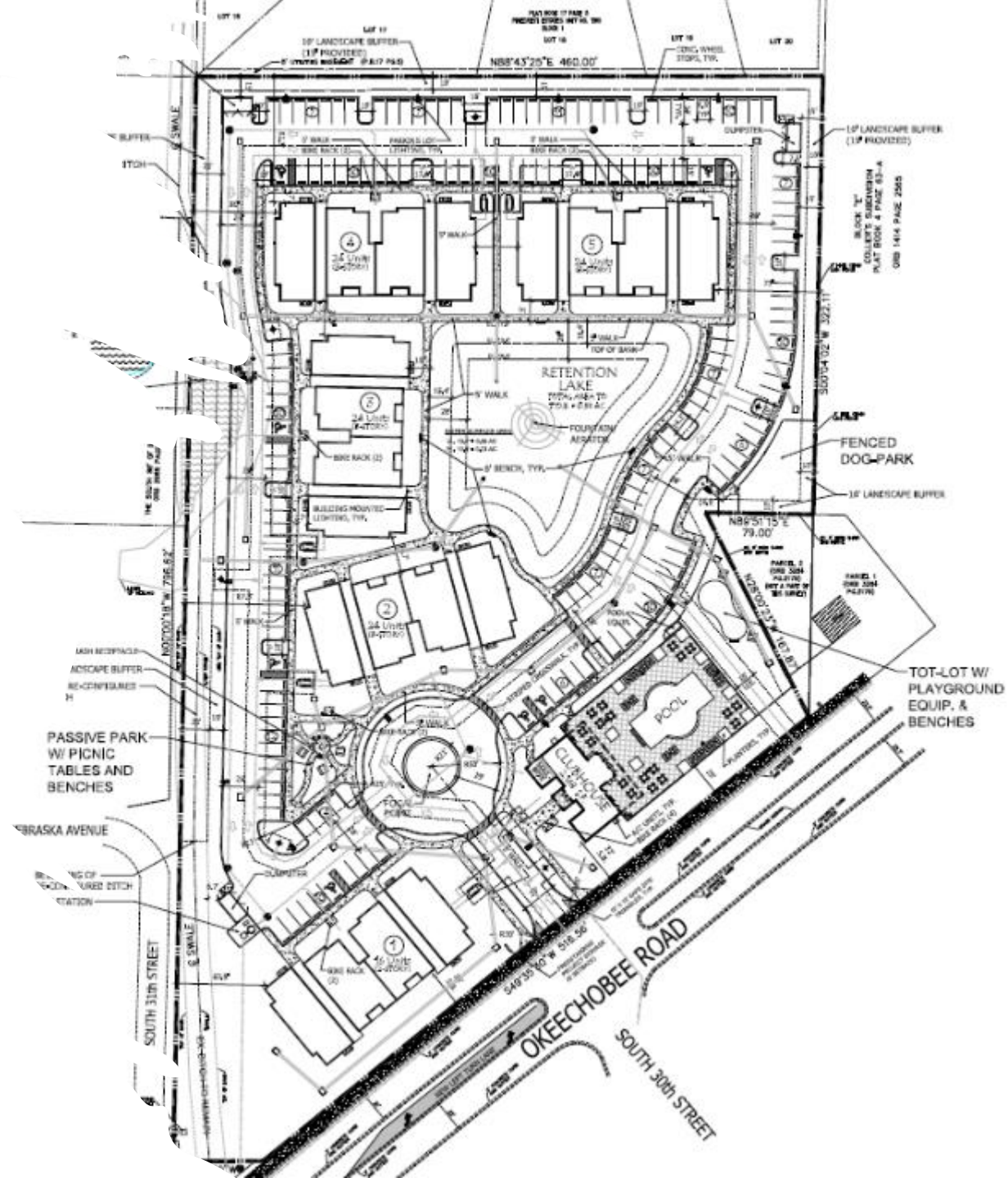
