

# King's Landing Ordinance No. 22-003

Amended and Restated Ordinance No. 20-012 to replace the master plan with the site plan that includes:

A Major Modification to the Planned Development (PD)  
and

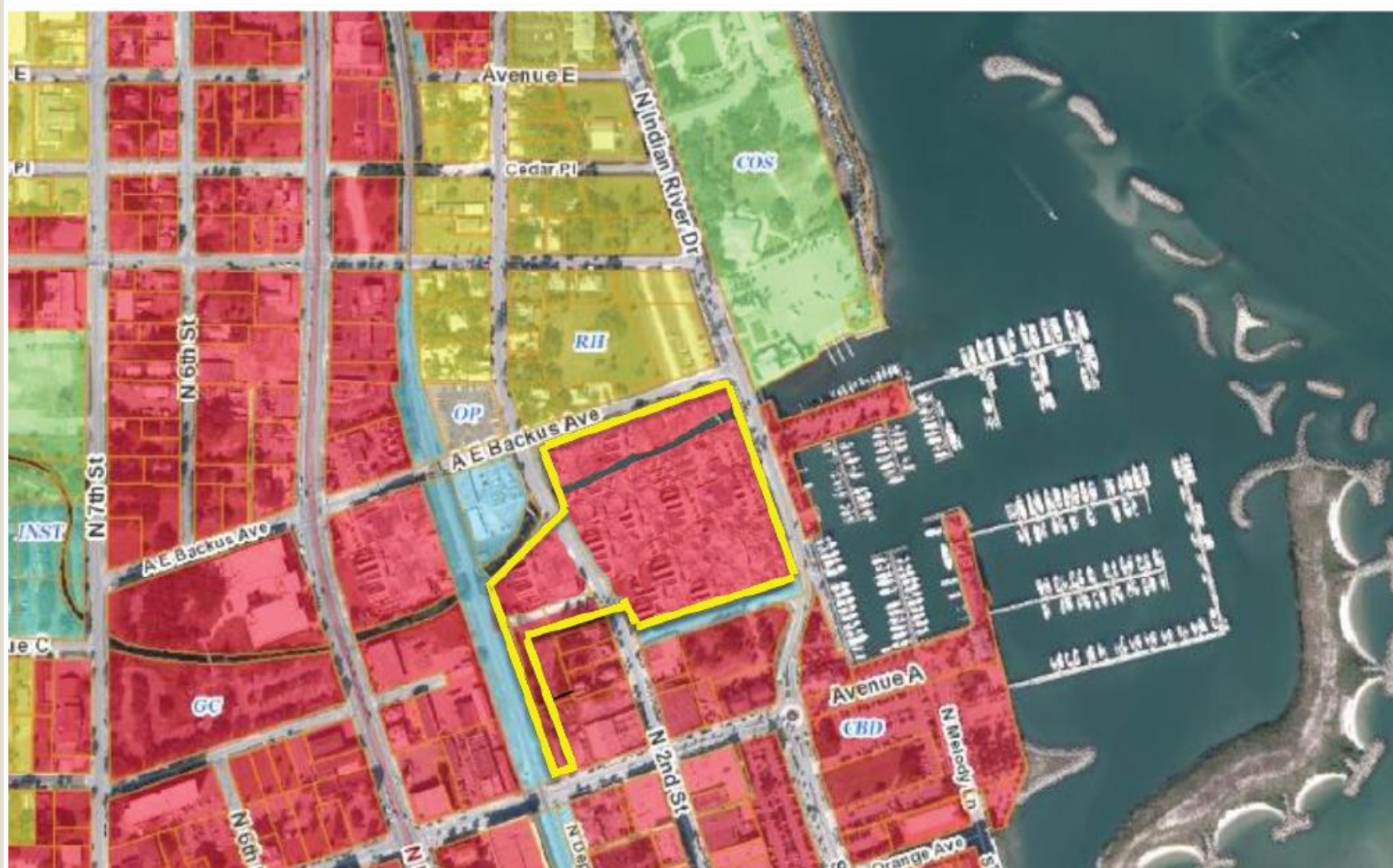
Site Plan  
(Development and Design Review)

