



OLD PALM CITY NAC

DECEMBER 16, 2019

ITEM

- I. TITLE:** Request for alternative compliance at 1299 SW 34th Street, by the property owners Lloyd and Debbie Rogers, represented by Bradley Currie, EDC, Inc.

II. THE PROJECT AND APPLICANT REQUEST:

The property owner seeks to convert an existing residential use into a commercial use by making substantial renovations to the existing structure, constructing a storage building, and paving a parking area. The Applicant requests alternative compliance to:

1. construct a 1,200 sq. ft. storage building whereas Section 3.265.B.2.e. and Section 3.201.C.1., LDR, limit “utility storage structures” to 250 sq. ft.;
2. provide parking in front of the structure whereas Section 3.265.G.6. requires on-site parking to be located to the rear or side of the principal structure;
3. provide no loading zone whereas Section 3.265.G.8. requires all commercial uses that will receive or ship goods via trucks larger than 20 feet in length to provide a loading zone;
4. provide no bicycle rack, whereas Section 3.265.G.6.e. requires installation of a bicycle rack that can park 6 bicycles; and
5. plant four trees whereas Section 3.265.I.3. requires five trees (one tree per 1,500 sq. ft. of site area).

III. BACKGROUND: Section 3.265.M, 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. Location Map



IV. ANALYSIS

The lot which is the subject of this application measures 7,405 square feet. The existing 1,368 sq. ft. dwelling was constructed in 1966. The property has the Commercial Limited future land use and is in the Town Center Zoning Overlay and

the Old Palm City Mixed-Use Future Land Use Overlay. The Applicant acquired the lot in 2013, along with the five adjacent lots. See Figures 1 and 2.

The Commercial Limited Future Land Use permits up to 50% building coverage and requires no less than 30% open space. According to the site plan, the proposed building coverage will be 34% and 46% of the site will remain open space.

The requests for approval of alternative compliance are considered one-by-one:

1. Construct a 1,200 sq. ft. storage building (40 feet by 30 feet)

Staff believes the 250 sq. ft. maximum size established by Section 3.201.C.1., LDR, was intended to apply to residential lots not commercial development. Commercial development is most typically governed by building coverage and open space.

The goal of compact, walkable small town urban development is sometimes advanced by limiting maximum building size. For example, the Old Palm City Town Center Zoning Overlay establishes a maximum building size of 22,000 sq. ft. The difference in magnitude between a maximum building size of 250 sq. feet and 22,000 sq. ft. is obvious. Compact, walkable small town urban development is also sometimes advanced by focusing on the form and location of structures rather than the use. The storage building will be located behind the principal building. For these reasons, limiting a storage building to 250 sq. ft. seems unreasonable when applied to this property, with a commercial future land use designation and commercial future land use on each side.

2. and 3. Provide parking in the front of the structure and provide no loading zone.

In staff's opinion, of the items requiring alternative compliance, the proposed design and location of the parking and the inability to provide a loading zone pose the most risk of adverse impact to nearby land uses. The concern is both aesthetic and convenience and safety. Nonetheless, back-out parking is permitted on streets with a posted speed limit of 30 mph or less. Section 4.626.B., LDR.

The Applicant's Site Plan presents data from the Institute of Transportation Engineers Trip Generation, 10th Edition that a total of 15 trips per day can be expected from a general office use with two trips in the a.m. peak hour and 2 trips in the p.m. peak hour.

If this were new construction, the parking would not be designed in the manner proposed. However, this an in-fill redevelopment project. The existing structure prevents vehicle access to the rear. Additionally, the low volume of projected trips and the location of the sidewalk on the opposite side of the road mitigates the potential adverse impact of the 90 degree parking.

In the future, when the property owners redevelop their adjacent lots, and after the properties are connected to the public wastewater system, it may be possible to redesign and relocate the parking to better advance the streetscape desired in the Town Center and to better accommodate the need for a loading/unloading zone.

4. Provide no bicycle rack.

Staff agrees with the applicant that requiring parking for six bicycles for an office employing two people may be excessive. It may be desirable to provide bicycle parking of 2 bicycle (one inverted U). Alternatively, as with the location and design of the parking, in the future with the redevelopment of the other lots, it may be possible to provide shared bicycle parking.

5. Plant four trees whereas Section 3.265.I.3. requires five trees (one tree per 1,500 sq. ft. of site area).

The proposed landscaping plan provides magnolias, dahoon holly, and green buttonwood on each side of the parking area. There appear to be other possible locations on the property for the additional required tree, such as in the vicinity of the southeast and southwest corners of the new storage building, which would also soften the appearance of the building.

