



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

THROUGH: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

FROM: Vennis Gilmore, Senior Planner

RE: **Site Plan, Design Review, & Conditional Use - Redevelopment of Ocean Village Clubhouse**
2400 S. Ocean Drive

BOARD DATE: August 16, 2021

STAFF REPORT

Owner: Ocean Village POA, Inc.
 2400 S. Ocean Drive
 Fort Pierce, FL 34949

Representative: Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
 1717 Indian River Boulevard, Suite 201
 Vero Beach, FL 32960

Applicant's Request: Approval of Site Plan, Design Review, and Conditional Use Applications to construct a 6,426 sq. ft. clubhouse with racquet courts.

Location(s): 2400 S. Ocean Drive

Parcel ID: 2507-321-0001-000-5

Future Land Use: Hutchinson Island Residential (HIR)

Current Zoning: R4-A, Hutchinson Island Medium Density Residential Zone

Surrounding FLU:

North	East	South	West
HIR	HIR	HIR	HIR

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-313, 125-314, 125-237 and 125-37 of the City Code, the applicant is requesting the review and approval of Site Plan, Design Review, & Conditional Use Applications to construct a 6,426 square foot clubhouse for the Ocean Village Community located at 2400 South Ocean Drive. Ocean Village is a gated planned community that is nestled on approximately 120 acres with approximately 3,500 feet of beach frontage. Ocean Village offers 24-hour security; a Par-3 9-Hole Executive Golf Course; Tennis Courts; Heated Swimming Pools; Jacuzzi; Sauna; Fitness Center; Card Room; and a Library with wi-fi. The proposed clubhouse will replace the existing deteriorating clubhouse canopy of approximately 3,455 square feet.

The proposed site improvements include the removal of the existing building, existing asphalt, and the construction of the new 6,426 square foot clubhouse with modifications to parking, lighting, water, and sewer to serve the new building. A Conditional Use application is required for the construction of the proposed racquet court coverings to be built within the Coastal Construction Control Line (CCCL). Per City Code Section 125-321; No construction is permitted on the seaward side of the coastal construction control line in any zoning district except for navigational structures, private and semi-public water-dependent recreational uses and water-dependent public uses. Any other construction shall be approved in the form and manner provided for by Article V of this chapter and otherwise shall conform with all other applicable ordinance requirements. The coastal construction control line is that certain line designated by the department of environmental protection or its successor agency in accordance with F.S. § 161.053. In compliance with City Code Section 123-37 General Landscaping Requirements; landscaping improvements are included in the applicant's site plan.

The property is located at the northeast corner of the South Ocean Drive and Blue Heron Boulevard intersection. The site is surrounded by R-4A, Hutchinson Island Medium Density condominiums and single-family homes to the north, south, east, and west. The subject parcel is approximately 40.02 acres.

Future Land Use & Zoning

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to eight (8) dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed.

The subject site is located within the Hutchinson Island Medium Density Residential Zone district (R-4A), which was established due to Hutchinson Island being a sensitive barrier island that presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

Design Review

The proposed facility will be a one (1) story building with approximately 6,426 square feet consisting of classic Florida cracker style architecture. The building will consist of a pitched metal roof with the addition of a cupola crown. The proposed color scheme will be a lily white. The structure will stand out for its attractiveness and its compatibility. The applicant proposes to build a structure that compliments the neighborhood, as well as has a positive impact on the surrounding community.

Landscaping

The plant schedule that the applicant is proposing consists of a total of 29 trees. The applicant is proposing to remove, replace, and mitigate trees, plant shrubs and install irrigation. The plans will involve the following:

- Trees to be relocated are (4) Sabal Palms, and (2) Vetchia Merrilli.
- Nine (9) Sabal Palms will be mitigated.
- Trees to be planted include (8) Sabal Palms, (2) Coccoloba Unifera, and (4) Conocarpus Erectus.
- Shrubs proposed for the site include 218 Chrysabalanus Icacao, 58 Tripsacum Floridana, 52 Podocarpus', and 74 Schefflera Arboricola.
- New Irrigation will be installed.

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

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 July 14th, 2021 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation:

The presented Site Plan, Design Review, Conditional Use, and related new construction adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. The requested Site Plan, Design Review, and Conditional Use Applications are consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends **APPROVAL** of the requested applications.

