



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: **Family Dollar Properties: Zoning Map Amendment**
1210 South 25th Street

DATE: March 6, 2014

STAFF REPORT

Owner: First Southern Bank
Mr. Lee D. Wedekind, Jr., Senior Vice President
1177 SE Third Avenue
Fort Lauderdale, Florida 33316

Applicant: The Hutton Company
Mr. Chuck Borysiak
736 Cherry Street
Chattanooga, Tennessee 37402

Representative: Bowman Consulting
Mr. Daimian Leslie, P.E.
4450 W Eau Gallie Boulevard, Suite 232
Melbourne, Florida 32934

Requested Action: Approval of Zoning Atlas Amendment (Rezoning) from C-1, Office Commercial to C-2, Neighborhood Commercial.

Location: Generally located at 1210 S 25th Street, the east side of South 25th Street, between Ormond Avenue and Mississippi Avenue

Parcel IDs: 2416-602-0158-000/3; 2416-602-0160-000/0; 2416-602-0161-000/7;
2416-602-0164-000/8; 2416-602-0166-000/2; 2416-602-0167-000/9

Current Zoning: C-1, Office Commercial

Proposed Zoning: C-2, Neighborhood Commercial

Surrounding Zoning:

North	East	South	West
C-3	R-3	C-1	C-3

Parcel(s) Size: 1.68 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning) from C-1, Office Commercial to C-2, Neighborhood Commercial, concurrent with the previously presented Future Land Use Map Amendment.

As noted, the subject site is located in a transitional zone between the C-3, General Commercial segment surrounding the Okeechobee Road and South 25th Street intersection and the predominant C-1, Office Commercial area along 25th Street surrounding Lawnwood Regional Medical Center. In furthering a tiered transition, the recommendation was made to the applicant to pursue a C-2, Neighborhood Commercial zoning designation, as opposed to a C-3, General Commercial designation, to further this transitional area.

Table 1 demonstrates pertinent data regarding the existing and proposed for the subject site.

Table 1: Existing and Proposed Site Data

	<u>Existing</u>	<u>Proposed</u>
Zoning	C-1	C-2
Purpose	This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.	This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.
Permitted Uses Exclusive to District	<ul style="list-style-type: none"> • Brew Pub • Day Labor Employment Agency • Medical and Dental Clinic 	<ul style="list-style-type: none"> • Coffee Shop • Bed & Breakfast • Grocery or Liquor Stores • Neighborhood Commercial Sale • Laundry & Dry Cleaners • Laundromat • Neighborhood Commercial Services
Maximum Lot Coverage Permitted	60%	60%
Maximum Building Height	65 ft.	45 ft.

The C-1, Office Commercial and C-2, Neighborhood Commercial zone present distinct differentiation in intended purposes for commercial activity, specifically the allowance of retail sale of goods within the C-2 zone. Both districts are intended to have good access to arterial roadways, minimizing impacts on surrounding residential uses. The subject site is consistent with the prerequisite that areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone, based upon the close proximity to the

intersection of Okeechobee Road and 25th Street, as well as R-4 zoned properties surrounding Lawnwood Regional Medical Center. The proposed zoning designation maintains the same maximum permitted lot coverage (area covered by buildings) at 60%, and further limits building height to 45 ft., as opposed to 65 ft. within the current C-1 designation. The expanded uses desired by the applicant, permitted in the C-2, Neighborhood Commercial Zone, are Grocery Stores & Neighborhood Commercial Sales Establishments.

The applicant is pursuing the proposed amendments in order to construct an approximately 8,300 square foot discount retail store. The applicant has recently filed an application for Site Plan review for said project. The representative for the project has indicated that the Site Plan has been placed on hold, temporarily. The Site Plan will be reviewed by the Planning Board prior to being routed to the City Commission for final review. The applicant held a neighborhood meeting, as recommended by Planning Staff, to discuss the proposed project with surrounding property owners. Planning Staff did not attend the meeting; however, the applicant has indicated that the neighbors were generally accepting of the proposed project. Additional details of the meeting may be asked of the applicant or representative, if necessary.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect on the ability of the city to:
 - a. Satisfy land and water use needs; and
 - b. Meet transportation demands and provide community facilities and services; and
- (3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the Future Land Use Designation of the site. Furthermore, the amendment will not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment will promote and protect the public health, safety and general welfare through the increased variety and access to neighborhood goods services, ensuring minimal impacts to neighboring residential districts.

TRC Recommendation:

All affected departments have reviewed and approved the applications. No significant increase in traffic or other impacts to public facilities are expected to be generated by the proposed amendments.

Planning Board Recommendation:

The Planning Board, at their January 14th, 2014 Local Planning Agency hearing, voted unanimously to recommend approval of the requests.

Property Owner Response Summary:

A total of 95 notifications of the proposed Zoning Atlas Amendment were mailed to property owners located within 500 feet of the subject property. As of March 6, 2014, zero (0) responses have been received. An update of responses will be provided at the City Commission Meeting.

Staff Recommendation:

The proposed amendment meets the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the City Commission **approve** the proposed amendment.