



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Development Review and Design Review**
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 to construct a church consisting of 5,610 sq. ft. with 85 parking spaces.

Location: 411 N. 25th Street

Parcel ID: 2408-501-0003-000-7, 2408-507-0133-000-5

Current Zoning: R-3, Single Family Moderate Density Zone

Proposed Zoning: C-3, General Commercial Zone

Surrounding Zoning:

North	East	South	West
ROW	C-3	R-3/C-3	R-3

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

Proposed Future Land Use: GC, General Commercial

Site Size: 1.78 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-58 & 22-59 of the City Code, 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 applicant has requested the approval of a Zoning Atlas Amendment (Rezoning) from R-3, Single-Family Moderate Density Zone to C-3, General Commercial Zone. The current future land use designation is RL, Low Density Residential. The applicant has requested the approval of a Future Land Use Amendment from RL, Low Density Residential to GC, General Commercial.

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
Zoning Objective	The major purpose of this zoning district is to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.	The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

Site Plan

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 Future Land Amendment to change the future land use of the subject areas from RL, Low Density Residential to GC, General Commercial. Action to amend the future land use of 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.

Design Review

Careful consideration and thought have been given to the design presented herein, regarding orientation, access, landscaping, building design and budget. Auto access to the property is proposed to be from North 26th Street, thus allowing for a safer entry and departure and better disbursement of traffic following services. Parking therefore will be to the rear of the building and the front will be as close as possible to N. 25th Street for pedestrian access and maximum visual exposure benefits. A drop off/turnaround drive is provided on the North side with a covered walk way for ease of passenger access. North 25th Street is zoned for commercial use and in the vicinity of this property there is a combination of vacant land, older residential and mom and pop small businesses. There is no consistent architectural style or theme along the N. 25th Street corridor. The majority of the architectural details selected for the church do not exist on the nearby buildings. Articulation of the building façade is achieved by the use of three-dimensional raised-stucco banding around windows and doors, detailed in such a way as to promote vertical proportions. Other design elements include a bell tower, stained glass panels and stucco sills and quoins. The building exterior colors will complement the façade articulation with accent colors distinguishing the stucco banding from the body colors of the building. The building, though tall, is a single-story design with a variety of architectural details and architectural, dimensional, fiberglass shingle roofing, making it compatible with the existing, nearby structures.

The proposed development's modern architectural design and construction are compatible with the scale and character of the city's mix of existing buildings and land uses. The design is architecturally compatible with surrounding structures. The design avoids undue monotony in structural design features. Per City Code Section 22-59. – Design Review(d)(2); the following standards are considered for approval:

- (i)
The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;
 - (ii)
If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;
 - (iii)
The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;
 - (iv)
The design avoids undue monotony in structural design features.
- The board may condition recommendation for approval upon an applicant obtaining of a suitable variance pursuant to article VIII from the board of adjustment

Traffic Impact Study

An analysis of the traffic impacts associated with the proposed religious facility was performed using data provided by the latest edition of the ITE Trip Generation Manual. The church will provide services on Sundays and evenings during off peak hours thus creating no impact to current level of service for major streets. The current level of service is "C" for most streets within a 1 mile radius of Orange Avenue and N. 25th Street. Based on Concurrency Management Chapter 22-217, average peak traffic conditions are conducted during weekday hours from 6am-9am for AM counts and 4pm-7pm for PM counts. Trips associated with the proposed development during these hours are minimal and will only be generated by the pastor and administrative staff for less than 33 trips per day during the above mentioned hours. The calculations demonstrate that the proposed religious facility will cause a nominal increase in traffic volumes. Therefore, the results indicate that an acceptable level of service will be maintained on the roadways servicing this project. The study suggests that the facility will generate less than 1% of current trip volume. Affected streets should experience little or no impact to traffic entering and exiting the church and level of service will remain at its current LOS "C". Church services are conducted on Sundays and weeknights when traffic operations are above LOS "C". This project has minimum impacts on roadway links within 1 mile radius and is in compliance with the concurrency plan of the City of Fort Pierce.

Landscaping

Two live oaks and one pine tree on the property are to be saved and integrated into the new landscaping. A total of 63 new trees are proposed for the newly developed site. Eighteen of those trees are to be installed along the perimeter adjacent to the street Right-of-Way, twenty-five of those trees are to be installed adjacent to abutting properties, and twenty trees are to be installed within the interior landscape area. The proposed tree types are Laurel Oak, Live Oak, Mahogany, Sabal Palm, and Crepe Myrtle.

Technical Review Committee

All affected departments have reviewed the proposed Site Plan and Design Review for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

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 Site Plan meets the criteria specified in Section 22-58 and 22-59 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 Development Review and Design Review application.