



# 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:** Kori Benton, Senior Planner

**SUBJECT:** **Application for Zoning Atlas Amendment**  
**R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial**  
**601 Seaway Drive - Causeway Cove**

**DATE:** August 4, 2015

### STAFF REPORT

**Owner:** G. Flash G.P., Inc. c/o Ashton de Peyster  
306 Worth Avenue, Suite 4  
Palm Beach, FL 33480

**Applicant:** Harold H. Smyth  
P.O. Box 13088  
Fort Pierce, FL 34979

**Representative:** William P. Stoddard, Ph. D., P.E.,  
Schulke, Bittle, & Stoddard, LLC.  
1717 Indian River Blvd. Suite 201  
Vero Beach, FL 32960

**Requested Action:** Forward a recommendation for approval of a Zoning Atlas Amendment to adjust the zoning designation of the subject site from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial.

**Location:** 601 Seaway Drive

**Parcel ID:** 2402-312-0001-000-5 & 2402-331-0002-000-1 (Uplands)

**Zoning:** R-3, Single-Family Moderate Density Residential

**Surrounding Zoning**

North	East	South	West
OS-1	C-6/PD	A-2	OS-1

**Future Land Use:** Hutchinson Island Mixed Use (HIMU)

**Parcel Size:** 17.04 +/- acres & .98 +/- acres

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## Staff Analysis:

### *Request & Site History*

The applicant is requesting approval of a Zoning Atlas Amendment (Rezoning) from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial for 18.02 acres of property located 601 Seaway Drive, known as the Causeway Cove property, formerly the Causeway Mobile Home Park.

The subject property is the former home of the Causeway Mobile Home Park, which was shattered in during hurricanes Frances and Jeanne in 2004. The former mobile home park featured approximately 250 units prior to its completed removal in 2006. The property remains predominantly vacant, with decrepit driveways and a common area structure remaining on-site from the previous use.

The applicant has expressed interest in pursuing the construction of a marina and support marine recreational and commercial uses in the near term as the local economy develops, and further exploration commences for strategies to relocate the wastewater treatment plant. The existing R-3, Single-Family Moderate Density Residential zoning designation restricts most commercial uses, including a commercial marina.

The site is surrounded by South Causeway Park, Harbour Isle, the Smithsonian Marine Station, State Road AIA, and the FPUA Waste Water Treatment Plant. These adjacent uses present more intense activity than traditionally adjacent to a single-family residential development. The sites of Harbour Isle and the Smithsonian Marine Station were previously within the R-3 district until amendment to PD, Planned Development and C-6, Marine Commercial respectively, at the time of development.

### *R-3, C-5, & South Beach Overlay Districts*

The R-3, Single-Family Moderate Density Residential and C-5, Tourist Commercial zones present distinct differentiation in intended purposes for development and use. The amendment would shift focus from single-family residential development to tourist related commercial and residential uses. Furthermore, the amendment in designation to the upland property shifts the prospects of development within the aquatic area, as the prospective marine related uses also become tourist commercial centered, in contrast with limitations of accessory structures and uses associated with upland single-family development.

The property is located within the South Beach Overlay District which provides unique use, design, and dimensional regulations to promote improved planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. Collectively, the overlay district emphasizes the preservation, protection, and enhancement of the unique barrier island environment through regulation of development and redevelopment of lots within the district. The amendment is consistent with the overlay district, as the Future Land Use of the property limits density of development to eight (8) units per acre. The allowable height increases to a maximum of 45 feet, however further design standards for the form and architecture of buildings with future commercial development are prompted. Furthermore, the Overlay seeks to maximize opportunities for public access to the water, and facilitation of waterfront connectivity amongst commercial development.

A comparison of the current and proposed zoning designation for the property is explored in Table 1: Existing and Proposed Site Information, to present the variation of intended uses and dimensional standards for development within the different districts.

**Table 1:** Existing and Proposed Site Information

	<u>Existing</u>	<u>Proposed</u>
<b>Zoning</b>	<b><i>R-3</i></b>	<b><i>C-5</i></b>
<b>Purpose</b>	The major purpose of this zoning district is to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities.	The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use.
<b>Permitted Uses</b> Excerpts	<ul style="list-style-type: none"> <li>➤ Detached House</li> <li>➤ Family Day Care</li> <li>➤ Park &amp; Open Space</li> </ul>	<ul style="list-style-type: none"> <li>➤ Eating &amp; Drinking Establishments</li> <li>➤ Retail Stores &amp; Professional Offices</li> <li>➤ Indoor &amp; Outdoor Entertainment</li> <li>➤ Overnight Accommodations</li> <li>➤ Vertical Mixed-use</li> <li>➤ Townhouses</li> </ul>
<b>Conditional Uses</b> Excerpts	<ul style="list-style-type: none"> <li>➤ Duplex</li> <li>➤ Townhouse</li> <li>➤ Mobile Home Park</li> <li>➤ School</li> <li>➤ Medical Facility</li> <li>➤ Neighborhood Commercial Sale</li> </ul>	<ul style="list-style-type: none"> <li>➤ Recreational Vehicle Park</li> <li>➤ Grocery or Liquor Store</li> <li>➤ Boat &amp; Auto Sales/Rental</li> <li>➤ Marine-Related Commercial</li> <li>➤ Commercial Parking</li> </ul>
<b>Maximum Lot Coverage</b>	35%	60%
<b>Maximum Building Height</b>	28 ft. – Permitted 35 ft. – Conditional Use	45 ft.

The location and established environment around the subject site present an opportunity to establish limited commercial and mixed-use development, eligible within the C-5, Tourist Commercial zone, with minimal impacts to and from neighboring uses.

The subject property features a Hutchinson Island Mixed Use (HIMU) future land use designation. This district is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and a maximum, non-residential, floor area ratio (FAR) for construction of 1.0. The requested zoning designation of C-5, Tourist Commercial, is consistent with this designation in providing opportunity for medium to high density and intensity residential, tourist commercial, and mixed use development to enhance and assimilate with South Hutchinson Island.

### **Standards for Review**

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect 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.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, and is consistent with the current Future Land Use Designation of the site. Furthermore, the amendment will not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment will promote and protect the public health, safety and general welfare through an increase in variety of, and access to, tourist, marine, and recreational related activities.

City Code Section 22-58 maintains the capacity for Site Plan review of specific development proposals in order to review and determine compatibility with the surrounding area and suitability for on-site activities consistent with the natural features of the property for multifamily construction exceeding twenty (20) living units on one lot, group of lots or parcel of land; and commercial, or public development where the principal structure exceeds four thousand (4,000) square feet of gross floor area. Future development proposals will be reviewed for impacts more intimately to ensure proper public facilities are provided to accommodate transportation demands, and provide community facilities and services consistent with the scale of development.

### **Staff Recommendation:**

The requested Zoning Atlas Amendment is consistent with the consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** of the request.