also reviewed 6 plats, 2 conceptual plans, and 6 rezonings. You also approved 10 alcohol licenses, 8 conditional uses, 4 special exceptions. You also considered 6 zoning text amendments. If you recall, these included such things as creation of the E2, E3 zoning districts. The Outside Storage

The next items on the Agenda were: (a) Public Hearing on Application for Site Plan Review submitted for a Preliminary Development Plan for Orange Gardens (residential PUD with 40 dwelling units and clubhouse) to be located on 17.62 acres at 4945 Edwards Road; said property currently zoned R-1, Single Family Low Density Zone, but is concurrently being considered for rezoning to PUD, Planned Unit Development.

(b) Ordinance No. L-08 entitled, "AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **REZONING** PROPERTY LOCATED AT 4945 EDWARDS ROAD FROM R-1, SINGLE FAMILY LOW DENSITY RESIDENTIAL ZONE, TO PUD, PLANNED UNIT DEVELOPMENT ZONE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE." was placed on first reading and read by title only. (Applicant: Orange Gardens Development Inc.)

(c) Public Hearing on Application for Subdivision Review - Preliminary Plat - submitted by Orange Gardens Development, Inc. for Orange Gardens S/D to be located at 4945 Edwards Road.

Mr. Peter Buchwald, Zoning Administrator, said the applicant is proposing to construct 40 residential units on a 17.62 acre site located on the south side of Edwards Road east of Jenkins Road. The development will consist exclusively of single-family homes. The parcel is currently vacant and was occupied by a citrus grove. The applicant requests a rezoning of such property from R-1, Low Density Residential, to PUD, Planned Unit Development, and approval of a Preliminary Development Plan, and approval of a Preliminary Plat. The property is zoned R-1, with a Future Land Use of RL, Low Density Residential. The properties to the north are vacant or occupied by single family homes and located within unincorporated St. Lucie County. The property to the south is currently vacant and also unincorporated. The properties to the west are zoned R-4 and are occupied by duplexes. The vacant properties to the east are unincorporated and consist of single-family homes. The density for the proposed development is 2.89 units per acre, which is less than the maximum permitted in the R-4 zoning district, which is 4 units per acre, and less than the maximum permitted of 15 units per acre for a PUD. The Preliminary Plat specifies that the proposed lot dimensions will range in size from 6,600 to 11,000 square feet. The development includes open space and common open space in the upland area in quantities which significantly exceed the PUD requirements. To ensure safety and to maximize recreational amenities, the development will incorporate sidewalks on both sides of the street and will connect to Edwards Road. Recreational amenities also consist of a clubhouse, pool, playground, and a gazebo located toward the front of the development. Access to the

development is provided by a 60-foot-wide meandering access drive that extends from Edwards Road into the development. The development will not be gated and will include a roundabout with a dedicated school bus stop at the entrance. Access to the development will be provided by separate left- and right-hand turn lanes on Edwards Road. A Traffic Impact Analysis updated by Boyle Engineering in February 2008 indicates that 383 daily trips will be generated by the development with 37 AM peak hour trips and 47 PM peak hour trips. The analysis concludes that the traffic from the project will not significantly impact the Levels of Service for the roadway links or intersections, and no additional off-site roadway improvements are necessary. Each home will be provided with natural gas backup generators during power outage situations and all homes will incorporate additional hurricane protection measures including designing homes above the current wind load requirements. Here is a streetscape view of the development. Based on the development schedule, they anticipate the rate of construction is 20 homes per year with an estimated completion date in the summer of 2010. All affected Departments have reviewed the submittals and have approved the proposed Site Plan based on it meeting the requirements of the Code. At their meeting on December 11, 2007, the Planning Board voted unanimously to recommend approval of the applications with the conditions that the applicant endeavors to make adjustments to the curves on the entrance road and that the preliminary plat is corrected to show 14-foot lanes at the entrance road. The preliminary plat has been corrected and the applicant discussed the adjustments to the entrance road curves with the City Traffic Engineer, but it was mutually agreed upon by both the City Traffic Engineer and by the applicant that such adjustments would not produce the desired effect on traffic through the curves. A total of 105 notifications of the rezoning application were mailed to property owners located within 500 feet of the establishment. As of today 16 responses have been received - 3 of which approve the rezoning and 13 of which oppose the rezoning. Based on the Preliminary Plat and Preliminary Development Plan meeting the requirements of the City Code and based on the Rezoning satisfying City Code standards, Staff recommends approvals of the Preliminary Subdivision Plat, Preliminary Development Plan, and Rezoning.

