



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: Application for Site Plan and Conditional Use
Koehl Residence
1613 Thumb Point Drive

DATE: July 24th, 2014

STAFF REPORT

Owner/Applicant: Dennis & Jacklyn Koehl
PO Box 93
Matagorda TX 77457

Representative: Larry Kosoy
Kosoy Enterprises
1606 Thumb Point Dr
Fort Pierce FL 34949

Requested Action: Approval of a Site Plan and Conditional Use

Location: 1613 Thumb Point Drive

Parcel ID: 2401-605-0024-000-8

Zoning: R-1, Single Family Low Density

Future Land Use: RL, Low Density Residential

Surrounding Zoning:

North	East	South	West
R-1	R-2	R-1	A-2

Parcel Size: 0.47 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-16 and 22-76 of the City Code, the applicant is requesting the review and approval of a Site Plan and Conditional Use to construct a new two story single family home on a .47 acre parcel located at 1613 Thumb Point Drive. As provided in Sections 22-16 and 22-24 of the City Code, the applicant is seeking Conditional Use approval to exceed the maximum permitted height of 28 feet above FEMA base flood elevation (BFE) to construct a home to 31 feet above BFE. The South Beach Overlay allows the extension of the maximum height up to 35' in the R-1, R-2 and R-3 zoning districts, subject to conditional use approval.

This new residence replaces a hurricane damaged home, demolished after the hurricanes. The home will be a concrete block structure with a smooth stucco finish. Stylistically, the design of the home is influenced by Mediterranean architecture; however the eclectic selection of roofing materials and fenestration encompasses a contemporary style representative of newer waterfront homes. The structure will feature a multi-pitch roof with variable heights. The peak roof height is 31 feet, with the architectural chimney projecting beyond. Additional design features include balconies, detailed cornices and eaves, as well as defined turrets. The rear elevation features broad expanses of windows and doors to maximize views of the Indian River. The structure features an open air patio, Florida Kitchen, and pool.

Access to the property will be from Thumb Point Drive via a circular, brick paver driveway. Site landscaping, per the attached drawing, will reflect broad use of palm trees and ground cover to further enhance the waterfront site. The remainder of the yard is to be entirely covered by with sod.

The proposed structure presents an overall building coverage of 5,325 sq. ft., representing coverage of 29.42% of the lot area (lot size, excluding aquatic areas) or 22.47% of the platted lot size. The applicant secured the unanimous approval of a Variance from the Board of Adjustment, at their June 24th, 2014 meeting, to deviate from Section 22-24(b)(3) of the City Code to construct the home which exceeds the permitted lot coverage mandated in the R-1, Single-family Low Density Residential Zone by approximately four and one-half (4.5) percent (%), an increase from the allowable twenty-five (25) percent (%).

All affected Departments have reviewed the submittals and have approved the proposed Site Plan and Conditional Use based on compliance with the requirements of the City Code.

Planning Board Recommendation:

At their July 8th, 2014 meeting, the Planning Board voted unanimously to recommend approval of the Site Plan and Conditional Use.

Property Owner Response Summary:

A total of 26 notifications of the proposed Site Plan and Conditional Use were mailed to the owners of the properties located within 500 feet of the subject property. As of July 24th, 2014, 1 response has been received; 0 approving of the application and 1 disapproving of the application.

Staff Comments:

The proposed Site Plan and Conditional Use meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan, therefore Staff recommends approval of the request.