



TO: Nick C. Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Vennis Gilmore, Planner

RE: **Slater Residence**
1629 Thumb Point Drive

BOARD DATE: June 7, 2021

STAFF REPORT

Owner: Richard and Diane Slater
 355 S. Ocean Drive, Apt. 301
 Fort Pierce, FL 34949

Applicant: Michael A. Smith
 1420 Dauphin Lane
 Orlando, FL 32803

Applicant’s Request: Approval of a Conditional Use to construct a single-family home that will be approximately 33 feet in height from FEMA Based Flood Elevation.

Location(s): 1629 Thumb Point Drive

Parcel ID: 2401-700-0002-000-0

Future Land Use: Low Density Residential (RL)

Current Zoning: Single-Family Low Density Residential Zone (R-1)

Surrounding FLU:

| | | | |
|-------|------|----------------|------|
| North | East | South | West |
| RL | RL | (Indian River) | RL |

Surrounding Zoning:

| | | | |
|-------|------|-------|------|
| North | East | South | West |
| R-1 | R-1 | A-2 | R-1 |

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-191 and 125-237 of the City Code, the applicant is requesting the review and approval of a Conditional Use to construct a single-family home that will be approximately 33 feet in height from FEMA Based Flood Elevation. The applicant is requesting an additional five (5) feet in height to meet their desired interior design without increasing the footprint on the lot. The applicant feels that the proposed height will assimilate into the neighborhood and be in keeping with the architecture and height of the surrounding homes.

The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district classification of Single-Family Low Density Residential Zone (R-1). The property is located west of the intersection of Faber Avenue and Thumb Point Drive. The subject property is surrounded by single family residences to the north, east, west and the Indian River to the south. The proposed new residence will consist of approximately 5,805 square feet of gross area and will include three (3) bedrooms, two (2) full baths, and two (2) half baths. The new residence will include two (2) upper-primary levels for sleeping and entertaining, and a first level consisting of two (2) garages, a breezeway, porch, and foyer area.

Future Land Use & Zoning

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject site is located within the Single-Family Low Density Residential Zone (R-1) district which is primarily intended to provide for areas of single-family dwellings with an average net density of less than four (4) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available. The site has a land use designation of Low Density Residential (RL).

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Public Notification

A total of 28 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property.

Planning Board Recommendation

The Planning Board, at their April 12th, 2021 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation:

The requested Conditional Use with New Construction is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **APRIL 12, 2021**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Mr. Albury left the meeting at 2:55 PM.

Present: Harold Albury; Bob Burdge; Nichelle Clemons; Michael Broderick; Marcia Baker; Gloria Johnson-Scott; Frank Creyaufmiller, Chairman

Staff Present: Rebeca Guerra, Assistant Planning Director
Alicia Rosenthal, Executive Assistant
Brandon Creagan, Planner
Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Vennis Gilmore, Planner

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

a. Minutes from the March 8, 2021 meeting

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to approve the minutes from the March 8, 2021 meeting.

AYE: Bob Burdge, Nichelle Clemons, Michael Broderick, Marcia Baker, Gloria Johnson-Scott, Harold Albury, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

a. Conditional Use with New Construction - Slater Residence - 1629 Thumb Point Drive

Mr. Gilmore gave an overview of the application and answered questions from the Board on residential and South Beach overlay height restrictions. Mr. Gilmore stated the request for an additional five (5) feet in height is for the desired interior design.

Richard Slater, applicant, provided the Board with additional information on why he wants to live in Fort Pierce on the waterfront.

Motion was made by Marcia Baker, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission.

AYE: Nichelle Clemons, Michael Broderick, Marcia Baker, Gloria Johnson-Scott, Harold Albury, Bob Burdge, Chairman Frank Creyaufmiller

Passed

b. Development Review & Design Review - Bobcat of Treasure Coast - 4405 Prosperity Drive

Mr. Creagan gave an overview of the site plan and answered questions from the Board on sidewalks. He stated the current building is 5,667 square feet and the retail expansion will be 1,875 square feet and the porch expansion will be 1,125 square feet. He noted the equipment wash area will be 2,400 square feet.

Alejandra Molina-Jackson, Architect, stated the project has been approved through the county and the applicant will be providing appealing landscaping and lighting.

Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Marcia Baker, Gloria Johnson-Scott, Harold Albury, Bob Burdge, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Ms. Guerra and Mr. Broderick provided an update on the progress of the Short Term Rental Task Force Committee. Mr. Broderick noted that the City Commission will have to decide whether to keep the current Conditional Use process with an enhanced registration or abandon the Conditional Use process, which will allow short term dwelling rentals in the E-1 zoning district.

It was highlighted that the registration fees will come from the original application, renewals and the property manager registration. The goal of the fee is to properly fund staff positions to manage and enforce the process.

Chairman Creyaufmiller stated the Conditional Use process for short term dwelling rentals is broken and he suggested creating means of certification before an application can be considered.

Mr. Burdge suggested the renter pay a fee to the city in case Code Enforcement has to come out to the property.

Ms. Guerra stated the state restrictions on dwelling rentals for the City of Fort Pierce cannot be touched.

Board discussion ensued.

9. BOARD COMMENTS

Mr. Burdge asked if four hours of ethics training was needed to fill out the Financial Disclosure form and Ms. Earley stated the training was required for elected officials and not for volunteers on an advisory Board.

10. ADJOURNMENT



Slater Residence
1629 Thumb Point Drive

Aerial Map



THE SUNRISE CITY
FORT PIERCE
Florida



Slater Residence
Conditional Use w/ New Construction
1629 Thumb Point Drive



THE SUNRISE CITY
FORT PIERCE
Florida

RL = 

FLU Map



Slater Residence
Conditional Use w/ New Construction
1629 Thumb Point Drive

R-1 =  **R-2** = 



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Map



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 3.18.21
Property Address: Conditional Use – Slater Residence – 1629 Thumb Point Drive [Click to View](#)

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____

Date: _____

3/15/21



TO : Vennis Gilmore, Planner

FROM : John R. Andrews, P.E., City Engineer

JRA

**RE : Slater Residence – 1629 Thumb Point Drive
TRC No. 21-0400007**

DATE : March 11, 2021

This is to advise you that we have completed the review of the following documents as received by this office on March 5, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend
- Approval of Conditional Use Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- Advisory comment attached

ADVISORY COMMENT:

1. The proposed driveway apron situated within the limits of Thumb Point Drive shall be comprised of either concrete or brick pavers.

JRA/TST/tst




THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

March 18, 2021

Case # 21-04000007

Planner: Brandon Creagan

Conditional Use with new construction

Slater Residence, 1629 Thumbpoint Dr., Ft. Pierce

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

March 18, 2021

TECHNICAL REVIEW PROJECT # 21-04000007

Conditional Use – Slater Residence – 1629 Thumb Point Drive

Comments

FPUA W/WW Engineering: Approved as Noted

Water and Wastewater Service is available to the subject property.

Water - Applicant is required to visit 206 South 6th Street (FPUA's Customer Service Building) to set up a utility account and address the required fees. Fees will include (but not limited to) the installation of a residential water service from the existing water main to the subject site. The water meter must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes.

Wastewater – Applicant is required to Call 811, Florida's Official BEFORE YOU DIG hotline, to have the wastewater service located in the field to ensure effective and efficient connection.

The Applicant's plumber is responsible for contacting Robert Eschmann @ (772) 466-1600 ext. 5520 to schedule a sewer tap inspection. The plumber must be present for the inspection with the connection fully exposed for inspection purposes. Ferncos are not allowed to be used for connection of applicant's private lateral to FPUA's point of service. Ensure that FPUA Detail S-4A is strictly adhered to when restoring the excavation after the inspection is complete.

FPUA Electric & Gas Engineering: Approved.

Electric service is available from the NW corner (FPI 11675) of the parcel. Please provide electric load information for the new service and AutoCAD drawing. Customer will be responsible for all conduits. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com





1701 S. 37th Street, Fort Pierce, FL 34947

sscimeca@fpu.com

Office: (772)466-1600 Ext. 6957

Please find attached a copy of the FPUA GIS map (Electric).



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Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main

- Pole
- ⊕ Fuse
- Transformers**
- ▲ Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water

- + Fire Hydrant
- W Well
- PS Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.



**Know what's below.
Call before you dig.**

Date: 3/9/2021

Create d By:
Name



FPUA Web Map



(772) 466-1600
FAX (772) 461-1938