



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Comprehensive Plan Map Amendment – S Indian River Drive (Seven Parcels)

DATE: September 9th, 2015

STAFF REPORT

Owner: Susnar Realty, LLC
2340 S. Ocean Blvd., Palm Beach, FL 33480

TA1, LLC
266 Park Drive, Palatine, IL 60067

TMH, LLC
2277 N. Circle Drive, Palatine, IL 60067

Kraaz & Kraaz Finance, LLC
124-A N. 2nd Street, Fort Pierce, FL 34950

Applicant/Representative: William P. Stoddard, Ph. D., P.E.
Schulke, Bittle & Stoddard, LLC
1717 Indian River Blvd., Suite 201, Vero Beach, FL 32960

Requested Action: Approval of a Comprehensive Plan Map Amendment from OP,
Office Professional to CBD, Central Business District

Location: 401 S Indian River Drive;
411 S Indian River Drive;
426 S Indian River Drive;
500 S Indian River Drive;
507 S Indian River Drive;
509 S Indian River Drive;
515 S Indian River Drive

Current Future Land Use: OP, Office Professional

Proposed Future Land Use: CBD, Central Business District

Current Zoning: C-1, Office Commercial

Surrounding Future Land Use:	North	East	South	West
	CBD	n/a	OP	OP

Parcel(s) Size: 3.27 acres

Staff Analysis:

The applicant is requesting the approval of a Comprehensive Plan Map Amendment from OP, Office Professional to CBD, Central Business District, essentially extending the existing FLU of the Fort Pierce Downtown district southward to seven parcels.

The aforementioned properties are located along South Indian River Drive, south of Citrus Avenue. This area is also considered the River’s Edge Historic District of Fort Pierce. The majority of these properties are vacant except for one “single-family home” that is being utilized as an office building located at 515 S Indian River Drive, and a small multi-family complex consisting of four residential units located at 426 South Indian River Drive. The current future land use designation is OP, Office Professional which allows for office and limited commercial uses and vertical mixed-use that does not directly sell, store or display goods and generates limited auto trips. OP, Office Professional also allows for a density of eighteen units per acre, with residential uses comprising up to twenty percent of the total floor area. The proposed future land use designation, CBD, Central Business District, permits single, vertical and mixed-use, high rise development that achieves retail and commercial uses (restaurants, cafes, boutiques, artist work and retail space, etc.) on the bottom floor and apartments and condominiums above. This designation’s intent is to provide a higher density to the downtown Fort Pierce area, allowing thirty units per acre and a minimum of 25 percent total floor area being utilized as residential space.

The two future land use designations mirror each other in a lot of its uses, however the intensity of the use is raised when reviewing the Central Business District. While OP, Office Professional’s intent is to allow commercial uses as long as they do not generate an adverse amount of motor vehicle traffic, CBD, Central Business District, allows and welcomes this traffic, and calls for parking that is integrated into the structures or on-street parking. From a residential aspect, the density is nearly doubled; going from eighteen units per acre to thirty units per acre. Though the Central Business District promotes high-rise, vertical mixed-use like development, the properties are currently zoned C-1, Office Commercial, which has a maximum height of sixty-five feet above grade.

A property located at 417 South Indian River Drive, which is not within this proposal, is a historic single-family home (est. in 1901) that is a contributing structure to the River’s Edge Historic District and is placed on the Fort Pierce Register of Historic Places. It currently has a future land use designation of OP, Office Professional. The proposal for CBD surrounds this particular property and does not affect its current designation. If the properties within the application were to be built to its maximum allowance around this property, it could possibly be pressured with the possibility of demolition from future developers seeking to achieve the properties maximum allowance to conform and mirror the properties surrounding it.

TRC Comments:

This Comprehensive Plan Map Amendment was distributed to the respective entities of the Technical Review Committee. All affected departments have reviewed the application and had no comment.

Planning Board Recommendation:

At their August 11th meeting, the Planning Board voted unanimously to recommend approval.

Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation of approval to the City Commission.