**City Commission Meeting  
January 18, 2022**



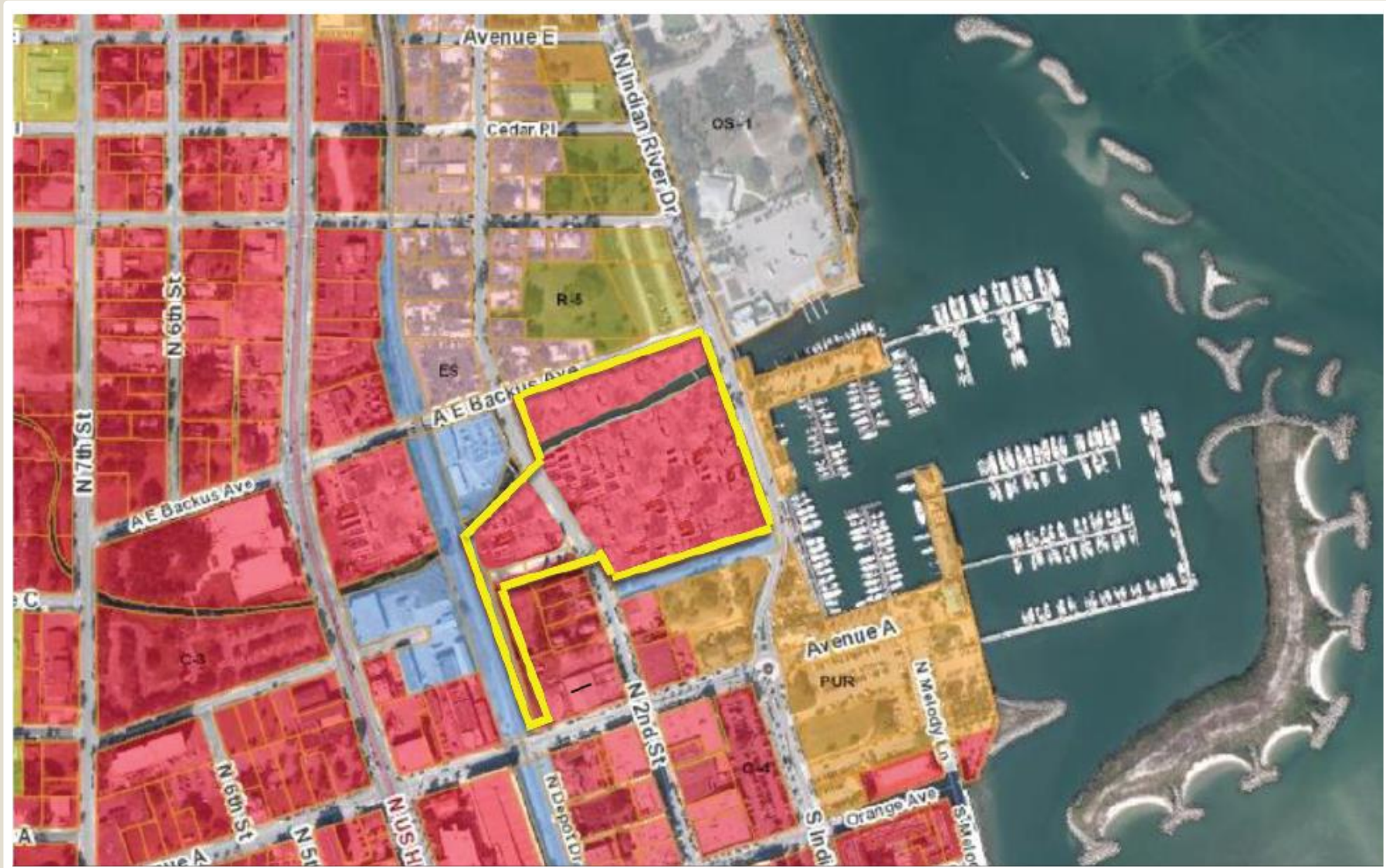


# Future Land Use Map



Central Business District (CBD)

# Zoning Map



Planned Development (PD) with an underlying zoning of Central Commercial (C-4)



# 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.



# Background

- ❖ **May 24, 2021**, the Historic Preservation Board (HPB) approved the Certificate of Appropriateness (COA) 21-19 (4-0, 2 abstained) for King's Landing Mixed Use Development.
- ❖ **October 25, 2021**, the Planning Board recommended APPROVAL (6-1) of the Major Amendment and Site Plan Approval (Development Review) to the King's Landing PD
- ❖ **November 15, 2021**, the HPB reviewed for the second time the COA 21-19R following the Planning Board meeting as the height and massing of the project changed subsequent to the HPB original meeting. A Motion to Approve failed and a Motion to deny was not made.
- ❖ **December 14, 2021**, the third review of the COA 21-19R by the HPB was required as no Motion was made by the Board. Discussion of the changes to the height and massing in addition to the number of hotel floors was discussed. It was affirmed that the hotel will consist of 8 floors rather than the previously stated five (5) floors, with the height remaining the same at 107 feet. The Board approved the COA 21-19R (3-2, 2 abstained).



