

April 30, 2015

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

Re: Map Amendment to the Zoning Atlas Map  
Inlet Palms PD  
Parcel ID: 2401-501-0279-000-1 and 2401-501-0279-010-4  
**Drainage Analysis**

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the following parcels depicted above in preparation of this Drainage Analysis as part of the application for Map Amendment to the Zoning Atlas Map.

The Map Amendment to the Zoning Atlas Map proposes changing the current zoning from Hutchinson Island Medium Density Residential Zone (R-4A) to Planned Development (PD). The Land Use will remain Hutchinson Island Residential (HIR).

***Current 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.*

***Current 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.*

Code requirements:

- a. Buildings in multifamily housing developments shall not cover more than forty-five (45) per cent of the lot area.
- b. Open space is required to be a minimum of 25% of the site.

**Proposed Zoning District:**

**Section 22-40 – Planned Development Zone (PD)**

(a) Purpose. The PD District is intended to provide a process for the evaluation of individually Planned Developments which are not otherwise permitted in the zoning districts established by this Chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. In so doing, the PD district is designed to:

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. It is not anticipated that the proposed change in Zoning District will have an adverse impact on the City of Fort Pierce public stormwater system for the following reasons:

1. The allowable building lot coverage under the proposed zoning district R-4A is 45%. We are proposing the same allowable lot coverage for the PD rezoning. The actual site plan shows a lot coverage of 27.6%.
2. The PD Zoning allows for a minimum of 20% open space. We are proposing the PD with a minimum of 25%. The actual submitted site plan shows open space at 28.7%.
3. The entire driving aisle, driveway, patio and sidewalks will be sand-set brick pavers.

It is reasonable to conclude that the proposed change will result in equal or less stormwater runoff than the existing zoning. 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. 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:

4/30/15

Jodan B. Bittle, P.E.  
FL Reg. No. 57396