



**TO:** Nicholas Mimms, PE, City Manager  
**THROUGH:** Rebecca Grohall, AICP, Planning Director  
**FROM:** Vennis Gilmore, Planning Analyst  
**RE:** **Application for Planned Development (PD)**  
**Indian River Villas**  
**401 & 411 S. Indian River Drive**  
**DATE:** October 4, 2018

**STAFF REPORT**

**Owner:** TA1 (IRD) LLC & TMH, LLC  
 266 Park Drive  
 Palatine, IL 60067

**Applicant:** Schulke, Bittle & Stoddard, LLC  
 1717 Indian River Boulevard, Suite 201  
 Vero Beach, FL 32960

**Requested Action:** Approval of a Zoning Atlas Amendment and Planned Development (PD)

**Location:** 401 & 411 S. Indian River Drive

**Parcel ID:** 2410-808-0017-000-7 & 2410-808-0019-000-1

**Current Zoning:** C-1, Office Commercial

**Proposed Zoning:** PD, Planned Development

**Future Land Use:** Central Business District (CBD)

**Surrounding Zoning:**

North	East	South	West
C-1	C-1	C-1	PD

**Site Size:** approximately 0.957 acres

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

## **Staff Analysis:**

### ***Request***

In accordance with Sections 22-40, 22-59, and 22-127 of the City Code, the applicant is requesting the review and approval of a Planned Development (PD) for Indian River Villas to rezone the subject site and to authorize the development of a 12 unit multi-family development that will include 2 (6 unit) buildings with garages.

### **History**

On March 21, 2016, the City Commission considered an application for Conditional Use with New Construction and Design Review, a Zoning Atlas Amendment and two right-of-way abandonments submitted by Foglia Contracting Corporation to construct a multi-family development at 401 & 411 S. Indian River Drive. The application was approved with the following conditions:

1. The City of Fort Pierce clarify the bulkhead line regulations.
2. The property is deeded to separate the west side from the east side of 401 & 411 S. Indian River Drive.
3. Provide easements for all FPUA utilities.
4. City adopts a resolution that authorizes a Quit Claim Deed for the property requested in the abandonment application.

April 4, 2016, the City Commission considered Ordinance 16-008 seeking a Zoning Atlas Amendment and Planned Development Approval to construct a mixed-use development with office, retail and residential units at 401 S. Indian River Drive. Ordinance No. 16-008 was approved. At the time of approval there were two (2) parcels. The Planned Development Zoning was approved for the western portion of the now adjoined parcels. The previous applicant, Foglia Contracting, LLC, proposed building a 23 unit condominium located at 401 South Indian River Drive. The location was made up of two parcels, however the 23 unit condominium project only encompassed the east side of Indian River Drive. The mixed-use development with office and retail encompassed the west side of Indian River Drive. Both properties were zoned C-1, Office Commercial which allows multi-family developments via Conditional Use approval. The properties also had an underlying future land use of CBD, Central Business District which allows a maximum of 30 dwelling units per acre. The previous applicant also proposed infrastructure for the continuation of the Citrus Avenue right-of-way. A kayak launch with 10 parking spaces and 1 handicap space to be installed and open for the public to use. The kayak launch is currently under construction.

### **Site Plan**

The current applicant, Schulke, Bittle & Stoddard, LLC is proposing to build a 12 unit multi-family development that includes 2 (6 unit) buildings with garages located on the east side of Indian River Drive just south of Citrus Avenue. The buildings will consist of a lobby, mechanical rooms, and elevators. Each building will consist of three (3) floors of multi-family units with two (2) units on each floor. The applicant is proposing a one-way driveway along the Indian River Drive roadway for parking. The project contains two (2) residential buildings on approximately .96 acres of land. The structures will be a total height of 64'-8 ½" and will encompass 20.9 percent of the lot. A total of 23 parking spaces are provided including 2 handicap spaces. While 11 of the parking spaces are exposed to weather, the remainder is located inside of the designated garages for each condominium owner with one garage being handicap accessible. Though parking and building footprint claim 59.5 percent of the site, green open space is noted at 40.5 percent. The kayak park with a total of seven (7) parking spaces (one handicap space) at Citrus Avenue is currently under construction. Residents of this development will enjoy the addition of a community pool with two restrooms, along with a patio area with furniture for recreation. The typical layout for each unit will be 3 bedrooms, 2 ½ bathrooms, and traditional support rooms.