V. RECOMMENDED ACTION:

The appearance and utility of the subject property will be greatly improved by the intended renovation and construction. The request for alternative compliance helps integrate the proposed development into the surrounding off-site development. For the reasons set forth above, Staff recommends approval of the request for alternative compliance with regard to:

1. Section 3.265.B.2.e. and Section 3.201.C.1., LDR to permit construction OF A 1,200 sq. ft. storage building;
2. Section 3.265.G.6. to provide parking in the front of the structure.
3. Section 3.265.G.8 to not provide a loading zone; and,
4. Section 3.265.G.6.e to not provide a bicycle rack that parks 6 bicycles.

The NAC may wish to consider if there is any mitigation they wish to request or discuss with the Applicant.

Staff recommends denial of the request for alternative compliance to plant 4 trees rather than 5.

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

Figure 2. Adjacent lots owned by the Applicant



Figure 3. Location Map showing future land use designations

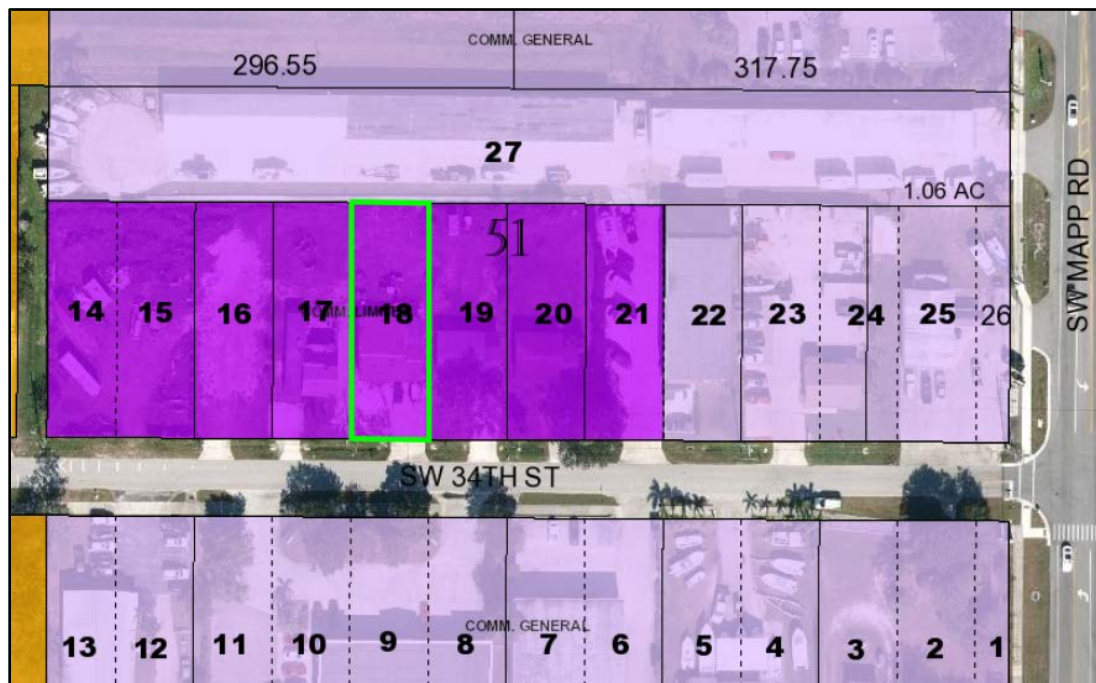
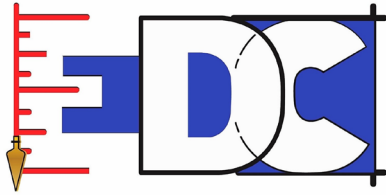


Figure 3. Google Street View (image capture: May 2019)



Figure 5. 2012 aerial imagery





ENGINEERS • SURVEYORS • ENVIRONMENTAL

**PROJECT NARRATIVE & COVER LETTER
ALTERNATIVE COMPLIANCE APPLICATION
Rogers Palm City Property
Palm City Lot 18 Block 51
December 2, 2019**

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of Alternative Compliance for a project known as Rodgers Palm City Property. The applicant intends to change the use to Professional Office with the addition of a storage shed and parking to a developed parcel. This use is consistent with the future land use and zoning designation. The property is located at 1299 SW 34th Street in Palm City, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The property is located just north of 34th Street and west of SW Mapp Road in Palm City, Florida. It can be identified by the parcel ID number 17-38-41-001-051-00180-2. The project currently has a Future Land Use designation of Commercial Limited and an underlying Zoning designation of Limited Business (HB-1).

