



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Ordinance 17-006 - Comprehensive Plan Future Land Use Map Amendment
 Collins Corner - RM, Residential Medium Density to GC, General Commercial
 2496 Edwards Road

DATE: February 9, 2017

STAFF REPORT

Owner/Applicant: Carroll and Janet Collins
 PO Box 4114
 Fort Pierce, FL 34948

Requested Action: Approval of a proposed amendment to the Future Land Use Map, designating the property as GC, General Commercial from RM, Residential Medium Density

Location: 2496 Edwards Road

Parcel Id: 2421-333-0003-000-3

Current Zoning: C-2, Neighborhood Commercial

Current Future Land Use: RM, Residential Medium Density

Proposed Future Land Use: GC, General Commercial (separate application)

Current Existing Use: Band Bonds Office & Store (Retail)

Proposed Zoning: C-3, General Commercial

Surrounding Zoning:

North	East	South	West
CO (FP)	R-2 (FP)	CN (SCL)	CG (SCL)
RM (FP)	RM (FP)	RU (SLC)	COM (SLC)
Offices	SF Residential	Gas Station & Residential	Vacant Commercial

Surrounding FLU:

Surrounding Existing Use:

Parcel(s) Size: .92 acres

Staff Analysis:

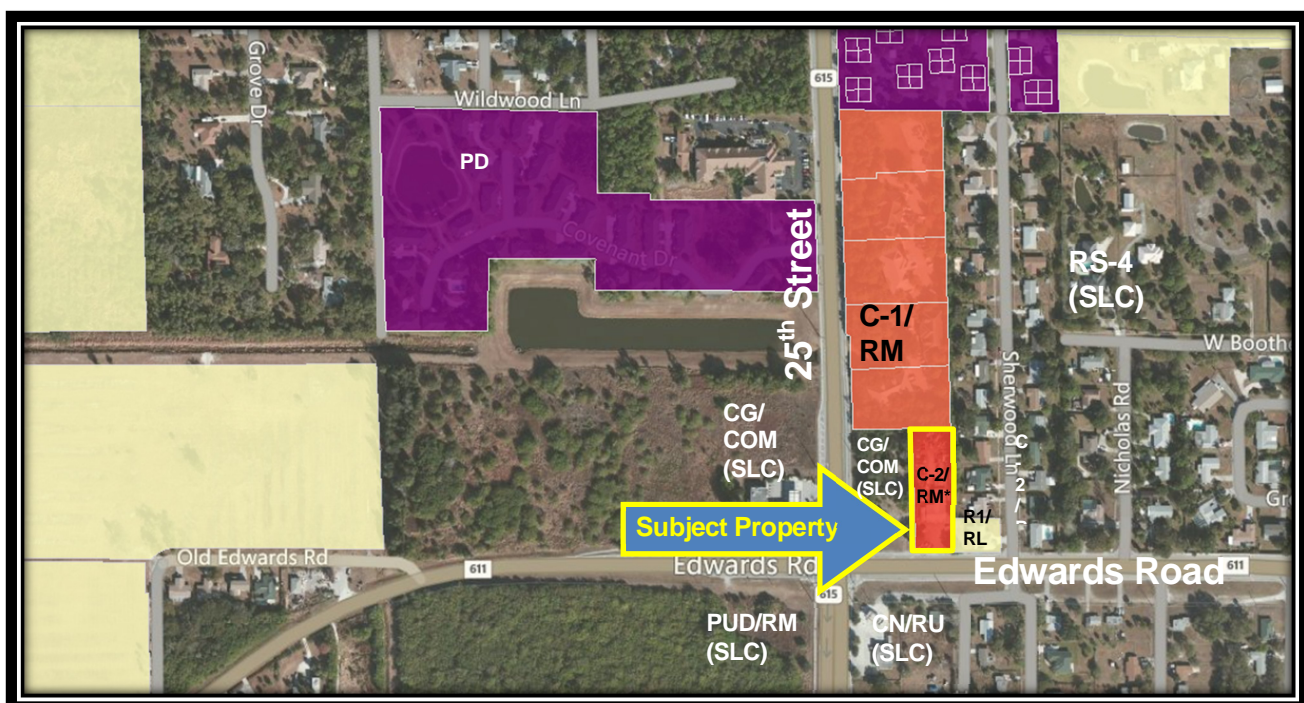
The applicant is requesting an amendment of the City's Comprehensive Plan Future Land Use Map for property owned (Parcel ID 2421-333-0003-000-3) located at 2496 Edwards Road, which is near the northeast corner of Edwards Road and 25th Street. The existing use is a bail bonds office and retail shop, operating since 1993. Recent addition of retail sale of boats and automobiles appears present at the site.

