



# 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:** **Application for Site Plan**  
**Family Dollar Retail Store**  
**1210 South 25<sup>th</sup> Street**  
**DATE:** February 19, 2015

### STAFF REPORT

**Owner:** Hutton Growth One LLC  
736 Cherry St  
Chattanooga, TN 37402

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

**Representative:** Bowman Consulting  
Nim Dailey  
4450 W Eau Gallie Boulevard, Suite 232  
Melbourne, Florida 32934

**Requested Action:** Approval of a Site Plan

**Location:** 1210 S 25<sup>th</sup> Street

**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-2, Neighborhood Commercial

**Future Land Use:** Neighborhood Commercial (NC)

**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:**

In accordance with Sections 22-30 and 22-58 of the City Code, the applicant is requesting the review and approval of a Site Plan to construct a new retail store.

A change in the zoning designation of the site, from C-1, Office Commercial to C-2, Neighborhood Commercial, was approved by the City Commission at their April 7<sup>th</sup>, 2014 meeting. The subject location is a transitional zone between the C-3, General Commercial segment surrounding the Okeechobee Road and South 25<sup>th</sup> Street intersection and the predominant C-1, Office Commercial area along 25<sup>th</sup> Street surrounding Lawnwood Regional Medical Center.

The proposed Site Plan includes an 8,755 S.F. retail store, with support parking, lighting, landscaping, storm water, and pedestrian improvements.

The proposed structure will have a standing seam metal roof with a 1/2:12 slope concealed with the use of parapets, with overall height of twenty-three and one-half (23.5) ft. Architectural enhancements include a covered entry with a canopy at the S 25<sup>th</sup> Street entrance, retail windows, fixed wood shutters, and metal awnings to punctuate the presented elevations. The building style is characterized by use of subtle building materials such as EIFS/synthetic stucco and traditional brick to follow similar building concepts in the surrounding area. The use of vertically articulated parapets and horizontal façade schemes, as well as the integration of crisp angles and corners, broken by variations in material, height, and girth, provide a streamlined contemporary concept.

Vehicular access to the site is provided via full-access two-way driveways located on South 25<sup>th</sup> Street, Ormond Avenue, and Mississippi Avenue. A total of forty (40) parking spaces (two of which are handicapped-accessible), and a bicycle rack will be provided. Furthermore, an off-street loading space has been integrated into the presented Site Plan to improve the functionality of receiving deliveries to the establishment.

A five (5) ft. right-of-way (R.O.W.) dedication is presented for both Ormond and Mississippi Avenues, to improve the existing deficiency, based upon an existing fifty (50) feet R.O.W. width for each local road. A five (5) ft. wide sidewalk is proposed along the northern and southern property boundary, located within these areas for dedication. These sidewalks will connect to the existing sidewalk located along S 25<sup>th</sup> Street.

Stormwater pretreatment will be provided in the form of a 9,729 S.F. dry retention area located at the northern portion of the property.

The presented landscape plan couples the preservation of three (3) Oak trees, with landscaping and required vegetation for screening and buffering in accordance with Section 22-187 of the City Code. A total of 89 new trees will be planted on-site in order to enhance the site, shade the proposed pedestrian pathways, and screen the neighboring residences to the west. Additionally, the landscape buffer along the eastern property line will be enriched by the construction of a six (6) ft. tall concrete block wall, accented with columns. This wall will further diminish impacts to the properties abutting the site.

Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements.

The traffic impact study provided by the applicant determined that a total of 442 additional daily trips will be generated by the proposed project. Of these trips, 27 AM peak hour and 47 PM peak hour trips will be dispersed onto the surrounding roadway network. All of the surrounding roadway segments are expected to operate at their current adopted level of service (LOS) with the additional trips. No deceleration lane is recommended based upon the presented traffic impact and access points.

### **Technical Review Committee**

All affected departments have reviewed and approved the Site Plan based on compliance with the requirements of the City Code.

### **Planning Board Recommendation:**

The Planning Board, at their February 10<sup>th</sup>, 2015, meeting, voted unanimously to recommend approved of the Site Plan with the conditions presented by Staff, and the integration of an off-street loading space to process product deliveries. The Site Plan has been updated to reflect the implementation of an off-street loading space on site.

### **Staff Recommendation:**

The proposed Site Plan generally meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the City Commission **approve** of the Site Plan as presented, with the following conditions:

- 1.) The applicant shall record and provide a recorded copy of a Unity of Title combining the subject parcels prior to issuance of a building permit;
- 2.) The applicant shall provide an Owner and Encumbrances title search for each of the right-of-way dedications presented prior to the issuance of building permit; and
- 3.) The applicant shall record and provide a recorded copy of said right-of-way dedications prior to the issuance of a Certificate of Occupancy.