



**TO:** Members of the City of Fort Pierce Planning Board  
**THROUGH:** Rebecca Grohall, AICP, Planning Director *RG*  
**FROM:** Brandon Creagan, LEED Green Associate, Planner *BCC*  
**RE:** **Application for Zoning Atlas Map Amendment (PD)  
 Crownman PD - 515 S. Indian River Drive**  
**DATE:** May 1, 2018

**STAFF REPORT**

**Property Owner/Applicant:** Crownman FL LLC  
 10380 SW Village Center Drive, Suite 310  
 Port St. Lucie, FL 34987

**Representative:** Kris Einstein  
 207 ½ Orange Avenue Suite K  
 Fort Pierce, FL 34950

**Requested Action:** Recommendation of Approval to the City Commission to rezone property from C-1, Office Commercial to PD, Planned Development and to approve the associated Planned Development Plan.

**Site Location:** 515 S. Indian River Drive

**Parcel IDs:** 2410-810-0001-000-9

**Existing Use:** Bed & Breakfast/Vacant

**Parcel Size:** 1.6 Acres

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

**Future Land-Use:** CBD, Central Business District

**Proposed Zoning:** PD, Planned Development

**Utilities:** Within FPUA Service Area

**Surrounding Zoning:**

North	East	South	West
C-1	Indian River	C-1	C-1

## Staff Analysis: Request

In accordance with Section 22-40, 22-58, 22-59, & 22-131 of the City Code, the applicant is requesting the review and approval of an Application for Zoning Atlas Map Amendment with Planned Development to construct and operate an events center at 515 S. Indian River Drive. The subject site consists of 1 parcel of land that is approximately 1.60 acre in size. The current zoning on the parcel is C-1, Office Commercial and the applicant would like to rezone it to PD, Planned Development. The current Future Land Use on the parcel is CBD, Central Business District and that will not change. In conjunction with the rezoning request is a Planned Development Plan, which is required by City code 22-40, Planned Development for all parcels rezoned to PD, Planned Development.

The subject site is bordered on the north, south, and west by C-1, Office Commercial properties and as you head further south the zoning changes to R-4 Medium Density Residential and E1, Single Family Estate Density Zone. To the east of the site is the Indian River. The subject property is located in the Rivers Edge Historic District and the Planned Development will be required to be approved by the Historic Preservation Board as well as the City Commission.

### Proposed Amendments & District Comparison:

Table 1 demonstrates basic use standards for development capacity within the existing and proposed designations for the subject site.

Table 1: Existing and Proposed Site Data – Zoning & Future Land-Use

	Existing	Proposed
Zoning	C-1	PD
Future Land-Use (FLU)	CBD	CBD
Non – Residential Maximum Floor Area Ratio (FAR) Permitted	3.0	3.0
Maximum Lot Coverage	60%	Determined by Site Plan in Accordance with the Future Land- Use (Must Maintain at Least 20% Open Space)
Maximum Height	65 Feet	Determined by Site Plan in Accordance with the Future Land- Use
Residential Density Allowance	30 Dwelling Units/Acre  Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.	30 Dwelling Units/Acre  Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

As proposed the applicant is requesting to rezone the property to PD, Planned Development so that they can create an events center that will have multiple different uses. A Planned Development is the most compatible zoning district for the proposed events center.

## Development Plan

The request seeks to amend the zoning designation of the subject property to PD, Planned Development along with the assignment of a development plan for an events center. The Planned Development includes a mixture of Residential Dwellings, Commercial Buildings, Structures and Open Space. The Residential buildings will be a combination of long term, short term and vacation rentals, including a Historic Bed & Breakfast. The commercial buildings, structures, and open space will be used for events like weddings and for the enjoyment of the Bed & Breakfast guests.

The overall project is 13,070 square feet in size with 4,600 square feet being the existing buildings and 8,470 square feet being the proposed buildings. The maximum building height for the Planned Development is proposed at 30 feet, which will be the height of the tallest building on site. An example of events that could be held at the events center are not limited to, but include weddings, family reunions, bridal/baby showers, graduations, charity events, anniversary/retirement/birthday parties, and corporate meetings.

The applicant has noted that the Planned Development is consistent with the goals, objectives, and policies of the City's Comprehensive Plan and that it addresses the important challenges & recommendations listed in the Downtown Waterfront Charrette & Citizen's Master Plan.

