

Allegra Residential FLUMA



Allegra Residential
3000 Virginia Ave (approx.)
Location



Location Map

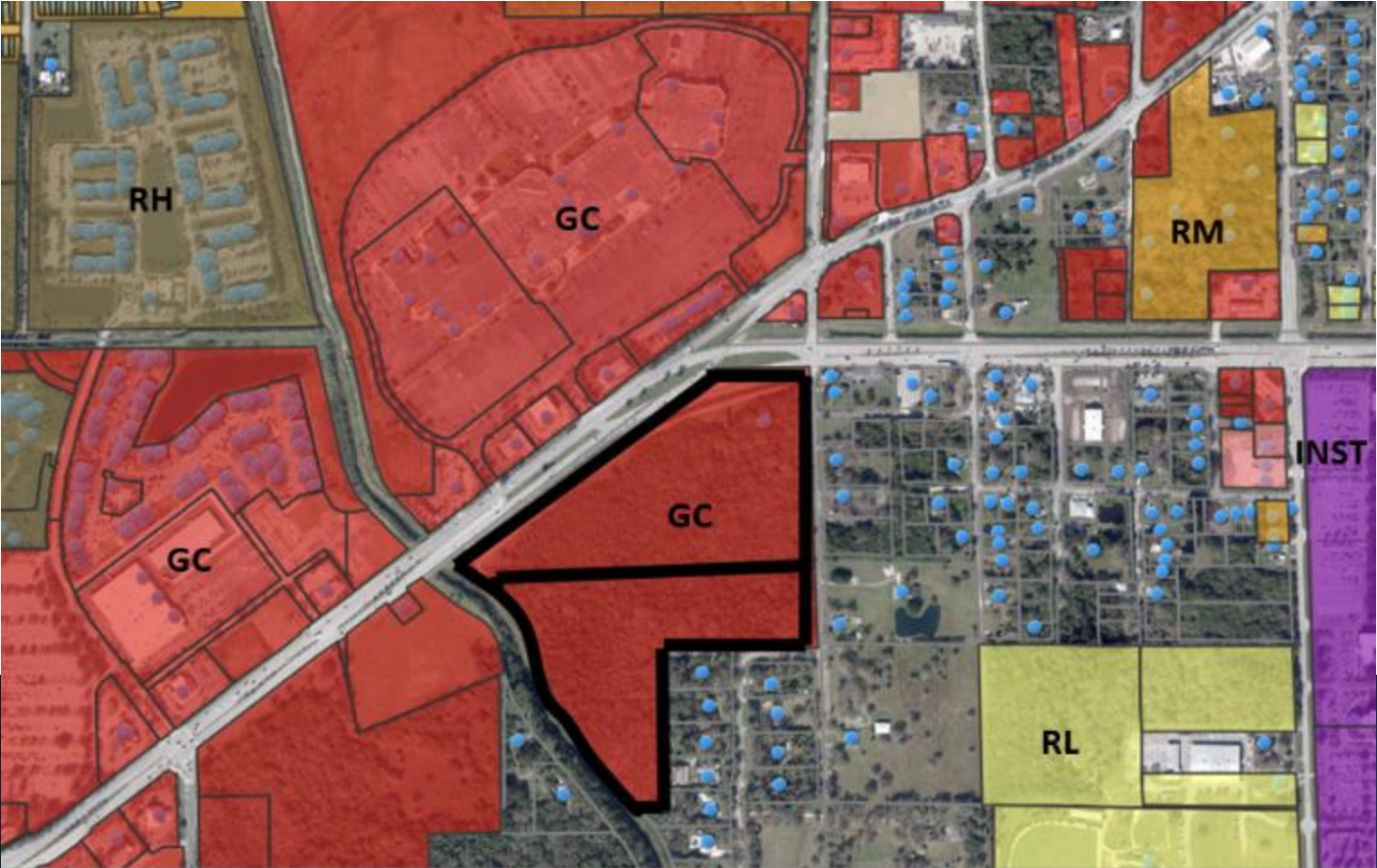
