



# 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: Conceptual Development Plan  
Fresh Wind, Fresh Fire Church of God  
401 N 25<sup>th</sup> Street  
DATE: June 24, 2014

### STAFF REPORT

Owner: Annette N McMullian  
2320 Atlantic Beach Blvd  
Fort Pierce FL 34949

Applicant: Andrea Dampier  
PO Box 853  
Fort Pierce FL, 34954

Representative: Abraham Chabab, PE  
5428 NW Edgewater Avenue  
Port St. Lucie, FL 34983

Requested Action: Approvals of a Conceptual Development Plan

Location: 401 N 25<sup>th</sup> Street

Parcel ID: 2408-501-0018-0005, 2408-507-0134-0002, 2408-507-0133-0005, 2408-507-0132-0008

Zoning: C-3, General Commercial & R-3 Single-Family Moderate Density Residential

Surrounding Zoning:

| North | East | South     | West    |
|-------|------|-----------|---------|
| C-3   | R-4  | C-3 & R-3 | U (SLC) |

Future Land Use: GC, General Commercial & RM, Medium Density Residential

Parcel Size: 2.5 acres

Utilities: Located within the FPUA Retail Service Area

Per Section 22-58(e) of the City Code, the applicant is requesting the review and approval of a Conceptual Development Plan. Section 22-58(e) of the City Code states:

Prior to, but not in lieu of, submission of a complete application and site plan the applicant may, solely at his own election, adopt the following procedure:

(1) A conceptual development plan may be submitted to the department of planning and development, which shall schedule a meeting for its consideration by the city planning board. The conceptual development plan shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use;

(2) The city planning board shall review the conceptual development plan and make recommendations as appropriate for its approval or disapproval;

(3) The city commission shall hold a hearing and approve or disapprove the conceptual development plan or approve it with conditions.

#### Staff Analysis:

The applicant is requesting review of a Conceptual Development Plan for a new church facility for Fresh Wind, Fresh Fire Church of God at 401 N 25th Street. The 2.5 acre site consists of four parcels, three of which are currently vacant. The site contains a single family home, which appears to be unused, located just east of N 26th Street.

The site containing the conceptual development plan features split zoning designations of C-3, General Commercial and R-3, Single-family Moderate Density Residential. The applicant anticipates the pursuit of Zoning Atlas and Future Land Use Map Amendments concurrent with Site Plan and Conditional Use applications, in order to address this circumstance while seeking final development approval.

The site abuts Moore's Creek and a single-family home to the north and unimproved right-of-way (Avenue C) to the south. The properties beyond these strips of right-of-way to the north and south are zoned R-4, C-3, and R-3, occupied by various residential dwellings. The properties to the east, across 25th Street are zoned C-3 and are vacant. The properties to the east of the site are zoned R-3, featuring single-family homes.

The proposed church is planned to be approximately 5,610 square feet with an assembly area nearly 3,000 square feet in size, containing 220 seats. The height of the church will reach a peak height of 30 ft., with a mean height of approximately 20 ft. The subject development will be reviewed pursuant to the established design review guidelines in City Code Section 22-59, as it is located along an arterial roadway and requires site plan consideration.

Access to the site is proposed via two-way driveways on N 26th Street. This arrangement places access to the site solely upon 26th Street, which is readily accessible from N 25th Street via Avenue B to the south. North bound traffic must access N 26th Street from Orange Avenue, located over 1,000 ft. to the south of the development. The capacity exists to complete the unfinished extension of Avenue C connecting N 25th Street to N 26th Street in order to provide more direct access to the site.

The applicant is proposing the dedication of five (5) foot easements along North 26th Street for the purpose of sidewalk installation. Adequate parking, lighting, and landscaping are presented, or

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committed, to meet the requirements of the City Code. Storm water retention is presented to be managed by dry retention areas along the northern portion of the properties. Three existing oak trees are scheduled for preservation on site, however further assessment is necessary to review impacts to existing trees in the area presented for overflow parking.

All affected Departments have reviewed the submittals and provided comments regarding the proposed conceptual development based on compliance with the requirements of the City Code. The comments generated are attached for review by the Commission. The representative has amended the plans to address most of the identified deficiencies. Staff notes that the applicants have not updated the Landscape and Lighting Plan to match the revisions made to the preliminary Site Plan, however the updates are minor in nature, and can be addressed with any subsequent submittals for Site Plan review.

#### Planning Board Recommendation:

The Planning Board, at their May 13<sup>th</sup>, 2014 meeting, voted unanimously to recommend approval of the Conceptual Plan.

#### Staff Comments:

The City Commission shall review the Conceptual Development Plan and make recommendations as appropriate for its approval or disapproval.