The parcel is currently developed and includes a 1,316 square foot dwelling unit. The applicant is proposing a change in use to Professional Office along with the addition of parking spaces on the south side of the parcel and the addition of a storage building on the north side of the parcel.

To the north of the subject property is a developed commercial parcel. This property has a future land use designation of General Commercial and is in the General Commercial Zoning district.

To the west of the subject property lies a developed residential property also owed by the petitioner. This parcel has a Future Land Use Designation of Commercial Limited and a Zoning designation of Limited Business (HB-1).

East of the subject property developed residential property also owed by the petitioner. This parcel has a Future Land Use Designation of Commercial Limited and a Zoning designation of Limited Business (HB-1).

To the south of the subject property is the Right-of-Way of SW 34th Street followed by a developed commercial parcel. This parcel has a Future Land Use Designation of Commercial General and a Zoning designation of Limited Business (HB-1).

CRA alternative Compliance Request

The Alternative Compliance Application Community Redevelopment Area (CRA) requires a Justification statement. The below is the Justification Statement for this request. The request is associated with a building permit submitted to Martin County. There were two (2) permits submitted. One was for the addition of a storage building (new commercial building) and the second was for renovations to the existing building (commercial addition). The section of the Code that is being referenced is written first. This is followed by a justification for the request in ***bold italics***.

New Commercial Building – Record Id: BLD2019081245

3.201.C.1.a - One utility storage structure, incidental to a permitted use, provided no such structure shall exceed 250 square feet in floor area.

The applicant is attempting to convert the existing small single-family home to a professional office. The applicant operates a small remodeling business. There is a need for indoor storage associated with this use. The applicant is proposing a 1,200 square foot building that will be used for storage. The storage unit will be necessary as the main building will not be able to provide sufficient storage area. If it is the intent of the CRA to encourage the conversion of these small homes on small lots, then some alternative compliance should be allowed. The proposed storage building meets all of the required setbacks and building coverage requirements. The proposed structure meets all the required setbacks; therefore, it will not create a nuisance or an adverse effect to any neighboring property.

3.265.I.3 - All developments, except those in the industrial district, shall provide at least one tree per 1,500 square feet of total site area.

The subject property is a total of 7,500 square feet. The Code requires a total of five (5) trees on the subject property. The landscape plan submitted with this request shows a total of four (4) trees. Due to the size of the property and the proximity of the existing building and proposed building, additional trees will not fit on the subject property. The northern portion of the property will be used for the required retention area. The location of the proposed trees will beautify the property from the public right-of-way (ROW). The addition of trees as shown on the landscape plan will be better than what on the property today, therefore it will not create a nuisance or an adverse effect to any neighboring property.

Commercial Addition<\$50,000 – Record Id: BLD2019081251

3.16.B.1.h - The following types of equipment may extend into the required setback are by up to 50 percent, but in no case less than three feet from a property line:

- (1) HVAC equipment, whether ground-mounted, wall-mounted, window-mounted or cantilevered from a building
- (2) Emergency electric power generators, if enclosed by an insulated cabinet

The applicant is proposing two (2) types of equipment on the west side of the existing building. These two (2) types of equipment are a ground mounted air conditioning unit and the pump for the irrigation well. The Code allows this type of equipment to be located on the side of a property. The

side setback for the subject property is 0-feet for buildings. This section of the Code appears to require that all equipment be a minimum of three (3) feet from the property line, regardless of what the zoning district allows. The applicant is requested alternative compliance to allow the equipment to be located 2.15 feet from the side property line. This is request for .85 feet from the Code. Since the required setback for buildings can be 0-feet, the proposed setback for equipment will not create a nuisance or an adverse effect to any neighboring property.

3.265.G.6.c - On-site parking shall be restricted to the side or rear yards of properties within the zoning overlays or the Mixed-Use Future Land Use Overlay. In the case of side yard parking, the parking area shall be a minimum of five feet behind the front setback line and a street wall or opaque screen, shall be provided at the right-of-way line or building setback line, whichever is further removed from the roadway. Such street wall or opaque screen shall not exceed four feet in height.

As previously stated, the is a redevelopment of an existing structure in an area slated from redevelopment. Due to the size of the property and the location of the existing structure, parking to the side or rear is impossible. If the County would like to see more of these types of conversions, leniency to this requirement must be given. The County Engineering department previously reviewed this plan on March 7, 2019 at a Pre-Application meeting. At that time there were no issues with the design. Not having a parking to the read or side will not create a nuisance or an adverse effect to any neighboring property.

Section 3.265.G.6.e – One bike rack is required. Required bike racks shall be inverted “U” type and shall be designed to store a minimum of six bicycles each.

