

King's Landing

Approval of a Major Modification to the Planned
Development (PD)
and

Site Plan
(Development and Design Review)

Planning Board Meeting
October 25, 2021



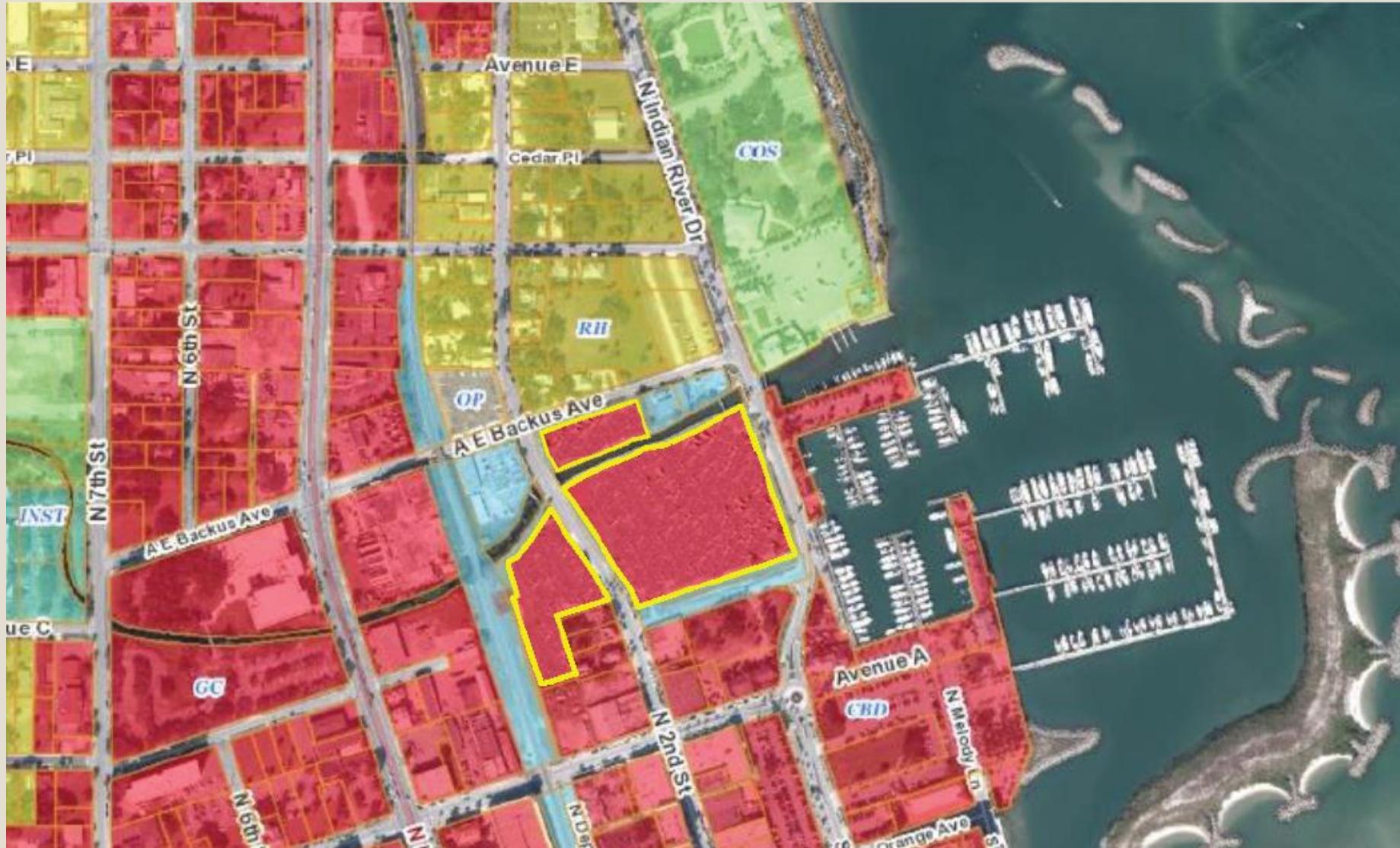
Location Map



322 North 2nd Street



Future Land Use Map



Central Business District (CBD)