Approx. 32.93 acres



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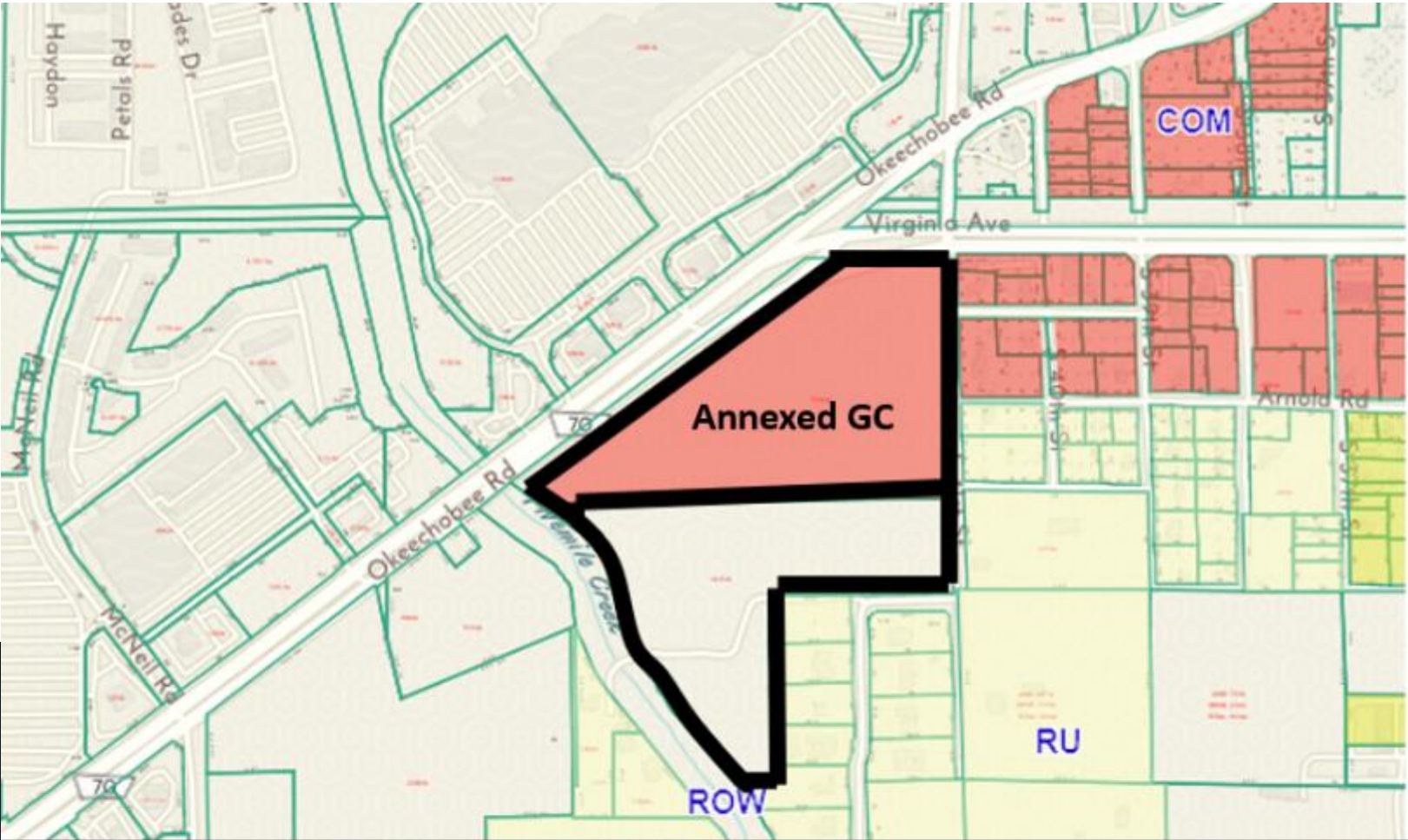
Current Fort Pierce Future Land Use Map