The applicant will only have two (2) employees. It seems unreasonable to require a bike rack that can hold six (6) bikes for such a small building. In addition, due to the size of the property and the location of the existing building, locating the bike rack in front is impossible. If required, the applicant request that the bike rack be smaller than six (6) and be located in the back of the main building. Not having a six (6) bike rack will not create a nuisance or an adverse effect to any neighboring property.

Section 3.265.G.8 - Within a zoning overlay, a minimum of one loading space must be provided for all buildings that receive or ship goods via semitrailer or trucks larger than 20 feet in length. The space must not obstruct or hinder the movement of vehicles or pedestrians. Outside of a zoning overlay, the number of loading spaces shall be determined pursuant to section 4.626.B.4., LDR.

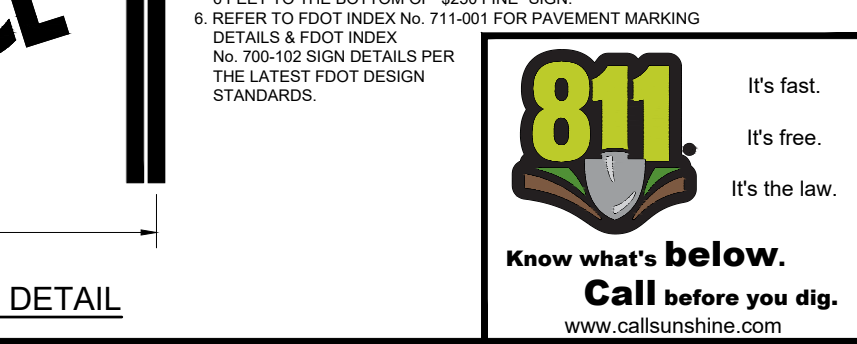
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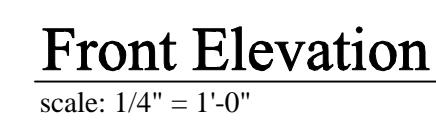
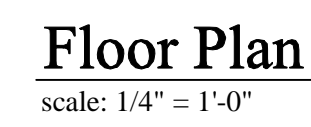
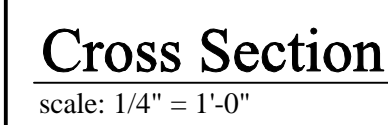
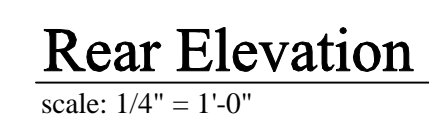
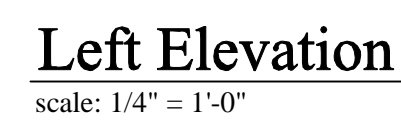
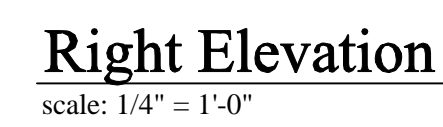
made, there is room of vehicles to get out of the travel lanes and onto the property. This technique is not out of the ordinary for infill urban properties.

Based on the above justification and attached information, the Petitioner respectfully requests approval of the Alternative Compliance request.

