



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida



TO: Members of the City of Fort Pierce Board Members

FROM: Jennifer Hofmeister, AICP, LCAP, Planning Director

RE: **Proposed Comprehensive Plan Future Land Use Element Text Amendment**

MEETING DATE: February 11, 2020

STAFF REPORT

The City of Fort Pierce Planning Department is proposing a Comprehensive Plan Future Land Use Element amendment to the Central Business District (CBD) land use designation in order to expand upon the residential unit types and commercial uses that will implement the vision for the City's downtown. Additionally, the proposed amendment also directly relates to the Future Land Use Map Amendment for property located at 322 North 2nd Street, referred to as the King's Landing site, that is being processed concurrent with the subject petition.

The King's Landing proposed conceptual development plan was approved pursuant to a development agreement between the City of Fort Pierce/FPRA and the developer, Audubon Development, Inc., associated with a response to an RFQ (RFQ No. 2019-003) that was issued by the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) in November 2018. While conceptual in nature, the subject plan includes a hotel, condominiums, restaurants, retail, and various residential unit types for ownership and rental occupancy. Pursuant to the development agreement, the City is responsible for amending the Comprehensive Plan to CBD. Staff utilized this planning process to clarify the definition of CBD to ensure implementation of the proposed King's Landing development plan while also proposing language supportive of the current trend in downtown development.

The Technical Review Committee (TRC) reviewed this item on January 16, 2020, and unanimously recommended approval of the proposed changes.

Attachment:
Proposed text amendment