Background

- ❖ **November 14, 2018:** the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA) issued a Request for Qualifications (RFQ No. 2019-003) for the redevelopment of several parcels generally known as the former H.D. King Plant site.
- ❖ **December 2, 2019:** the City/FPRA and Audubon Development, Inc., (Audubon) entered into a development agreement.
- ❖ **May 4, 2020:** the City adopted the Future Land Use Map Amendment and Rezoning to allow for the mixed-use development.
- ❖ **June 21, 2021:** the City approved the abandonment of a portion of the road right-of-way of Avenue B.
- ❖ **Subject applications:** Major amendment to the Planned Development and a Site Plan (Development and Design Review)



Current Applications

Major Amendment to approved PD and Site Plan (Development and Design Review)

Changes to approved PD site plans are either major modifications or minor modifications.

- The subject application is a major amendment.
- The master plan for the development was conceptual and proposed a multiple phasing plan.
- The PD will replace the conceptual master plan with a site plan with one phase with one future phase.

USE	DENSITY/INTENSITY
Five (5) Story Hotel	140 Rooms
Retail	17,290 square feet +/-
Restaurants	35,085 square feet +/-
Residential	114 Units (106 Condos and 8 Townhomes)



Original Conceptual Renderings



Site Plan (Development and Design Review) Criteria

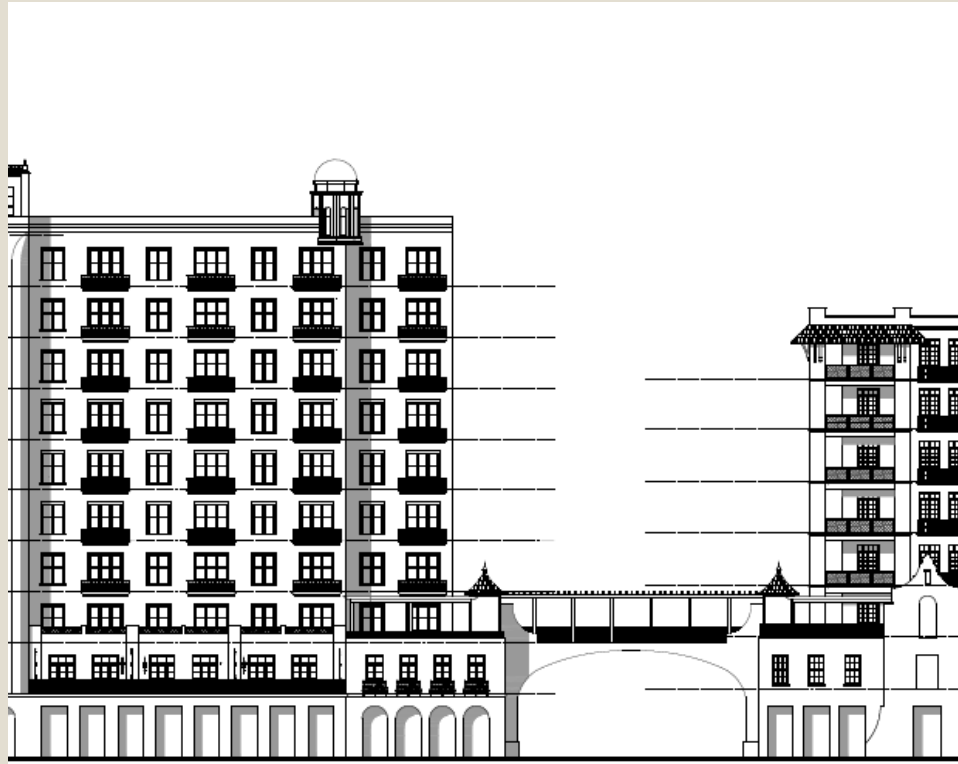
- All development requiring site plan approval are subject to the City's design review process.
- The City's Planning Board functions as the design review board being responsible for such design review, which is completed as part of the development review process.
- Design review related to any changes to historic structures, or any new construction on an historic site or in an historic district shall also be reviewed by the Historic Preservation Board in accordance with Chapter 111.
- The subject application was approved by the Historic Preservation Board on May 24, 2021.
 - Asked that if the building proposes more than 8 stories, that the project exceeds eight stories in height that project would come back to the Historic Preservation Board
 - Encouraged a review of parking supply by the Planning Board and the City Commission
 - Asked that staff review the final landscape details