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Current Future Land Use Map



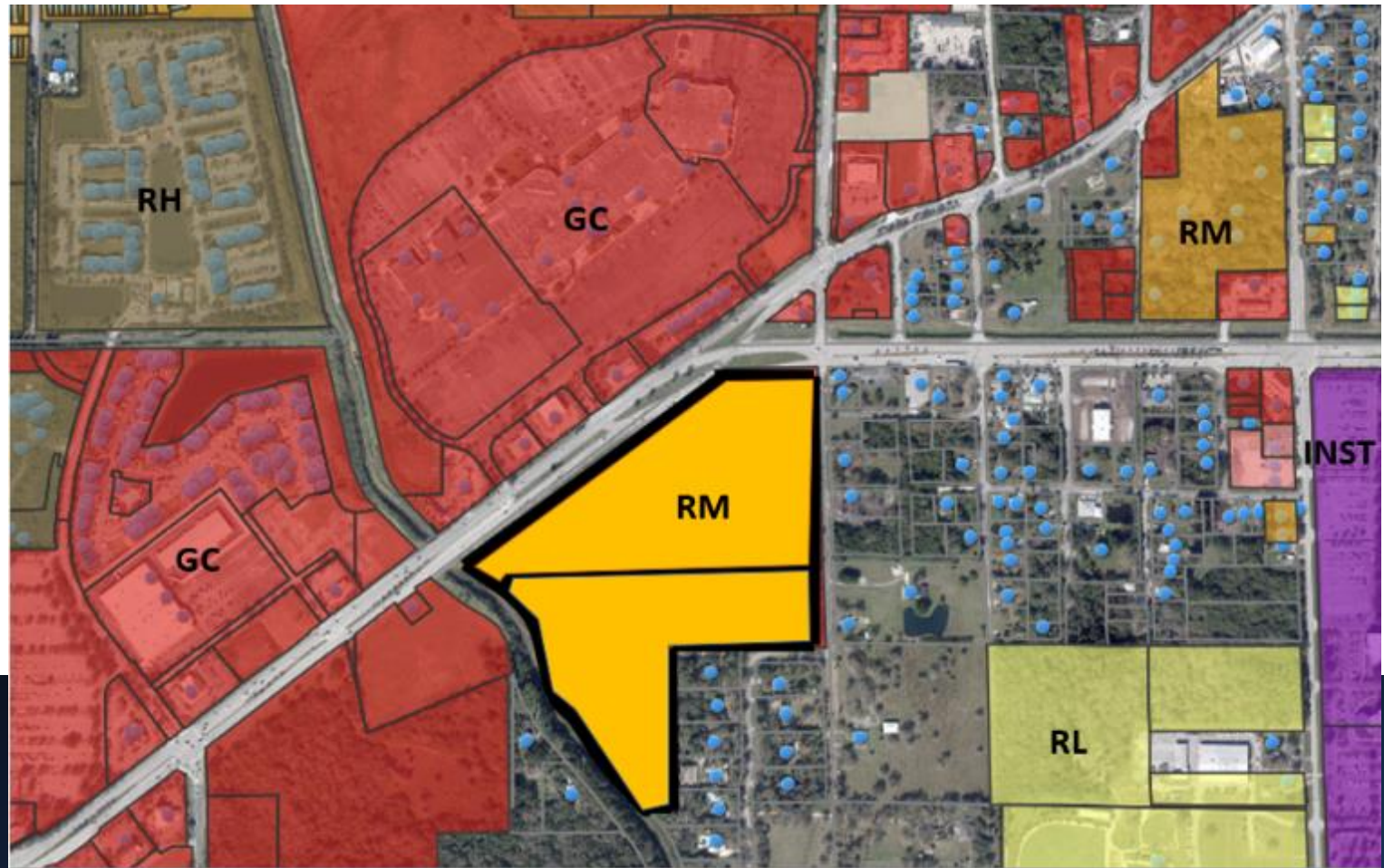
Current St. Lucie County Future Land Use Map



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3000 Virginia Ave (approx.)
Current County FLU Map



Proposed Future Land Use Map



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Current Future Land Use Map



Future Land Use Comparison

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	32.93	1,434,430.8			
FLU		RESIDENTIAL		COMMERCIAL	
		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	GENERAL COMMERCIAL (GC)	15	493	1.0	1,434,430.8 SQ.FT
PROPOSED	MEDIUM DENSITY RESIDENTIAL (RM)	12	395	0.0	0.0 SQ.FT
		INCREASE / (DECREASE)		(98)	(1,434,430.8) SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions

Request

Future Land Use Map Amendment, change for two (2) parcels from GC, General Commercial to RM, Medium Density Residential.

- Staff recommends Approval of the request
 - Consistent with surrounding Future Land Use
 - Consistent with the Comprehensive Plan
 - Does not adversely affect the public health, safety, convenience and general welfare

Planning Board's Action

The Planning Board, at their November 14th, 2022, meeting voted unanimously to recommend Approval of the request

City Commission's Actions

Possible actions of the City Commission:

- APPROVAL of the proposed FLUMA, with no changes
 - Staff recommends approval of the request
- APPROVAL of the proposed FLUMA, with changes
- DISAPPROVAL of the proposed FLUMA

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