The subject property held a Land Use designation of CG, Commercial General with St. Lucie County, which was established by St. Lucie County Ordinance 86-82, adopted December 17th, 1986, however the 1990 St. Lucie County Comprehensive Plan Adoption reverted the land use of the property back to RM, which was retained upon annexation into the City of Fort Pierce in 2007.

The applicant is seeking to amend the Future Land Use Map for his property to GC, General Commercial, along with a concurrent rezoning, and couple with the vacant commercial site to the west, to create a substantial commercial corner parcel. The applicant owns the 1.39 acre property immediately to the west of the subject parcel, which is located in the County but concurrently undergoing review for voluntary annexation into the City as a commercial parcel with a General Commercial (C-3) zoning designation and a General Commercial (CG) Future Land Use.

It is the applicant's desire to have both of these parcels located within the City limits with a uniform Zoning and Future Land Use designation of General Commercial. The designation of a complete 2.31 acre commercial parcel at the heavily traveled intersection of Edwards Road and 25th Street is appropriate planning, as provided in the City's Comprehensive Plan, "The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments...fronting major roadway corridors with higher intensity near major intersections."

Additionally, the corner property across 25th Street to the west is Commercial General as is the corner property to the south, across Edwards Road. Both are developed with gas stations as their existing use.



Zoning/Future Land Use Map

The proposed amendment is guided for review and compliance with Sec. 22-131- Basic amendment standards, whereas:

Before an amendment is approved, findings will be made that the following standards are satisfied:

(1) The amendment is consistent with the comprehensive plan;

The C-3 Zoning District is compatible and consistent with the General Commercial (GC) Land Use designation. The property is concurrently being reviewed for a Future Land Use amendment to General Commercial in a separate application. Per the City's Comprehensive Plan:

"The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation." (Emphasis added)

The requested amendment is consistent with the comprehensive plan in that it fronts Edwards Road, and is at the major intersection of Edwards Road and 25th Street.

(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;

a. The FPUA currently provides water and sewer to this property and has the capacity and ability to continue to do so. Depending on the eventual commercial use, water and sewer needs may be reduced for the long term.

b. Policy 1.4.2 of the Comprehensive Plan states, "The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professionally accepted traffic engineering practices."

The applicant has provided a traffic study; with an excerpt presented as follows:

Table 1: Summarizing the current and proposed future land use traffic impact.

Future Land Use	Trip Generation
Existing Condition (Maximum Development Scenario)	
Residential Medium (12 dwelling units)	71 ADT
Proposed Condition (Maximum Development Scenario)	
General Commercial (13,900 sf)	597 ADT
Likely Development Scenario (Future Use)	
General Commercial (2,500 sf, retail sales)	107 ADT

The existing future land use designation of RM (Residential Medium) is 9 dwelling units per acre, or a maximum of 12 dwelling units for this parcel. Table 230 of the ITE Trip Generation Manual, describes an average daily trip (ADT) rate of 5.86 per unit for residential condominium/townhouses, is 71 ADT for this parcel.

Assuming that the best generalized use for this property is as a "shopping center" and referring to Table 820 of the ITE Trip Generation Manual, at 1.39 acres of gross land area, and using the above discussed ratio of 10,000 sf/acre, it may be assumed that the maximum commercial potential of this site would be in the area of 13,900 square feet. Table 820 describes an ADT rate of 42.94 trips per 1,000 sf of gross leasable area, which in this particular instance would result in an estimated trip impact of 597 ADT.

The existing retail store for this parcel is a 2,500 square foot retail space, specifically a pawn broker shop. This square footage of 2,500 puts the estimated trip impact at 107 ADT.

The provided Traffic Study indicates that the most likely traffic impact will not be significantly higher than its existing condition; although at a maximum build-out could increase traffic nearly six-fold. Additional traffic review will be essential at the time of further application for development of the subject site, or occupancy for business operations.

(3) The amendment will promote and protect the public health, safety and general welfare.

To offset the impacts of any commercial use abutting a residential use, as in this case, to the east of the subject parcel, Section 22-187(10) requires that:

"When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six (6) feet high. If planted material is used, it shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten (10) feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six (6) feet or more."

Therefore, prior to any future, or increase in, commercial development, or activities, the applicant will need to provide for compliance with the requirements of Sec. 22-187(10) within the approved C-3 zoning district to mitigate the visual and noise impacts of any commercial development.

TRC Comments:

No comments or objection from the corresponding TRC members.

Planning Board Recommendation:

The Planning Board acting as the Local Planning Agency, at their January 10th, 2017 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 is consistent with the City's Comprehensive Plan; therefore Staff recommends approval of the proposed amendment via Ordinance 17-005