



ITEM

OLD PALM CITY NAC

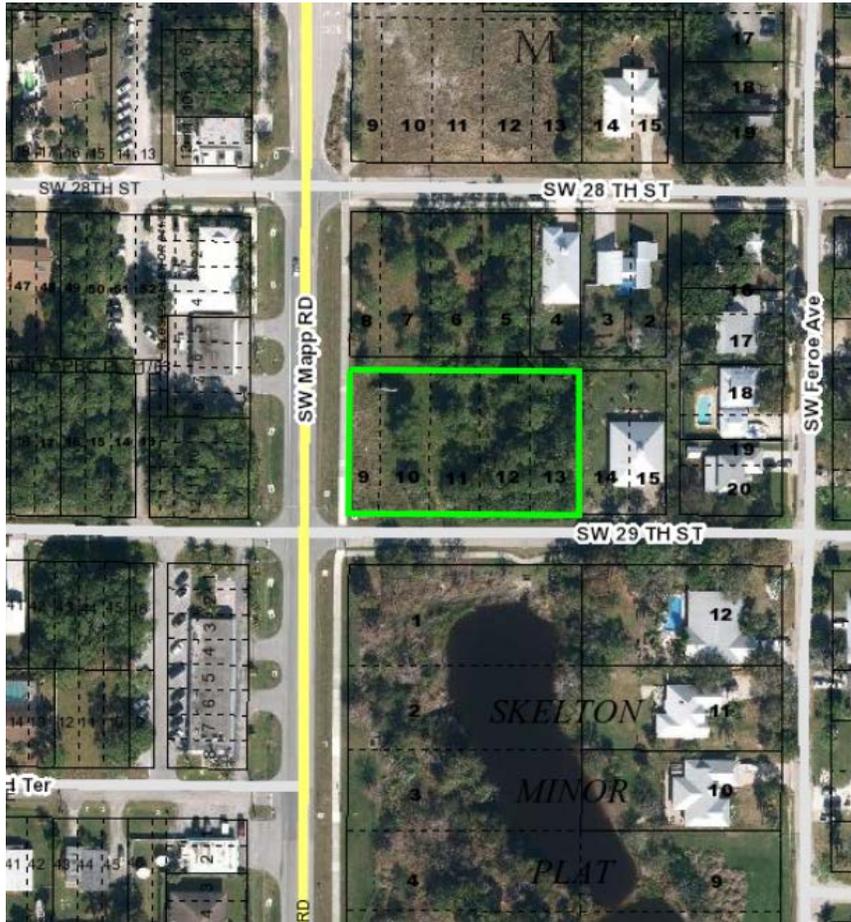
DECEMBER 16, 2019

- I. TITLE:** Request for alternative compliance at 1195 SW 29th Street, Palm City, by the owner, Christina Tucker, represented by Michael Houston, HJA Design Studio, LLC.
- II. THE APPLICANT REQUESTS ALTERNATIVE COMPLIANCE TO:** Construct a building that does not strictly comply with Section 3.265.B. regarding minimum building frontage and front setback, or Section 3.265.G. regarding the location of on-site parking.
- III. BACKGROUND:** Section 3.265.M., Land Development Regulations, provides:

An applicant for development approval may submit a site, landscape, or architectural plan which varies from the requirements of this ordinance in order to accommodate unique site features or utilize innovative design. An alternative compliance site, landscape or architectural plan shall be approved only by a recommendation of the Growth Management Department that the alternative fulfills the purpose and intent of the LDR, as well as or more efficiently than adherence to the strict requirements of this ordinance. In evaluating proposed alternative compliance for site, landscape or architectural plans, consideration shall be given to proposals which:

1. Improve pedestrian connectivity.
2. Minimize conflict between pedestrian and vehicle.
3. Are consistent with the adopted design regulations.
4. Preserve native vegetation and use xeriscape and other low water use landscape design principles.
5. Utilize existing site characteristics of topography, existing vegetative communities, and any unique environmental feature in the design of structures and other improvements.
6. Comply to the maximum extent practicable relative to the configuration of the development that existed prior to the effective date of the Commercial Design Regulations, July 9, 2002.
7. Improve or provide integration of proposed development into the surrounding off-site development.
8. Provide additional desirable features that mitigate the removal of the items required.

