

May 13, 2015

Rebecca Grohall  
City of Fort Pierce  
Planning Department  
100 N. US 1  
Fort Pierce, FL 34954

Re: Future Land Use Map Amendment  
401, 411, 426, 500, 507, 509, 515 S. Indian River Drive, Ft. Pierce, FL  
Parcel ID: 2401-808-0017-000-7; 2401-808-0019-000-1; 2401-808-0020-010-4;  
2401-809-0001-000-5; 2401-809-0002-000-2; 2401-809-0004-000-6; and  
2410-810-0001-000-9  
**Drainage Analysis**

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the parcels described above in preparation of this Drainage Analysis as part of the application for Future Land Use Map Amendment.

The Future Land Use Map Amendment proposes changing the current land use from Office Professional (OP) to Central Business District (CBD). The zoning will remain Office Commercial (C1).

**Current Future Land Use: Office Professional (OP):**

*Offices – Professional and Business Services (OP): The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.*

**Proposed Future Land Use: Central Business District (CBD):**

*Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:*

- *Compact and intensive development pattern on a pedestrian scale;*
- *Buildings oriented to the street and define the streetscape and civic spaces;*

- *Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people; Vertical and horizontal integration of residential and on-residential uses;*
- *Good connection to transit and pedestrian facilities;*
- *Public parks and open space areas within walking distance of development;*
- *Parking that is integrated into street design and buildings or places in separate structures; and wide sidewalks with appropriate pedestrian amenities.*

*Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.*

**Current Zoning District:**

**Sec. 22-29. - Office Commercial Zone (C-1).**

- (a) Purpose. This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.*

**Code requirements:**

- a. Lot coverage. Buildings shall not cover more than sixty (60) percent of the lot area.*
- b. Open space. No minimum requirements.*

A stormwater management system is required to be designed in accordance with Sections 17-27 and 17-28 of the City of Fort Pierce Code of Ordinances and is required for all site plan application submittals. The proposed future land use will not require a change to the current zoning district and therefore, it will not have any increase in demand or adverse impact on the City of Fort Pierce public stormwater system.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Date: 5/3/15



William P. Stoddard, Ph.D., P.E.  
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