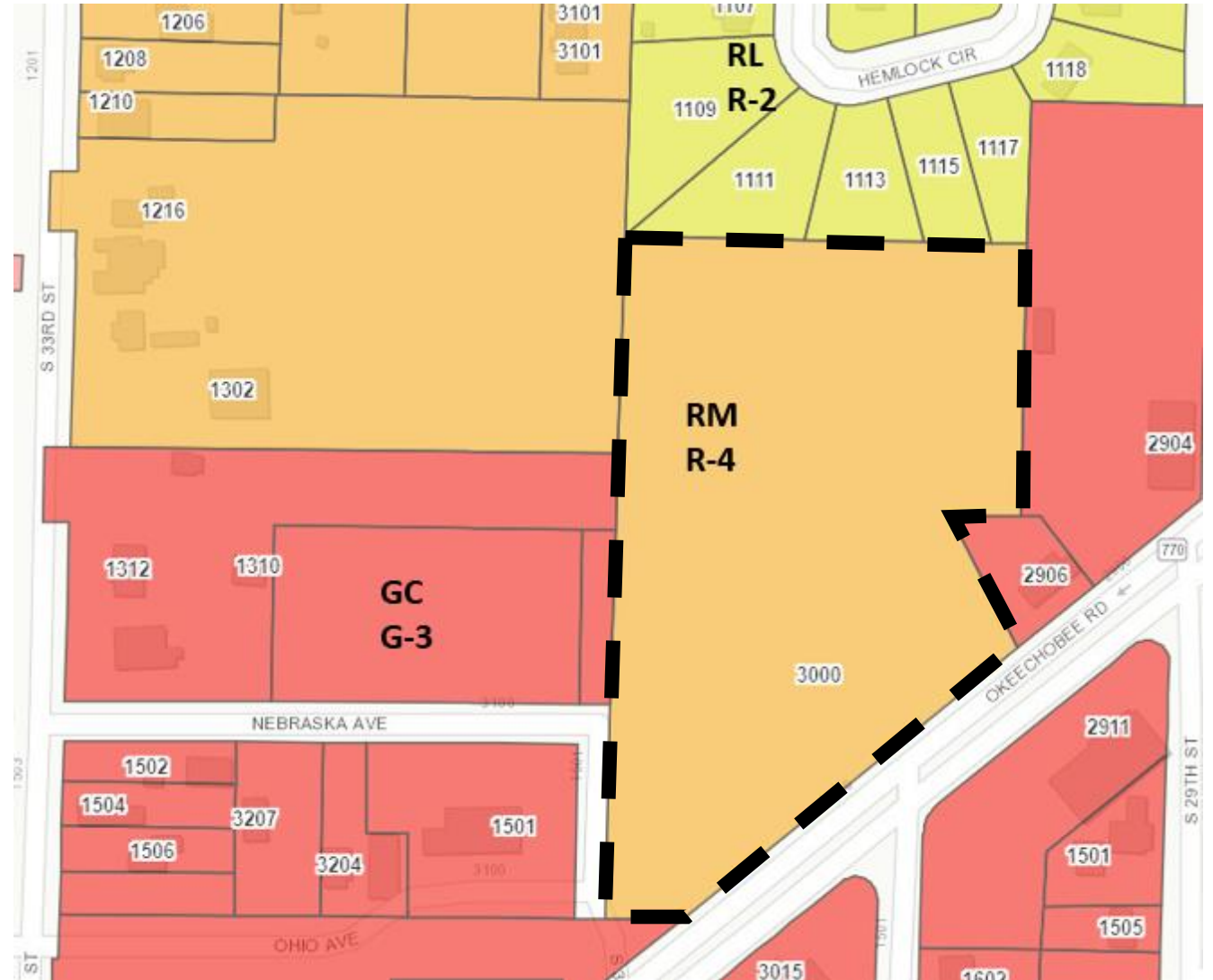


