



# 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:** Replat – Indian River Commerce – 401 & 411 S. Indian River Drive  
**DATE:** December 28<sup>th</sup>, 2015

### 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 Replat 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  
**Proposed Parcel Size:** .909 acres

**Staff Analysis:**

The applicant, Foglia Contracting, LLC, is proposing a replat to divide the land located at 401 and 411 S. Indian River Drive. This property is currently zoned C-1, Office Commercial with a CBD, Central Business District future land use and is part of the Andrews and Richards Subdivision.

Indian River Drive is made up of a large number of parcels that are split into two as a result of the right-of-way lying in between these properties. The pieces of land in question are currently 1.87 acres combined. If the replat is approved, the resulting acreage for the west side will be .909 acres. This method of splitting the properties, per Florida State Statute 177.101, must be approved by a governing body. This application complies with specifications in Chapter 18 *Subdivision* and C-1, Office Commercial regulations.

**TRC Comments:**

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

**Staff Comments:**

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.