

ORDINANCE NO. 22-018

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING** THE PROPERTY GENERALLY LOCATED AT OR NEAR **511 SOUTH OCEAN DRIVE**, FROM HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL ZONE (R4-A) TO PLANNED DEVELOPMENT (PD); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is generally located at or near 511 South Ocean Drive within the City of Fort Pierce, Florida, representing approximately 1.616 acres of land; and

WHEREAS, Culpepper & Terpening, Inc., has applied for rezoning of the subject property generally located at or near 511 South Ocean Drive from Hutchinson Island Medium Density Zone, R-4A to Planned Development, PD; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs and will meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 13, 2022, meeting, voted to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described property is hereby rezoned as follows:

Parcel ID: 2401-502-0026-000-6

From and after the effective date hereof, the following property legally described as:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 4, Revised Plat of Palm Haven Subdivision, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 44, of the Public Records of St. Lucie County, Florida.

Containing 1.616 acres, more or less

Said property being generally located at or near 511 South Ocean Drive in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from Hutchinson Island Medium Density Residential Zone, R-4A to Planned Development, PD, as depicted on Exhibit "A" and Exhibit "B," attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. The Site Plan is depicted on Exhibit "C" is hereby approved with this Ordinance.

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

Tanya M. Earley
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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. 22-018 was duly advertised by title only in the St. Lucie News Tribune on Sunday, July 3rd, 2022; 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 July 18th, 2022; and was duly introduced, read by title only, and passed on second and final reading August 1st, 2022, 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 2nd day of August 2022.

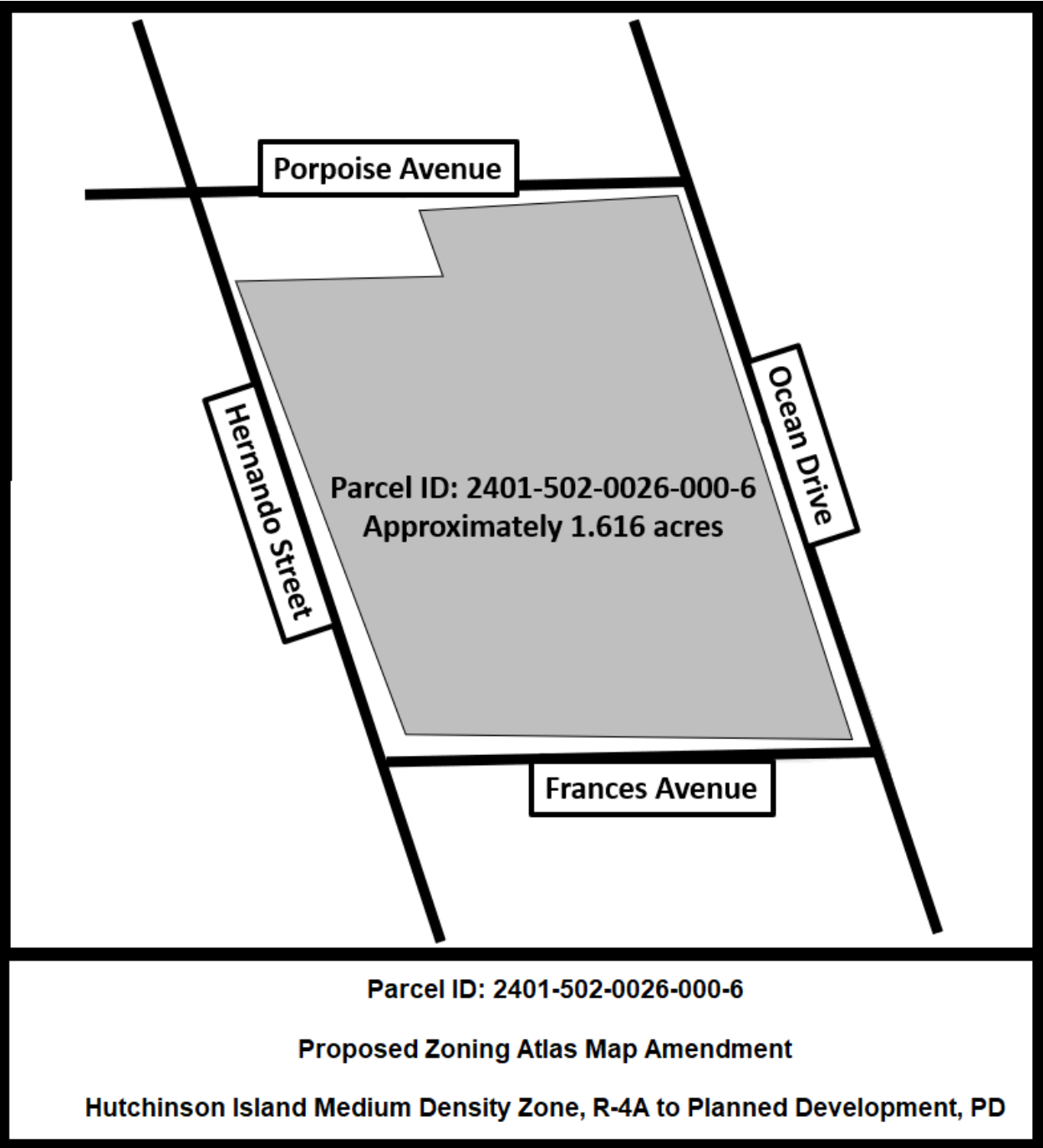
Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
Hutchinson Island Medium Density Zone, R-4A to Planned Development, PD



From and after the effective date hereof, the following properties legally described as:

Parcel ID: 2401-502-0026-000-6

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 4, Revised Plat of Palm Haven Subdivision, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 44, of the Public Records of St. Lucie County, Florida.