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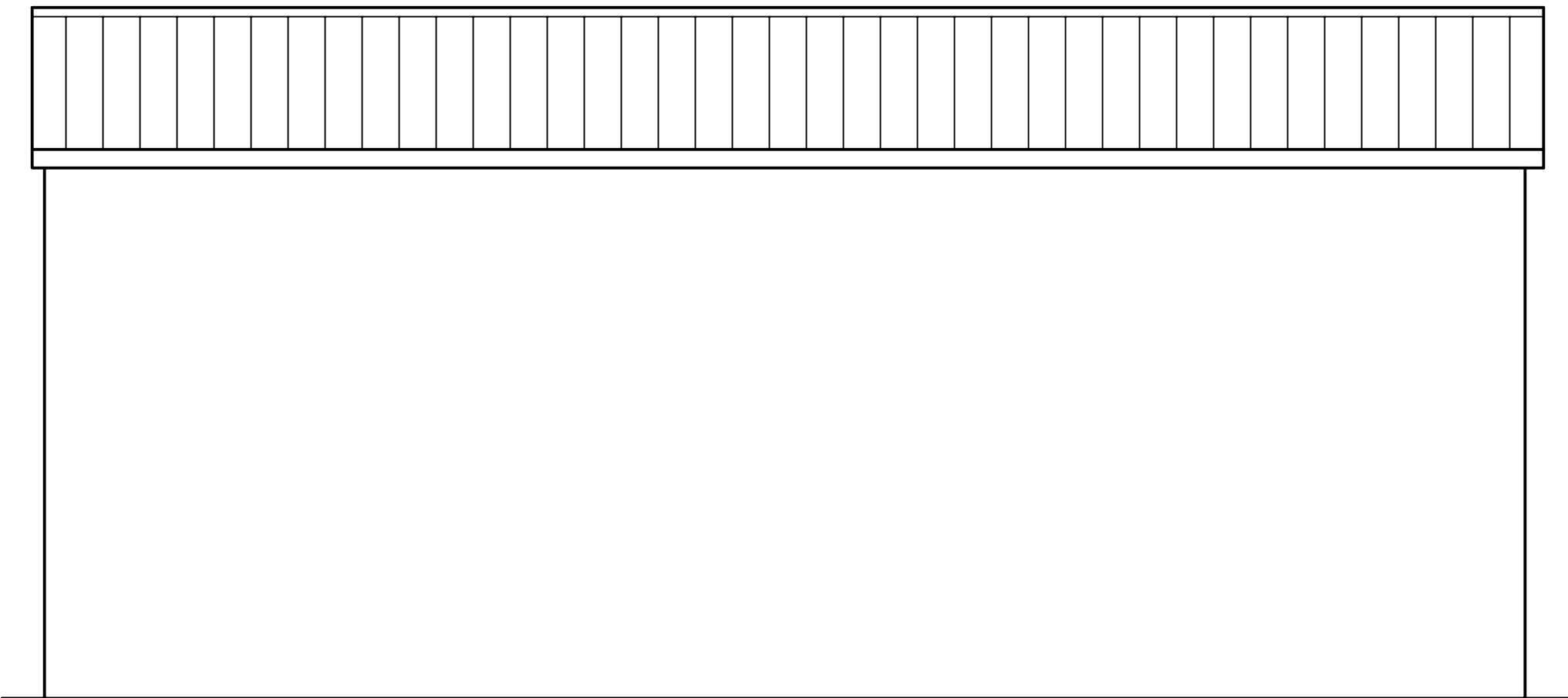
HANDICAPPED SPACE





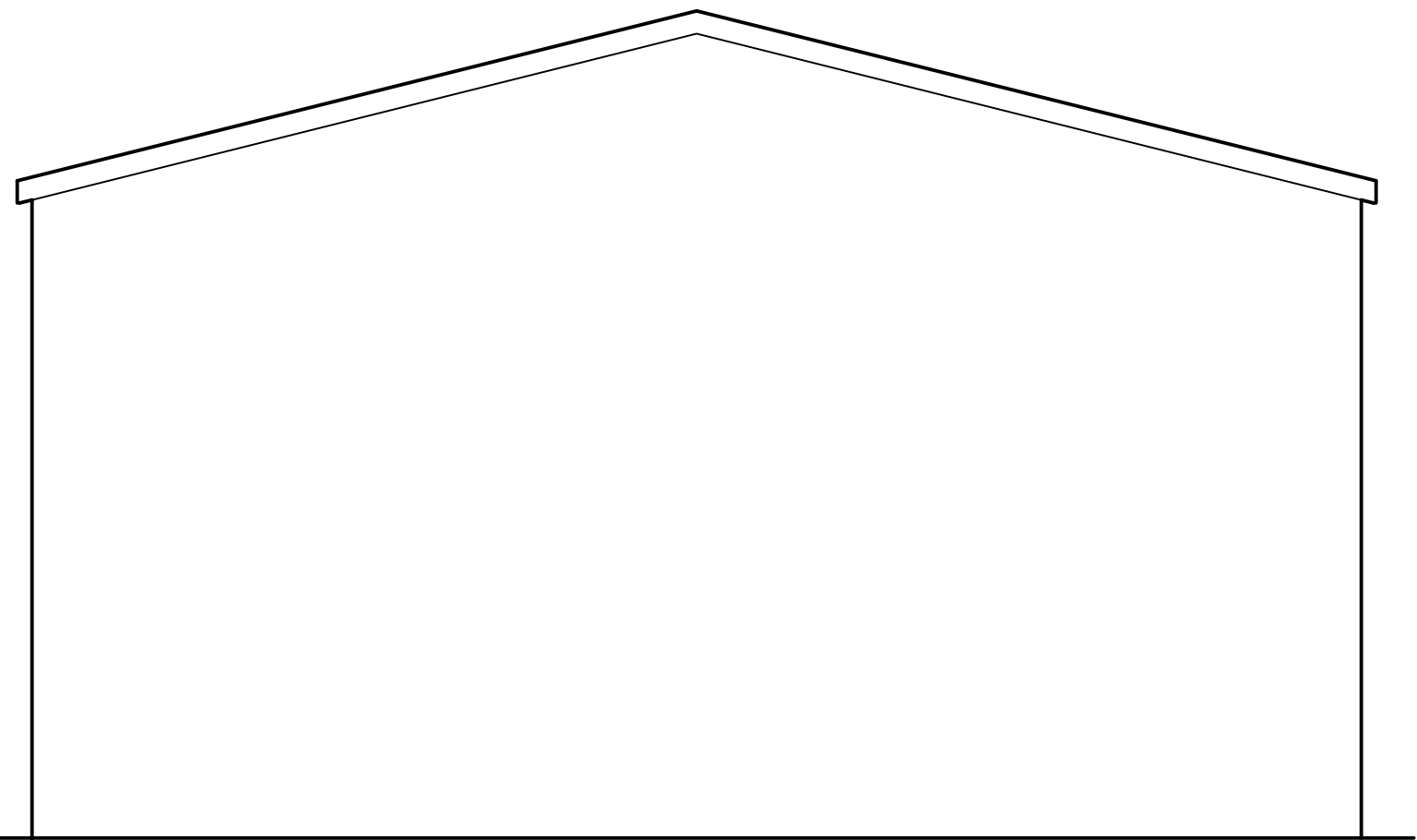
OFFICE RENOVATION FOR:
Lloyd Rogers
Martin County, Florida

