



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Alison Rutkowski, Planning Systems Analyst
SUBJECT: 2912 Delaware Avenue- Conditional Use and Site Plan Review
DATE: January 28, 2015

STAFF REPORT

Owner/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

Current Future Land Use: RL, Low Density Residential

Current Zoning: R3, Single Family Moderate Density

Surrounding Zoning:

North	East	South	West
R3	R3	C1	R3

Surrounding FLU:

North	East	South	West
RL	RL	IST	RL

Parcel(s) Size: .78 acres/33,948 sf

Utilities: Water, Waste Water, GAS, and Electric provided by FPUA.

Applicant Request:

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 over flow parking. Figure 1, below depicts the location of the existing church and proposed off-site parking lot.



Figure 1

Per Sections 22-26(a) of the City Code, certain nonresidential uses, such as churches, are permissible in the Single Family Moderate Density Zone (R-3). The applicant states, "The intent of the project is to provide safe parking for the adjacent church. The parish community has found a need for additional parking spaces, and this site would serve that need."

Staff Analysis:

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.

In accordance with Sections 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 parking lot for over flow parking for the parcel located at 2912 Delaware Avenue.

This new off-site parking will replace a single family home. It will accommodate 52 spaces; combined with current onsite parking, total parking spaces will increase to 90.

Design features include asphalt drive aisles, parking stalls consisting of stabilized sod, new ADA compliant 5' wide sidewalk along S. 30th St, and a pedestrian crosswalk that will provide safe access between the properties.

Lighting, average foot-candle (Fc) proposed is 2.89Fc with minimum 1.3Fc, exceeding the required 1-foot candle minimum for churches.

Site landscaping, per the attached drawing, will reflect preservation of three of its largest oak trees, after construction landscape will include 51 trees, 10' wide buffer landscape strips, a large interior landscape island, and raised curb end islands.

TRC Comments:

Planning Comments:

1. Request for a crosswalk from the proposed new parking lot to the existing church lot.
2. Request the 2-way drive aisle measurements; currently the plan does not indicate the aisle widths.
3. Need verification of the landscape area calculation; currently there is discrepancy in calculation.
4. The off-site parking driveway aisles shall be a hardened surface as per engineering requirements. Please see section 17-29 paving and drainage construction of our code of ordinance to assist with materials.

Applicant Response:

Comment 1: A pedestrian crosswalk should be placed closer to the entrance of the church. Below I provided a rough sketch of where the crosswalk should be placed. Please see section 22-62: sidewalks of our code of ordinance for more detail.

Response: The requested pedestrian crosswalk and associated sidewalks have been added to the site plan. Also, a note has been added that all construction will comply with section 22 of the city of fort pierce code of ordinances.

Comment 2: request the 2-way drive aisle measurements; currently the plan does not indicate the aisle widths.

Response: The 2-way drive aisle measurements are included in the dimension string to the right of the site plan. A clarification note, "type at 2-way drive aisle" has been added at the appropriate dimensions

Comment 3: need verification of the landscape area calculation; currently there is a discrepancy in calculation.

Response: A clarification note has been added to the calculation for the landscaping interior to parking area.

Comment 4: the off-site parking driveway aisles shall be a hardened surface as per engineering requirements. Please see section 17-29 paving and drainage construction of our code of ordinance to assist with materials.

Response: The site plan has been revised to show asphalt-paved drive aisles. Also, a note has been added that all construction will comply with section 17 of the city of fort pierce code of ordinances.

FPUA Water/Wastewater: Owner will need to submit for removal of water, wastewater, gas and electric that may be onsite.

Applicant Response:

Comment 1: Owner will need to submit for removal of water, wastewater, gas and electric that may be

onsite. Response this requirement will be included as part of the building permit submittal

FPUA Electric: Electric & Gas is available.

Applicant Response:

Comment 1: Electric & gas is available but no additional comments.

Response: Acknowledged

FP Building:

1. Is there a need for a crosswalk across 30th Street?
2. They will need to hire a demolition contractor to get the existing structures removed.

SLC Engineering:

1. Streets abutting the subject property are under the jurisdiction of the City of Ft. Pierce. Construction activities within the abutting roadways will be permitted by the aforementioned entity.
2. It is noted that the existing right of way of South 30th Street is 50'. The City Engineering Department may require an additional 5' right of way easement for South 30th Street.
3. It is noted that Ft. Pierce Engineering will require a pedestrian easement for that portion of the proposed sidewalk crossing at the southwest corner of the subject parcel.
4. No objections to the proposed conditional use.

FP Engineering:

1. Being as Delaware Road is classified as a St. Lucie County Urban Collector road; please verify with St. Lucie County that the existing 60' right-of-way width is sufficient.
2. ADA compliant handicapped ramps are required for the sidewalk connections at Citrus/30th and 30th/Delaware.
3. Provide a note on the Site Plan that all construction will comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.
4. Citrus Avenue and South 30th Street currently have 50 feet wide right-of-way widths. In accordance with the City of Fort Pierce Code of Ordinances the minimum right-of-way width for a local road shall be 60 feet. The applicant will be required to provide one half of the required 10' for a total right-of-way easement donation of 5'. A sketch and description along with a recent owners and encumbrances search will be required to be submitted at time of Building Permit submittal. Specific information may be obtained from the Planning and Zoning Department.
5. The Paving, Grading, and Drainage Plan is a conceptual plan at this point and will be reviewed in detail during the Building Permit application process.
6. Prior to issuance of a building permit the applicant shall have provided the appropriate easement documentation for the sidewalk easement at the southwest corner of the site.
7. Being as there are multiple platted properties that will be utilized in this development the project will be required to provide a Unity of Title.
8. The drive aisles should be delineated and a hardened surface.

Applicant Response:

Comment 1: Being as Delaware road is classified as a St. Lucie county urban collector road; please verify with St. Lucie County that the existing 60' right-of-way width is sufficient.

Response: Based on 1/23/15 conversation with Mr. Ron Harris, county surveyor for St. Lucie County, the 60' right-of-way on Delaware road is sufficient.

Comment 2: ADA compliant handicapped ramps are required for the sidewalk connections at citrus/30th and 30th/Delaware.

Response: A note to replace ramps to comply with current FDOT curb ramp requirements reference FDOT index 304, CR-G was added to the civil engineering plan.

Comment 3: Provide a note on the site plan that all construction shall comply with sections 17 and 22 of the city of Fort Pierce code of ordinances.

Response: The note was added to the site plan

Comment 4: Citrus avenue and south 30th street currently have 50 feet wide right-of-way widths. in accordance with the city of fort pierce code of ordinances the minimum right-of-way width for a local road shall be 60 feet. the applicant will be required to provide one half of the required 10' for a total right-of-way easement donation of 5'. a sketch and description along with recent owners and encumbrances search will be required to be submitted at time of building permit submittal. Specific information may be obtained from the planning and zoning department.

Response: The 5' easement has been shown on the site plan. Documentation will be provided at time of building permit submittal as requested.

Comment 5: The paving, grading, and drainage plan is a conceptual plan at this point and will be reviewed in detail during the building permit application process.

Response: Acknowledged.

Comment 6: Prior to issuance of a building permit the applicant shall have provided the appropriate easement documentation for the sidewalk easement at the southwest corner of the site.

Response: Acknowledged.

Comment 7: Being as there are multiple platted properties that will be utilized in this development the project will be required to provide a unity of title.

Response: Acknowledged.

The following departments had no comments: FP Code, SLC TPO, SLC Planning, FP Police

Staff Recommendation:

Forward a recommendation of **Approval** with the following conditions:

All Engineering comments are satisfied at the time of building permit application.