



TO: Nicholas C. Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE: **Application for Development Review (Major Amendment to PD)
 Discovery Church - 4403 South 25th Street**

DATE: January 8, 2019

STAFF REPORT

Property Owner/Applicant: GHO South 25th Street LLC
 590 NW Mercantile Place
 Port St Lucie, FL 34986

Representative: Redtail Design Group
 Tod Mowery, AICP
 1136 South Ocean Drive
 Fort Pierce, FL 34949

Requested Action: Recommendation of Approval for a Major Amendment to the Oak Alley Planned Development to modify the Site Plan for Tract A and the list of approved uses.

Site Location: 4403 South 25th Street (West side of South 25th Street between Oak Alley and Palm Lakes Avenue)

Parcel IDs: 2432-801-0010-000-5 (Tract A)

Current Zoning: PD, Planned Development

Future Land-Use RL, Low Density Residential

Surrounding Zoning:

North	East	South	West
R-1	E-2, RF (SLC)	RF (SLC)	PD

Staff Analysis:**Request**

In accordance with Section 22-40 of the City Code, the applicant is requesting the review and approval of a Development Review (Major Modification) to the PD as follows:

1. Revise the previously-approved Site Plan for a new building layout utilizing the site's existing driveway and parking.
2. Add "religious institution" to the list of approved uses.

History

On November 15, 2004, the St. Lucie County Commission granted Preliminary and Final PUD approval along with a change in zoning classification for the Oak Alley development via Resolution 04-220. The property was subsequently annexed into the City on December 2, 2013.

The approved development encompasses 2.1 acres, designated as Tract A. It was intended to allow for medical and office uses within two distinct building pads. Infrastructure and site improvements were made, but the construction of the medical and office uses were never completed. The site has remained this way since at least 2011.

Site Plan Review

The request for Major Amendment to the Planned Development Plan is found to be generally consistent with the goals and objects of the Comprehensive plan, especially in regards to Chapter 1, Future Land Use Element, Policy 1.3.2. The site was previously designed for 5,300 square feet of medical uses and 6,500 square feet of office uses within two separate buildings. To this end, driveways, parking, utilities, stormwater, and building pads were developed. The proposed building, a 7,200-square foot church, will be located on and extend past one of the original buildings' footprint, the previously-approved 5,300-square foot medical office building which sits closest to 25th Street. The 6,500-square foot concrete pad of the second previously-approved building at the rear or west of the property which was to have office uses has been removed and will now be stabilized grass parking.

The previously-approved Site Plan anticipated 119 daily trips, with 18 AM and 17 PM peak hour trips, respectively. The proposed amendment will generate 49 daily trips, with 5 AM and 6 PM peak hour trips, respectively. This equates to a 70 daily trip reduction, a 13 AM peak hour trip reduction, and an 11 PM peak hour trip reduction, if approved.

The other aspect of the Major Amendment to the Planned Development Plan, the addition of "religious institution" to the list of approved uses, is consistent with development around the area, specifically the Bible Baptist Church, Salem Church of God, and First Baptist Church of Fort Pierce immediately to the north, south, and west respectively.

Design Review

The proposed building will be a single-story design with a variety of architectural elements and textures. It will sit more than 200 feet back from the State Road 615 (South 25th Street) right-of way, buffered by an existing asphalt parking lot. This parking lot will be surrounded on all four sides by a substantial landscape screen full of trees, shrubs, and ground covers. The southern façade has been situated 10 feet from its adjacent property boundary and has been extensively landscaped with plantings which include Red Maples, Sabal Palms, and

existing oaks and palms, among others. Multiple gabled rooflines, constructed of durable “Ash Grey” colored metal, serve to mark architectural features like the portico on the northern façade. The eastern and northern façades include maple-colored wood lap siding under the gabled roofs and stucco painted “Grey Screen” on the main body of the building. “Inkwell” colored stucco banding is also proposed along the frieze, window casings, and base of the façades and serves to frame these features in a manner which complements the chosen architectural style and character. The south and west elevations will predominantly have “Ash Grey” colored metal panels which provide articulation in the façade through scoring along the surface sufficient to visually break any expanses of material. The façades utilize multiple horizontally-proportioned openings where appropriate and are compatible with the chosen architectural style, especially the gabled roofs. Additional parking, bicycle racks, landscaping, and site improvements will also be provided throughout the development consistent with City Code.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for Development Review (Major Modification) and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant, are provided for review.

Planning Board:

At their meeting on December 11, 2018, the Planning Board voted to recommend approval of the request, as presented.

Public Notification:

Twelve (12) letters were sent out to residents within 500 feet of the subject property. As of January 8, 2019, zero (0) letters have been received. An update will be given at the next City Commission meeting.

Staff Recommendation:

The requested Application for Development Review (Major Amendment) meets the requirements of the City Code specifically section 22-40, Planned Development. Therefore, Staff recommends that the City Commission approve the request as presented, subject to the following two (2) Conditions of Approval, along with Ordinance 19-001.

1. Provide a lighting plan or photometric survey that complies with City Code 22-60(j)(1)(b).
2. Provide bicycle parking at a rate of 1 bicycle space per 10 motor vehicle spaces pursuant to City Code 22-60(f)(1)(a). Please follow the design, location, and size requirements of City Codes 22-60(f)(1)(b)-(d). The required number of bicycle spaces would be 11 according to the parking spaces provided on the Site Plan.