



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Zoning Atlas Map Amendment
 Civic Professionals Plaza - 2201 S. 25th Street**

DATE: November 2, 2018

STAFF REPORT

Property Owner: Autz, Inc. A New York Company
 375 Beverly Rd
 Douglaston, NY 11365

Applicant: Mark Youssef
 445 21st Court SW
 Vero Beach, FL 32962

Representative: Engineering, Design, & Construction, Inc. (Brad Currie, AICP)
 10250 SW Village Parkway, Suite 201
 Port St. Lucie, FL 34987

Requested Action: Approval of a Zoning Atlas Map Amendment from C-1, Office Commercial to Planned Development (PD)

Site Location: 2201 S. 25th Street Fort Pierce, Florida.

Parcel ID: 2417-444-0001-000-7

Parcel Size: .93 acres

Current Zoning: C-1, Office Commercial

Current Future Land Use: OP, Offices, Professional & Business Services

Proposed Zoning: PD, Planned Development

Surrounding Zoning

Surrounding FLU:

North	East	South	West
C-1/R3	OS1	C-1/R-4	R-4
OP/RL	INST	OP/RM	RM

Staff Analysis:

Request:

In accordance with Section 22-40 of the City Code, the applicant is requesting the review and approval of a Planned Development (PD) for the Civic Professionals Plaza to rezone the subject site to allow for the use of a 1,500 square foot pharmacy within the plaza.

Current Conditions:

The property is located at 2201 S. 25th Street in Fort Pierce, Florida. The current zoning on the property is C-1, Office Commercial with the Future Land Use of OP, Offices, Professional & Business Services. The site is approximately .93 acres in size. Currently the Civic Professionals Plaza is an existing office/professional complex. The owner of the plaza would like to have the ability to allow a prospective tenant the ability to open and operate a pharmacy within the plaza. Currently a pharmacy use is not a permitted use in the C-1, Office Commercial zoning district. Because of this the property owner would like to rezone the property to PD, Planned Development so that a pharmacy may be a permitted use on the property.

Rezoning (PD):

The property owner/applicant is modeling the PD after the regulations of the C-1, Office Commercial zoning district. Every permitted and conditional use that is allowed in the C-1, zoning district will remain, with the addition of a pharmacy as an added permitted use. The pharmacy use in this proposed PD is limited to one pharmacy that is 1,500 square foot in size. The current height of the building is 20 feet and the PD will have a max height of 65 feet. The current setbacks are as follows, front yard setback is 25 feet, the side yard setback is 15 feet, and the rear yard setback is 15 feet. There are no proposed changes to these setbacks. The current lot coverage for buildings on-site is 23.99% with a total impervious surface area of 73.38% of the lot. The open space on the lot accounts for 26.62% of the site. The capacity analysis that was provided shows that there will be no additional impact on public facilities except that AM peak hour trips will increase by 10 trips and PM peak hour trips will increase by 15 trips. Lastly, the annual average daily traffic (AADT) will increase by 120 trips. Staff can conclude that the rezoning to PD, Planned Development will have minimal to no impact on both public facilities and the transportation network based on the provided capacity analysis.

Pursuant to City Code Section 22-131 before an amendment, including a zoning atlas change, is approved, findings will be made that the following standards are satisfied:

- (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.

Staff finds that the proposed rezoning to PD, Planned Development satisfies all of the above criteria and is consistent and compliant with the City Code.

Comprehensive Plan:

The OP, Offices, Professional and Business Services designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

As this site is already an existing office/professional plaza, staff finds that the requested rezoning to PD, Planned Development is consistent and compliant with the Comprehensive Plan.

Public Notification:

23 letters were mailed to property owners within 500 feet of the subject property. As of November 2, 2018 no letters have been returned. An update will be given at the City Commission meeting.

Planning Board:

At their meeting on October 9, 2018 the Planning Board voted 4-3 to approve the request as presented.

Technical Review Committee

All affected Departments have reviewed the request for Zoning Atlas Map Amendment and have provided conditional approval based on compliance with the City Code and Comprehensive Plan. Any comments generated by the Technical Review Committee are provided for review.

Staff Recommendation:

As proposed, the Zoning Atlas Map Amendment meets the above standards of the City's Comprehensive Plan as well as City 22-40, Planned Development, therefore staff recommends that the City Commission approve the request as presented along with Ordinance 18-0.