



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: Site Plan & Design Review – Mariner Cove – 3200 Edwards Road
DATE: September 9th, 2015

STAFF REPORT

Owner: Mariner Cove Builders, LLC
1400 East Oakland Blvd., Suite 103, Fort Lauderdale, FL 33334

Applicant/Representative: Stanley Markofsky, Manager
1400 East Oakland Blvd., Suite 103, Fort Lauderdale, FL 33334

Requested Action: Approval of a Site Plan and Design Review application proposing 216 unit rental apartment development

Location: 3200 Edwards Road

Parcel IDs: 2430-231-0001-000-4; 2430-234-0001-000-3

Current Zoning: R-4, Medium Density Residential

Current Future Land Use: RM, Medium Residential

Surrounding Zoning:

North	East	South	West
R-4	R-1	R-3	R-2/RS-3 (County)

Parcel(s) Size: 39.1 acres

Staff Analysis:

The applicant, Mariner Cove Builders, LLC, is proposing a gated, 216 unit apartment complex located at the corner of Edwards Road and Jenkins Road. The location is made up of two parcels, both zoned R-4, Medium Density Residential with an RM, Medium Density Residential future land use. This zoning district allows a maximum of ten (10) units per acre. The applicant is proposing a density of 5.5 units per acre.

The project contains thirty (30) residential buildings on 39.1 acres of land. The development will have a clubhouse and pool amenities. Residential buildings, not exceeding 32' in height, will have a rental apartment function with a townhome architectural aesthetic. Residences will have an option to choose two bedroom or three bedroom units, with each unit having its own private fenced yard. Three residential buildings will have attached garages while most units will utilize off-street parking and/or six (6) detached parking garages located throughout the site that provide six (6) spaces each. Pedestrian pathways will be provided to navigate the complex's grounds entailing approximately 33% of open space. More than ten (10) acres of the site is considered conservation area. A portion of this conservation area is dedicated to South Florida Water Management District. The County is currently coordinating with the applicants to amend the dedication language to include public access to assist with their green-ways and blue-ways initiative along Ten Mile Creek.

Three storm water tracts are placed throughout the property to ensure proper drainage control. Access points to the site are located on Edwards Road and Jenkins Road. Edwards Road, the developments main entrance, will have two lane means of egress and ingress, while the Jenkins Road secondary access point will have one lane egress and ingress.

TRC Comments:

TRC comments 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 August 11th meeting, the Planning Board unanimously voted to recommend approval.

Staff Comments:

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to approve the Site Plan and Design Review application.