



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director *(Signature)*

FROM: Brandon Creagan, LEED Green Associate Planner *BCC*

SUBJECT: **Application for Development Review (Major Amendment to PD)
 Harbour Isle Shoppes – 825 Seaway Drive**

DATE: December 3, 2018

STAFF REPORT

Owner(s)/Applicant(s): Harbour Isle Development Commercial, LLC
 825 Seaway Drive
 Fort Pierce, FL 34949

Representative: Engineering, Design, & Construction, Inc
 David Baggett
 701 SE Ocean Blvd
 Stuart, FL 34994

Requested Action: Approval with Conditions to allow for a Major Amendment to the Planned Development Plan for Harbour Isle Concerning Property Located at 825 Seaway Drive

Location: 825 Seaway Drive

Parcel IDs: 2402-501-0001-000-5

Zoning: PD, Planned Development

Future Land Use: HIMU, Hutchinson Island Mixed Use

Surrounding Zoning:

| North | East | South | West |
|-------|------|-------|------|
| OS1 | PD | PD | PD |

Land Size: 1.54 acres

Staff Analysis:

Request:

In accordance with Section, 22-40 of the City Code, the applicant is requesting the review and approval of a Development Review (Major Amendment) to the PD as follows:

1. Revise the previously approved site plan for property that is located at 825 Seaway Drive. The proposal is to construct an 11,050 square foot retail building with associated infrastructure.

History:

On August 5, 2004, the City Commission granted approval for the Planned Development know as Harbour Isle at Hutchinson Island. This PD consisted of both residential and commercial components. The commercial aspects of the project were located along seaway drive. One of the commercial developments proposed was a 15,000 square foot retail building. This commercial development was never build and the property remains vacant.

Site Plan Review:

The applicant is requesting review and approval of a Major Amendment to the Harbour Isle Planned Development for the commercial component of the development that is located at 825 Seaway Drive. As noted above there was one building onsite that was proposed to be 15,000 square feet in size. The applicant has revised the site plan for this section of the Planned Development and is proposing one building that will be 11,050 square feet in size. The remaining square footage that was allotted for the site will be used for a second commercial development on the adjacent parcel. There is proposed to be two driveways on the property along Seaway Drive. One driveway will be ingress (right-in only) only and the second driveway will be both ingress and egress. The egress for the second driveway will be a right-in and a right-out only. There will be no driveway that connects to the interior of the Harbour Isle development, instead there will be a pedestrian path.

The proposed building size would require fifty-six (56) parking spaces with three (3) of those spaces being designated as handicap spaces. The applicant is providing ninety-two (92) parking spaces with four (4) of these spaces designated as handicap. Ten (10) bicycle stalls will also be provided onsite. The applicant will need to install a stormwater management system along with any necessary underground utilities.

The Lighting Plan provided will have minimal light spill onto both Seaway Drive and on the property line that is shared with the residential component of Harbour Isle. The lighting in the parking area will be at 2.42 foot candles which is in compliance with City Code 22-60 (j)(1)(a) that required a minimum average of two (2) footcandles in the parking area.

The Landscape Plan proposes the following vegetation:

| Quantity | Common Name |
|----------|---------------------|
| 6 | Christmas Palm |
| 126 | Gene Buttonwood |
| 47 | Coco Plum |
| 25 | Clusia (Rose Apple) |
| 9 | Coconut Palm |

| | |
|----|-------------------|
| 14 | Dahoon Holly |
| 2 | Live Oaks |
| 28 | Japanese Yew |
| 5 | Southern Magnolia |
| 3 | Sabal Palm |

The landscape plan provided is consistent with the requirements of City Code 22-187, General Landscaping requirements. A fully automatic irrigation system will be installed and will provide 100% coverage in winds up to 15 miles per hour.

Design Review:

The architecture that has been chosen for the site is described as a Coastal Modern design. The color for the buildings will be a light blue with darker blue accent shutters. The color scheme has been chosen as it mimics the blue waters of high tide. The parking has been shifted to the front of the development as opposed to the rear of the development to decrease impacts on the adjacent residential structures as well as traffic at the main entrance to Harbour Isle. The design of the building was chosen so that it integrates with the surrounding developments like Chucks Seafood, which is diagonal to the site.

Capacity Analysis:

The Capacity Analysis seeks to measure a projects impact on public facilities. In this case there was a previously approved site plan and this Capacity Analysis will compare and contrast the impacts on public facilities using the data from the previously approved site plan and the new proposed site plan.

| | | |
|---------------------------------|--------------------------|--------------------------------|
| Potable Water: | Demand Analysis | |
| | Current Site Plan: | 1,875 Gallons Per Day |
| | Proposed Site Plan: | 1,381.25 Gallons Per Day |
| | Change in Demand: | -493.75 Gallons Per Day |
| Wastewater: | Demand Analysis | |
| | Current Site Plan: | 1,500 Gallons Per Day |
| | Proposed Site Plan: | 1,105 Gallons Per Day |
| | Change in Demand: | -395 Gallons Per Day |
| Parks & Recreation: | Demand Analysis | |
| | N/A | |
| Public Schools: | Demand Analysis | |
| | N/A | |
| Solid Waste: | Demand Analysis | |
| | Current Site Plan: | 750 Cubic Yards |
| | Proposed Site Plan: | 552.50 Cubic Yards |
| | Change in Demand: | -197.50 Cubic Yards |
| Transportation Analysis: | Impact Analysis | |
| | AADT | AM/PM Peak Hour Trips |
| | Maximum (ITE 221) | Maximum |

| | | |
|--------------------|-------------|----------------------------|
| Current Site Plan | 566 AADT | 45 AM Peak/ 63 PM Peak |
| Proposed Site Plan | 434 AADT | 35 AM Peak/ 48 PM Peak |
| Change in Demand | - 132 Trips | - 10 AM Peak/ - 15 PM Peak |

As shown in the Capacity Analysis that was provided by the applicant this proposed development will have a reduced impact on the public facilities of potable water, wastewater, solid waste, and transportation. The proposed development will have no impact on Parks and Recreation and Public Schools as this is a commercial and not a residential development.

The request for Major Amendment to the Planned Development Plan is found to be generally consistent with the goals and objects of the Comprehensive plan. The proposed Major Amendment will provide much needed commercial space to support the residential community of Harbour Isle as well as the Island as a whole.

Technical Review Committee:

All affected departments have reviewed the proposed Major Amendment, and all but the City Engineering Department has provided conditional approval based upon requirements of the City Code, and other applicable regulations. The applicant has worked with the City Engineering Department to address concerns, which require the site to go through the Minor Replat process. The applicant has the application into the Planning Department for the Minor Replat and it is scheduled for the December Technical Review Committee meeting.

Staff Recommendation:

The requested Application for Development Review (Major Amendment) meets the requirements of the City Code specifically section 22-40, Planned Development; therefore Staff recommends that the Planning Board forward a recommendation of approval to the City Commission with the following condition.

1. A six (6) foot wall or opaque fence is constructed on the property line that borders the residential component of Harbour Isle. The landscaping that is currently on this property line must also stay in place.