# Current Application

## Ordinance No. 22-003 - Amended and Restated ORDINANCE NO. 20-012 to replace the previously approved Conceptual Master Plan with a Site Plan

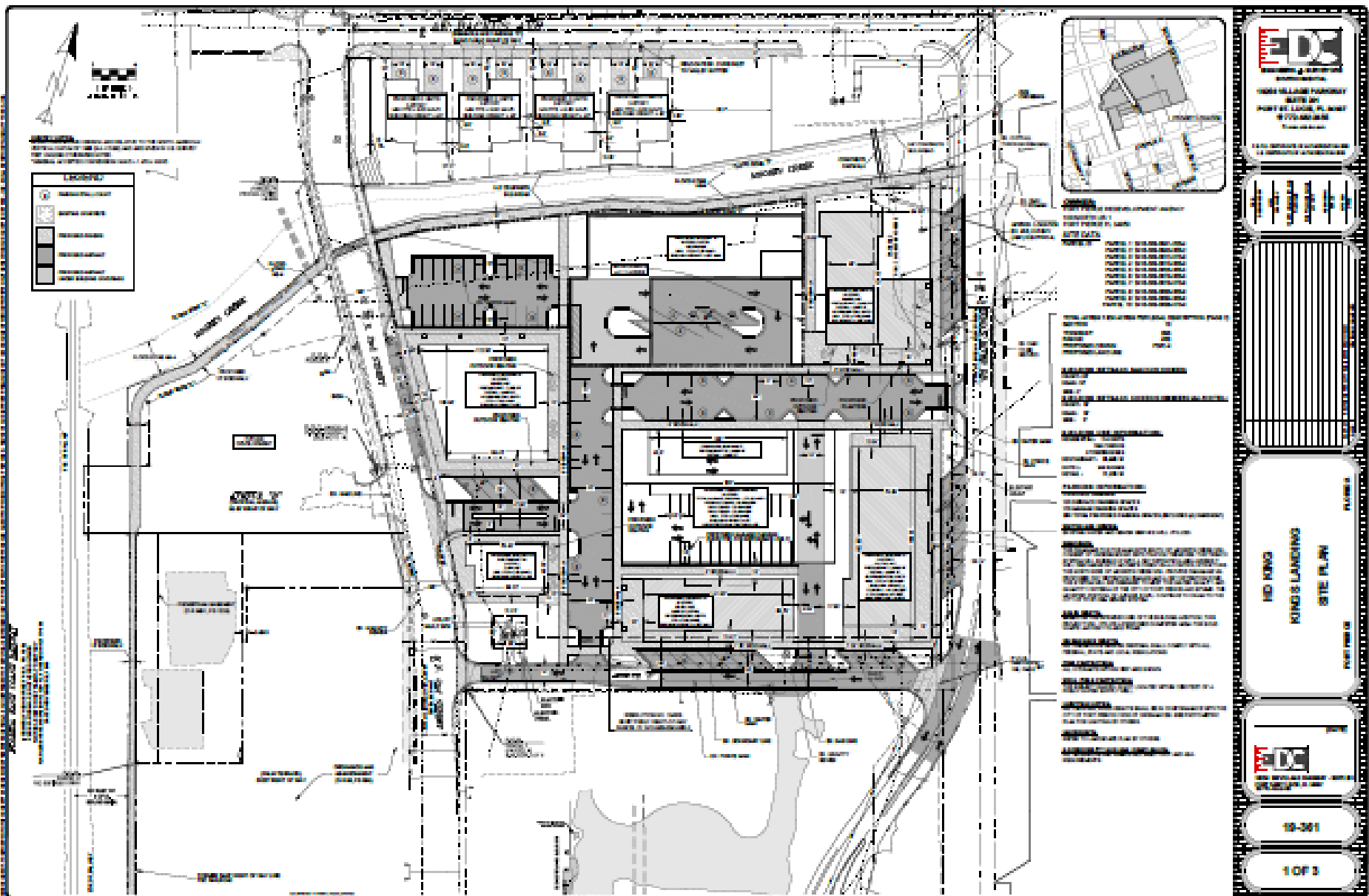
Changes to approved PD site plans are either major modifications or minor modifications.