Site Plan (Development and Design Review) Criteria

- Accomplished through appropriate design through respectful interpretation of vernacular building typologies and styles in proposed development.
- Take cues from traditional styles characteristic of the City's architecture, including, Classical Revival, Victorian, Mediterranean, including Mission and Spanish Eclectic, streamlined Art Deco, Mid-Century Modern, Colonial, Prairie and Craftsman styles.
- Interpretation of a vernacular palette, influenced by the tropical climate and regional architectural patterns, is strongly encouraged.
- The **proposed** King's Landing mixed use development is described as contemporary, featured elements include historical elements of the Mediterranean Revival, Mission, Bungalow, and Masonry Vernacular styles.





EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Proposed Elevations

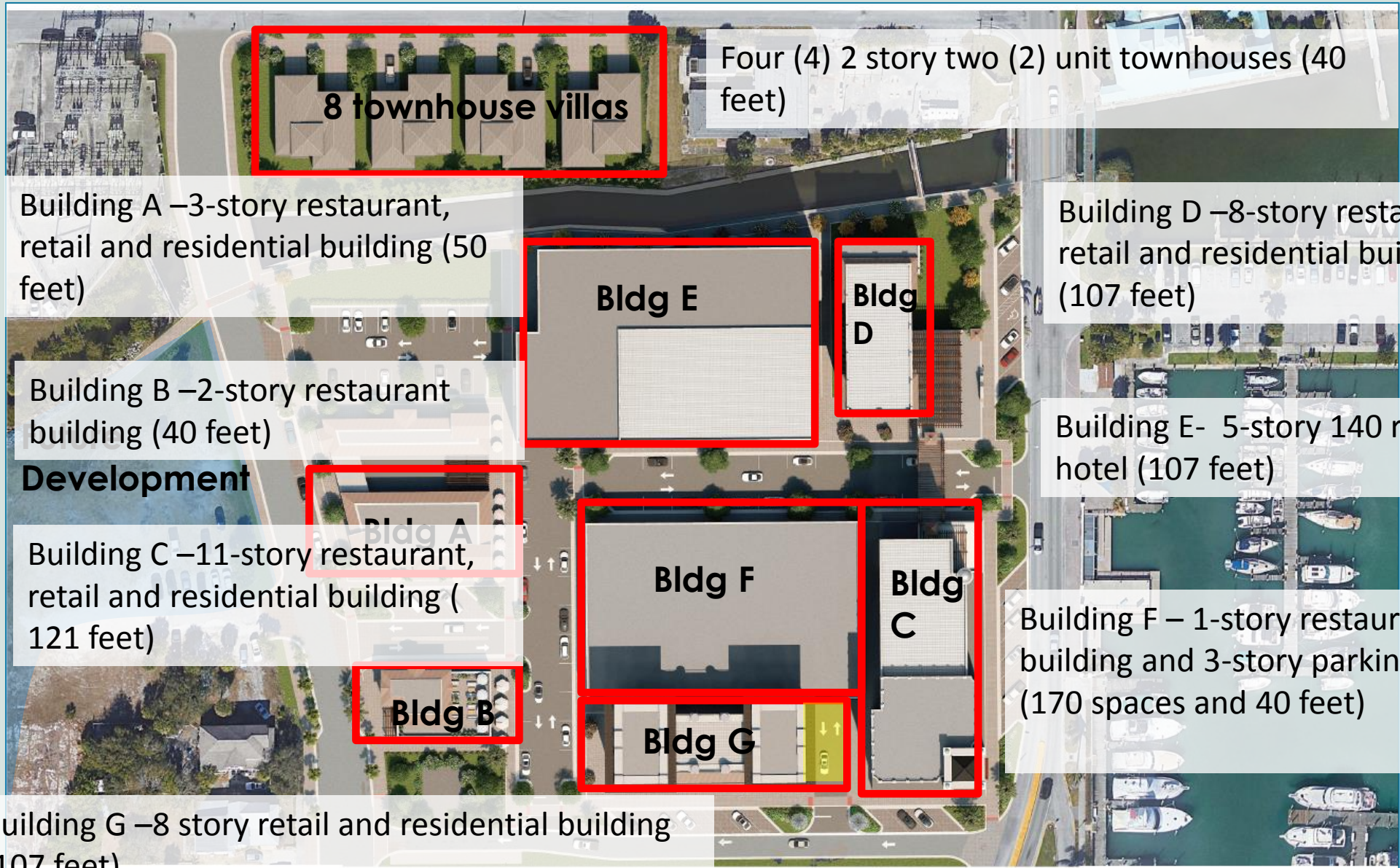


SOUTH ELEVATION

Proposed Site Plan



Proposed Site Plan



8 townhouse villas

Four (4) 2 story two (2) unit townhouses (40 feet)

Building A –3-story restaurant, retail and residential building (50 feet)

Building D –8-story restaurant, retail and residential building (107 feet)

Building B –2-story restaurant building (40 feet)

Bldg E

Bldg D

Building E- 5-story 140 room hotel (107 feet)

Development

Bldg A

Building C –11-story restaurant, retail and residential building (121 feet)

Bldg F

Bldg C

Building F – 1-story restaurant, retail building and 3-story parking structure (170 spaces and 40 feet)

Bldg B

Bldg G

Building G –8 story retail and residential building (107 feet)



Proposed Site Plan

Entrance:

The main entrance - two-way access from Indian River Drive

- From Avenue B and North 2nd Street.
- From the north via the main access drive and from the south from Avenue B.

Parking:

- A total of 299 parking spaces, 129 as surface parking with the remaining 170 spaces proposed within the parking structure.

Landscaping and Pedestrian connectivity:

- Development will be interconnected with paver brick sidewalks, tree-lined streets and outdoor seating,
- Moore's Creek amenities include wide sidewalks along the water's edge, a kayak/canoe launch, and benches.
- Potted plants and other elements that contribute to the hardscape design of the development.



Traffic Analysis

- The study reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Data was obtained from the St. Lucie County TPO and the FDOT.
