

April 30, 2015

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

Re: Project Narrative
Inlet Palms PD
Parcel ID: 2401-501-0279-000-1 and 2401-501-0279-010-4

Dear Ms. Grohall:

The current property is Zoned Hutchinson Island Medium Density Residential Zone (R-4A). This zoning is primarily for a residential use. This may be a single family dwelling, duplex, triplex, quadplex or townhome. The proposed project would be considered as a townhome project. We would gladly have used the existing zoning and the existing zoning requirements. Unfortunately, the Zoning code is written in such a way that will not allow this site to be built as a townhome design. The following is a list of items that cannot be met by this project for the existing zoning requirements:

1. Sec 22-27.1 (b)(1)f. and Sec 22-3 Townhome Development Definition.
Required: The minimum lot width for townhome developments shall be two hundred (200) feet.
Proposed: The current lot width is 180.1' along the south property line and 171.16' along the north property line. This is substantially lower than the 200 foot minimum lot width.
2. Sec 22-27.1 (b)(1)f.
Required: Townhome Developments shall be subdivided into a minimum lot width of sixteen (16) feet and a maximum lot width of twenty-four (24) feet.
Proposed: Unit/Lot 2 and 5 are a minimum of 24.7' wide. Unit/Lot 7 is 28.0' wide. All three of these Unit/Lots do not meet the code requirement of a maximum of 24.0'.
3. Sec 22-27.1 (b)(1)i.
Required: The minimum lot depth for townhome development shall be ninety (90) feet.
Proposed: Unit/Lot 7 is proposed with a depth of 67.9'. This does not meet the code requirement of 90.0'.
4. Sec 22-27.1 (b)(2)h.
Required: The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass.
Proposed: The distance between Unit 3 and Unit 4 is 7.3'. This does not meet the 20.0' required setback.

5. Sec 22-3 Definition of Dwelling, townhome.

Required: A single dwelling unit attached by at least one but no more than two-party wall(s) along more than fifty (50) per cent of the maximum depth of the unit to one or more other dwelling unit on a continuous foundation, with said party wall(s) being centered on the common property line(s) between adjacent lots.

Proposed: Unit/Lot 7 does not have a common wall with any other unit. This Unit/Lot does not meet this requirement.

These five requirements cannot be met by the developer for the project that is being submitted for site plan approval. We have no choice but to submit for the rezoning to Planned Development (PD).

The Development will be classified as Anglo Caribbean Transitional. This meets the intent of the development Objectives of the City and the City's Comprehensive Plan.

The property will be divided into seven (7) lots to serve seven (7) multi-family units. Each unit will be owned fee simple. All areas outside each individual lot will be maintained by the Homeowners Association.

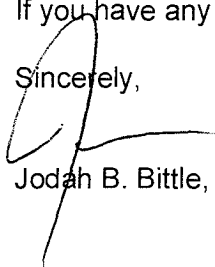
The parcel size is 0.828 acres. The building lot coverage is 0.228 acres or 27.6%. The density proposed is 8.45 units/acre. The total amount of open space is 0.238 acres or 28.7%. We have no non-residential acreage.

The development will be built in one single phase. We are not proposing any phasing at this time.

The list of exceptions are depicted at the beginning of the report and listed on the site plan.

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

Sincerely,



Jodah B. Bittle, P.E.