



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Nicholas Mimms, PE, City Manager
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Kori Benton, Senior Planner
SUBJECT: Hartman Road Properties
Zoning Atlas Amendment
SW Corner of Hartman and Whiteway Dairy Roads
DATE: February 5, 2016

STAFF REPORT

Owners/Applicants: Sassan LLC
8825 SW 97th Terr
Miami, FL 33176

Equity Trust Company
8825 SW 97th terr
Miami, FL 33176

Representative: Dennis Murphy, AICP, Senior Planner
Culpepper and Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

Requested Action: Approval of a Zoning Atlas Amendment (Rezoning) from Medium Density Residential Zone (R-4) to Neighborhood Commercial Zone (C-2).

Location: Generally located at the southwest corner of Hartman Road and Whiteway Dairy Road, or approximately 1803 Hartman Road.

Parcel IDs: 2418-411-0001-000-8; 2418-414-0001-000-7; 2418-414-0003-000-1; 2418-414-0002-000-4; 2418-412-0002-000-8; and 2418-412-0001-000-1

Current Zoning: Medium Density Residential Zone (R-4)

Proposed Zoning: Neighborhood Commercial Zone (C-2)

Surrounding FLU & Zoning:

North	East	South	West
RM/PD & R-4	GC/C-3	GC/C-3	GC/C-3 & RM/R-4

Parcel(s) Size: 36.93 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning), for 36.93 acres of property, from Medium Density Residential Zone (R-4) to Neighborhood Commercial Zone (C-2) concurrent with a request to amend the Future Land Use designation of the subject parcels from Medium Density Residential (RM) to Neighborhood Commercial (NC).

The subject site is located on the west side of Hartman Road, between the Okeechobee Road commercial corridor and residential development along Hartman Road further north of the intersection of both roadways. The site is currently vacant, and bound by the General Commercial, C-3 district to the south, represented by the Orange Blossom Business Center, and a variety of commercial uses and undeveloped commercial property to the east. The Bent Creek Planned Development and other medium density residential properties are situated to the north, across the Whiteway Dairy Road right-of-way.

The pursuit of a Neighborhood Commercial zoning designation is consistent with the parallel request for amendment to the Future Land Use designation while further providing a transitional area between the established residential developments to the north, and commercial development to the south and east.

Table 1 demonstrates basic use standards for development capacity within the existing and proposed designations for the subject site.

Table 1: Existing and Proposed Site Data – Zoning & Land Use

	Existing	Proposed
Zoning	R-4	C-2
Future Land Use (FLU)	RM	NC
Non-Residential Maximum Floor Area Ratio (FAR) Permitted	-	0.5
Maximum Lot Coverage Permitted	50%	60%
Maximum Height	45 ft.	45 ft.

As demonstrated in Table 1, the maximum permitted non-residential floor area ratio (FAR) for the subject properties would increase to allow an FAR of 0.5 under the proposed amendments. Additionally, the maximum permitted lot coverage (area covered by buildings) would increase by ten (10) percent (%) to (60%) under the proposed amendments. The expanded development capacity pursued by the applicant is primarily the options for grocery stores, neighborhood commercial sales establishments, office uses, and potential for eateries.

Table 2 demonstrates use type data for the existing and proposed Zoning designations for the subject site.

Table 2: Existing and Proposed Site Data

	Existing	Proposed
Zoning	R-4	C-2
Purpose	The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per	This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas

	acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.	are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.
Permitted Uses Exclusive to District	<ul style="list-style-type: none"> • Detached House • Duplex • Townhouse (s) • Multi-Dwelling Building(s) 	<ul style="list-style-type: none"> • Coffee Shop • Bed & Breakfast • Administrative, Professional, General, Medical Offices • Grocery or Liquor Stores • Laundry & Dry Cleaners • Laundromat • Neighborhood Commercial Sales & Services
Maximum Lot Coverage Permitted	50%	60%
Maximum Building Height	45 ft.	45 ft.

The zoning designation amendment proposed shifts the development objective from residential to neighborhood commercial with the capacity for mixed use situations within a future development. The amendment creates the capacity to establish a grocery store, neighborhood commercial retail establishments, medical and professional offices, and possibly dining restaurants. The maximum building coverage permitted is increased marginally with the requested amendment.

The subject request encompasses large tracts of land, with the capacity for considerable commercial development. It has been reiterated to the applicant that the Neighborhood Commercial Zone, C-2. Seeks to limit large business operations and strip commercial areas, however to facilitate neighborhood commercial hubs to reduce the vehicle miles travelled for surrounding residential neighborhood, and improve access to neighborhood retail and services. Future growth of residential development in the area, coupled with expansion of Indian River State College may facilitate development of commercial and mixed uses compatible in design and scale.

Potential Traffic Impacts

The presented zoning atlas amendment presents the capacity for an increase in traffic volume and impacts upon build-out. The extent of the traffic impacts and mitigation options for roadway improvements will be determined and explored at the site of development consideration. Hartman Road is presented a two lane, undivided roadway, with expansion capacity at its intersection with Okeechobee Road. Furthermore, the prospective completion of previously slated residential developments such as Celebration Pointe, Bent Creek, and Whispering Oaks may facilitate the improvement of adjoining roadways including but not limited to Whiteway Dairy Road. The analysis of development conditions of the surrounding area, in relation to a future development plan will be evaluated pursuant to the City's concurrency requirements in coordination with St. Lucie County as many of the adjoining roadways, such as Hartman Road, remain under their jurisdiction.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect on the ability of the city to:
 - a. Satisfy land and water use needs; and
 - b. Meet transportation demands and provide community facilities and services; and
- (3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the Future Land Use Designation of the site. Furthermore, the amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services, while ensuring minimal impacts to neighboring residential districts.

Technical Review Committee:

All affected departments have reviewed and approved the applications. No significant impacts to public facilities are immediately expected by the proposed amendment. Traffic impacts will be assessed further at the time of development application to determine any demand for transportation improvements to abutting roadways and intersections.

Property Owner Response Summary:

A total of 30 notifications of the proposed Site Plan and Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of February 5, 2016, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Planning Board:

The Planning Board, at their January 12, 2016 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed amendment meets the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends approval of the proposed amendment.