



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: Conditional Use w/ New Construction & Design Review – Indian River Villas – 401 S. Indian River Drive
DATE: March 1st, 2016

STAFF REPORT

Owner: TMH, LLC
2277 North Circle Drive, Palatine, IL 60067

TA1 (IRD) LLC
266 Park Drive, Palatine, IL, 60067

Applicant/Representative: Foglia Contracting Corp.
1555 Indian River Blvd, Unit B 141, Vero Beach, FL 32960

Requested Action: Approval of a Design Review and Conditional Use with New Construction application proposing 23 multi-family units

Location: 401 & 411 S. Indian River Drive

Parcel IDs: 2410-808-0017-000-7; 2410-808-0019-000-1

Current Zoning: C-1, Office Commercial

Current Future Land Use: CBD, Central Business District

Surrounding Zoning:

| North | East | South | West |
|-------|------|-------|------|
| C-1 | n/a | C-1 | C-1 |

Parcel(s) Size: 1.46 acres

Staff Analysis:

The applicant, Foglia Contracting, LLC, is proposing a 23 unit condominium located at 401 South Indian River Drive. The location is made up of two parcels, however the project will only encompass the east side of Indian River Drive. Both properties are zoned C-1, Office Commercial which allows multi-family developments via Conditional Use approval. The property also has an underlying future land use of CBD, Central Business District which allows a maximum of 30 dwelling units per acre.

The project contains one residential building on .96 acres of land. The structure will be a total height of 64'-8 1/2" and will encompass 40 percent of the lot. A total of 46 parking spaces are provided including 2 handicap spaces and motorcycle parking. While 12 of the parking spaces are exposed to weather, the remainder is located underneath the first floor of the building. Though parking and building footprint claim 64 percent of the site, green open space is noted at 35 percent.

The architectural style will be of Key West aesthetic with stucco material on the elevation and a standing seam metal roof. Such a style complies with City Design Review standards, as it encourages the use of regional architectural patterns in new developments. Appropriate detailing and fenestrations are present on both the east and west elevation, enhancing the architectural style and giving visual relief along the long stretch of frontage visible from the public right-of-way. These features along with the many facets of the project have been reviewed and comply with Design Review standards present in code Section 22-59.

Vegetation is also installed throughout the site. A Plum Pine hedge will be aligned along the north, south and west property line. A number of Coconut Palms, Montgomery Palms, Foxtail Palms and more will be provided.

The applicant is also proposing infrastructure for the continuation of the Citrus Avenue right-of-way. A kayak launch with 10 parking spaces and 1 handicap space will be installed and open for the public to use.

This property is part of the River's Edge Historic District which was enacted via Resolution 3-10 in February of 2003. A number of contributing structures help to support this district and is the location of some of the City of Fort Pierce's earliest homes. This historic district capitalizes on the many architectural styles that have been present for a number years such as Mediterranean Revival, Wood Frame Vernacular, Masonry Vernacular, Ranch, Dutch and many more. Because the River's Edge Historic district has a variety of architectural styles that help its intent, staff is confident that this new development would be an appropriate addition to the area.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board Recommendation:

At their December 8th, 2015 meeting the Planning Board approved the application with a 9-1 vote.

Historic Preservation Board Recommendation:

The Historic Preservation Board at their January 11th meeting approved COA 15-62.

Staff Comments:

Staff recommends that the City Commission approve the Conditional Use with New Construction application with the following conditions:

1. Right-of-way abandonment must be approved by City Commission.
2. Provide easements for all FPUA utilities.
3. The property is deeded to separate the west side from the east side of Indian River Drive prior to building permit.