Figure 1. Subject Property



IV. REQUEST

The Applicant proposes a 5,841 square foot, single-story commercial building on a 0.755 acre lot northeast of the intersection of SW Mapp Road and SW 29th Street. A copy of the proposed site plan and the building elevations are attached. Alternative compliance is requested regarding:

1. Section 3.265.B.2., LDR, which requires buildings in the Mapp Road-Town Center Zoning Overlay to have a **minimum 80% frontage**.

Building frontage means the width of the building that abuts the maximum front setback line, as a percentage of lot width. Due to the property being a corner lot, the minimum frontage standard applies to both Mapp Road and SW 29th Street. The proposed building plan, which provides an outdoor eating area, achieves 69% building frontage along Mapp Road. Along SW 29th Street, where an outdoor dining area and parking are located, the building achieves only 30% building frontage.

2. Section 3.265.B.2., LDR, establishes a minimum front setback of 10 feet. Section 3.16.A.2., LDR, provides that front setbacks apply to all sides of a lot adjacent to a street. Therefore, **the 10-foot maximum front setback applies to both Mapp Road and SW 29th Street.**

The proposed building meets that setback along Mapp Road. Along SW 29th Street, where the outdoor seating area is provided, the setback is 24 feet. In staff's opinion, the outdoor dining area will meet the goal of enlivening the street edge of the property. The location of the outdoor dining area takes advantage of the attractive storm water treatment pond on the South side of SW 28th St.

3. Sec. 3.265.B.2., LDR, requires parking in the Town Center Zoning Overlay to be located in the rear.

The parking is located to the rear of the building with regard to SW Mapp Road; the parking is not located behind the building from the perspective of SW 29th Street. It would be difficult to locate parking to the rear of the building on two street frontages when the lot is just 3/4s of an acre. The proposed perimeter landscaping including a four-foot fence buffers the appearance of the parking area from the street.

V. RECOMMENDED ACTION:

For the reasons stated above, staff recommends approval of the request for the alternative compliance. The alternative compliance is realistically needed to facilitate this infill development project and to integrate with the surrounding development.

VI. PREPARED BY: Irene Szedlmayer, AICP, Senior Planner, Martin County Growth Management Department



Hand Delivered
December 5, 2019

Nicki van Vonno, AICP
Martin County Growth Management Director
2401 Southeast Monterey Road SE
Stuart, Florida 34996

**Re: CRA Alternative Compliance Justification Statement: Tucker Commons
PCN: 010-014-00090-0, SW Mapp Road and SW 29th Street, Palm City**

Dear Ms. van Vonno,

We are pleased to resubmit the attached CRA Alternative Compliance application packet on behalf of our client Christina Tucker. The materials include a revised site plan and architectural plans; and the justification statement.

Our client owns the existing vacant lots identified with parcel control number 17-38-41-010-014-00090-0, located on the east side of SW Mapp Road and north of SW 29th Street within the Old Palm City Community Redevelopment Area. The property consists of five contiguous lots of record as per Plat Book 10, Page(s) 78, public records of Martin County, Florida. The lots are collectively approximately 0.755 acres in size and are all cleared and vacant.

The land use designations on the subject property are Commercial Office/Residential on lots 9 through 12 and Low Density Residential on lot 13. Lots 9 through 12 are zoned R-3A – Liberal Multiple Family district, a category C zoning district designation. The subject property is located within the Old Palm City Community Redevelopment Area, the Palm City Mixed Use Overlay District. Lots 9 through 12 are in the Town Center Zoning Overlay District while lot 13 is not.

A separate application has been filed with Martin County Growth Management Department in July 2019 with a request to amend the future land use and zoning to Commercial General and a request to extend the Old Palm City Town Center Zoning Overlay District boundary to include lot 13 of the subject property to facilitate an effective and consistent review of the project.

