

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

October 24, 2014

Rebecca Grohall
 City of Fort Pierce
 Planning Department
 100 N. US 1
 Fort Pierce, FL 34954

Re: Future Land Use Map Amendment and Map Amendment to the Zoning Atlas Map
 ____, 1502, 1508, ____, 1600, 1604, 1608, and 1610 Seaway Drive, Ft. Pierce, FL
Statement of Need

Dear Ms. Grohall:

Enclosed please find applications for Future Land Use Map Amendment and for Map Amendment to the zoning atlas map. There are eight (8) contiguous properties participating in these applications which include the following:

Table 1: Property Information

Address	Parcel ID	Current Use	Year Constructed	Lot Area* (sf)	Lot Width* (ft)	Lot Depth* (ft)
Seaway Dr	2401-501-0279-010-4	Vacant		20,473	90	265
1502 Seaway Dr	2401-501-0279-000-1	Vacant		20,473	90	195
1508 Seaway Dr	2401-501-0277-000-7	Residential – Detached house	1952	17,860	106	150
Seaway Dr	2401-501-0278-000-4	Residential – Detached house	1952	1,307	10	150
1600 Seaway Dr	2401-501-0276-000-0	Residential – Detached house	1955	8,712	58	145
1604 Seaway Dr	2401-501-0275-000-3	Residential – Detached house	1952	8,712	58	143
1608 Seaway Dr	2401-501-0274-000-6	Residential – Detached house	1945	20,473	145	135
1610 Seaway Dr	2401-501-0273-010-2	Residential – Detached house	1952	14,810	87	135

Total Lot Area: 112,820 sf (2.59 acres)

*Land information based upon data from St. Lucie County Office of the Property Appraiser.

The current future land use and current zoning district for these properties is General Commercial (GC) and Tourist Commercial Zone (C-5), respectively. Six (6) of the eight (8) properties are currently being utilized as residential detached homes. The existing homes are well maintained and none of the property owners have expressed any interest in redeveloping as a commercial use. The property owner of the two (2) vacant parcels would like to develop

the property to include two (2) detached single family homes. Section 22-22(e) of the Code of Ordinances requires a single family home within the C-5 Zoning District to be permitted as a conditional use. The existing single family homes were permitted and constructed prior to the existence of the current Future Land Use Map and Zoning Atlas Map.

According to Section 22-78 – Existing Conditional Uses, these homes would be considered a conforming use. However, Section 22-101(2)b, which was adopted in May 2012, was intended to address these existing single family homes within the C-5 zoning district. In this case, Section 22-101(2)b, considers the current use to be nonconforming. Regardless of whether the use is either conforming or nonconforming, the Code of Ordinances clearly states the City of Fort Pierce is not seeking to prohibit the current residential use of the property. However, both sections 22-78 and 22-101 would require a conditional use approval for any increase in building area, repairs if the damage exceeds 50% of the replacement value, or the existing single family home is demolished and reconstructed.

The potential risk all of these existing single family homeowners face is the Future Land Use objective for General Commercial (GC) which requires “residential uses may comprise up to 20% of the total floor area of the general commercial future land use designation.” The Comprehensive Land Use Plan does not clearly define whether this policy applies to all GC land use property within the City, within a neighborhood, or on a site by site basis. Interpretation regarding how the residential component of the GC future land use should be implemented would be at the discretion of planning staff, Planning and Zoning Board, and the City Commissioners. Because of this current GC future land use requirement, the property owners face a significant risk that they could not repair or rebuild their home if they incurred storm damage greater than 50% of the current value of the home. In addition, there is a significant likelihood that any proposed enlargement or reconstruction of the property as a single family home would not be granted.

As a result of the issues the current GC future land use and conditional use approval required in the C-5 zoning district for single family homes, the property owners are requesting a future land use map amendment to change the designation to Hutchinson Island Residential (HIR). Simultaneously, an application is being submitted to amend the zoning designation to Hutchinson Island Medium Density Residential Zone (R-4A). This proposed future land use and zoning are compatible and would provide for transitional zoning between the C-5 zoning districts located east and west of the subject parcels and the R-3 zoning district located south. In addition, nearly all of the properties located immediately south of Seaway Drive are either R-4A or R-3 zoning district. Section 22-22(e) would still allow for possibility of limited neighborhood commercial sales and services within the R-4A zoning district.

Beyond the code related issues described above, some of the homeowners have experienced difficulty selling and acquiring loans on their property because the lending agencies view the existing non-conforming use as a risk. This has in turn depressed the property values and reduced property tax revenue to the City. In addition a number of vacant C-5 zoned properties with direct inlet frontage have been on the market for years with little or no interest for commercial type development. Five of the seven properties included in these applications have been used as detached single family homes for over 60 years and the prospect of these properties being redeveloped into a commercial type use is very remote. Amending the future land use designation and zoning atlas would eliminate the nonconformity and spur improvements and construction of high end single family homes.

As required in the applications for the Future Land Use Map Amendment and for Map Amendment to the zoning atlas map a comparison is required between the current and proposed future land use and zoning to determine the impacts to traffic, environmental, and drainage. In order to make this comparison the current and proposed future land use and zoning requirements were evaluated for each to determine conceptually the most intense development of the property.

Table 2: Current and Proposed Future land Use and Zoning Development Standards

	CURRENT Future Land Use GC Zoning C-5	PROPOSED Future Land Use HIR Zoning R-4A
Non-Residential Floor Area Ratio (FAR)	1.0	-
Residential Density	15 du/acre	8 du/acre Sec 22.27.1(b)(5) +1 du/acre
Building Lot Coverage	60%	45% (Multifamily)
Building Height	45 ft	45 ft

CURRENT

Non-residential Floor Area = 112,820 sf x 1.0 = **112,820 sf**

Residential Maximum 20% = 20% x 112,820 sf = 22,564 sf

Assume 3,000 sf/units

Residential Units = 22,564 sf / 3,000 sf/du = **7 units**

PROPOSED

Non-residential Floor Area = Limited Neighborhood Commercial Sales and Services

Assume 3 offices x 3,000 sf/office = **9,000 sf**

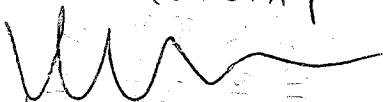
Residential Maximum 8 du/acres + 1 additional du/acre x 2.59 acres = **23 units**

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Date:

(0127)14



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