Commissioner Alexander said he thinks this would be a beautiful fit for the City of Fort Pierce, but his main concern would be the opposing of this.

Mr. Buchwald said the majority of the opposition comes from the subdivision located to the east. The vast majority of the opposition is from those homes to the east which is in unincorporated St. Lucie County.

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Commissioner Alexander asked they are talking about 40 homes which are going to be self-contained, self-sufficient, and the whole nine yards, right?

Mr. Buchwald said yes. And there will be buffering along that.

Commissioner Becht asked does Staff know who owns the property between there and what is Five-Mile Creek?

Mr. Buchwald said it is owned by a private party. He doesn't know off the top of his head who owns it.

Commissioner Becht asked but not the applicant?

Mr. Buchwald said no, it is a different property owner.

Commissioner Alexander asked do they know how much property that is?

Mr. Buchwald asked in terms of the size? Not off the top of his head.

Commissioner Alexander said so pretty much nothing can be placed on that property. He doesn't see any entrance or exit to that property.

Mr. Buchwald said that is correct. All of it is in a flood plain, it is wetlands. It doesn't seem like it could be developed.

Mayor Benton said it floods really bad along there. They could build something on real tall stilts in there. It is going to get real wet.

Commissioner Alexander asked all of that is going to be greenery there, right? How would they get to it?

Mr. Buchwald said the development includes preservation of that south end where they see the heavy foliage, it will be in conservation.

Commissioner Becht said as a followup to that, his concern is that he knows the County is trying to assemble a greenway and they are trying to do that on Five-Mile Creek. If the property is too low or too flooded on the south... The property that is not the applicant's property that actually fronts on Five-Mile Creek, if that is too low to be usable, it might be advantageous if they got appropriate easements or consents from this applicant, as they

assemble the greenway trails, that they could come onto their property at a higher point so they have usable property, albeit it is not on the actual Five-Mile Creek.

Commissioner Alexander asked the entrance that looks like a maze there, do they have a sufficient area for fire trucks and emergency vehicles and so forth there?

Mr. Buchwald said yes. The Fire District has approved of the plan. They have already analyzed it in accordance with what they require.

Mayor Benton declared a Public Hearing in session and asked if anyone in the audience wished to be heard.

**Mr. Steve Ball**, Land Planning Systems, Inc., said this is a 40-unit residential subdivision which he thinks is both unique in design and architecture. Regarding the design, there is a significant amount of open space including the flowing waterway idea behind the units which will operate through a pump system, so they will actually have running water throughout the project and use that as an amenity. There are other recreational amenities. There are backup generators. It will be designed to withstand major hurricanes. So there is a very unique sort of market here that they are trying to design for the safety factor of these residential units. There is also the wetland protection as they mentioned. A pretty low density rate. There are some drawings in their packet regarding the architecture and the unique design of stone and glass. He thinks it is very attractive. Finally, they think this will have a very positive economic impact on the City. The units will be sold for above \$500,000, probably starting somewhere around \$600,000 and up from there. They are very pleased about adding that tax base to the City. Their consulting team is here, their engineers and traffic planners, and they will be glad to answer any questions the Commissioners may have.

Mayor Benton said when he looks at this, the architecture is definitely different, he is seeing flat roofs. Is this something where they can put in... He knows there are some solar panels out there today which they can put on a home like that and on a good day they use very little electricity, on a cloudy day they will be pulling some. He knows it is something that has been talked about when they are talking about the price of the home. That would be something, if they are not talking about it, to look into.

Mr. Boyle said he would be glad to look into it. They haven't really had that discussion with the owners. But he thinks it may

be something that could be another amenity and worthwhile to look at.