June 16, 2021

Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
1717 Indian River Boulevard, Suite 201
Vero Beach, FL 32960

Subject: Ocean Village Clubhouse – 2400 S. Ocean Drive – TRC Comments & Conditions

Fort Pierce Planning Department

Comments & Conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **A Landscape Bond, Certification of Completion by a Certified Landscape Architect, and a Cost Estimate List must be provided prior to receiving Certificate of Occupancy.**
2. Please provide a color overlay of the proposed landscaping and consider more shade trees.
3. Please provide color elevations of the proposed clubhouse.

Fort Pierce Engineering Department

Please see the attached document from the Engineering Department

Fort Pierce Utility Authority

FPUA W/WW Engineering: The Proposed facility will require a grease trap because of the proposed kitchen. A transition sewer manhole will be required at FPUA's point of service on the service lateral.

Please submit 3 complete sets of utility construction plan along with a completed plan review and commercial service application to the Water and Wastewater Engineering Department located at 1701 S 37th Street Fort Pierce Florida for review. For more information please contact Lugey Dawson at 772 466 1600 ext. 3428.

FPUA Electric & Gas Engineering: Approved. Electric service is existing and available. Please provide electric load information for the new service and AutoCAD drawing. Customer will be responsible for all conduits (primary and secondary), transformer pad and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpu.com
Office: (772)466-1600 Ext. 6957

FPUA will require a utility easement for all propose FPUA underground distribution lines and equipment's within the site.

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



051021- FPUA
Elec. GIS Map.pdf

If the owner/representatives should have any questions, please have them contact me or the individual listed above.

Thank you,
Paul Laguerre
Utility Designer
Fort Pierce Utilities Authority
1701 S. 37th Street
Fort Pierce, Florida 34947
Phone (772)466-1600 Ext. 6757
Fax (772)461-1938
Plaguerre@fpu.com

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Comments received

St. Lucie County PW/Engineering

No Comments received

City Clerk Office

No Comments received

Code Enforcement

No Comments

Fort Pierce Police Department

No Comments received

St. Lucie County Fire District

Please see the attached document from the St. Lucie County Fire District

Florida Department of Transportation

No Comments received

St. Lucie County Transit Agency

No Comments received

St. Lucie County School Board

No Comments

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

Meeting Date: 6.17.21
Property Address: Site Plan and Conditional Use - Ocean Village Clubhouse - 2400 S. Ocean Drive

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 ^{may} exist 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:

Possible compliance with Local Sea Turtle Ordinance

Building Official's or Representative's Signature _____ Date: 6/15/21



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Vennis Gilmore, Planner

FROM : ^{BE} John R. Andrews, P.E., City Engineer ^{TST}

**RE : Ocean Village Clubhouse – 2400 S. Ocean Drive
Site Plan and Conditional Use Application
TRC No. 21-0700012**

DATE : June 15, 2021

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & CU Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <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

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> 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.

- See attached for advisory comments

ENGINEERING ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually, and a thorough review of the plan will be conducted at time of Site Work Permit application.
2. Required permitting for the project may include South Florida Water Management District and Florida Department of Environmental Protection (NPDES Permit and CCCL General Permit).

JRA/TST/tst



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Ocean Village Clubhouse 240 S. Ocean Drive

REVIEW DATE: 6/7/2021

PLANNER: GILMORE

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 5. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

6. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
7. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
8. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
9. Site Plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal. At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc., as referred to in Exhibit "A," attached hereto.
Minimum roadway pavement width (two-way traffic) shall be twenty (20) feet.
Minimum roadway pavement width (one-way traffic) shall be twelve (12) feet.
10. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.
11. The Fire District reserves the right for future comments at the site plan & building construction phase.

