

Land Use Plan Amendment Statement of Need

1. Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern.

The proposed amendment consists of two parcels. The more eastern parcel currently has a split land use designation of General Commercial and Conservation/Recreation Open Space while the parcel to the west has a designation of Residential, Low. The proposed amendment will designate a future land use of General Commercial for the entire site, creating one developable commercial parcel. The closest grocery store is located about 0.35 miles from this location and does not have a safe, walking environment leading to the commercial center. Developing a commercial project at this location will meet a need for the local residents by providing commercial retail and services within a walking distance and provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

2. Statements on how the amendment(s) are consistent with Comprehensive Plan.

This amendment is consistent with the following policies in the City of Ft. Pierce Comprehensive Plan:

FLU 1.1.3 Policy:

The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

The land use designations in the immediate area to the north are Residential Medium and General Commercial; to the south the designations are Residential, Low and Conservation/Open Space; to the east is General Commercial and to the west is Conservation/Open Space and Residential Medium.

The General Commercial land use designation is consistent with the General Commercial designation that is along the US 1 corridor. There is an existing commercial center about 0.35 miles from this site. This is not within walking distance to most of the residents in this neighborhood. Developing a commercial center in this neighborhood will provide the residents a retail center with services and goods within walking distance from their place of residence and also provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

The development of a commercial center on this site could help to activate the existing park to the west. The uses that are located within the commercial center could compliment the park activities. Some of these types of uses include, a grocery store, a hair or nail salon, a dry cleaner, a restaurant or café or a daycare. These are uses that a parent would use during or after/before their child's activities at the park. There are examples of this type of relationship working in commercial centers in Palm Beach County.

FLU 1.8 Objective:

The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.

This site is located within the CRA and as such, development of a commercial center at this location will help revitalize the area, increase the tax base and provide jobs for the local residents. This site is located along US1 and Avenue O which has a residential community in the surrounding area. Development of a commercial center at this location will provide retail goods and services within walking distance to their place of residence; following the principles of Smart Growth and providing a mix of uses within walking distance.

FLU 1.8.2 Policy:

The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

- To create a lively downtown/waterfront area with mixed-use development, water-enhanced activities, and historic preservation.

The development of a commercial center at this location will compliment and help attract mixed use and mutli-family development along the waterfront. Commercial uses are an integral part of a lively downtown/waterfront and the location of this property is well suited for the commercial development to compliment a downtown.

FLU 1.10 Objective:

The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

This amendment will allow a parcel that is currently vacant to be developed as a retail commercial center. This will increase the value of the land, adding to the City's tax base and will also provide job opportunities for residents that would not be available to them with the current land use designation of Conservation/Open Space and Residential, Low.

TE 2.2.7 Policy:

Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds the LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operational improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

Included with this application is a trip generation letter showing that the level of service on Avenue O during the PM peak hour drops from "C" to "F" at the maximum build out scenario while the AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at "C." Following the trip generation letter is a traffic mitigation and level of service statement providing the following mitigation options to address the level of service for the PM peak hour on Avenue O:

1. *Concurrent with this application is a request to vacate & abandon the unimproved right of way of N. 10 St., located between the two parcels that will eventually be built out with a commercial center. This right of way runs between Avenue O & Avenue M, connecting the two roadways. A drive aisle can be constructed in this area to be abandoned, allowing access to the site from Avenue O & Avenue M. This will relieve the amount of traffic on Avenue O, allowing the level of service to remain at "C."*

2. *Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at "C."*

The traffic mitigation and level of service statement also addresses the traffic for the intersection at US 1 and Avenue O, providing the following:

1. *Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.*

TE 2.3.2 Policy

Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standards. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

Included with this application is a trip generation letter showing that the level of service on Avenue O during the PM peak hour drops from "C" to "F" at the maximum build out scenario while the AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at "C." Following the trip generation letter is a traffic mitigation and level of service statement providing the following mitigation options to address the level of service for the PM peak hour on Avenue O:

1. *Concurrent with this application is a request to vacate & abandon the unimproved right of way of N. 10 St., located between the two parcels that will eventually be built out with a commercial center. This right of way runs between Avenue O & Avenue M, connecting the two roadways. A drive aisle can be constructed in this area to be abandoned, allowing access to the site from Avenue O & Avenue M. This will relieve the amount of traffic on Avenue O, allowing the level of service to remain at "C."*
2. *Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at "C."*

The traffic mitigation and level of service statement also addresses the traffic for the intersection at US 1 and Avenue O, providing the following:

1. *Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.*

3. Statements on how the future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation.

The land use designations in the immediate area to the north are Residential Medium and General Commercial; to the south the designations are Residential, Low and Conservation/Open Space; to the east is General Commercial and to the west is Conservation/Open Space and Residential Medium.

The General Commercial land use designation is consistent with the General Commercial designation that is along the US 1 corridor. There is an existing commercial center about 0.35 miles from this site. This is not within walking distance to most of the residents in this neighborhood. Developing a commercial center in this neighborhood will provide the residents a retail center with services and goods within walking distance from their place of residence and provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

The development of a commercial center on this site could help to activate the existing park to the west. The uses that are located within the commercial center could compliment the park activities. Some of these types of uses include, a grocery store, a hair or nail salon, a dry cleaner, a restaurant or a café or a daycare. These are uses that a parent would use during or after/before their child's activities at the park. There are examples of this type of relationship working in commercial centers in Palm Beach County.