- 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                      |
|-----------------------|--|
| Eight (8) Story Hotel | 140 Rooms                              |
| Retail                | 17,290 square feet +/-                 |
| Restaurants           | 35,085 square feet +/-                 |
| Residential           | 114 Units (106 Condos and 8 Townhomes) |



# Proposed Site Plan



# Proposed Site Plan

## **Entrance:**

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

- From Avenue B and North 2<sup>nd</sup> 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:**

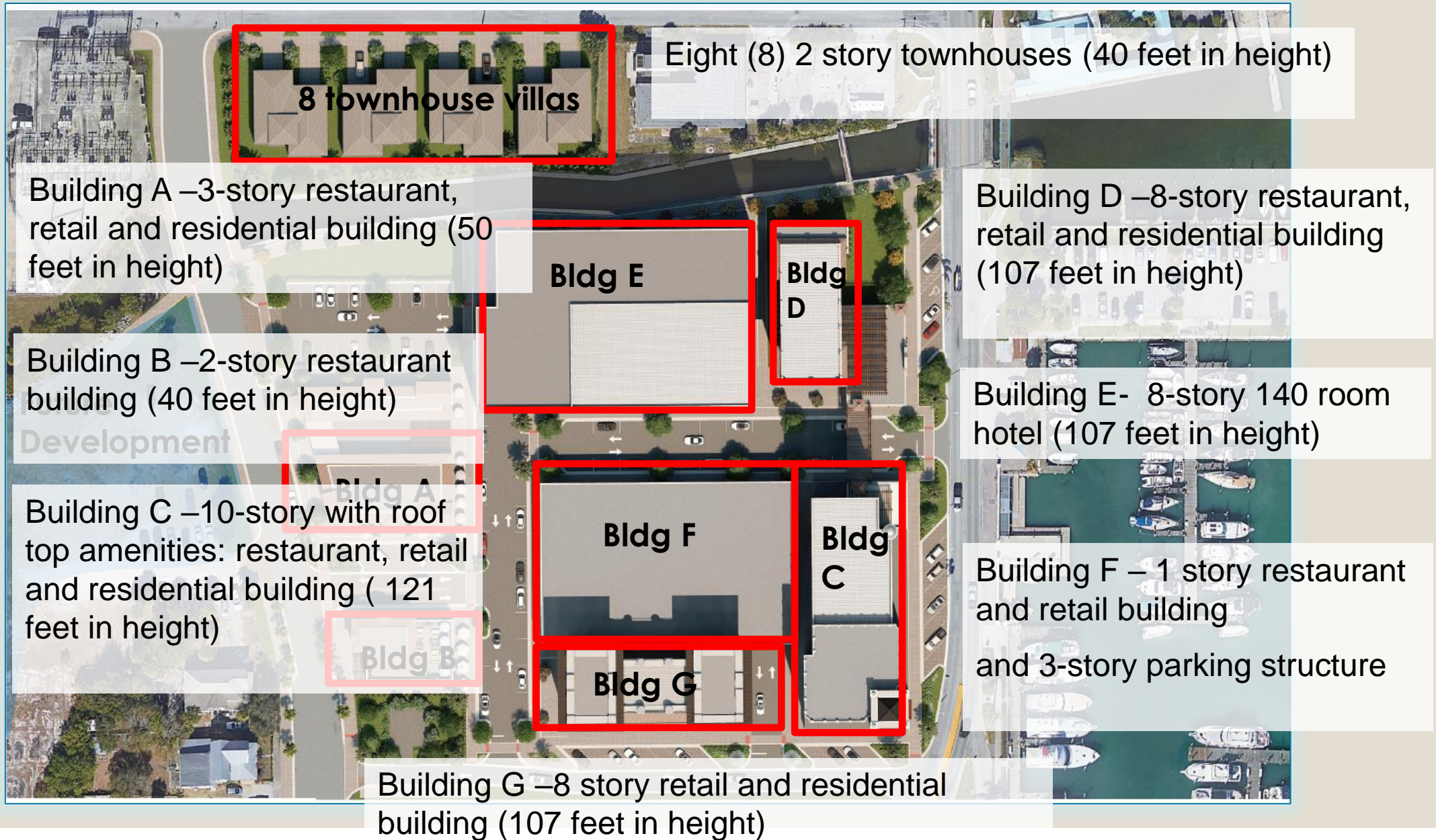
- Development will be interconnected with paver brick sidewalks, tree-lined streets and outdoor seating,
- Moore's Creek amenities include wide sidewalks along the water's edge, a kayak/canoe launch, and benches.
- Potted plants and other elements that contribute to the hardscape design of the development.