## Planned Development Specifications

### *Setbacks for Proposed Buildings*

#### Pavilion, Bathroom, & Kitchen

Front Setback (Delaware Avenue) = 65 Feet  
 Side Setback (South 2nd Street Side) = 25 Feet  
 Side Setback (South Indian River Drive Side) = 23 Feet

#### Workshop/Apartment

Front Setback (South 2nd Street) = 5 Feet  
 Side Setback (Southern) = 0 Feet

#### Gazebo

Front (South Indian River Drive) = 20 Feet

#### 2 Story Residence

Front Setback (South Indian River Drive) = 35 Feet  
 Side Setback (North Property Line) = 10 Feet

#### *Building Height*

- Pavilion (20 Feet)
- Kitchen/Bathroom (13 Feet)

- Workshop/Apartment (25 Feet)
- Gazebo (15 Feet)
- 2 Story Residence (30 Feet)
- Bed & Breakfast (25 Feet)
- 2 Story Apartment (25 Feet)

*Lot Coverage (Total Site Area = 77,240.5 Square Feet)*

- Pavilion = 2,500 Square Feet (3.23% Lot Coverage)
- Kitchen/Bathroom = 1,170 Square Feet (1.51 % Lot Coverage)
- Workshop/Apartment = 1,440 Square Feet (1.86 % Lot Coverage)
- Gazebo = 360 Square Feet (0.46% Lot Coverage)
- 2 Story Residence = 3,500 Square Feet (4.53% Lot Coverage)
- Bed & Breakfast = 3,100 Square Feet (4.01% Lot Coverage)
- 2 Story Apartment = 1,500 Square Feet (1.94% Lot Coverage)
- Total Building Coverage = 13,570 (17.56% Lot Coverage)

Impervious Area

- Building Coverage = 13,570 Square Feet (17.56%)
- Sidewalks/Pedestrian Areas = 11,738 Square Feet (15.19%)
- Driveways & Parking Area = 11,832 Square Feet (15.31%)
- Total Impervious Area = 37,140 Square Feet (48.08%)

*Phasing*

The project is proposed in three phases; however the completion dates and times are not expressly defined:

**Phase 1**

- 2 Story Apartment/Workshop
- Event Pavilion with Kitchen & Bathrooms
- Open Air Gazebo
- Outdoor Event Space
- BBQ Area
- Parking Area for Event Building

**Phase 2**

- Private Dock
- Waterfront Event Dock

**Phase 3 (may be started 18 months after PD approval)**

- 2 Unit 2 Story Residence
- Parking Area for Residence

## *Design*

The overall design seeks to integrate the development with the surrounding look and feel of the Rivers Edge Historic District. The Rivers Edge Historic District includes examples of Frame Vernacular & Masonry Vernacular along with examples of the Mediterranean Revival, Mission, Bungalow, Colonial Revival, Minimal Traditional, Ranch & Classical styles. The goal of the applicant is for the Planned Development to blend-in and enhance the district instead of detracting from it. The existing Bed & Breakfast is under going a renovation and the applicant have done extensive research to try to bring the building back to its original character. From the rendering provided the buildings appear to be modeled after existing buildings in the area. The Planned Development will provide landscaping along the perimeter of the development to further help the site blend in with the surrounding area. Because this Planned Development is in the Rivers Edge Historic District it will require all building design to be approved by the Historic Preservation Board.

## *Transportation & Sidewalks*

Access to the development by car is available via a proposed parking lot located along Delaware Avenue and a parking lot located along South 2nd Street. There will also be an overflow parking lot available to the west of the development directly across South 2nd Street. There are plans to reach out to the nearby FBI Building to reach a parking agreement that will allow guest to also utilize that parking lot. On site there will be 25 parking spaces provided. 10 parking spaces are being provided for the Bed & Breakfast and existing apartment. 9 spaces are being provided for the event pavilion with overflow parking available off-site. Lastly, 4 parking spaces are being provided for the proposed 2 story residence and 2 parking spaces are being provided for employee parking. The development will allow for pedestrian access as well via two existing sidewalks along South Indian River Drive and South 2nd Street. 4 spaces for short term bicycle parking will be provided.

Because of the nature of the pavilion as an event space and or area of assembly, City Code 22-60, Off Street Parking and Loading would guide that assembly uses are considered under the parking requirements for churches and not the under indoor amusement, entertainment or recreation establishments. Since this facility is not a fixed seating facility it would need to provide 1 parking space for 40 square feet of actual assembly area. The total square footage of the building is 2,500 square feet and it would be eligible for the small business parking exemption of 1,200 square feet. This would mean that the applicant would only need to provide parking for 1,300 square feet. With the reduction and at 1 space per 40 square feet the applicant would need to provide parking for 33 total spaces instead of the proposed 9. While the applicant has stated that they will work on obtaining shared parking agreements, this will need to be obtained at the time of building permit. There is an adjacent lot that is under the ownership of the applicant and Planning Staff has deemed that the lot can be used for parking purposes and it does not have to be paved, but will need to conform to City of Fort Pierce Engineering Standards for an unpaved parking lot.

The City Planning Department reached out to the Indian River County Planning Department as they have a similar events space going through their planning process. The venue is Magnolia Manor and the County Planning Staff has deemed that Magnolia Manor is most similar to their parking count for Churches, temples, places of worship, public buildings, auditoriums, stadiums and other places of public assembly, which sets the parking requirement at 1 spaced for every three seats.