A Minor Final Site Plan application has also been prepared to facilitate the development of the property to accommodate a single story commercial office and restaurant use as is permitted by the Commercial General Future Land Use, General Commercial (GC) zoning district and the Old Palm City Town Center Zoning Overlay District list of permitted uses. The request for alternative compliance is to be considered as part of the minor final site plan review and approval process and requires NAC review and recommendations ahead of any final development order being issued.

Justification Statement

In accordance with Article 3, Division 6, Land Development Regulations, Martin County Code (LDR) Section 3.260.D. an applicant for development approval may submit a site, landscape or architectural plan which varies from the requirements of division 6 in order to accommodate unique circumstances of the proposed development site.

The applicant seeks alternative compliance for Section 3.265.B. 3.265.B. Gateway, town center and boulevard Zoning Overlay Districts, Table 3.265.2, Development Standards, regarding required building frontage, Figure 3.265.5 Illustration of Development Standards in Zoning Overlays and Zoning Overlay and Section 3.265.G.6.c, Location and Design of parking spaces.

Given the size of the property and its two primary frontages, Alternative compliance approval is required for the following:

- 1) Minimum building frontage required 80%, whereas the site plan proposal achieves 69% along SW Mapp Road and 29% along SW 29th Street;
- 2) Maximum front setback of 10' required, whereas the site plan achieves 24' on SW 29th Street. The building placement fronting SW Mapp Road achieves a 0' feet front setback.
- 3) Parking – rear yard only, whereas the parking is by default along the frontage of SW 29th given that this is a corner lot with two frontages. The parking has been placed to the rear of the SW Mapp Road frontage.

Issue #1. Table 3.265.2. requires minimum building frontage of 80%.

Analysis: The subject parcel for the commercial building is a small corner lot property is narrow and measures 0.755 acres while abutting two roads, SW Mapp Road and north of SW 29th Street. The commercial building has been designed with frontage primarily along SW Mapp Road with vehicular access off SW 29th Street with outdoor seating being visible and fronting both roads. This will allow vehicle traffic to negotiate the site at SW 29th Street effectively, provide for effective use of the property in terms of scale, layout and building visibility. The proposed architecture will add value to the overall Old Palm City Principles, namely encouraging the redevelopment and infill of a vacant property within the Urban Services Boundary while protecting and enhancing the existing neighborhood.

Overall the narrow and small corner lot and required access criteria are not conducive to meeting the 80% required building frontage. The commercial building has been designed to meet CRA design standards and the positioning of the single story building with 0' frontage off of SW Mapp Road, and covered seating providing a continuation of frontage along part of SW 29th Street, will create a better public realm in this part of the Town Center Zoning Overlay District.

Issue #2. Section 3.265.5. Illustration of Development Standards – Town Center Zoning Overlay standards require a maximum front setback of 10 ft.

Analysis: The property has two frontages, with the building fronting SW Mapp Road and SW 29th Street. Vehicular access is off SW 29th Street with the building frontage achieving the minimum 0 ft. front setback along SW Mapp Rad. The proposal to include outdoor

covered seating on the SW corner of the subject property requires a 24 ft. front setback from SW 29th Street where the maximum front setback is required to be 10 ft. Incorporating outdoor seating on the corner of the subject property provides amenities for the project in support of the restaurant use while adding to the vitality and viability of the Town Center zoning overlay district. Introducing a covered patio area also creates the visual presence of effectively a setback to the 6 ft' 4 inches landscape strip proposed along the frontage of SW 29th Street.

Development standards also require parking to be located to the rear yard only. As this is a corner lot property with two frontages and access off of SW 29th Street, the parking has been placed to the rear of the SW Mapp Road frontage only. The proposed outdoor seating, a 6 ft. 4 inch. Landscape strip and dry detention area along SW 29th Street, in addition to the 24 ft. wide vehicular access and 6 ft. wide concrete sidewalk along the entire frontage, ensures only 5 parking spaces will be located 10 ft. from the property line. The small size and width of the vacant lot does not afford enough space to accommodate parking to the rear of the building. The site layout proposed achieves safe access and circulation for vehicles and pedestrians to the property without visually detracting from SW 29th Street with parking provisions.