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## Design Review

This property is part of the River's Edge Historic District which was enacted via Resolution 3-10 in February of 2003. A number of contributing structures help to support this district and is the location of some of the City of Fort Pierce's earliest homes. This historic district capitalizes on the many architectural styles that have been present for a number of years such as Mediterranean Revival, Wood Frame Vernacular, Masonry Vernacular, Ranch, Dutch and many more. Because the River's Edge Historic district has a variety of architectural styles that help its intent, staff is confident that this new development would be an appropriate addition to the area.

This designation will require the applicant to go before the Historic Preservation Board for a Certificate of Appropriateness; for design review and if exterior renovations are needed for ADA Compliance. Given the proposed use and the proposed zoning designation of the site, the site is considered to be conforming with regard to use. The (PD) Planned Development Zoning District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The architectural style will be of Key West aesthetic with simulated wood siding stucco material on the elevation and a standing seam metal roof. Other architectural features include decorative cypress outlookers, decorative aluminum guardrails, and decorative bahama shutters. Such a style complies with City Design Review standards, as it encourages the use of regional architectural patterns in new developments. Appropriate detailing and fenestrations are present on both the east and west elevation, enhancing the architectural style and giving visual relief along the long stretch of frontage visible from the public right-of-way. These features along with the many facets of the project have been reviewed and comply with Design Review standards present in code Section 22-59.

The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty. Per City Code Section 22-59. – Design Review(d)(2); the following standards are considered for approval:

(i)  
The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;

(ii)  
If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;

(iii)  
The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;

(iv)  
The design avoids undue monotony in structural design features.

The board may condition recommendation for approval upon an applicant obtaining of a suitable variance pursuant to article VIII from the board of adjustment.

Prior to City Commission approval the applicant must submit a Certificate of Appropriateness Application (including building materials and colors) for consideration by the Historic Preservation Board and is scheduled for their September 24, 2018 meeting.

## **Landscaping**

Plentiful vegetation is proposed to be installed throughout the site. The interior landscaping will consist of 40 trees; the subject trees will consist of six (6) different botanical species. The trees consist of 9 Pitch Apples, 2 Christmas Tree Palms, 6 Fox Tail Palms, 15 Maypan Coconuts, and 8 Montgomery Palms. The refuse collection area will be placed between the row of garages on the western portion of the proposed project. Currently, there are no trees to be mitigated for the proposed development. A Podocarpus hedge will be aligned along the south, west, and northern boundaries of the development. Native Green Island Ficus will be installed as grass. Per Planned Development Guidelines, development parameters including permitted uses; landscaping has been provided for.

## **Rezoning**

Pursuant to City Code Section 22-131 before an amendment, including a zoning atlas change, is approved, findings will be made that the following standards are satisfied:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect on the ability of the city to:
  - a. Satisfy land and water use needs; and
  - b. Meet transportation demands and provide community facilities and services; and
- (3) The amendment will promote and protect the public health, safety and general welfare.

Staff finds the presented request is in compliance with the City Code.

## **Comprehensive Plan**

The subject property is designated with a Central Business District (CBD) future land use. The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0.

The nature, intensity, and hours of operation of the multi-family development are appropriately classified and suited for the designated area which will provide an environment conducive to the surrounding uses.

## **Technical Review Committee**

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. Findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

## **Planning Board:**

The Planning Board at their September 11, 2018 meeting voted 5-0 to recommend approval of the request as presented.

**Public Notification:**

42 letters were sent to property owners within 500 feet of the subject property. 0 letters have been returned in favor of the request and 0 letters have been returned in opposition to the request.

**Staff Recommendation:**

The proposed zoning atlas amendment, Design Review and Planned Development (PD) to rezone the subject site and development to create a defined development plan and support facilities for the intended user upon the subject site. The request for a Planned Development is generally consistent with the processes outlined in the Land Development Code, the underlying intensity of the proposed use is consistent with the Future Land Use Element of the City's Comprehensive Plan for the Central Business District; therefore staff recommends that the City Commission **approve** the presented plan (PD) and rezoning request with the following conditions:

- 1) Site Lighting is provided in accordance with Land Development Code 22-60(j)(1) Off Street Parking and Loading at the time of Building Permit Review.
- 2) Please provide an updated traffic impact statement.