Mayor Benton said it appears to be getting affordable and there might be some State grants to help do it. It seems like they want to grant everything else for green. That might be a way to really entice people into it.

Commissioner Sessions asked as far as the fiscal impact of the project itself, in light of the potential tax base of this particular project, is there any particular reason why Mr. Buchwald's memo outlines fiscal impact being none?

Mr. Buchwald said he sees that on the cover sheet. That is an oversight. Typically on those Staff does indicate about how the increased improvements will increase the tax base and will provide the potential for additional tax revenue. There is no negative impact as they see it in terms of the fiscal impact. That is an oversight to not include that standard language as they have done in the past. He appreciates him bringing that to their attention.

Commissioner Sessions said hats off to the developer, especially in times like these when they are in such an economic state of depression, for a developer to come forward with a top notch project like this. He wishes the previous applicant had stayed to hear this presentation so they could get an idea as to what their Staff smiles on and what this Commission smiles on in terms of potential projects. But at any rate, he commends them.

**Mr. Terry McQuillen**, 200 West Glen Drive, said he lives to the west of the project. He has been down here for about seven years. It is a flood zone. The impact of this to his property, he is concerned about traffic and noise. He bought the house for privacy and quiet. He worked seven years on it. He has been through a few floods. He is concerned about the flooding and just the number of people who will be in his area.

Mayor Benton said he understands his concern and feels for him because he grew up out in that area. But with West Glen next door and what was proposed out on the corner there and several developments now that have fallen by the wayside, which to him is a blessing. At least this is a single-family more or less and not so many townhomes.

Mr. McQuillen said he understands that. He would like to meet with the representative and see what exact impact it would have on his

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property. He is not totally against it, but he doesn't know enough.

Mayor Benton said those other projects, he didn't vote for a lot of them. But this one just appears to be a little bit nicer than what they have seen.

Mr. McQuillen asked has anybody thought about looking at the flooding aspect of it?

Mayor Benton said that is something that South Florida Water Management District will have a lot of say in. They are the ones who work with the engineering staff to determine...

Mr. McQuillen asked does he have access to talk to Staff about this?

Mayor Benton said yes.

Mr. Buchwald said it has been taken into account with the design. For those homes in the southern part, they propose to erect a retaining wall along the south and the upland area to protect against the flood elevations for those southern properties.

Mr. McQuillen asked they are going to build a wall between the wetlands and the property, is that what he is telling him?

Mr. Buchwald said on the upland side where it is lower, where there is the greatest potential for impact of flood, yes.

Mr. McQuillen said they don't own all the way to the creek.

Mr. Buchwald said no, they do not. But they own that large conservation area they see as the buffer between where the homes will be and that part that they do not own.

Mr. McQuillen asked will they have access to the creek?

Mayor Benton said these questions Staff can answer later, what was presented tonight. They are quite a ways from the water there anyway where their buffer is.

Mr. McQuillen asked he could just make an appointment to come in and see Staff?

Mayor Benton said yes. Any concerns, please feel free to call them.

Regular Meeting

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Seeing no one further and hearing no one wishing to be heard, Mayor Benton declared the Public Hearing closed.

Motion was made by Commissioner Becht, seconded by Commissioner Coke, (a) Approve the Preliminary Development Plan for Orange Gardens at 4945 Edwards Road; (b) Ordinance No. L-08 be passed on first reading; and (c) Approve the Preliminary Plat for Orange Gardens Subdivision.

Commissioner Alexander asked do they have adequate buffers between the east and the west?

Mr. Buchwald said yes, they do. They can pull up that Site Plan again and show the extent of the buffer. It includes the artificial creek that is being created. The buffers not only includes the yards, but the open space areas around it. Those will be heavily vegetated and landscaped. So there is what they consider to be adequate buffers.

Commissioner Alexander asked are those nature trails he is looking at there or sidewalks?

Mr. Buchwald said nature trails.

Those voting in favor of the motion, and passage of Ordinance No. L-08 on first reading, were: Commissioners Alexander, Becht, Coke, Sessions, and Benton. Those opposed: None.

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