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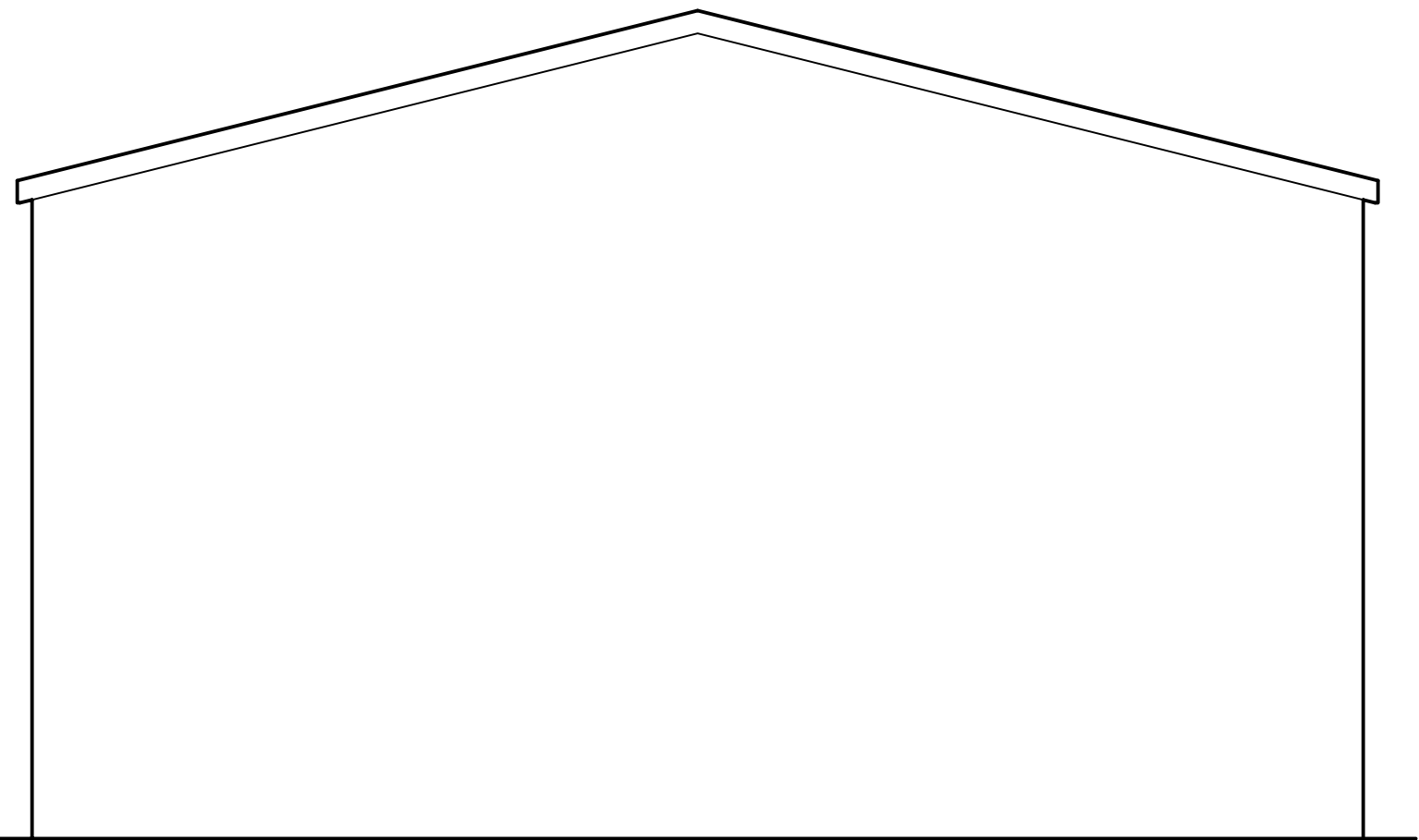
Rear Elevation