Issue #3. Section 3.265.G.6 Parking Location & Design.

Analysis: Section 3.265.G.6. includes code requirements regarding the location and design of parking areas. A wall or opaque screen is required to screen parking in relation to side yard parking. The proposed parking placement is not strictly a side yard design given that there are two frontages to the property. Placement of a wall or opaque fence along SW 29th has been achieved with an opaque fence around the outdoor seating area and along the frontage of the property, not to exceed 4 ft. in height. The design and layout of the vacant infill property introduces a valuable commercial property within the Town Center zoning overlay district in a key part of the Palm City CRA where visual presence of the uses proposed will improve and provide integration of proposed development with the surrounding off-site development.

The request for alternative compliance has also addressed the following criteria:

1. That the strict adherence or application of the code requirement(s) is not feasible. ***A small corner lot property with two frontages hindering compliance with certain design elements of the code.***
2. The request utilizes innovative design and/or accommodates unique site features. - ***The architectural design, layout, inclusion of outdoor seating on the corner of the property and creation of strong vehicular and pedestrian connectivity with SW Mapp Road and SW 29th Street, is considered innovated while making maximum use of the subject property.***
3. The request provides an equal or superior means of meeting the intent and purpose of the regulation. - ***Achieving the effective infill of a vacant lot within a key area of the Town Center Zoning Overlay District will introduce uses and activities within an urban area of the Old Palm City CRA.***
4. The request does not create a nuisance or an adverse impact to any surrounding property owner. - ***The inclusion of a 10 ft. landscape buffer and dry detention area***

along the eastern edge of the property and a 6 ft. opaque fence, will achieve sufficient screening from existing residences to the east. Such provisions exceed code requirements while also effectively screening the proposed parking area.

5. The request improves or provides for the integration of proposed development with the surrounding off-site development. - **The request to reduce maximum front setbacks, parking to be located as illustrated on the final site plan, and a reduced driveway will ensure the proposed permitted uses are effectively accommodated on a vacant infill lot.**

The request for alternative compliance is for property that lies within the Palm City Overlay District. As such the justification for such a request is to further consider the following: The request:

1. Improves pedestrian connectivity. **Yes – through provision of 6 ft. wide sidewalk along frontage of property;**
2. Minimizes conflict between pedestrian and vehicle. **Yes, with proposed vehicular access off of SW 29th Street and pedestrian connectivity strengthening links with SW Mapp Road through the development of this key vacant infill property within the Town Center Zoning Overlay District.**
3. Preserves native vegetation and utilizes xeriscape and other drought tolerant landscape design principles. **Not applicable.**
4. Is consistent with the adopted design regulations. – **with the exception of minimum building frontage, maximum front setback and parking placement, the proposal is consistent with all other aspects of the design regulations.**
5. Utilizes existing site characteristics of topography, existing vegetative communities, and any unique environmental features in the design of structures and other improvements. – **building placement achieves a strong visual frontage along SW Mapp Road and SW 29th Street while effectively accommodating utilities, access and parking provisions. Adequate stormwater management and environmental buffers have also been achieved in accordance with the adopted codes.**
6. Complies to the maximum extent practical relative to the configuration of the development that existed prior to the effective date of the design regulations. - **The subject property consists of a small vacant lot, as is the case with surrounding lots, with the exception of property to the west. The subject property and surrounding areas are all part of the Old Palm City CRA, Town Center Zoning Overlay District and Mixed-Use District. As such any proposal is required to comply with the adopted CRA codes and design regulations or seek alternative compliance. The proposed use and layout are considered consistent with the scale and pattern of development encourage through the adopted codes applicable to the Old Palm City CRA.**
7. Improves or provides integration of proposed development into the surrounding offsite development. - **Strong pedestrian and vehicular links to the property and**

surround offsite development will be achieved with the approval of the proposal. Introducing development to a vacant lot in this urban area of the CRA will hopefully spur additional development to complement the existing and proposed uses in this area of the Old Palm City CRA, as is the intent of the CRA Plan and adopted Design Regulations.

