



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: Preliminary Plat - 1502 Seaway Drive

DATE: June 29th, 2015

STAFF REPORT

Owner: Foglia Contracting Corp.
1555 Indian River Blvd., Suite B141, Vero Beach, FL 32960

Applicant/Representative: Jodah Bittle
Schulke, Bittle & Stoddard, LLC
1717 Indian River Blvd., Suite 201, Vero Beach, FL 32960

Requested Action: Approval of the Preliminary Plat application

Location: 1502 Seaway Drive

Parcel IDs: 2401-501-0279-000-1; 2401-501-0279-010-4

Current Zoning: R-4A, Hutchinson Island Medium Density

Proposed Zoning: PD, Planned Development

Current Future Land Use: HIR, Hutchinson Island Residential

Surrounding Zoning:

North	East	South	West
n/a	R-4A	R-3	C-5

Parcel(s) Size: .828 acres

Staff Analysis:

The applicant is requesting approval of the Preliminary Plat application at the site of the Inlet Palms Planned Development located at 1502 Seaway Drive. This project is on approximately .82 acres of land and proposing seven (7) townhome units as well as private dock slips for its residents. The plat displays how lots shall be divided and their individual sizes, ranging from 2,900 to 4,455 square feet. The plat also identifies Tract 'A' as the access area into the development and Tract 'B' as the common area amongst the residents. A 15 ft. drainage easement is dedicated along the southwest portion of the property within Tract 'B'. Staff has reviewed the Preliminary Plat according to code Section 18-10 Plat Specifications and has determined these code requirements are met.

TRC Comments:

TRC comments as well as the applicant's response are attached to this staff report. The applicant has replied to the comments and the updated plans have been transmitted to the departments for further review.

Planning Board Recommendation:

At their June 9th, 2015 meeting, the Planning Board voted unanimously to recommend approval for the application.

Staff Recommendation:

As the proposed amendments meet the above standards, Staff recommends that the City Commission **approve** the Preliminary Plat with the condition that Lot 7 displays its size at the time of Final Plat.