



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate Planner

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

DATE: January 11, 2019

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 built 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 with a secure electronic gate that only the Harbour Isle residents will have access to.

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.

Planning Board:

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

Public Notifications:

132 letters were send out to property owners within 500 feet of the subject property. As of January 11, 2019 0 letters have been returned. An update will be given at the City Commission meeting on January 22, 2019.

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 City Commission approval the request with one condition along with Ordinance 19-003.

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.