# Proposed Site Plan

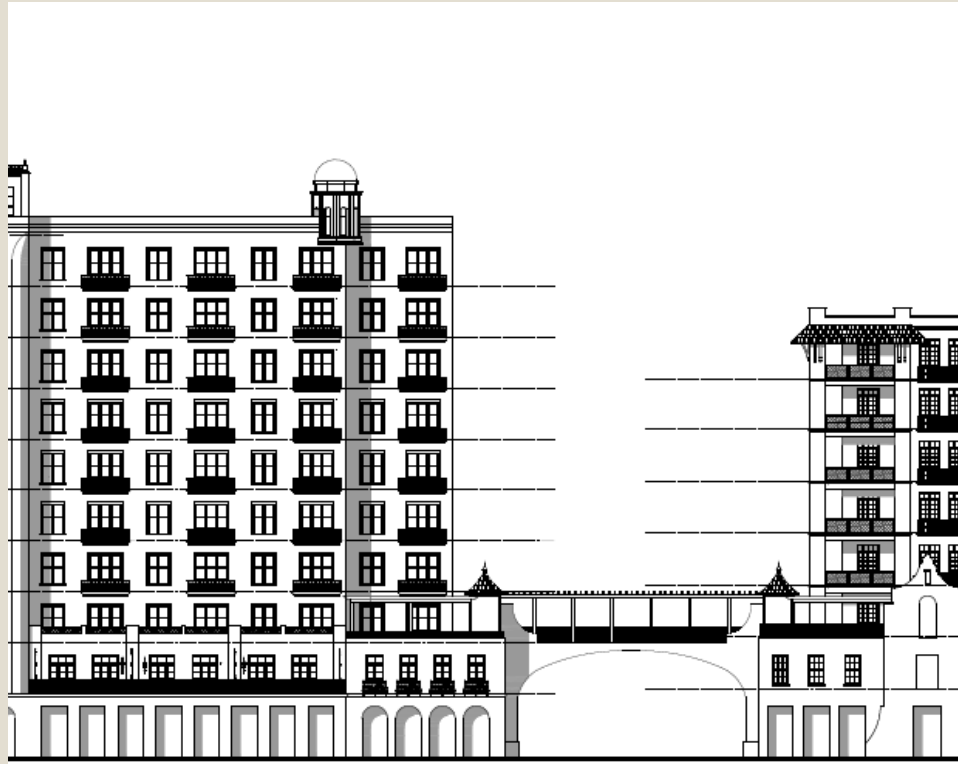


# Proposed Site Plan



# Original Conceptual Renderings





EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

# Proposed Elevations



SOUTH ELEVATION

# Traffic Analysis

- The study reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. obtained from the St. Lucie County TPO and the FDOT.
- Future traffic generated by the development, the ITE 10<sup>th</sup> 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 2<sup>nd</sup> Street and Indian River Drive and Avenue B were analyzed for the AM and PM peak hours.
  - AE Backus Avenue and 2<sup>nd</sup> 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 and Recommendation

- 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 Recommends APPROVAL of the Major Amendment to the PD and Site Plan Approval**

# Planning Board Recommendation

- At the Planning Board special meeting of October 25, 2021, the Planning Board recommended APPROVAL (6-1) of the Major Amendment and Site Plan Approval (Development Review) to the King's Landing PD.



# Possible Actions of the City Commission

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

## Alternative Actions

1. Approve the Major Amendment to the PD and Site Plan with Conditions
2. Disapprove the Major Amendment to the PD and Site Plan



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