*Parking Calculations*

Bed & Breakfast + Existing 2 Story Apartment

City Code Section 22-60(d)(2)(b), Commercial Hotels, Motels, & Resorts

Required – 1.1 parking spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger.

- Bed & Breakfast (6 Units Under 500 Square Feet) = 7 Spaces
- Existing 2 Story Apartment (1 Unit Over 500 Square Feet) = 2
- 10 Parking Spaces are Provided

Proposed 2 Story Residence

City Code Section 22-60(d)(1)(b), Residential, Multifamily Housing

Required – 1.5 spaces for Every Dwelling Unit

- 2 Dwelling Units = 3 Spaces
- 4 Parking Spaces are Provided

Event Pavilion

City Code Section 22-60(d)(1)(l), Churches

Required - 1 parking space for 40 square feet of actual assembly area

- 2,500 square feet -1,200 square feet (Small Business Parking Exemption) = 1,300 square feet
- 1,300 square feet/40 square feet = 33 Spaces
- Only 9 Spaces are Provided for Patrons
- 2 Parking Spaces are Provided for Employees

<b>Parking Calculations</b>			
<b>Uses</b>	<b>Required</b>	<b>Provided</b>	<b>Under/Over</b>
<b>Bed &amp; Breakfast</b>	9	11	+1
<b>2 Story Residential</b>	3	4	+1
<b>Event Pavilion</b>	33	11	-22

*Landscaping, Stormwater Retention, and Lighting*

A landscape plan that demonstrates compliance with City Code 22-187, General Landscaping Requirements has not been provided and will be required before the item can advance to the City Commission. A photometric survey or lighting plan that demonstrates compliance with City Code 22-60(j)(1)(d) is required and has not been provided with the resubmittal. This will need to be provided before the item can move on to the City Commission.

Runoff from the existing site flows offsite with no retention. The Bed and Breakfast will drain as it has been with no retention. The proposed events center drainage area (approximately the north 2/3 of the project area) shall include a storm water management system which will consist of site grading and a series of inlets and culverts which directs stormwater runoff to a proposed dry retention system and shall be sized to provide full water quality treatment per City of Fort Pierce criteria. The proposed exfiltration trench system shall incorporate a maintenance plan per City of Fort Pierce criteria.

#### *Allowed Uses*

1. Bed & Breakfast
2. Residence
3. Long & Short Term Vacation Rentals
4. Event Pavilion
5. Viewing Deck
6. Beach Deck & Dock
7. Workshop
8. Gazebo
9. Event Lawn/Beach Area

#### **Comprehensive Plan & Compatibility**

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. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

The proposed amendment has been reviewed with regards to the established Goals, Objectives and Policies of the City's Comprehensive Plan, with emphasis on potential impacts to the surrounding residential to the south, as well as development of commercial areas to the west and north of the site,

potential transportation impacts, and demand on infrastructure. The proposed zoning atlas amendment and coupled development plan are generally consistent with the goals, objectives and policies of the Comprehensive Plan as it promotes tourist lodging, entertainment facilities, and residential uses that would be an added benefit to the area as well as the nearby downtown district. The development plan integrates a mixed use element that could help to attract people downtown and to Fort Pierce. With the general area being commercial in nature this Planned Development will fit in with the general character of the Rivers Edge Historic District.

### **Standards for Review**

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

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.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the Zoning designation of the site. Furthermore, the amendment should not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety, and general welfare through the increased variety and amenities provided on site, as well as the ability for the Planned Development to have a positive effect on the community and on the local economy.

### **Technical Review Committee**

All affected departments have reviewed and all but the City Engineering Department have given conditional approval to the proposed Zoning Atlas (re-zoning) Map Amendment and associated Planned Development Plan with regards to the requirements of the City Code. No significant impacts to public facilities are immediately expected by the proposed amendment. Findings from the review by corresponding departments and any associated responses by the applicant are provided for review. The resubmittal will be routed to Engineering for a 2nd review.

### **Staff Recommendation**

The proposed amendment and associated Development Plan meet the criteria specified in Section 22-40 & 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends the Planning Board forward a recommendation of approval for the proposal with the following conditions:

1. Provide a landscape plan that satisfies the requirements of City Code 22-187, General Landscaping Requirements prior to the City Commission Meeting.
2. Provide a lighting plan or photometric survey that demonstrates compliance with City Code 22-60(j)(1)(d) prior to the City Commission Meeting.

3. The Planned Development receives approval from the Historic Preservation Board for all building design prior to building permit
4. Revise the parking plan for the pavilion to account for 33 parking spaces instead of the proposed 9 spaces; or provide a shared parking agreement prior to the building permit.