scale: 1/4" = 1'-0"



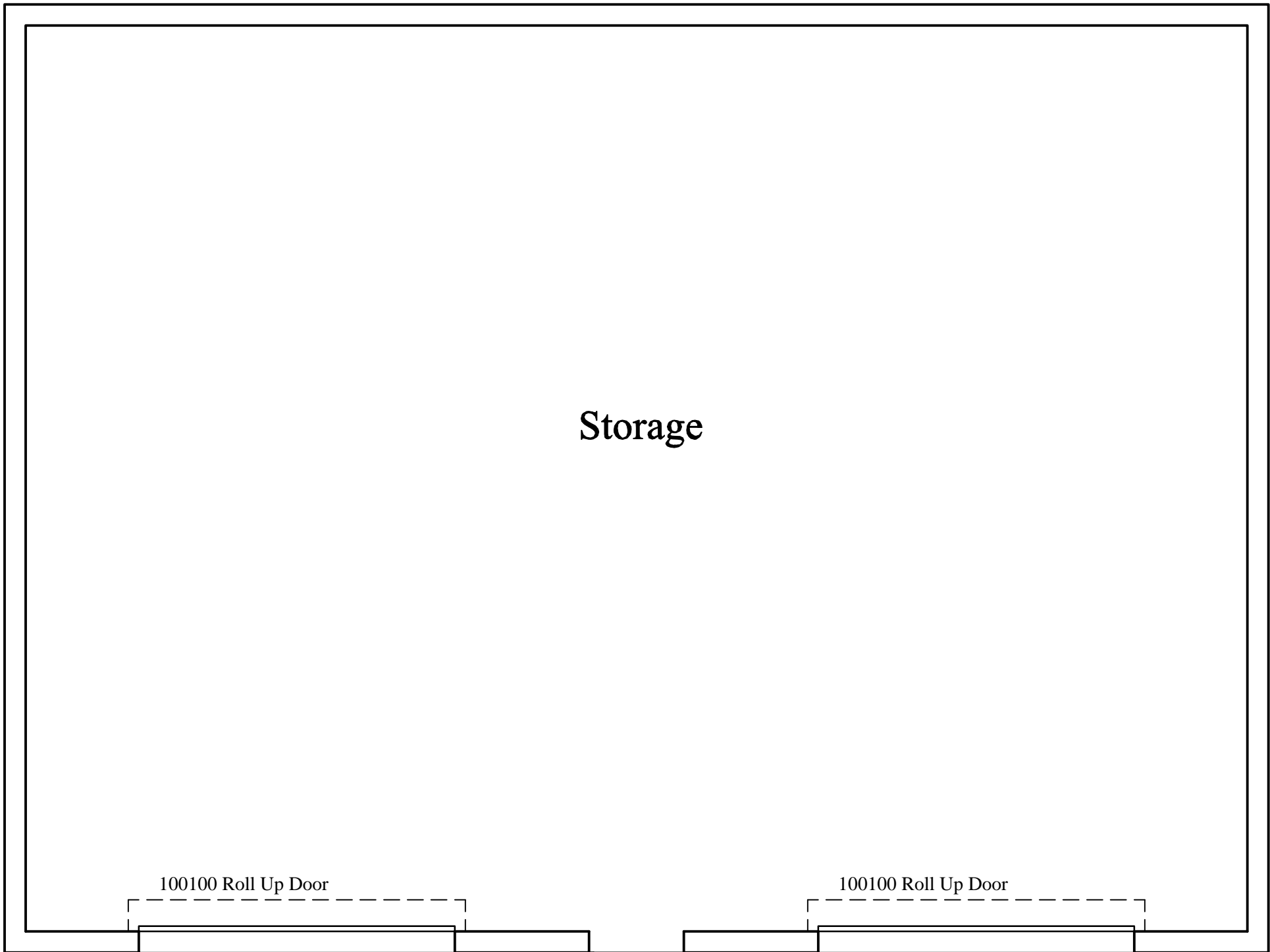
Right Elevation

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Left Elevation

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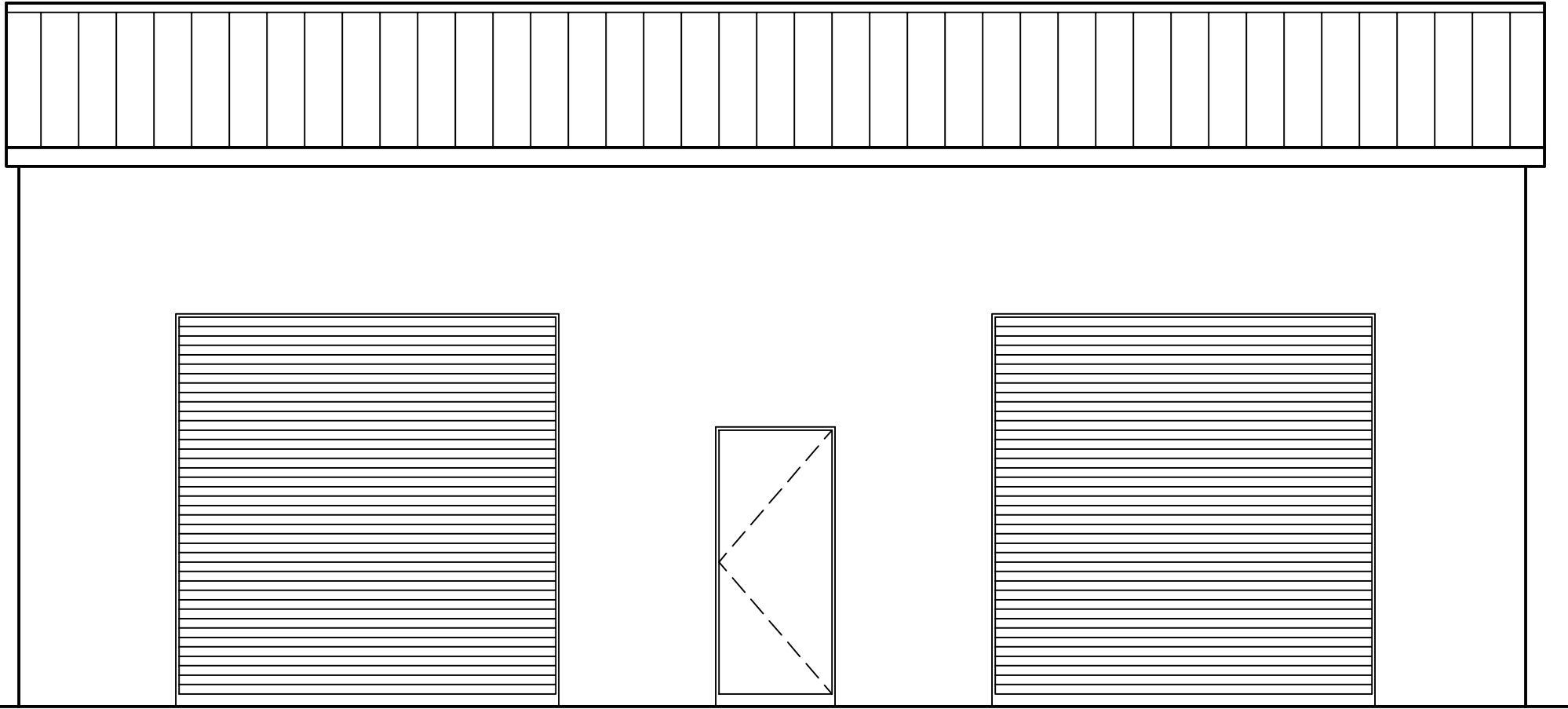
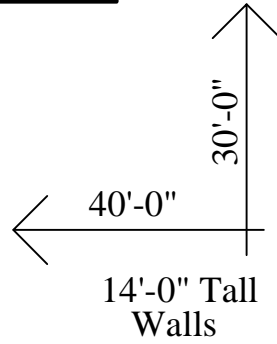


Floor Plan

scale: 1/4" = 1'-0"

Area Tabulation

Storage: 1,200



Front Elevation

scale: 1/4" = 1'-0"

Steve LiCausi Design Group, Inc.
BUILDING DESIGN CONSULTANT
4905 River Place, Ft. Pierce, FL, 34982
Office: (772) 785-6465

OFFICE RENOVATION FOR:
Lloyd Rogers
Martin County, Florida

date	revision
drawn	s.l.
checked	s.l.
date	5/5/19
scale	as noted
job number	18089
sheet	

