



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Ordinance 17-007 – Amendment of the Zoning Atlas Rezoning)
 Neighborhood Commercial (C-2) to Office Commercial (C-1)
 604 Midway Road

DATE: February 23, 2017

STAFF REPORT

Owner: 604 Midway LLC
 7745 Dawson CT
 Lake Worth, FL 33467

Applicant: McCarty & Associates
 Mike McCarty
 73 S.W. Flagler Avenue
 Stuart, FL 34994

Requested Action: Approval of a Zoning Atlas Amendment (Rezoning) from Neighborhood Commercial (C-2) to Office Commercial (C-1).

Location: 604 Midway Road

Parcel IDs: 3403-243-0001-000-0

Surrounding Zoning:

North	East	South	West
OS-1	C-3	C-1/ COM (SLC)	CN (SLC)

Future Land Use: RH, High Density Residential

Parcel Size: 3.53 acres

Utilities: Located within the FPUA Water/Waste Water Service Area

Staff Analysis:

The applicant is requesting approval of a Zoning Atlas Amendment (Rezoning), of the subject 3.53 acre site from Neighborhood Commercial (C-2) to Office Commercial (C-1). The property has a High Density Residential Future Land Use designation.

The site was developed with St. Lucie County in 1998, establishing a 6,000 sq. ft. medical office providing outpatient cancer treatment. The property was annexed into the City of Fort Pierce in 2008, with the previous use discontinuing in 2014.

The site is located on the north side of Midway Road, under a quarter mile west of South US Highway 1. The property is situated next to a small real estate office, at the rear of the adjacent Winn Dixie Plaza. The property to the west remains undeveloped, in St. Lucie County, with a neighborhood commercial zoning designation. A drainage canal borders the property along the north, abutting the Ancient Oaks preserve. A dental office is established to the south, across Midway Road.

The applicant is concurrently requesting review of a Conceptual Development Plan for a Drug & Alcohol Treatment Center at the subject site. Presently, the C-2 district does not permit medical facilities, as presented within the conceptual development plan.

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

Table 2: Existing and Proposed Site Data

	<u>Existing</u>	<u>Proposed</u>
Zoning	C-2	C-1
Purpose	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 are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.	This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.
Permitted Uses Exclusive to District (Highlights)	<ul style="list-style-type: none"> • Coffee Shop • Bed & Breakfast • Administrative, Professional, General, Medical Offices • Grocery or Liquor Stores • Laundry & Dry Cleaners • Laundromat 	<ul style="list-style-type: none"> • Medical and Dental Clinic • Day Labor Employment Agency • Brew Pub

	<ul style="list-style-type: none"> • Neighborhood Commercial Sales & Services 	
Conditional Uses Exclusive to District (Highlights)	<ul style="list-style-type: none"> • Community Center • Fraternal Organization/Lodge • Library or Cultural Exhibit 	<ul style="list-style-type: none"> • Medical Facilities • Hospital • Nursing Home • Halfway Houses
Maximum Lot Coverage Permitted	60%	60%
Maximum Building Height	45 ft.	65 ft.

The zoning designation amendment proposed shifts the development objective from neighborhood commercial, a more retail oriented district, to an office commercial designation, which qualifies more office, medical, and residential care facilities. The maximum building coverage permitted remains the same, however the maximum permitted height would increase under the proposed amendments, allowing for structures up to sixty-five (65) feet, whereas the current designation limits construction to 45ft.

The subject request encompasses a medium size tract of land, which was developed within St. Lucie as a medical clinic. The applicant is advancing the prospects of reusing the subject site with a use, or uses, centered on medical services.

Potential Traffic Impacts

The presented zoning atlas amendment presents the capacity for an increase in traffic volume and impacts upon build-out, as the maximum height and hours of operation parameters of potential uses may expand. The extent of the traffic impacts and mitigation options for roadway improvements will be determined and explored when reuse of the existing facility, or further development of the site is considered. The adjoining section of Midway Road is presently a two lane, undivided roadway, however FDOT and St. Lucie County are actively advancing the final design, and construction, phases of this improvement project.

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 does not conflict with the Goals, Objectives, and Policies of the City’s Comprehensive Plan as the Office Commercial (C-1) district advances limited commercial uses and provides eligibility for compatible public, quasi-public, and special uses that may be appropriate along an arterial roadway, such as Midway Road, in close proximity to a primary arterial roadway in US Highway 1.

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 provision of a transitional commercial district, and increased access to office commercial and medical services, while

emphasizing compatibility with the variety of use districts present along Midway Road, as this corridor experiences expansion and growth.

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.

Planning Board Recommendation:

The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request.

Property Owner Response Summary:

A total of 13 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. A tally of the garnered responses will be provided to the City Commission at the public hearing.

Staff Recommendation:

The proposed amendment meets the criteria specified in Section 22-131 of the City Code and does not adversely impact public health, safety and general welfare; therefore Staff recommends approval for the proposed amendment.