



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Ordinance 18-015, Application for a Zoning Atlas Amendment (Rezoning)**
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

Requested Action: Approval to rezone the subject property from R-3, Single-Family Moderate Density Zone to C-3, General Commercial Zone

Site Location: 411 N. 25th Street

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

Existing Use: Vacant – Abandoned Single Family Home

Parcel(s) Size: 2.06 acres

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

Future Land-Use: RL, Low Density Residential

Proposed Zoning: C-3, General Commercial Zone

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	R-4

Utilities: Located within the FPUA Retail Service Area

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 Zoning Atlas Amendment (Rezoning) from R-3, Single-Family Moderate Density Zone to C-3, General Commercial Zone. One of the subject parcels has split zoning and is currently zoned R-3, Single-Family Moderate Density Zone and C-3, General Commercial Zone. The applicant would like to eliminate the split through the approval of Zoning Atlas Amendment.

Background & Project Summary

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.

Future Land Use Designation & Comprehensive Plan

The subject site has a future land use designation of RL, Low Density Residential. This 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 Multi-family 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.

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, holding a future land use designation of Heavy Industrial (HI). Furthermore, the amendment should not have an adverse 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 designation of lands; when location and characteristics are appropriate, to provide manufacturing and processing facilities, distribution facilities, warehousing, and intensive commercial uses to promote the City's position as a major employment center. Specific uses and developments shall comply with established land development regulations, and seek to ensure minimal impacts to neighboring uses or districts.

Technical Review Committee

All affected departments have reviewed the proposed Zoning Atlas Amendment 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 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 the City Commission **approve** of the proposed amendment.