



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

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**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Clarissa Davis, Planner

**RE:** **Comprehensive Plan –Text Amendment to the Future Land Use Element**

**DATE:** August 5<sup>th</sup>, 2015

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### STAFF REPORT

This is a transmittal hearing initiated by the applicant, Walton Acquisitions FL, LLC, to propose changes within the City of Fort Pierce Comprehensive Plan regarding the Future Land Use Element (FLU) MXD, Mixed-Use Development designation. The requested amendment seeks to:

- 1) eliminate the 40% total floor area minimum requirement for residential uses
- 2) reduce the required number of uses from three (3) to two (2)
- 3) modify the open and green space requirements

On March 2<sup>nd</sup>, 2015, the Planned Development zoning district was enacted. This revised the prior Planned Unit Development (PUD) zoning district to give applicants flexibility where other zoning districts may not. Code section 22-40(a)1 states that an applicant is able to have “one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.” The modification of the MXD, Mixed-Use Development land use in regards to the number of uses will allow this designation to coincide with not only the Planned Development zoning district, but other zoning districts that allow vertical mixed-use projects. To better align the MXD Future Land Use designation with the newly revised PD Zoning, the applicant is requesting three amendments. These three amendments affect Table 1.1 The Summary Table (page 1-3) and the land use category descriptions that follow Policy 1.1.4.

The intention of the MXD, Mixed-Use Development designation is “to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses”. Currently within this designation, it is required to choose a minimum of three (3) of the following land uses: Residential (single-family and/or multifamily), Commercial (General and/or Neighborhood), Commercial (Town Center), Hotel, Office Uses (Professional and/or medical), Industrial and Institutional. The applicant is proposing to reduce the minimum from three (3) land uses to two (2) land uses.

Additionally, the Applicant is requesting to eliminate the requirement that residential uses shall comprise a minimum of 40% of the total floor area. Staff concurs with both requests as to provide the MXD the flexibility that the PD Zoning Designation allows.

Currently within the Comprehensive Plan, development and redevelopment projects have a requirement of providing a minimum of 25% to improve groundwater recharge. To reflect requirements set forth within the PD, Planned Development and the Downtown Business and Entertainment Overlay District, the open space requirement for development and redevelopment projects is proposed to be amended, and require a minimum of 20%. Staff supports this change and recommends approval to better align with the zoning regulations.

None of these three proposed amendments affect the FAR or the maximum density, both remain at 1.5 FAR and 15 dwelling units per acre.

Staff concurs that these three amendments are consistent with the goals of the Comprehensive Plan and will not adversely affect the City. The amendments outlined are consistent with statutory requirements for Comprehensive Plans for consistency, compatibility and conformity and *shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions.* (F.S. Sec. 163-3177 (6)(a)4). Once ordinance number 15-049 is adopted by the City Commission, this amendment will be transmitted to the Department of Economic Opportunity for review. If comments are rendered or if the state agency determines that the amendment is compliant, notice will be sent to staff within 45 days.

***Technical Review Committee (TRC Comments):***

Written comments were received only from the Engineering Department who recommend the revisions for approval.

***Planning Board***

At their July 14<sup>th</sup> meeting, the Planning Board voted to approve the Comprehensive Plan Text Amendment unanimously.

***Staff Recommendation***

Staff recommends that the City Commission table the item until the January 4<sup>th</sup>, 2016 meeting. The Treasure Coast Regional Planning Council must review the item prior to the final City Commission hearing and they have scheduled it for their regular meeting in December.