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FLU-Zoning- Location Map



History

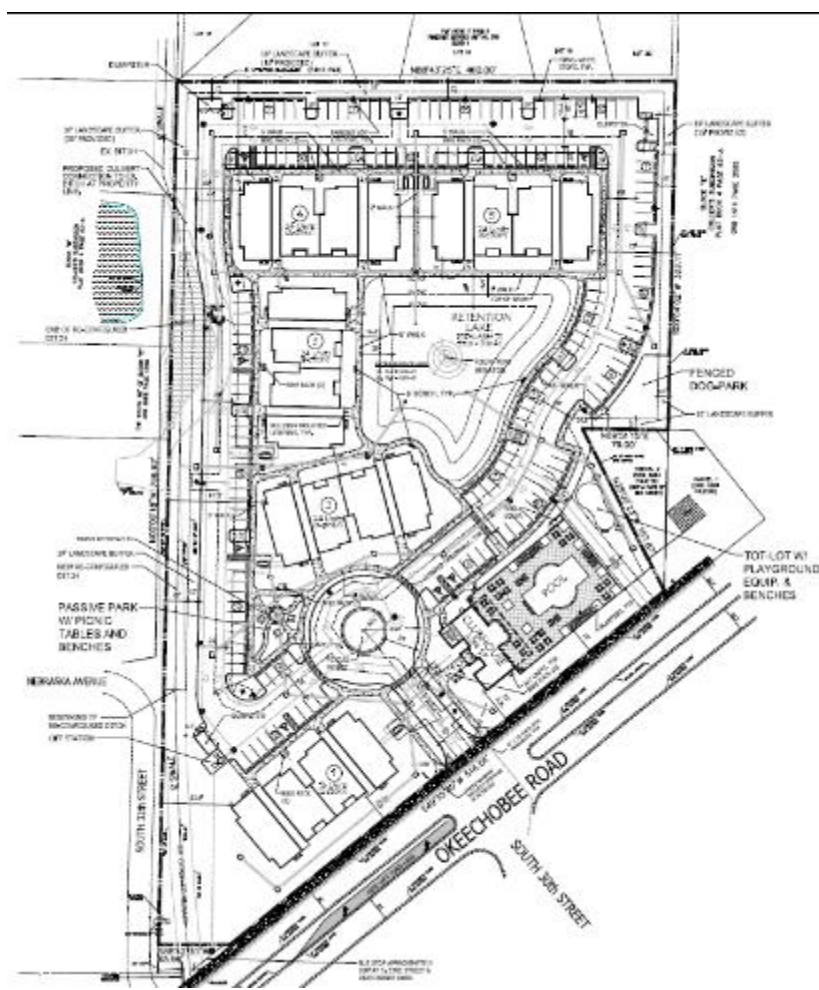
- **The applicant is requesting approval for a Conditional Use with New Construction for an Innovative Residential Development that consists of 112 multi-family units.**
- **Without the addition of the requested density bonuses, the proposed site plan is allowed 67 units.** The applicant is taking advantage of an additional two (2) units per acre Density Bonus outlined in Section 125-243 (Innovative Residential Development).
- **In addition, to make the project viable, the applicant is taking advantage of the Density Bonus that is outlined in City Code 125-326 (b)(2) and the City's Comprehensive Plan Policy 1.1.7 that both state that a "maximum of five (5) dwelling units per acre density bonus is permitted for development located within one-fourth (¼) mile radius of a rail station, multimodal transit center or transit stop."** The Density Bonus section of the Code further restricts the Density Bonus to a maximum of five (5) additional units per acre pursuant to City Code 125-326 (c)(2) as **the project is inside of the boundary of the Community Redevelopment Agency (CRA).** The applicant has provided a map that demonstrates that the project is ¼ mile from a transit stop (corner of S. 33rd Street and Okeechobee Road) and is therefore eligible for the density bonus of up to five (5) units an acre under the above criteria.
- **The applicant is requesting approval of a 17 units per acre density.**
- **This site plan was previously approved by City Commission on October 5, 2020, with a 17 units per acre density. The site plan and density bonuses have since expired, due to no building permits.**

Innovative Residential Development (Conditional Use)

The application requires approval of the Conditional Use for the additional maximum Density Bonus of two (2) units per acre and qualifies for the following reasons:

- 1. The landscaping plan provides for effective use of existing vegetation and for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and recreation areas. Landscaping of this proposed Innovative Residential Development exceeds the requirements in section 125-314 for landscaped area by ten percent, for the amount trees by ten percent and in terms of qualitative characteristics of the landscaping. The code minimum for total of trees is 168, the applicant has provided 303 trees. This exceeds the minimum requirement by 80.4%.**
- 2. The site plan provides for creative placement of buildings and other facilities in terms of visual focal points, use of existing physical features such as topography, views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings.**
- 3. The design elevations provide for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and other design elements of the innovative residential development. The architecture includes a neo-modern design with balconies, pitched roofs, window canopies, and open-air stairway spaces.**

Site Plan



- Six (6) Structures (5 multi-family & 1 clubhouse) – 112 Units
- Building Type I (4) – 24units each
- Building Type II (1) – 16 units each
- 172 Parking Space with 7 Handicap Accessible
- Amenities: clubhouse, pool, tot lot with playground equipment and benches, a lake with a fountain feature, a walking trail around the lake at the center of the development, a passive park with picnic tables and benches, and a fenced dog-park.

Clubhouse Elevations



3-Story Apartment Elevations



PB Recommendation

The Planning Board, at their December 12th, 2022 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation

Staff recommends APPROVAL with (4) Conditions:

1. Incorporate littoral zone plantings around the lake/retention pond per City Code Section 123-6.
2. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
4. More than two (2) electric vehicle charging stations should be provided. Staff will discuss the ratio with the applicant.

CC Actions

- Possible actions of the City Commission:
- APPROVAL of the proposed Site Plan – (Development Review and Design Review) and Conditional Use, and no changes
- APPROVAL of the proposed Site Plan – (Development Review and Design Review) and Conditional Use with **changes**
- DISAPPROVAL of the proposed Site Plan – (Development Review and Design Review) and Conditional Use

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