



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: Zoning Atlas Amendment (Planned Development) & Design Review – Indian River Commerce – 401 & 411 S. Indian River Drive
DATE: March 2nd, 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 Zoning Atlas Amendment, Planned Development Plan application.

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

Proposed Zoning: PD, Planned Development

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: 1.87 acres

Staff Analysis:

The applicant, Foglia Contracting, LLC, is proposing a Planned Development plan for the western half of 401 S. Indian River Drive. The parcels are currently 1.87 acres. This property is currently zoned C-1, Office Commercial with a CBD, Central Business District future land use.

The project proposed is a multi-use facility comprising of over 7,000 sq. ft. of retail space, almost 13,000 sq. ft. in office space, and 11 residential units. The maximum height of the structure is 61'-11" and will cover approximately 41 percent of the lot. A total of 82 parking spaces are provided, however 96 parking spaces are required. The applicant will pursue the option of "payment in lieu of" which entails paying a fee per space. Parking will be available on the first and second floor.

The architectural style will be Florida Vernacular with a standing seam metal roof. Shutters accentuate the windows present on the second floor, while balconies are provided for the office space and the residents. Spatial relationships are shown in the way of depth on the east and west elevation.

Plentiful vegetation is proposed to be installed throughout the site. A Plum Pine hedge will be aligned along all property lines. A number of Montgomery Palms, Foxtail Palms, Christmas Tree Palms, and Pitch Apple trees will be provided.

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 assured 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 January 12th meeting, the Planning Board voted to approve the application unanimously.

Historic Preservation Board Recommendation

At their February 22nd meeting, the Historic Preservation Board voted to approve COA 15-63 with the condition that the ROW abandonment application and Zoning Atlas Amendment application.

Staff Recommendations:

Staff recommends that the City Commission **approve** the Zoning Atlas Amendment, Planned Development Plan, application with the following conditions:

1. ROW abandonment is approved by the City Commission
2. The property is deeded to separate the west side from the east side of 401 & 411 S Indian River Drive.