



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Site Plan and Design Review**
Crabby's Dockside Restaurant
5 Avenue A (Marina Way)

DATE: August 30, 2018

STAFF REPORT

Owner: City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL. 34954

Applicant: Beachside Hospitality Group, Greg Powers CEO
11201 Corporate Circle N., Ste 100
St. Petersburg, FL. 33716

Applicant's Request: Approval of the demolition of an existing restaurant and the construction of a new 199 seat restaurant consisting of 7,035 sq. ft. at 5 Avenue A (Marina Way).

Location(s): 5 Avenue A (Marina Way)

Parcel ID: 2410-503-0041-030-7

Current Zoning: Planned Unit Redevelopment (PUR)

Future Land Use: Central Business District (CBD)

Surrounding Zoning:

North	East	South	West
OS-1	A-2	PUR	PUR/I-1

Site Size: 7.44 acres

Utilities: FPUA

Staff Analysis:

Request

The applicant is seeking approval to demolish an existing restaurant (The Original Tiki Bar & Restaurant) and build a new restaurant (Crabby's Dockside) consisting of 7,035 sq. ft. and 199 seats. The 0.225 acre property is located on the north side of Avenue A; and is incorporated into the City of Fort Pierce Marina. The subject parcel is currently occupied by The Original Tiki Bar & Restaurant

History

The City Commission at their meeting on August 19, 1991; approved the Planned Unit Redevelopment Plan for the subject parcel. Through ordinance I-470 the subject parcel was approved for a rezoning from C-4, Central Commercial Zone to PUR, Planned Unit Redevelopment. On this date of August 19, 1991; a Final Development Plan was also approved. The proposed development "Fort Pierce Yachting Center" consisted of three (3) phases. Phase 1 included a tiki bar/restaurant, harbor master building, marina services, and offices/marina Suites. Phase 2 included an office building/mixed use, landscape and upgrading of Moore's Creek parking. Phase 3 was never built but included plans to build a destination resort hotel and a commercial office building. The proposed Fort Pierce Yachting Center was approved in conjunction with the Cobb's Landing waterfront development bordering the Indian River shoreline. Both developments were to be the catalyst for Fort Pierce's downtown redevelopment efforts. The proposed projects were designed to be a magnet of activity for the surrounding community and visitors, the 7.3 acre projects included a 340 slip full-service marina, a floating theme restaurant with boating access, a destination resort hotel, marine related services buildings and two 30,000 to 50,000 sq. ft. commercial office buildings. The developments were to reflect a "Key West" style characterized by metal roofs, lap siding, french doors and windows and Victorian-era finish schedules. Parking lots were to be heavily landscaped and accented by turn-of-the-century lighting fixtures. A public Riverwalk was proposed to overlook the Indian River and the Intracoastal waterway.

The completion of the proposed Fort Pierce Yachting Center was never accomplished. Today, the Fort Pierce Yachting Center is now known as the Fort Pierce City Marina. The Fort Pierce City Marina is a 138 slip full-service marina. The marina features a state of the art dock system, located in historic downtown Fort Pierce, and is a short distance from the Bahamas. The marina also provides all the amenities of home including free Wi-Fi.

Site Plan

The current applicant, Beachside Hospitality Group is proposing to build a restaurant consisting of 7,035 sq. ft. of finished floor area. The 199-seat restaurant is to be known as "Crabby's Dockside". The subject restaurant will be located within the City of Fort Pierce Marina on 0.225 acres that will be leased from the City of Fort Pierce. The 0.225 acres is a portion of the 7.33 acre property that the City of Fort Pierce owns. The parcel is within the PUR, Planned Unit Redevelopment zoning district and has a CBD, Central Business District land use. Currently, a 197-seat restaurant known as "The Original Tiki Bar & Restaurant" occupies the subject property. The existing building will be demolished to make room for the proposed restaurant. The applicant is proposing a two-story building.

The proposed development will complement the City of Fort Pierce Marina and the City of Fort Pierce Riverwalk. The site is located in the "Downtown Business and Entertainment Overlay District" and is exempt

from off-street parking requirements. Also in the “Downtown Business and Entertainment Overlay District”, there is no minimum setback. There will be no encroachment of the foundation on the neighboring properties.

Design Review

The proposed building will replace the footprint of an existing tiki restaurant. The subject property is also within the Downtown District; a City of Fort Pierce Historic District. 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 (PUR) Planned Unit Redevelopment Zoning District is intended to encourage comprehensive redevelopment within existing residential and commercial areas of the city. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks, resulting in the provision of needed housing and the redevelopment of older, less economically viable areas.

The proposed development’s modern architectural design and construction are compatible with the scale and character of the city’s mix of existing buildings and land uses. The design is architecturally compatible with surrounding structures. Architectural features include a standing seam metal roof with dimension, painted column detail, stainless steel cable railing, and stained wood column wrap. The exterior walls will include dimensional hardie-plank lap-siding. The property is located within a historic preservation district (Downtown Historic District). The design features are reasonably consistent with the historic character of the predominant architectural style within the district. 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. The design however is not reasonably harmonious surrounding structures, due to the color scheme of the structure. Planning Staff recommends that the applicant considers a brighter color palette to match the “Key West” architectural theme along the waterfront. 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.

Traffic Impact Study

An analysis of the traffic impacts associated with the proposed restaurant was performed using data provided by the latest edition of the ITE Trip Generation Manual. The calculations demonstrate that the proposed restaurant with two (2) extra seats compared to the existing restaurant will cause a very slight increase in traffic volumes with a de minimis impact. Therefore, the results indicate that an acceptable level of service will be maintained on the roadways servicing this project.

Technical Review Committee

All affected departments have reviewed the proposed Site Plan and Design Review with regards requirements of the City Code. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation

The proposed Site Plan meets the criteria specified in Section 22-32 and 22-59 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the Planning Board recommend **approval** of the proposed Site Plan and Design Review with the following **conditions**:

- 1) Per City Code Section 15-5 (1); Roof signs are prohibited. **Please assign a different placement of the wall sign.**
- 2) Per City Code Section 22-59 and Chapter 23; the design features must be reasonably consistent with the historic character of the predominant architectural style within the historic district (Downtown). **Please consider a brighter color palette to match the “Key West” architectural theme along the marina.**