



**TO:** Nicholas Mimms, PE, City Manager

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

**FROM:** Vennis Gilmore, Planning Analyst

**RE:** **Ordinance 18-009 Zoning Atlas Amendment (Rezoning)  
 Second Street Station  
 102 Avenue A (Marina Way)**

**DATE:** April 4, 2018

**STAFF REPORT**

**Owner(s):** Kraaz and Kraaz Finance LLC  
 201 S. 2<sup>nd</sup> Street, Suite 206  
 Fort Pierce, FL. 34950

**Applicant:** John H. Blum – Carter Associates, Inc.  
 1708 21<sup>st</sup> Street  
 Vero Beach, FL. 32960

**Applicant’s Request:** Approval of a Zoning Atlas Amendment (Rezoning) from PUR, Planned Unit Redevelopment to C-4, Central Commercial Zone.

**Location:** 102 Avenue A (Marina Way)

**Parcel ID:** 2410-503-0045-000-6

**Current Zoning:** Planned Unit Redevelopment (PUR)

**Proposed Zoning:** Central Commercial Zone (C-4)

**Surrounding Zoning:**

North	East	South	West
I-1	C-4	C-4	C-4

**Future Land Use:** Central Business District (CBD)

**Site Size:** 0.138 acres

**Utilities:** FPUA

**Staff Analysis:**

**Request**

The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning) from PUR, Planned Unit Redevelopment to C-4, Central Commercial Zone. The current future land use designation is CBD, Central Business District.

The 0.138 acre property is located on the north side of Avenue A; between the existing PP Cobb and Second Street Station buildings. The subject parcel is currently vacant and consists of an unimproved parking lot.

Table 1 demonstrates pertinent existing and proposed data for the subject site.

Table 1: Existing and Proposed Site Data

	<b>Existing</b>	<b>Proposed</b>
<b>Zoning</b>	<b>PUR</b>	<b>C-4</b>
<b>Zoning Objective</b>	<p>The Planned Unit Redevelopment (PUR) zone is intended to encourage comprehensive redevelopment within existing residential and commercial areas of the city. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks, resulting in the provision of needed housing and the redevelopment of older, less economically viable areas.</p>	<p>This district is intended to serve as a primary center of commercial and institutional activity and as a readily identifiable focal point of the community and surrounding area. It is intended to be an intensively used area catering primarily to the pedestrian. The district is not suitable for low intensity uses requiring a large tract of land, most types of repair services, warehouses and other uses which would detract from the character of the area.</p>

**Background & Project Summary**

The City Commission at their meeting on February 7, 2005; approved the Planned Unit Redevelopment Plan for the subject parcel. The proposed development "One Marina Place" consisted of a five-story building with approximately 7,200 square feet of retail space on the ground floor and a total of 41 units on the other four floors. The proposed density was 40 units per acre on a total of 1.04 acres. A total of 98 parking spaces were proposed in a basement, on the ground floor, and along Avenue B which was proposed to be realigned. In addition, a gym and an outdoor pool were proposed to be located on the 5th floor of the mixed-use building. Because the construction of the project had not started; as defined by the Building Department, nor an extension for the Plan had been requested within 12 months of the City Commission approval, the Plan expired. After discussion by the City Commission, Staff committed to place the Plan on the April 11th Planning Board agenda for re-approval. The Planning Board reapproved the Plan at their April 11, 2006 meeting. The Plan was submitted for re-approval and approved by the City Commission at their May 15, 2006 meeting.

The current applicant is proposing to build a building consisting of 3,000 sq. ft. of mercantile and 1,986 sq. ft. of business office. The 0.138 acre parcel was recently subdivided from a 1.02 acre property. The site is located in the "Downtown Business and Entertainment Overlay District" and is exempt from off-street parking requirements. The subject property is also within the Downtown District; a City of Fort Pierce Historic District. This designation will require the applicant to go before the Historic Preservation Board for a Certificate of Appropriateness; for design review and if exterior renovations are needed for ADA Compliance.

Given the proposed use and the proposed zoning designation of the site, the site is considered to be conforming with regard to use. The (C-4) Central Commercial Zoning District is intended to serve as a primary center of commercial and institutional activity and as a readily identifiable focal point of the community and surrounding area.

### ***Future Land Use Designation & Comprehensive Plan***

The subject site has a future land use designation of Central Business District (CBD). This designation is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum Floor Area Ratio (FAR) of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

## **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 Zoning 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 the proposed Zoning Atlas Amendment for consistency with the requirements of the City Code.

## **Property Owner Response Summary:**

A total of 14 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As April 4, 2018, zero (0) responses have been received in opposition to the request. An update will be provided to the City Commission at the public hearing.

## **Planning Board Recommendation:**

The Planning Board, at their March 13<sup>th</sup>, 2018 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, and annexation policies; therefore Staff recommends of **approval** of the proposed amendment via Ordinance 18-009.