



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

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**TO:** Robert J. Bradshaw, City Manager

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Alison Rutkowski, Planning Systems Analyst  
Kori Benton, Historic Preservation Officer

**RE:** **Application for Conditional Use and Site Plan**  
**Off-site Parking Area for San Juan Diego Catholic Church**  
**2912 Delaware Avenue**

**DATE:** February 19, 2015

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### STAFF REPORT

**Owner:** Celeste Deflorio (TR)  
1775 Trowbridge Rd  
Fort Pierce, FL 34945-4620

**Applicant:** Diocese of Palm Beach, Inc.  
9995 N. Military Trail  
Palm Beach Gardens, FL 33410

**Representative:** Elizabeth Colome'  
Colome' & Associates  
530 24th Street  
West Palm Beach FL, 33407

**Requested Action:** Approval of Conditional Use with New Construction and Site Plan

**Location:** 2912 Delaware Avenue

**Parcel ID:** 2408-805-0051-000-1

**Zoning:** R3, Single Family Moderate Density

**Surrounding Zoning:**

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

**Future Land Use:** RL, Low Density Residential

**Parcel Size:** .78 acres

**Utilities:** Located within the FPUA Retail Service Area

### **Applicant Request:**

In accordance with Sections 22-16 and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction and Site Plan to construct an off-site church parking lot for use as over flow parking for their existing church facility. The site aerial provided in the report packet depicts the location of the existing church and proposed off-site parking lot.

### **Staff Analysis:**

Pursuant to Section 22-26(a) of the City Code, certain nonresidential uses, such as churches, are permissible in the Single Family Moderate Density Zone (R-3) as Conditional Use.

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

The proposed off-site parking will support the existing church facility, constructed in 2001, located at 401 Delaware Avenue, across S 30<sup>th</sup> Street to the west. The proposed parking area will replace an existing single-family home present at the subject site. The parking area will accommodate 52 vehicular spaces; combined with the current 81 parking spaces provided onsite, bringing the total parking for the church facility to 133.

The parking area will be accessible by vehicles from S 30<sup>th</sup> Street. Design features include asphalt drive aisles, parking stalls consisting of stabilized grass, anew ADA compliant 5' wide sidewalk along S. 30th St, as well as a pedestrian crosswalk to provide safe access between the properties.

The site lighting proposed consists of average foot-candle (Fc) level of 2.89Fc, with a minimum 1.3Fc, exceeding the required 1-foot candle minimum for churches.

Site landscaping, per the attached plan, incorporates the preservation of three of its largest oak trees, with a total tree count of 51 upon completion. Ten (10) ft. wide landscape buffers are presented along all boundaries to screen the parking area, and buffer the residences to the east. An extensive interior landscape island, and various raised curb landscape islands further accent the interior vehicular use area.

### **Technical Review Committee**

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

### **Planning Board Recommendation:**

The Planning Board, at their February 10, 2015 meeting, voted unanimously to recommend approval of the requested Conditional Use and Site Plan with the recommended conditions of Staff.

**Property Owner Response Summary:**

A total of 43 notifications of the proposed Conditional Use and Site Plan 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 and Site Plan meet the requirements of the City Code and are in compliance with the guidance of the City's Comprehensive Plan; therefore Staff recommends that the City Commission **approve** the requests with the following conditions:

- 1) The applicant provide a sketch and legal for the five (5) ft. easement donation to the City of Fort Pierce along South 30<sup>th</sup> Street prior to the issuance of Building Permits;
- 2) The applicant records a Unity of Title prior to the issuance of Building Permits for completion of the improvements; and
- 3) The applicant record said five (5) ft. easement donation to the City of Fort Pierce along South 30<sup>th</sup> Street prior to Certificate of Occupancy;