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Ocean Village



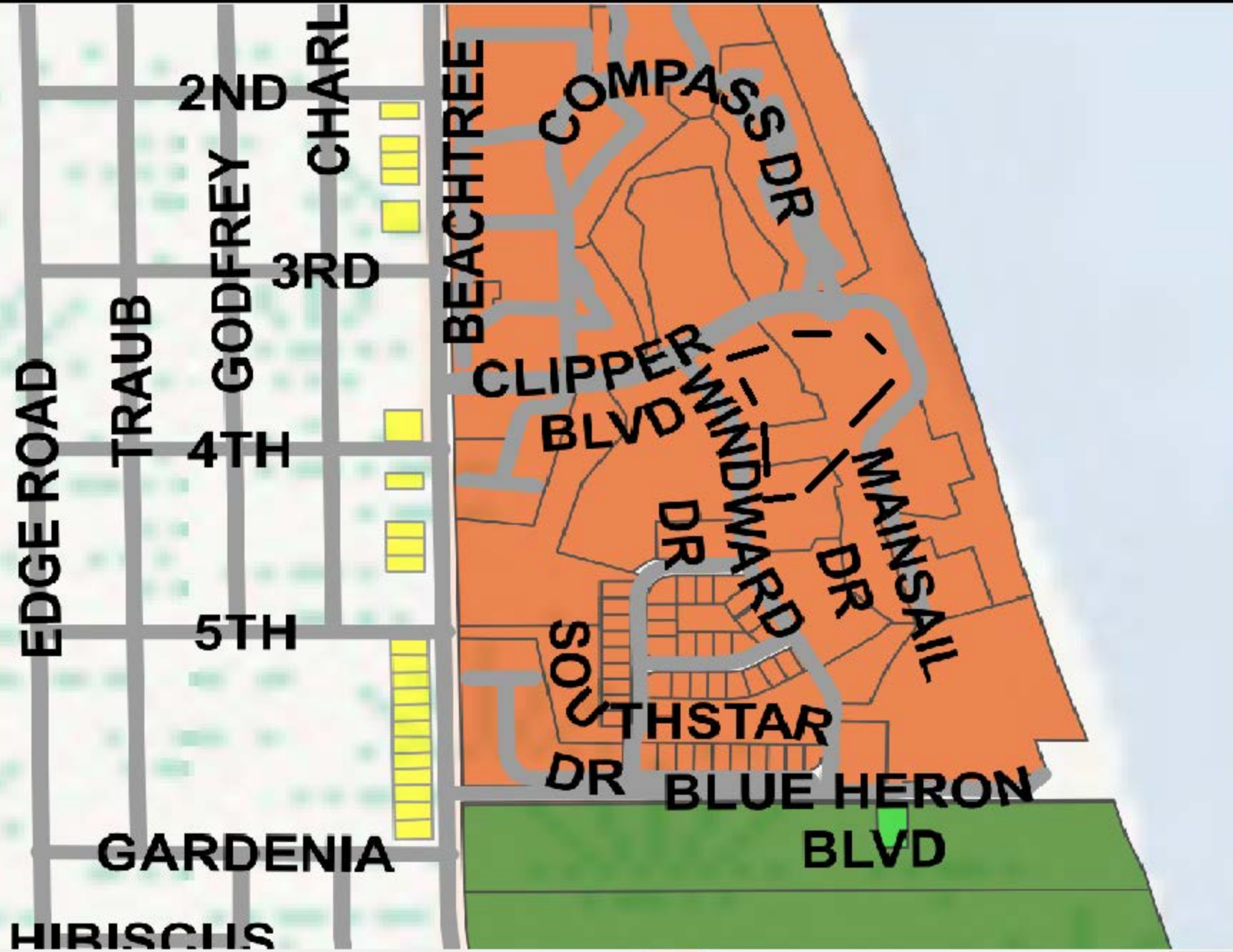
Imagery © 2016 Google, Map data © 2016 Google

Northern Legend

- | | | |
|------------------|--------------------------|-------------------------|
| A. Capstan | D. Beachtree I | G. Catamaran I |
| B. Golf Villas | E. Beachtree II | H. Cayman Center & Pool |
| C. Coral Cluster | F. Bermuda Center & Pool | I. Seascape I |

Southern Legend

- | | | | |
|--------------------|------------------------|----------------------|----------------|
| J. Office | K. Tennis Courts | L. Tennis Pro Shop | M. Golf Shack |
| N. Restaurant | O. Club House | P. Tiki Bar | Q. Seascape II |
| R. Ocean House | S. Aruba Center & Pool | T. Ocean Villas I | |
| U. Ocean Villas II | V. Ocean Villas III | W. Southpoint Homes | |
| X. Catamaran II | Y. Golf Lodges South | Z. Golf Lodges North | |



