



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Vennis Gilmore, Planner

RE: **Ordinance 19-035 - Application for Future Land Use Amendment
 Fort Pierce Self Storage
 Parcel ID: 2415-312-0001-010-8**

BOARD DATE: August 19, 2019

STAFF REPORT

Owner(s): Yo No Se LLC
 2701 Industrial Avenue #3
 Fort Pierce, FL 34946

Applicant and Representative: Darren Guettler, P.E.
 Velcon Engineering & Surveying, LLC
 590 NW Peacock Boulevard, Suite 8
 Port St. Lucie, FL 34986

Applicant's Request: Approval of a Future Land Use Amendment from RM, Medium Density Residential to GC, General Commercial.

Location: South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

Parcel ID: 2415-312-0001-010-8

Current Future Land Use: Medium Density Residential (RM)

Proposed Future Land Use: General Commercial (GC)

Surrounding Future Land Use:

North	East	South	West
RM	GC	RM	RM

Site Size: 1.19 acres

Utilities: FPUA

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 Future Land Use (FLU) Amendment from RM, Medium Density Residential to GC, General Commercial.

Background & Project Summary

The subject parcel currently consists of vacant land and is approximately 1.19 acres in size. The applicant requests a FLU Amendment from RM, Medium Density Residential to GC, General Commercial to allow the property owner to open a self-storage facility on the subject parcel and the two adjacent properties under the same ownership (2415-311-0003-000-6, and 2415-311-0003-030-5). The two parcels on the east of the proposed development are zoned C-3, General Commercial Zone with a FLU of GC, General Commercial. A self-storage facility is not consistent with the RM, Medium Density Residential FLU designation, therefore the subject parcel needs to be amended to GC, General Commercial to match the FLU designations of the other adjacent parcels. The applicant has also submitted an application for Zoning Atlas Amendment to change the zoning of the subject parcel from R-4, Medium Density Residential Zone to C-3, General Commercial Zone. Action to amend the Zoning and FLU of the parcel from the residential designations to the more appropriate commercial designations are necessary, and sought by the applicant to advance consideration of the subject proposed development.

Future Land Use Designation & Comprehensive Plan

The subject site has a FLU designation of RM, Medium Density Residential. The Medium Density Residential designation is intended for parcels that are best suited for multifamily residential uses ranging in density from multifamily dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses 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 category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

The proposed FLU is 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 FLU designation.

Standards for Review

The following standards must be satisfied prior to the approval of the requested amendment:

- (1) The amendment is justified by a validated need or hardship;

The proposed commercial development will consist of the three aforementioned parcels. The subject parcel's FLU is not compatible with the proposed use.

- (2) The amendment will result in an orderly and logical development pattern;

All parcels to the east and northeast are zoned C-3, General Commercial Zone with a FLU of GC, General Commercial. The subject properties are located just west of the major commercial corridor of US Highway 1. The proposed use would provide a service to the neighboring communities.

- (3) The amendment is consistent with the Comprehensive Plan; and

The proposed GC FLU designation is consistent with the Comprehensive Plan's requirement that proposed uses include general commercial aspects fronting major roadways. The applicant's intent to develop a self-storage facility appears to satisfy this requirement.

- (4) The amendment is compatible with Future Land Use (FLU) designations and existing land uses surrounding the amended lands; and

The FLU Amendment would be an extension to the west for the C-3, General Commercial Zones and GC, General Commercial FLU designations along the major commercial corridor of US Highway 1.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the Zoning designation of the parcel. Furthermore, the amendment will not appear to 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 increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Technical Review Committee

All affected departments have reviewed the proposed FLU 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.

Planning Board Recommendation:

The Planning Board, at their August 9th, 2019 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. Therefore, Staff recommends the City Commission **APPROVE** the proposed amendment.