

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
____, 1502, 1508, _____, 1600, 1604, 1608, and 1610 Seaway Drive, Ft. Pierce, FL
Drainage Analysis

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the following parcels in preparation of this Drainage Analysis as part of the application for Future Land Use Map Amendment.

Table 1: Property Information

Address	Parcel ID	Current Use
Seaway Dr	2401-501-0279-010-4	Vacant
1502 Seaway Dr	2401-501-0279-000-1	Vacant
1508 Seaway Dr	2401-501-0277-000-7	Residential – Detached house
Seaway Dr	2401-501-0278-000-4	Residential – Detached house
1600 Seaway Dr	2401-501-0276-000-0	Residential – Detached house
1604 Seaway Dr	2401-501-0275-000-3	Residential – Detached house
1608 Seaway Dr	2401-501-0274-000-6	Residential – Detached house
1610 Seaway Dr	2401-501-0273-010-2	Residential – Detached house

The Future Land Use Map Amendment proposes changing the current designation from General Commercial (GC) to Hutchinson Island Residential (HIR). In addition, an application is simultaneously being submitted to change the current zoning designation from Tourist Commercial Zone (C-5) to Hutchinson Island Medium Density Residential Zone (R-4A).

Current Future Land Use: General Commercial (GC):

General Commercial (GC): 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. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Current Zoning District: Sec. 22-33. - Tourist Commercial Zone (C-5).

- (a) Purpose. This district is intended to serve as a primary center of commercial and institutional activity and as a readily identifiable focal point of the community and surrounding area. It is intended to be an intensively used area catering primarily to the pedestrian. The district is not suitable for low intensity uses requiring a large tract of land, most types of repair services, warehouses and other uses which would detract from the character of the area.
- (b) (3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

Proposed Future Land Use: Hutchinson Island Residential (HIR):

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. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous "Medium Density Residential Hutchinson Island (RMHI)" has been renamed.

Proposed Zoning District: Sec. 22-27.1. - Hutchinson Island Medium Density Residential Zone (R-4A).

- (a) Purpose. It is the purpose of this section to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.
- (b) (3) Lot coverage.
 - a. Buildings in multifamily housing developments shall not cover more than forty-five (45) per cent of the lot area.
 - b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.

c. Buildings in other developments shall not cover more than forty (40) per cent of the lot area.

A stormwater management system is required to be designed in accordance with Sections 17-27 and 17-28 of the City of Fort Pierce Code of Ordinances and is required for all site plan application submittals. The allowable building lot coverage under the proposed zoning district R-4A is less than the allowable lot building coverage under the current C-5 zoning district. Assuming the ratio of total impervious area to building lot coverage is the same between the current and proposed zoning, then it is reasonable to conclude that the proposed change will result in equal or less stormwater runoff. It is not anticipated that the proposed change in Future Land Use and Zoning District will have an adverse impact on the City of Fort Pierce public stormwater system.

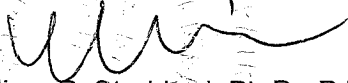
In addition, it should be considered that Belmont Avenue Property, LLC granted a 15' drainage easement to the City of Fort Pierce from Seaway Drive to the mean high water line in April 2012 with no financial compensation. This benefited the City in providing an easement for a drainage outfall pipe which did not previously exist.

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

Sincerely,

Date:

10/27/14



William P. Stoddard, Ph.D., P.E.
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