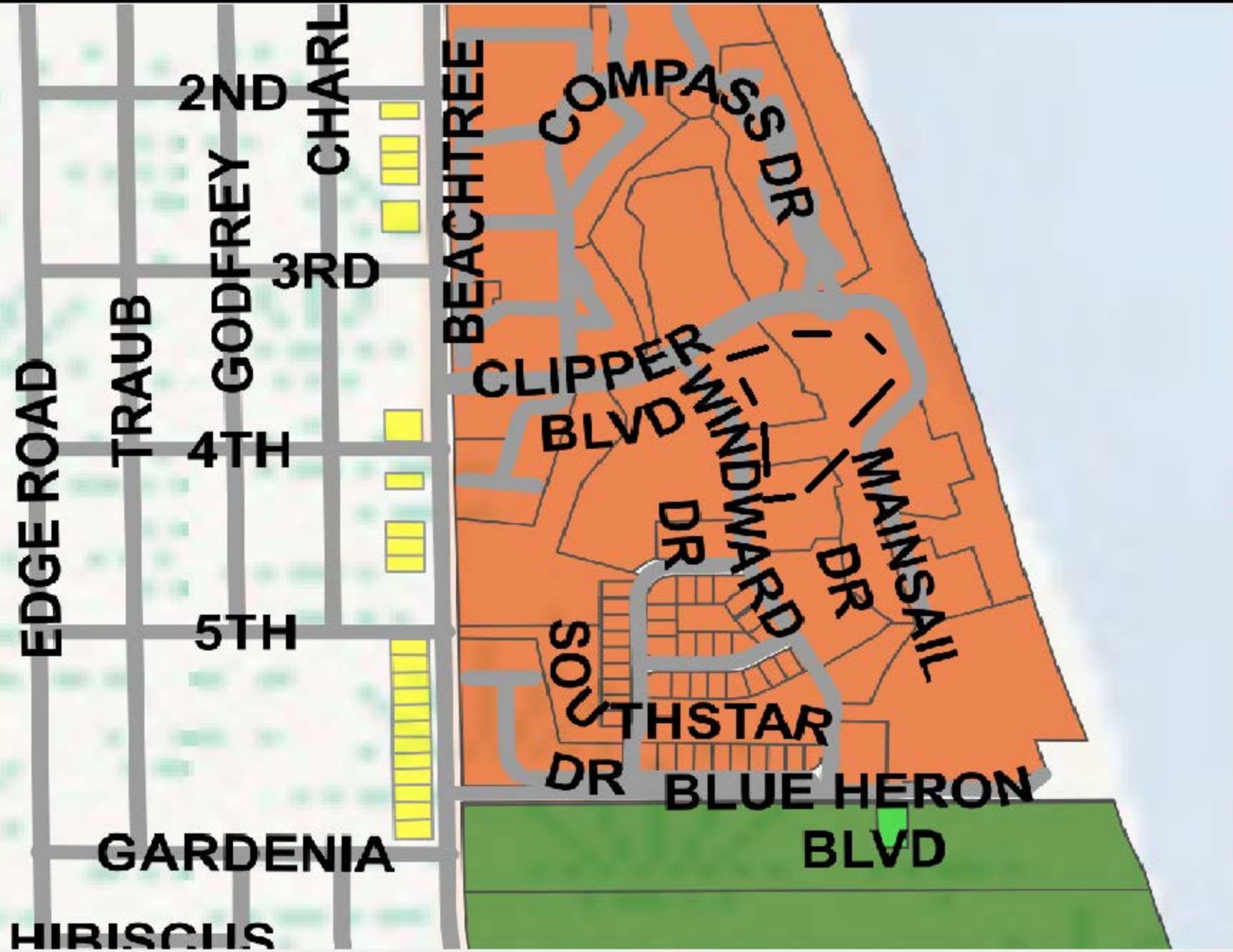
Legend

- Subject Site
- HIR, Hutchinson Island Residential
- RL, Low Density Residential
- CO, Conservation and Open Space

FLU Map

Ocean Village Clubhouse
2400 S. Ocean Drive





Legend

..... Subject Site

-  R-4A, Hutchinson Isl. Med. Density Res. Zone
-  R-1, Single-Family Low Density Zone
-  OS-2, Conservation Open Space Zone

Zoning Map

Ocean Village Clubhouse
2400 S. Ocean Drive

