



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Seaway Drive (Eight Parcels): Comprehensive Plan Map Amendment

DATE: November 19, 2014

STAFF REPORT

Owner: Belmont Avenue Property, LLC
2277 N Circle Drive, Palatine. IL 60067

Privateer Property
2126 Cavalla Rd, Vero Beach FL 32963

Leon Pults; Gale Pults
252 Orange Tree Dr., Atlantis FL 33462

Joseph Godfrey; Linda M Godfrey
1604 Seaway Drive, Fort Pierce FL 34949

Craig Francisco; Melanie M Francisco
PO Box 3715, Fort Pierce FL 34948

Terry L Wolters; Pamela R Wolters
1610 Seaway Dr., Fort Pierce FL 34949

Applicant/Representative: William P. Stoddard, Ph. D., P.E.
Schulke, Bittle & Stoddard, LLC
1717 Indian River Blvd., Suite 201, Vero Beach, FL 32960

Requested Action: Approval of a Comprehensive Plan Map Amendment from GC,
General Commercial, to HIR, Hutchinson Island Residential

Location: Seaway Drive (Vacant);
Seaway Drive (Vacant);
1502 Seaway Drive (Vacant);
1508 Seaway Drive;
1600 Seaway Drive;
1604 Seaway Drive;

1608 Seaway Drive;
1610 Seaway Drive

Parcel IDs: 2401-501-0279-010-4;
2401-501-0279-000-1;
2401-501-0277-000-7;
2401-501-0276-000-0;
2401-501-0275-000-3;
2401-501-0274-000-6;
2401-501-0273-010-2;
2401-501-0278-000-4

Current Future Land Use: CG, General Commercial

Proposed Future Land Use: HIR, Hutchinson Island Residential

Current Zoning: C-5, Tourist Commercial

Surrounding Future Land Use:	North	East	South	West
	n/a	GC	RL	GC

Parcel(s) Size: 2.59 acres

Staff Analysis:

The applicant is requesting the approval of a Comprehensive Plan Map Amendment from GC, General Commercial to HIR, Hutchinson Island Residential to compliment the proposal to amend the zoning from C-5, Tourist Commercial to R-4A, Hutchinson Island Medium Density Residential.

The aforementioned properties are located along Seaway Drive and contain five single-family homes that were built between the years of 1945- 1955. Three of these properties are vacant. The current Future Land Use designation does not support the use of detached single-family homes, and considers it a non-conforming use for the designation per the Comprehensive Plan definition which states the following: *“The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0.”*

The Hutchinson Island Residential (HIR) designation supports the use of a detached single-family home as well as mulit-family developments per the its definition which states the following: *“The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre.”*

There will be no additional impact on facilities such as water, solid waste, transportation, etc. Future single-family homes are being proposed for two vacant properties at an undetermined date. A review of the impacts on level of service will be required once official building permits have been submitted.

TRC Comments:

This Comprehensive Plan Map Amendment was distributed to the respective entities of the Technical Review Committee. All affected departments have reviewed the application and had no comment.

Planning Board Recommendation:

At the November 12th, 2014 meeting, the Planning Board gave a recommendation for **approval**.

Staff Comments:

Before an amendment may be approved, the following standards must be satisfied per 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.

The Comprehensive Plan Map Amendment is to give the correct Future Land Use classification to the existing uses. The change in its Future Land Use classification does not, at this time, create any additional impact on water, wastewater, solid waste, etc.

As the proposed amendment meets the above standards, staff recommends that the City Commission **approve** the application for the Comprehensive Plan Map amendment.