8. Provides additional desirable features that mitigate the removal of the items required.
– **Introducing outdoor seating, pedestrian sidewalks, and building of the size and scale proposed abutting SW Mapp Road and SW 29th Street, is a creative approach to utilize this vacant property.**

Thank you for your attention to this matter. We look forward to receiving confirmation of placement of the project on the next NAC meeting agenda and the staff report with a positive recommendation. If you have any questions or need any additional information, please do not hesitate to contact me at 772-678-7200.

Sincerely,



Michael Houston
President, HJA Design Studio

c.c. Christina Tucker

Location Map



Site Data

Total Site Area	(32,889.86 SF) 0.75 Ac.
Future Land Use	Commercial General
Existing Zoning	General Commercial
Existing Use	Vacant
Proposed Use	Restaurant / Office / Commercial
Building Coverage	5,811 sf
Maximum Building Height	35'
Proposed Building Height	23' 6"
Building Stories	1
FAR	.18
Parcel Control Number	17-38-41-010-014-00090-0

Building Setbacks	Required (Min.)	Provided
Front:	0'	0'
Side:	0' -5'	13' 8"
Rear:	10'	162'

Open Space

Open Space Required:	6,578 sf	0.15 Ac.	20%
Open Space Provided:	10,628 sf	0.24 Ac.	32%
Dry Retention Area	3,505 sf	0.08 Ac.	11%
Total Landscape Areas	7,123 sf	0.16 Ac.	21%

Impervious Area

Building Coverage	5,841 sf	0.13 Ac.	17%
Vehicular Use Area	12,807 sf	0.29 Ac.	39%
Outdoor Restaurant Seating	1,536 sf	0.04 Ac.	5%
Covered Porch	567 sf	0.01 Ac.	1%
Paved Areas / Walks	1,511 sf	0.03 Ac.	5%
Total:	22,262 sf	0.50 Ac.	67%

Pervious Area

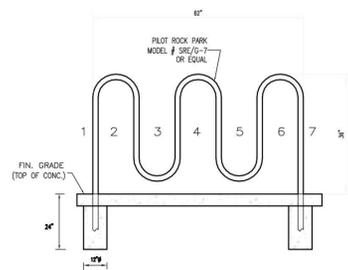
Dry Retention Area	3,505 sf	0.08 Ac.	11%
Total Landscape Areas	7,123 sf	0.16 Ac.	21%
Total:	10,628 sf	0.24 Ac.	33%

Parking Requirements (10' x 20')	Required	Provided
Office / Retail (3 per 1,000 sf) Office / Retail area = 2,879 sf / 1,000	9 Spaces	
Restaurant (5 per 1,000 sf) Restaurant area = 2,962 sf / 1,000 Outdoor Seating = 1,536 sf / 1,000	23 Spaces	
Total Parking Spaces	32 Spaces	37 Spaces (Includes 2 handicap spaces & 5 on-street parking spaces)

