



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Kori Benton, Senior Planner

**RE:** **Application for Subdivision: Preliminary Plat  
 Premier Subdivision – Metal Drive & Reynolds Drive  
 6505 Metal Drive**

**DATE:** June 6, 2017

**STAFF REPORT**

**Owner:** Premier Hospitality Inc  
 1500 SE 5th Ave  
 Dania Beach, FL 33004

**Applicant:** Richard Laventure, PE,  
 Laventure & Associates, Inc.  
 774 W. Midway Rd.  
 Fort Pierce, FL. 34982

**Requested Action:** Approval of a Preliminary Plat to subdivide a 5.28 acre parcel of land into four (4) tracts.

**Location:** 6505 Metal Drive

**Parcel ID:** 2324-341-0002-000-3

**Current Zoning:** General Commercial, C-3

**Future Land Use:** General Commercial (GC)

**Surrounding Zoning:**

North	East	South	West
C-3	C-3	C-3	C-3

**Site Size:** 5.28 acres

**Utilities:** Located within the FPUA Retail Service Area

## Staff Analysis:

### *Request*

In accordance with Chapter 18 of the City Code, the applicant is requesting the approval of a preliminary plat for the proposed Premier Subdivision, located at 6505 Metal Drive. The current parcel contains a 4-Story, 41,000 Square Foot Comfort Suites Hotel and a private segment of Reynolds Drive which connects Crossroads Parkway to Metal Drive. The existing hotel was completed in 2004, with the extension of Reynolds Drive wrapping up in 2005 to provide additional access to the Comfort Suites, and facilitate access to the Hampton Inn & Suites and Best Western hotels, in 2006, situated to the south.

The current proposal seeks to separate two tracts from the Comfort Suites site for future commercial development. The tract (3) proposed to the west of Comfort Suites is 1.99 acres in size, with the tract (2) to the north considered at 1.37 acres. A 1.52 acre tract is designed to be retained with the Comfort Suites to ensure compliance with landscape buffering, lot coverage, and green/open space requirements. The noted parcels would retain the General Commercial, C-3, zoning designation. The proposal retains a .91 acre tract designated for Reynolds Drive, to be owned and maintained by the applicant, or subsequent owner.

Sidewalks exist along both sides of Reynolds Drive and in front of Comfort Suites along Metal Drive. Tract 2, abutting Metal Drive, is undeveloped and does not feature a sidewalk. The Final Plat would require installation of, or a surety for, a sidewalk to further the connection along Metal Drive.

The Preliminary Plat encompasses established utility easements, shared access, and drainage agreements affecting the subject property and those immediately abutting to the north and south. The plat seeks to preserve established access and water management arrangements in place.

### **Technical Review Committee**

All affected departments have reviewed the proposed Preliminary Plat for consistency with the requirements of the applicable City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

The Fort Pierce Engineering team has provided guidance pertaining to minor updates and additions sought on the plat documents. The applicant is correcting accordingly.

### **Staff Recommendation:**

Staff recommends that the Planning Board forward a recommendation of **approval** with the following conditions:

1. The Preliminary Plat incorporates the installation of, or a surety for, a sidewalk to further the required connection along Metal Drive pursuant to City Code Section 22-62 (b) & (d).
2. The applicant resolves the conditions of approval presented by the Engineering Department, prior to advancing the Preliminary Plat to the City Commission.