- Future traffic generated by the development, the ITE 10th Edition *Trip Generation* rates for the following classifications:
 - Multifamily housing
 - Shopping center;
 - Hotel
 - High-turnover (sit-down) restaurants
- The project will generate 4,519 net new daily trips:
 - 306 net new AM peak hour trips - 180 trips entering the project and 126 trips exiting the project.
 - 329 net new PM peak hour trips -193 trips entering the project and 136 trips existing in the project.
- The project driveways and intersections of AE Backus Avenue and 2nd Street and Indian River Drive and Avenue B were analyzed for the AM and PM peak hours.
 - AE Backus Avenue and 2nd Street will operate at a LOS A in the AM and PM peak hours.
 - Indian River Drive and Avenue B operate at a LOS B in the AM and PM peak hours with the addition of project traffic at project build out.



The findings the net new peak hour trips, all links and intersections will operate at acceptable levels of service.

Staff Analysis

- The subject development is perfectly positioned at a prominent downtown location, overlooking the Indian River waterfront and city marina.
- The architectural style is contemporary but features design elements that blend with the existing surroundings and urban marina setting and scenic beauty.
- The scale of development provides a transition from the neighboring Edgartown Settlement.
- The proposed development maintains a human scale and pedestrian orientation through dedicated walkways, shaded arcades, and expansive storefronts. The extensive landscaping provides an inviting and relaxing atmosphere.
- It is envisioned that the King's Landing development will compliment Fisherman's Wharf and serve as the catalyst for future redevelopment and economic prosperity for the downtown and the City as a whole.



Staff Recommendations and Possible Actions by the Planning Board

*Staff recommends that the Planning Board recommend **APPROVAL** of the Major Amendment to the approved Planned Development (PD) and the Site Plan (Development & Design Review) applications*

1. Approve the Major Amendment to the PD
2. Approve the Site Plan (Development and Design Review) Application

Alternative Actions

1. Disapprove the Major Amendment to the PD
2. Disapprove the Site Plan (Development and Design Review) Application



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