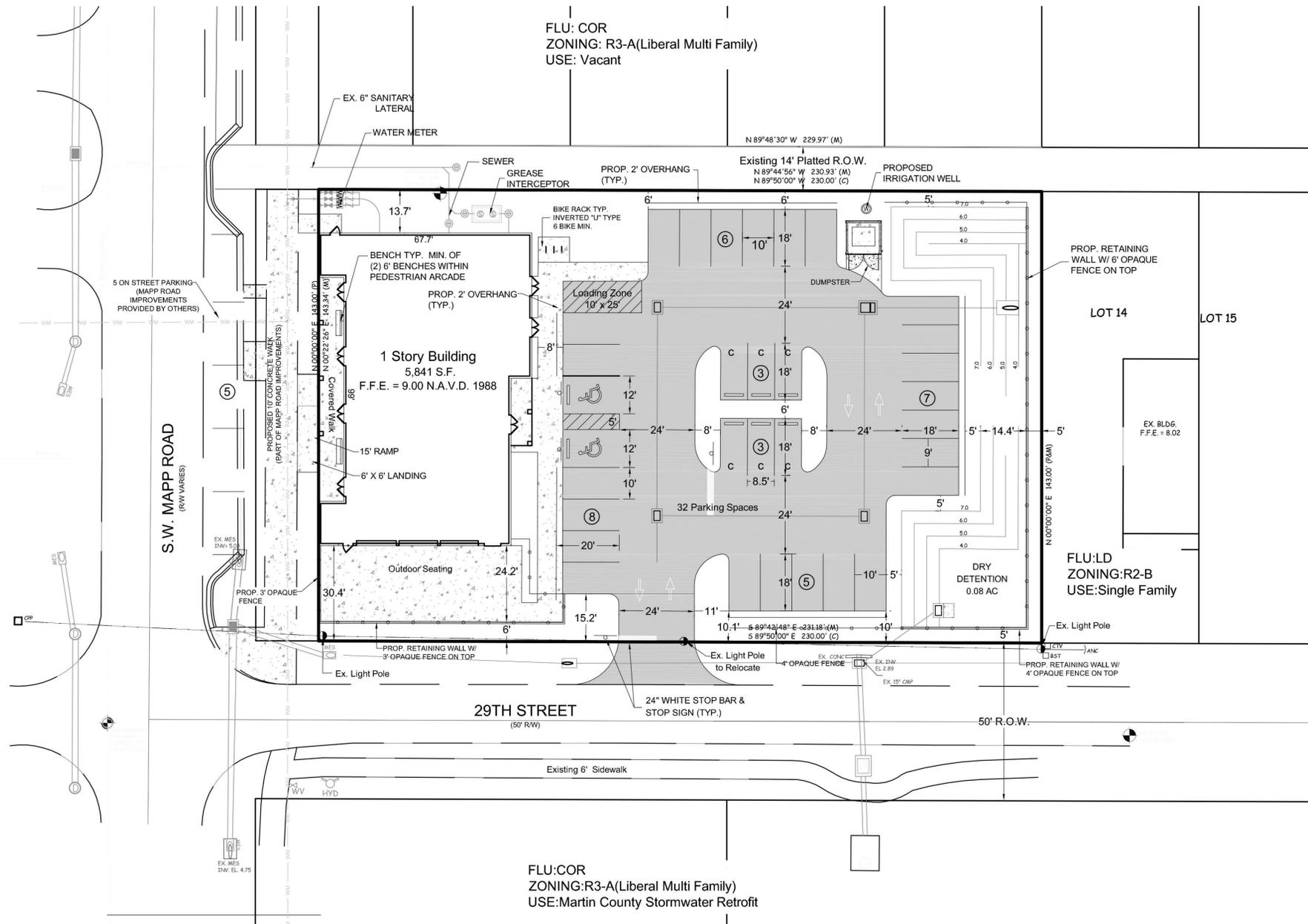
Legal Description

LOTS 9, 10, 11, 12 AND 13, BLOCK N; (LESS AND EXCEPT THE WEST 20 FEET OF LOT 9, BLOCK N), PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN BOOK 10, PAGE(S) 78, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