Containing 1.616 acres, more or less.

PD/ with underlying R-4 Zoning District		REQUIRED BY CODE	PROVIDED	DEVIATION
CODE SECTION 125-212 PD REGULATIONS				
Comprehensive Plan Consistency	Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted	See PD Planning Document / Application		
Perimeter Setbacks	Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district, (R-4A) except where city commission finds that alternate perimeter setbacks would be appropriate.	The Coral Sands community has been designed as an 'urban infill subdivision' consistent with other residential development uses in the South Beach Area. The community has been designed with the use of an internal, paver brick surfaced, alleyway that provides for driveway and unit access that does not directly impact the adjacent perimeter streets. Yard and perimeter setbacks are consistent with the R4A zoning district for single family and two-family attached homes. Any specific variation between the base R4A lot setback standards and those prosed as part of the Coral Cove PUD will be addressed below.	None	
Density	Residential density in the South Beach Overlay District, in which the proposed coral sands development is located, shall not exceed eight (8) units per acre.	7.4 units/acre	- .6 du/ac	
Open Space	Minimum of 20% of gross site area	Each homestate will provide a minimum of 700 square feet of active (private) recreation area, and a minimum of 1,100 sq feet landscape open space area (individual lot area). Common open space areas are found in the sites dry retention areas. Total open space area (common and private) within the community is approximately 30,000 square feet (43% of project site)	Overall 'Common Open Space' as defined by Code, equals 44% of the required code minimum. The remaining 56% is provided through a combination of individual homestate areas reserved for open space and active recreation areas, which total approximately 20,500 sq feet of project site area.	
Lot Size (area):		-900		
Single Family dwelling		4,100 SF (min.) (This is smallest lot area. Many lots are larger.)	- 900 sf	
2 family attached		3,200 SF (min.)	- 1,800 sf	
Lot Width:				

PD/ with underlying R-4 Zoning District	REQUIRED BY CODE	PROVIDED	DEVIATION
Single Family dwelling	60 feet	40 ft (min)	Maximum deviation is 20 feet. Individual variations will depend on specific lot location.
2 family attached	60 ft (per structure (30 ft per unit))	32 ft (min)	+2 over minimum
Lot Depth:			
Single Family dwelling	70 ft	100 ft (min.)	n/a
2 family attached	90 ft	100 ft (min.)	n/a
Lot Coverage			
Single Family dwelling	50% lot	21% to 34% (varies by individual lot type)	(varies by individual lot type)
2 family attached	50% lot	43% to 48% (varies by individual lot type)	(varies by individual lot type)
Yards (Minimum):			
Single Family dwelling			
Front Yard	25 ft	25 ft	n/a
Side Yard	6 ft	6 ft (min)	n/a
Side Yard Cnr	15 ft	15 ft (min)	n/a
Rear Yard (Accessory)	15ft/5ft (Sec 125.1942)(G))	3 ft (pool decks)/ 5 ft (pools)	n/a
Unit Separation (Sec 125.1942)(H))	n/a	n/a	n/a
Street Frontage (Minimum)	60 ft	Varies (min 40 ft)	Maximum deviation is 20 feet. Individual variations will depend on specific lot location.
2 Family Attached			
Front yard	25 ft	25 ft	n/a
Side yard	6 ft	6 ft	n/a
Side yard cnr	15 ft	15 ft (min)	n/a
Rear yard (main Bldg)	15 ft	15 ft (min)	n/a
Rear yard (accessory)	15ft/5ft (Sec 125.1942)(G))	3 ft (pool decks)/ 5 ft (pools)	n/a
Street Frontage (Minimum)	60 ft (per structure (30 ft per unit))	32 ft (min)	n/a
Building Height:	45 feet	35 feet	n/a
Parking:			
Single Family dwelling	1.5 /unit in side by side driveway	2 / unit (garage and driveway) (4 total spaces option)	n/a
2 family attached	2 /unit in side by side driveway	2 / unit (garage and driveway) (4 total spaces option)	n/a
Driveway:			
Single Family dwelling			

PD/ with underlying R-4 Zoning District	REQUIRED BY CODE	PROVIDED	DEVIATION
width	12 ft minimum	18	+6 ft
corner setback	50 ft	varies by location	varies by location - see site plan
driveway separation	50 ft	varies - 2ft Minimum	48 ft
2 family attached	n/a		
width	12 ft minimum	18	+6 ft
corner setback	50 ft	varies by location	varies by location - see site plan
driveway separation	50 ft	varies - 2ft Minimum	48 ft
Landscape:			
Single Family dwelling	Trees – Min of 4 Trees Required Per Lot	One Shade Tree or Equivalent Per Tract/Lot	-3 Trees
	Sodding Required on all Areas	Sodding Provide on all non-planted areas	None
	Irrigation Required	Irrigation (Central System Control) Provided	None
2 family attached	Foundation Plantings along all Sides of Structure	Foundation Planting on Front and Side Yard Areas	Rear Yard Foundation Plantings Not Required
	Trees – Min of 4 Trees Required Per Lot	One Shade Tree or Equivalent Per Tract/Lot	-3 Trees
	Sodding Required on all Areas	Sodding Provide on all non-planted areas	None
	Irrigation Required	Irrigation (Central System Control) Provided	None