



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Planner

RE: **805 Office Plaza - Rezoning - 22-06000005**
805 Virginia Ave

BOARD DATE: November 14, 2022

STAFF REPORT

Owner: 805 Office Plaza, LLC; Fred Bilowit
 5801 Congress Ave
 West Palm Beach, FL 33487

Representative: Bradley Currie, AICP; EDC Inc
 10250 SW Village Parkway, Suite 201
 Port St Lucie, FL 34987

Applicant's Request: Approval of a Rezoning from R-5, High Density Residential, to C-3, General Commercial

Location(s): 805 Virginia Ave

Parcel ID: 2422-602-0001-000-7

Future Land Use: High Density Residential (RH)

Current Zoning: High Density Residential (R-5)

Surrounding Zoning:

North	East	South	West
C-3 (FP)	C-3 (FP)	R-2 (FP)	R-5 (FP)

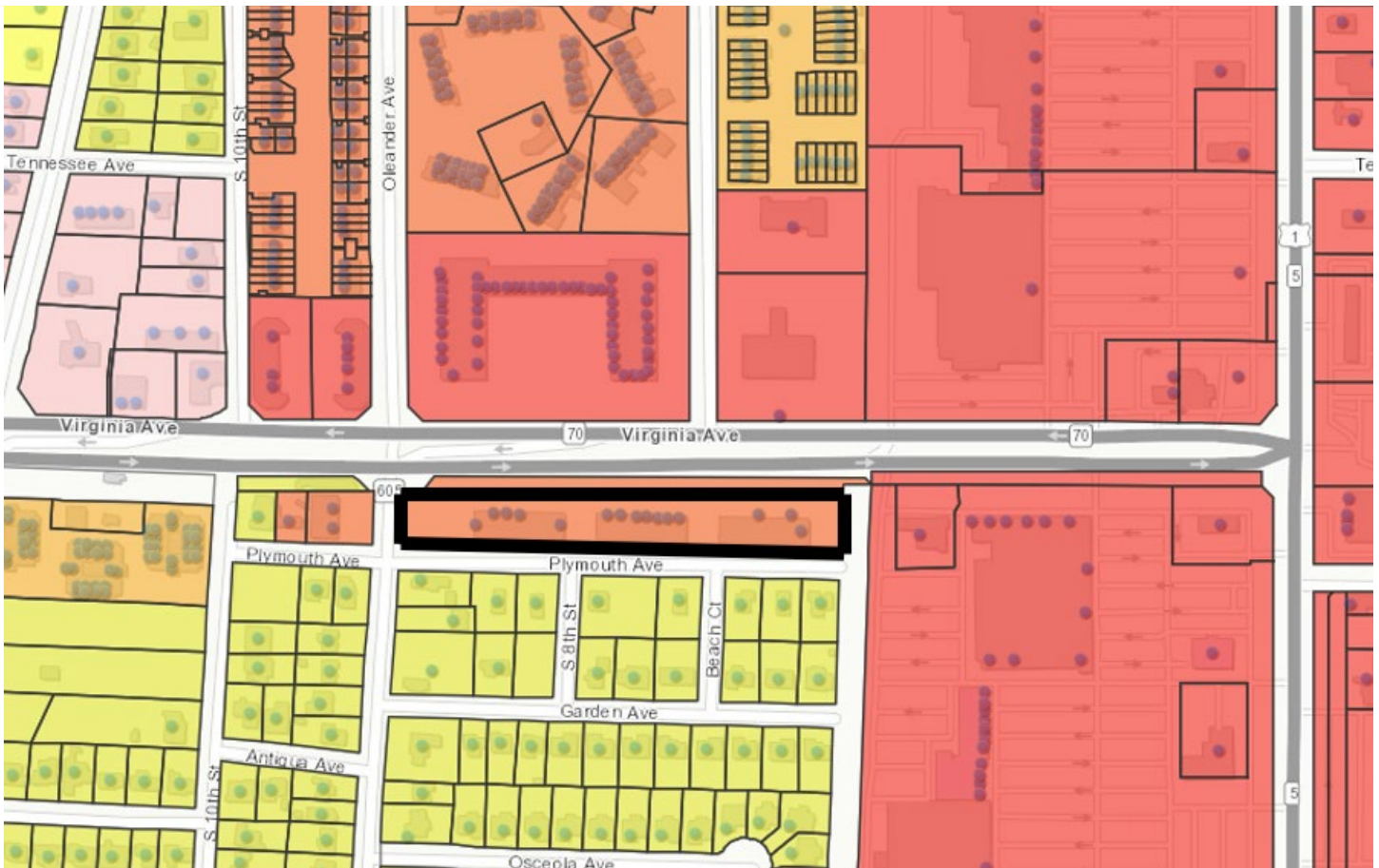
Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-37 and 125-133 of the City Code, the applicant is requesting the review and approval of a Rezoning from R-5, High Density Residential, to C-3, General Commercial.

As displayed on the map below, the 2.54-acre subject property is surrounded by properties zoned as General Commercial (C-3), Single-Family Intermediate Density (R-2) and High Density Residential (R-5) in Fort Pierce’s jurisdiction.



Zoning Map

Zoning Designation Comparison

The subject property currently has a Zoning designation that is High Density Residential (R-5). This residential category is intended to encourage the development of multifamily dwellings. Maximum gross densities should generally not exceed 15 units per acre for conventional developments and 18 units per acre for innovative residential developments. This zone provides for high density residential uses in locations which have suitable utilities and have good access to arterial or collector streets. Single-family homes, townhomes, duplexes, other residential uses, and various nonresidential uses are allowed when parameters and safeguards in this section are satisfied.

The requested General Commercial (C-3) district is intended and is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, general commercial and retail uses and most repair services and small warehousing and wholesaling operations are also permitted.

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the city commission, the city planning board or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the Comprehensive Plan.
- (2) The amendment will not have an adverse effect on the ability of the City to:
 - a. Satisfy land and water use needs; and
 - b. Meet transportation demands and provide community facilities and services.
- (3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character and similar with the surrounding area, land uses and zoning designations

Technical Review Committee

All affected City and County Departments have reviewed the proposed Zoning Atlas Map Amendment and there were no comments from the TRC.

Staff Recommendation Zoning Atlas Amendment

The requested Application for Zoning Atlas Map Amendment meet the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from R-5, High Density Residential, to C-3, General Commercial.

Brad Currie, AICP
10250 SW Village Parkway Suite 201
Port St Lucie, FL 34987

Subject: Rezoning- 805 Virginia Avenue – Technical Review Committee Comments for October 20, 2022 TRC Meeting

City of Fort Pierce Planning Department

No comments at this time

Fort Pierce Engineering Department

No comments at this time

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. No comment.

St. Lucie County Fire District

No comments at this time

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

No comments at this time