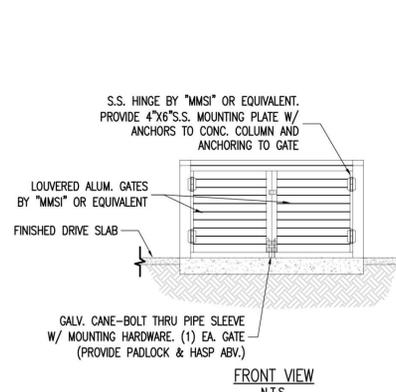
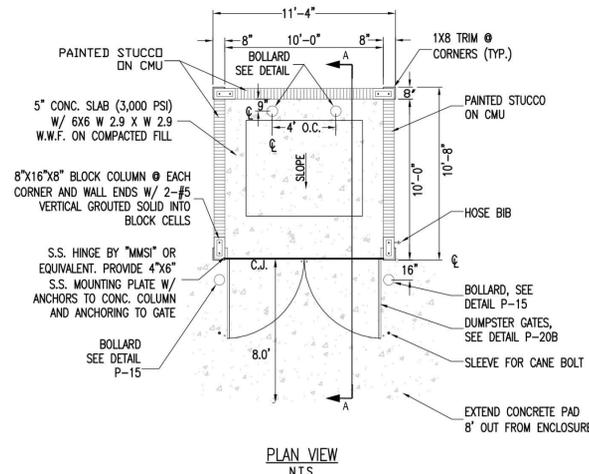
Bike Rack Detail



1. BIKE RACK SHALL BE EMBEDDED INTO A 24\"/>

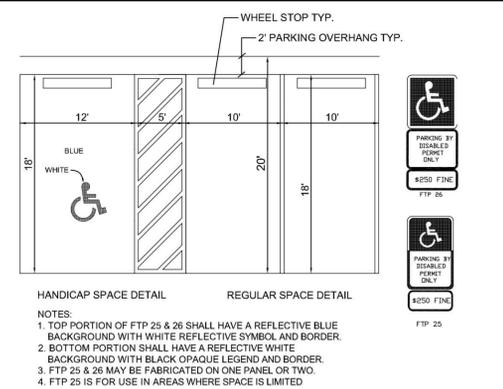


Dumpster Plan View and Front Elevation Detail



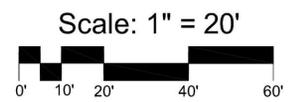
N.T.S.

Parking Space Detail



NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED

N.T.S.



HJ DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjdesignstudio.com
LA 0000905

Tucker Commons

Martin County
Site Plan

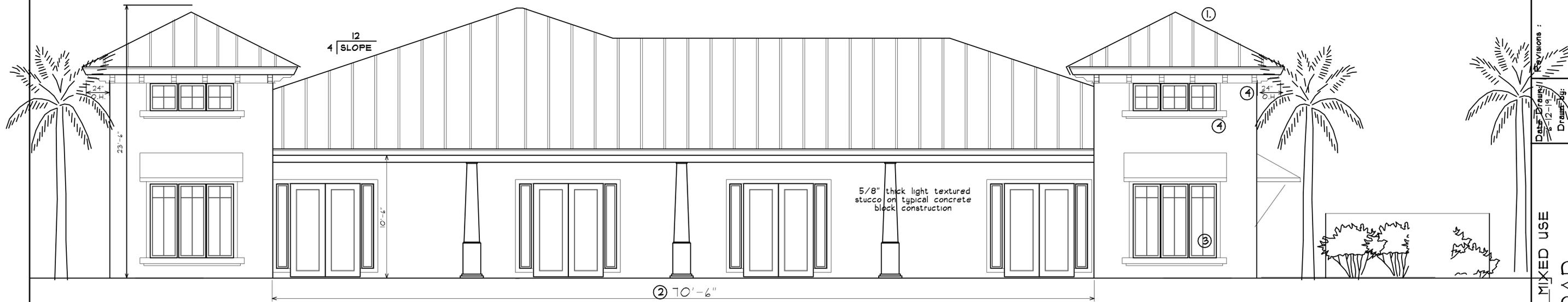
Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No. 19015
Drawn By EB
Checked By MH
Approved By MH
Submittal Dates 10-3-19
Revision Dates 12-3-19

