



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Members of the City of Fort Pierce Planning Board
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Clarissa Davis, Planner
SUBJECT: 1502 Seaway Drive: Zoning Atlas Amendment & Preliminary Plat
DATE: May 29th, 2015

STAFF REPORT

Owner: Belmont Avenue Property, LLC
2277 N Circle Drive, Palatine. IL 60067

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

Requested Action: Approval of a Zoning Atlas Amendment (Rezoning) from R-4A, Hutchinson Island Medium Density, to PD, Planned Development; Approval of the Preliminary Plat application, Planned Development Plan & Design Review

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 the approval of a Zoning Atlas Amendment (Rezoning) from R-4A, Hutchinson Island Medium Density Residential to PD, Planned Development.

The site of this project is located at 1502 Seaway Drive on approximately .82 acres of land. This corridor is made up of single-family homes as well as condominiums built as late as the 1950's to the year 2010. The proposal is for seven (7) townhome units as well as private dock slips for its residents. Each unit will have its own private pool and walkway to the dock area. The property currently has an HIR, Hutchinson Island Residential Future Land Use designation which allows for such a use to be pursued.

The PD, Planned Development zoning district allows for applicants to determine their own reasonable parameters in terms of height, setbacks, lot coverage etc. and promote flexibility in design. Within the Fort Pierce City Code, as it relates to townhomes, there were a number of regulations that could not be met such as minimum lot width, depth, minimum distance between residential buildings etc. The applicant has noted the deficiencies of their proposal in their Statement of Need (attached).

The applicant has provided a narrative displaying site data and development parameters. The height of the townhome units vary, with the maximum height at 47'-4" from Fema Base Flood to peak of roof. Setbacks from the structures to the east and front property line are indicated at ten (10) feet, while the setback from the west and north property line is designated at fifteen (15) feet. Seven (7) feet separates units 1-3 from units 4-6. A total of 71.3% of the site is covered in impervious area including the pool areas. Green space is calculated at 28.7%.

The applicant is also requesting approval of the Preliminary Plat application. The plat displays how lots shall be divided and their individual sizes. The plat also identifies Tract 'A' as the access area and Tract 'B' as the common area amongst the residents. The access and utility easements are shown and measured. 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.

Staff Comments:

Before an amendment may be approved, the following standards must be satisfied per Section 22-131 of the City Code:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse affect on the ability of the city to:
 - a. Satisfy land and water use needs; and

- b. Meet transportation demands and provide community facilities and services; and
- (3) The amendment will promote and protect the public health, safety and general welfare.

As the proposed amendments meet the above standards, Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to approve the Zoning Atlas Amendment, Planned Development Plan as well as the Preliminary Plat with the condition that the applicant provides an updated landscape plan prior to the scheduled City Commission meeting.