



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 Conditional Use
Treasure Coast Bible Assembly
4146 Edwards Road**

DATE: February 19, 2015

STAFF REPORT

Owner/Applicant: Treasure Coast Bible Assembly
3238 SW Hambrick St
Port St Lucie, FL 34953-4552

Representative: David Cleveland
Cleveland Design Group Inc.
100 Ave A, Suite 2E
Fort Pierce, FL 34950

Requested Action: Approval of a Conditional Use to convert an existing single-family house into a Church.

Location: 4146 Edwards Rd

Parcel IDs: 2430-114-0002-000-1

Zoning: E-3 Residential Single-Family—Three units per acre.

Surrounding Zoning:

North	East	South	West
AR-1 (SLC)	R-1	AR-1 (SLC)	RS-3 (SLC)

Future Land Use: Low Density Residential (RL)

Parcel Size: 1.2 acres

Utilities: Located within the FPUA Retail Service Area

- Water Service Established
- New Septic Tank Proposed

Staff Analysis:

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use to convert a 1,216 square foot single-family house into a church, with no new construction.

The subject property is located at 4146 Edwards Road, on the north side of Edwards Road, just northwest of Selvitz Road. The subject property was annexed into the City on January 7, 2008 and is zoned E-3, Residential Single Family (3 units per acre) with a Land Use Designation of Low Density Residential (RL). The property adjacent to the east is zoned R-1, Single Family Low Density. The properties to the north and south are unincorporated with a St. Lucie County Zoning Designation of AG-1. The properties to the west are unincorporated with County designations of RS-3, Single-family (3 units per acre).

The proposed project includes the renovation of the building interior to consist of a meeting area, small classroom, office, coffee area, and restrooms. The exterior of the building will not be altered, remaining consistent with the surrounding buildings typologies.

The site improvements to support the conversion consist of a paved two-way driveway accessing Edwards Road and 16 parking spaces, 8 paved and 8 stabilized turf, in accordance with Section 22-60 (b) (6) of the City Code. A bicycle rack will be installed to accommodate members various methods of travel. A 5 ft. wide sidewalk connection is planned from the structure to a proposed 6 ft. wide sidewalk within the Edwards Road right-of-way.

The traffic statement projects the generation of up to 21 Average Daily Trips (ADT), with 3 during PM Peak Hour. Based on the predicted weekday traffic, the proposed project will have minimum effects on adjacent roadways, meeting the de minimus impact thresholds of City Code Section 22-281.

The review of the site presents 5 Oaks, 4 Palms, 11 Pine, and 3 Evergreens existing. The presented site and landscape plan propose the removal of the 3 Evergreens and 3 Pine trees, and the installation of 13 Live Oaks, and required hedges. The existing landscaping to be preserved and landscape plan presented complies with predominance of Section 22-187 of the City Code, with the exception of an identified deficiency of two trees within the required landscape strip along the eastern boundary of the proposed drive aisle, as required by City Code Section 22-187 (6)a. & b. An update to the presented landscape plan is encouraged prior to review by the City Commission.

The existing single-family house is serviced by a FPUA water connection, and existing septic tank system for waste water. The applicant has obtained an Onsite Sewage Treatment and Disposal System (OSTDS) construction permit from the State of Florida Department of Health, however, the construction and implementation of such a system is in violation of City Code Sections 20-40 (3) and (4), as public sewer infrastructure is located within one-hundred (100) feet of the property line. It has been determined that the cost of constructing a private lift station on site, to service the facility is estimated at upwards of \$60,000. Based upon this estimated cost, and the nature of the conversion, Staff has recommended that the connection to established City sewer lines, available along Edwards Road, be completed prior to any future expansion, or at the time FPUA infrastructure is improved to accommodate the connection without the need for a private lift station.

All affected Departments have reviewed the submittals and provided comments regarding the proposed Conditional Use based on compliance with the requirements of the City Code, with the exception of the noted deficiency related to wastewater facilities.

Planning Board Recommendation:

The Planning Board, at their February 10th, 2015 meeting, voted unanimously to recommend approval of the Conditional Use request with the recommendations of Staff.

Property Owner Response Summary:

A total of 19 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of February 19, 2015, 0 responses have been received. An update will be provided to the City Commission at the meeting.

Staff Recommendation

The proposed Conditional Use meet the requirements of the City Code, and are in compliance with guidance of the City's Comprehensive Plan, with the noted exceptions; therefore Staff recommends that the City Commission **approve** the request with the following conditions:

- 1) The proposed landscape plan is updated to comply with City Code Section 22-187 (6)a. & b., providing adequate landscaping along the eastern property line prior to Building Permit issuance; and
- 2) The plan provide for the integration of the facility to existing FPUA sewer service pursuant to City Code Sections 20-40 (3) and (4), prior to any future expansion.