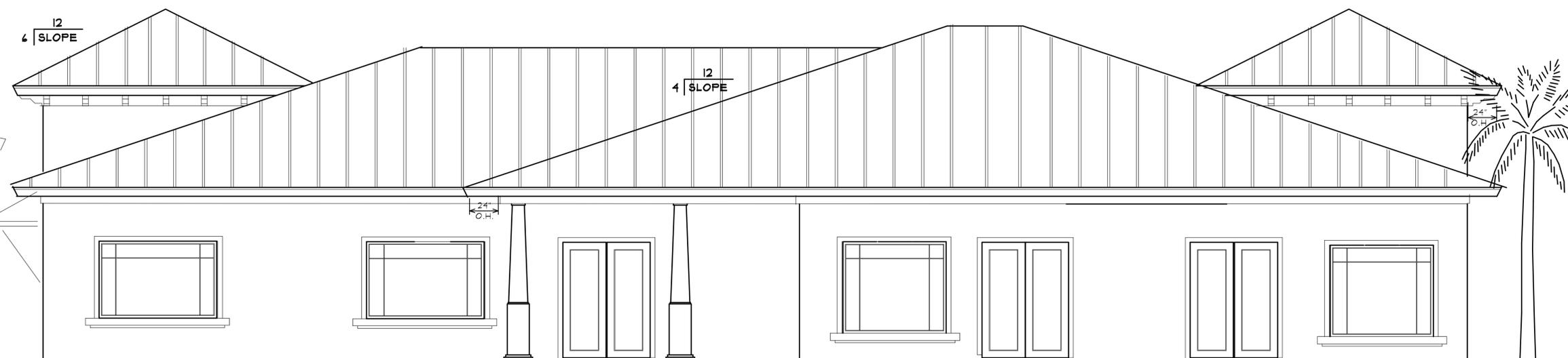
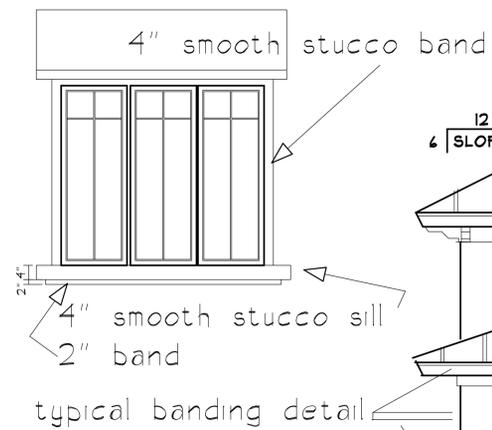
SP-1

1. PEAKED ROOFS
2. 8' ARCADE 11% OF FRONT
3. WINDOWS
4. ARCHITECTURAL DETAILS SILLS AND OUTLOOKERS
5. MULTIPLE ARCHITECTURAL PLANES

WALLS SHALL BE PAINTED STUCCO FINISH SOME BLAND NON OFFENSIVE COLOR PER CODE



STREET ELEVATION WEST



REAR ELEVATION EAST

Revisions:
 Date: 12-19-14
 Drawn by: D.R.B.
 Checked by: D.R.B.

COMMERCIAL MIXED USE
 MAPP ROAD

Braden & Braden AIA, PA
 ARCHITECTS - PLANNERS
 417 S.E. COCONUT AVENUE
 Tel: (312) 281-8258
 Fax: (312) 281-8283
 Website: www.bradenarchitects.com
 Stunt, FL 34996 #AAC000032

SHEET NO:
 1.
 OF
 JOB NUMBER:
 19-122

Address:

- 1. PEAKED ROOFS
- 2. AWNING
- 3. WINDOWS w/ SILLS
- 4. OUTRIGGERS



Revisions :

Date Drawn: 6-12-19
 Drawn by: D.R.B.
 Checked by: D.R.B.

COMMERCIAL MIXED USE
 MAPP ROAD

Address:

Braden & Braden AIA, PA
 ARCHITECTS - PLANNERS
 411 S.E. COCONUT AVENUE
 Tel : (772) 287-8258
 Fax : (772) 287-8283
 Website: www.bradenarchitects.com
 Stuart, FL 34996 #AAC000032

SHEET NO:
 2
 OF
 JOB NUMBER:
 19-122

