



TO: Nicholas Mimms, PE, City Manager

FROM: Rebecca Grohall, AICP, Planning Director

SUBJECT: Administrative Approval of Minor Amendment to Site Plan
 Inlet Palms

DATE: November 21, 2017

STAFF REPORT

Owner: Foglia Contracting Corp.
 1555 Indian River Blvd., Suite B141,
 Vero Beach, FL 32960

Applicant/Representative: Jodah Bittle
 Schulke, Bittle & Stoddard, LLC
 1717 Indian River Blvd., Suite 201
 Vero Beach, FL 32960

Requested Action: Approval of a Minor Amendment to the Site Plan

Location: 1502 Seaway Drive

Parcel IDs: 2401-501-0279-000-1; 2401-501-0279-010-4

Current Zoning: PD, Planned Development

Current Future Land Use: HIR, Hutchinson Island Residential

Surrounding Zoning:

North	East	South	West
n/a	R-4A	R-3	C-5

Parcel(s) Size: .828 acres

Staff Analysis:

In accordance with Section 22-58 (i) and Section 22-40(f)(2), the applicant has requested authorization of a minor amendment to an approved site plan to decrease the units from 7 units to 6 units. Six parking spaces will be added as well as a gazebo for residents to enjoy. The reduction on one unit had been contemplated at the time of the original application. This amendment does not change the use of the development, increase the building coverage or height of structures. Nor does it increase the impervious surface or increase density. Therefore, after routing through Technical Review, this amendment has been approved by Staff from each department.

The Planning Director has determined the proposed minor amendment to the approved site plan is consistent with the intent and purpose of the comprehensive plan, and the Land Development Code Section 22-58 – Site Plan and 22-40 (f) (2).

Conclusion:

As the amendment does not exceed any of the outlined requirements, the Planning Department has administratively approved a minor amendment. The As with any minor amendment, the Code requires that Staff notify the City Commission at the earliest practical opportunity of the approval.