



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Ordinance 18-016, Application for a Future Land Use Amendment
 Fresh Wind Fresh Fire Church
 411 N. 25th Street**

DATE: May 23, 2018

STAFF REPORT

Owner: Fresh Wind Fresh Fire Church of God Inc.
 P.O. Box 853
 Fort Pierce, FL. 34947

Applicant: Abraham Chabab, P.E. Civil Engineer
 5428 NW Edgewater Avenue
 Port St. Lucie, FL. 34983

Applicant's Request: Approval of a Future Land Use Map Amendment from RL, Low Density Residential to GC, General Commercial

Location: 411 N. 25t Street

Parcel ID: 2408-507-0133-000-5, 2408-507-0097-000-0

Current Future Land Use: RL, Low Density Residential and GC, General Commercial

Proposed Future Land Use: GC, General Commercial

Current Zoning: R-3, Single – Family Moderate Density and C-3, General Commercial

Proposed Zoning: C-3, General Commercial Zone

Surrounding FLU & Zoning:

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

Site Size: 2.55 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Future Land Use Amendment from split uses of RL, Low Density Residential and GC, General Commercial to GC, General Commercial. One of the subject parcels has split zoning and future land use. The subject parcel with split future land use is currently zoned R-3, Single-Family Moderate Density Zone and C-3, General Commercial Zone. The second subject parcel is zoned R-3, Single-Family Moderate Density Zone. The applicant would like to eliminate the split through the approval of a Future Land Use Amendment.

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

Table 1: Existing and Proposed Site Data

	Existing	Proposed
Zoning	R-3, C-3	C-3
Future Land Use (FLU)	RL, GC	GC
Land Use Objective	The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.	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.
Land Use Breakdown	N/A	N/A

History

The applicant is seeking to develop a 5, 610 sq. ft. church facility with eighty-five (85) parking spaces at the subject site. The church will occupy 1.78 acres of the adjacent properties that the Fresh Wind Fresh Fire Church of God Inc. owns. The existing 2,065 sq. ft. vacant single-family home will be demolished to develop the brand new church facility. The site is situated to the west of North 25th Street and is just south of Moore's Creek. The applicant has also submitted an application for Zoning Atlas Amendment to change the split zoning of the subject areas from R-3, Single –Family Moderate Density to C-3, General Commercial Zone. Action to rezone the property from the residential designation to the more appropriate commercial designation is necessary, and sought by the applicant to advance consideration of the subject 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 amendments:

- (1)The amendments are consistent with the comprehensive plan;
- (2)The amendments 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 amendments will promote and protect the public health, safety and general welfare.

The proposed amendments are 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 amendments 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 amendments promote and protect 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 Future Land Use Map Amendment with regards requirements of the City Code. No significant impacts to public facilities are immediately expected by the proposed amendment. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the City Commission.

Property Owner Response Summary:

A total of 46 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their May 8th, 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 promotes and protects the public health, safety and general welfare; therefore Staff recommends that the City Commission **approve** the proposed amendment.