



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Ordinance No. 18 – 019; Application for a Zoning Atlas Amendment (Rezoning)
 Wilson Rezoning
 1101 N. US Highway 1**

DATE: May 23, 2018

STAFF REPORT

Owner: Joseph R. Wilson
 3104 Bent Pine Drive
 Fort Pierce, FL. 34951

Applicant: Sandzua Cooper, Joseph R. Wilson
 1101 N. US Highway 1
 Fort Pierce, FL. 34950

Requested Action: Approval to rezone the subject property from C-2, Neighborhood Commercial Zone to C-3, General Commercial Zone

Site Location: 1101 N. US Highway 1

Parcel ID: 2403-706-0009-000-3

Existing Use: Package Shipment Store/Automobile Sales

Parcel(s) Size: 0.44 acres

Current Zoning: C-2, Neighborhood Commercial Zone

Future Land-Use: GC, General Commercial

Proposed Zoning: C-3, General Commercial Zone

Surrounding Zoning:

North	East	South	West
R-4	I-1	R-4	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 C-2, Neighborhood Commercial Zone to C-3, General Commercial Zone.

Background & Project Summary

The subject site currently consists of a 1,631 sq. ft. commercial building. The applicant currently operates a package shipment store and would like to operate a small automobile dealership. Automobile Sales are not permitted in the C-2, Neighborhood Commercial Zone. Automobile sales are permitted in the C-3, General Commercial Zone. Recently the applicant applied for a Temporary Use Application to operate as an automobile dealer until approval of a rezoning to C-3, General Commercial Zone. Action to amend the zoning of the property from the C-2, Neighborhood Commercial to the more appropriate C-3, General Commercial designation is necessary, and sought by the applicant to advance consideration of the subject project.

Currently, the .44 acre subject parcel is the only parcel along the U.S. Highway 1 corridor with C-2, Neighborhood Commercial zoning. U.S. Highway 1 is a major commercial corridor for the City of Fort Pierce. The subject parcel is adjacent to two (2) parcels with R-4, Medium Density Residential zoning to the north and south. The northern parcel is the Riverview Memorial Cemetery and the southern parcel is vacant land. Staff foresees the vacant parcel being rezoned to C-3, General Commercial for any future commercial development.

Future Land Use Designation & Comprehensive Plan

The subject site has a future land use designation of GC, General Commercial. 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.

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 13 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** the proposed amendment.