



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use with New Construction
 Pandya Residence
 1717 Bayshore Drive**

DATE: May 23, 2017

STAFF REPORT

Owner(s): Kamlesh & Jagruti Pandya
 1717 Bayshore Dr.
 Fort Pierce, FL. 34949

Applicant: Terry Brisson
 1705 Porpoise Ave.
 Fort Pierce, FL. 34949

Applicant's Request: Approval of a Conditional Use with New Construction to demolish an existing single family home and re-build a new single family home at 1717 Bayshore Dr. The applicant is seeking a height extension to build up to 34 feet.

Location: 1717 Bayshore Dr.

Parcel ID: 2412-501-0022-000-9

Current Zoning: Single Family Low Density Residential Zone (R-1)

Future Land Use: Low Density Residential (RL)

Surrounding Zoning:

North	East	South	West
R-1	R-2	R-1	River/A-2

Site Size: .38 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction to demolish an existing single family home and re-build a new single family home at 1717 Bayshore Dr. The applicant is seeking a height extension to build at 34 feet. The existing single family residence consists of 4,002 finished/under air sq. ft. with a total of 9,721 gross area sq. ft. The proposed single family home is planned and designed to replace the outdated features of the existing home; such as the low ceiling, inefficient glazing, leaking roofs, divided room areas, outdated plumbing, lack of storage and inefficient kitchen plan. The proposed new residence will consist of slightly less gross area at 7,442 sq. ft. The new residence will include two (2) primary levels for sleeping and entertaining, a third level "observation loft" with primarily glass walls on three (3) of the four (4) sides. The observation loft has approximately 550 sq. ft. of air conditioned space. To accommodate the "observation loft" the applicant is seeking a height extension to build up to 34 feet. The subject property is zoned Single Family Low Density Residential Zone (R-1) with a future land use of Low Density Residential (RL).

The property is located west of the intersection of Bayshore Drive and Plover Avenue. The subject property is surrounded by single family residences to the north, south, east and the Indian River to the west. The property features a driveway entrance from Bayshore Drive just north of the intersection at Plover Avenue.

Zoning & Land Use

The subject site is located within the Single Family Low Density Residential Zone (R-1) district which is primarily intended to provide for areas of single-family dwellings with an average net density of less than four (4) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available. The site has a land use designation of Low Density Residential (RL).

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features residential aspects that are generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use with New Construction to demolish an existing single family home and re-build a new single family home at 1717 Bayshore Dr. with a height extension to build up to 34 feet will provide an opportunity for consistency with zoning district and land use designation as the use nor the height adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood. The Planning Board is encouraged to consider City Code Section 22-24. - Single-Family Low Density zone (R-1). City Code Section 22-24 *Building Heights*(b)(4) states that no building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with New Construction with regards requirements of the City Code. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the City Commission.

Planning Board Recommendation

The Planning Board, at their May 9th, 2017 meeting voted unanimously in favor to recommend approval of the requested Conditional Use.

Staff Recommendation

The requested Conditional Use with New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends City Commission ***approve*** the requested Conditional Use with New Construction for the proposed single family residence with a height of up to 34 feet.