



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: **Administrative Approval of Minor Amendment to Site Plan & Conditional Use Causeway Cove Marina
601 Seaway Drive**

DATE: November 22, 2017

STAFF REPORT

Owner: G. Flash G.P., Inc. c/o Ashton de Peyster
306 Worth Avenue, Suite 4
Palm Beach, FL 33480

Applicant: Harold H. Smyth
P.O. Box 13088
Fort Pierce, FL 34979

Representative: Leo Giangrande, PE
Giangrande Engineering & Planning
73 SW Flagler Avenue
Stuart, FL 34994

Staff Action: Approval of application for Minor Amendment to Site Plan & Conditional Use plan

Location: 601 Seaway Drive

Parcel ID(s): 2402-312-0001-000-5 & 2402-331-0002-000-1

Surrounding Zoning:

North	East	South	West
OS-1	C-6/PD	A-2	OS-1

Zoning: Tourist Commercial (C-5) & Aquatic Development Zone (A-2).

Future Land Use: Hutchinson Island Mixed Use (HIMU)

Parcel Size(s): 17.04 +/- acres & .98 +/- acres

Project History & Administrative Approval of Minor Amendment:

The City Commission, on February 16th, 2016, approved the Site Plan and Conditional Use to complete phased construction of a 198 slip marina, boat ramp, dock master's quarters, ship store, and 10 Recreational Vehicle (RV) spaces at 601 Seaway Drive. The subject site, known as the Causeway Cove, contains 18.02 acres of uplands is zoned Tourist Commercial, C-5, with the aquatic area zoned Aquatic Development, A-2.

In accordance with Section 22-58 (i) the applicant has requested authorization of a minor amendment to an approved site plan based upon operational considerations, consolidation of construction phases, and final parking design.

The summary of the changes includes removal of the boat ramp, primary wave attenuator, shifting of parking closer to docks and dockmaster's quarters, updated driveway circulation, detailed RV site design, and removal of sidewalk connection to Harbour Isle.

The amended site plan is generally consistent with the City's land development code and comprehensive plan, with exception of the required level of handicap parking spaces provided. The amended plan identifies 3 handicap parking spaces, whereas City Code Section 22-60 (c) Design standards. (3) requires five (5) handicap spaces for parking facilities containing 100 to 150 parking spaces.

The Technical Review Committee has reviewed and conditionally approved the requested Minor Amendment.

Administrative Approval

The director of development has determined the proposed minor amendment to the approved site plan is consistent with the intent and purpose of the comprehensive plan, Section 22-58 – Site Plan, and the minor amendment does not:

- (1) Change the use or character of the development;
- (2) Increase the overall coverage or height of structures by more than ten (10) per cent;
- (3) Reduce the approved open space or increase the impervious surface by more than ten (10) per cent;
- (4) Increase density or the total number of dwelling units or the intensity of the development.

The administrative approval is conditioned upon provision of five (5) handicap spaces for the development, as required by City Code Section 22-60 (c) (3).

The minor amendment becomes effective upon the director's advisory to the city commission of the administrative approval; and such determination shall then become effective, unless the city commission thereupon finds that the proposed amendment is substantial, not minor, in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.