



CITY OF FORT PIERCE
PLANNING BOARD

DECEMBER 12th, 2022

MILLCREEK FLUMA (5 PARCELS)

APPLICANT

REDTAIL DG. Tod Mowery

PROPERTY OWNER(S)

FM Millcreek Holding LLC, Millcreek Orange Avenue LLC, and Orange Avenue Development LLC

PARCEL ID #(S):

2407-124-0001-000-3, 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1

MILLCREEK – FLUMA



SUMMARY

An Application for a Future Land Use Map Amendment of five (5) parcels of land to change the future land use designations from St. Lucie County designations of Residential High (RH), Residential Medium (RM), and General Commercial (CG) to City designations of Medium Density Residential (RM) (+/- 57.31 Acres) and Mixed-Use Development (MXD) (+/- 26.42 Acres).

BACKGROUND

The annexation of the five (5) parcels was recommended for approval by the Planning Board at their August 8th, 2022, meeting.

Subsequently to that meeting it was found that the FLUMA legal descriptions required amendment. Revised legal descriptions were submitted and are attached to this application. The revisions do not affect the total area proposed for annexation.



SITE LOCATION



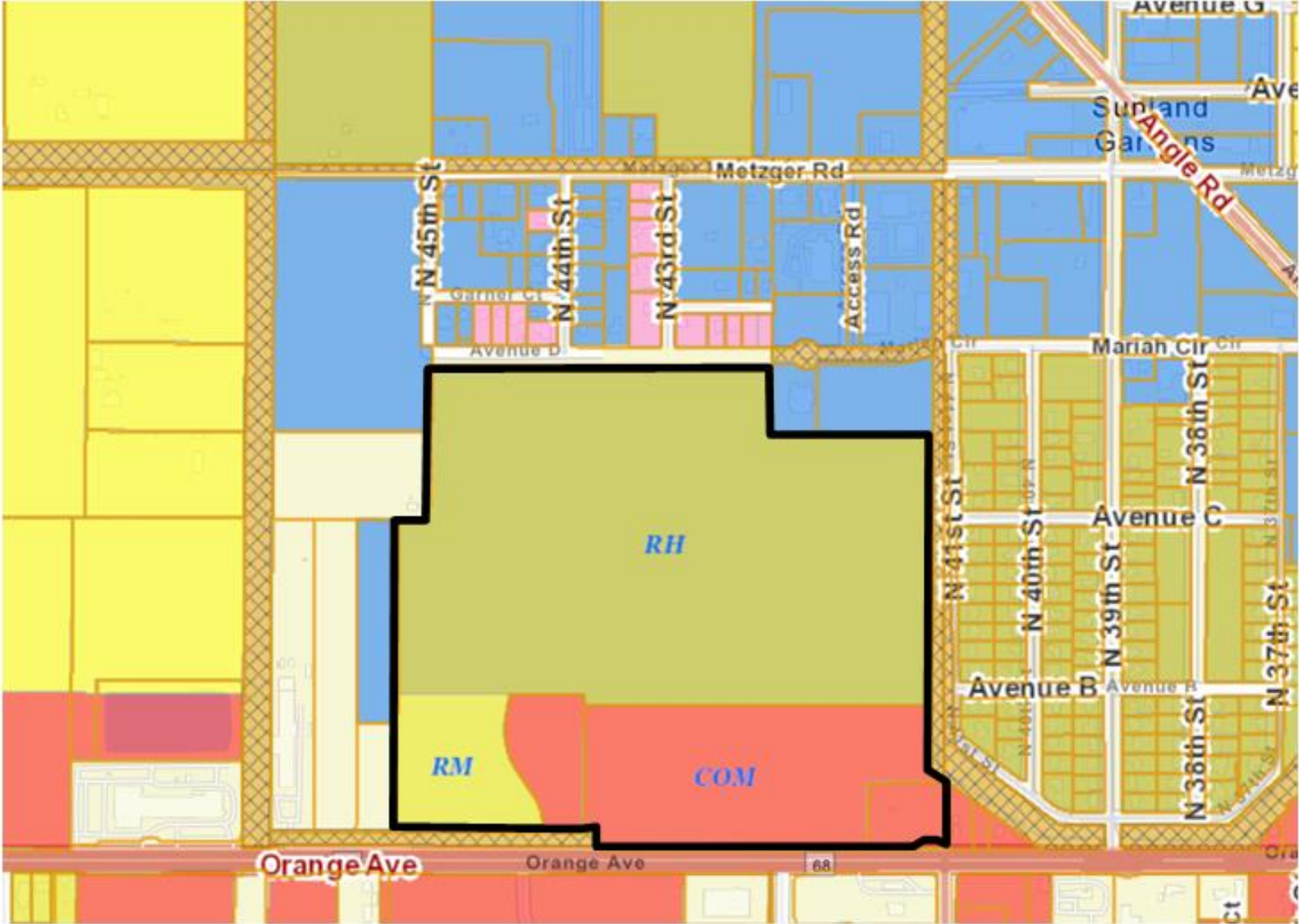
SITE AREA= 83.73 Acres

MILLCREEK – FLUMA



EXISTING FUTURE LAND USE - ST.LUCIE COUNTY

High Density = 56.66 Ac
Medium Density = 6.0 Ac
Commercial = 21.07 Ac

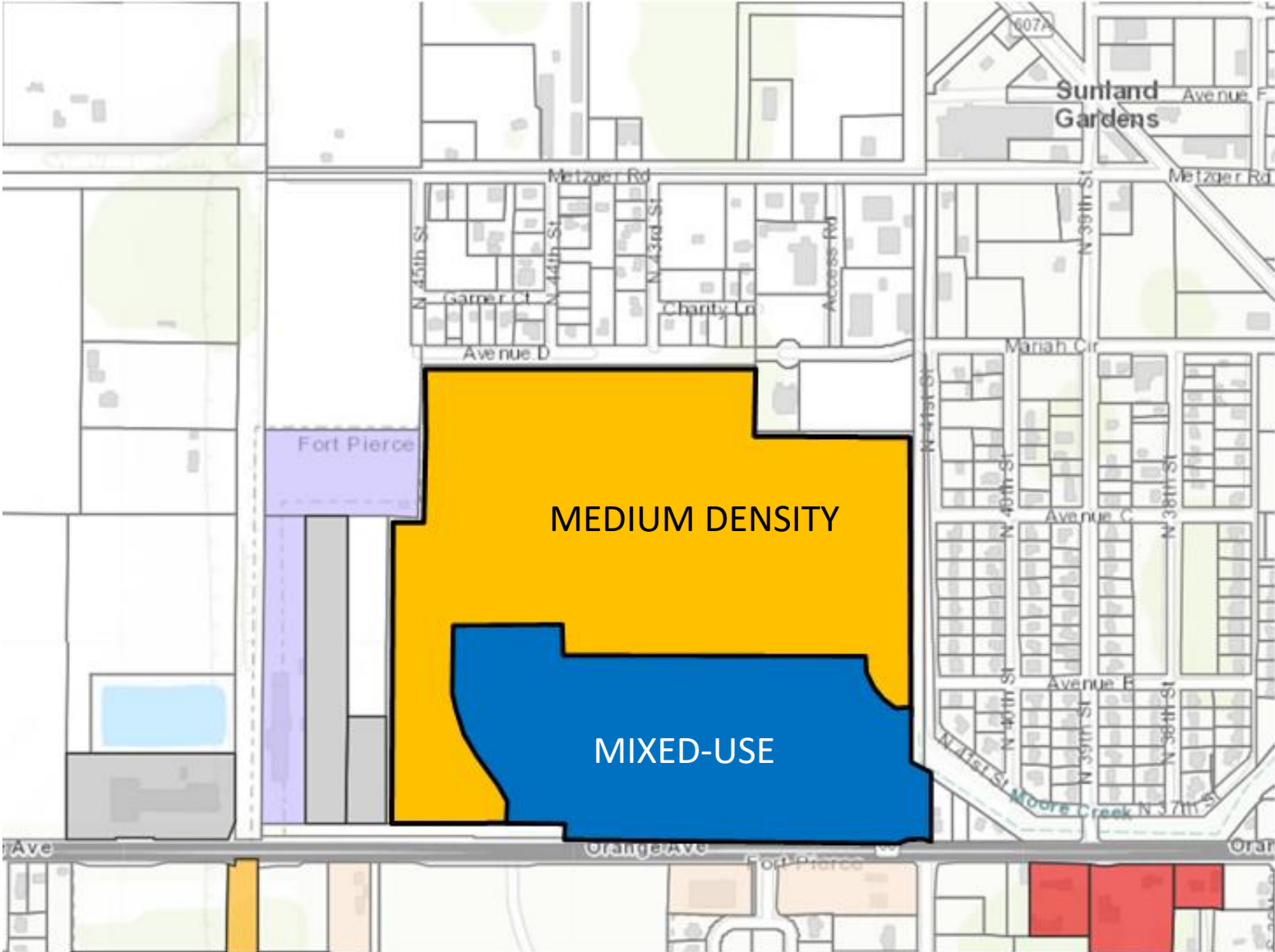


MILLCREEK – FLUMA



PROPOSED FUTURE LAND USE - CITY OF FORT PIERCE

Medium Density = 57.31 Ac
Mixed Use = 26.42 Ac



MILLCREEK – FLUMA



FLU COMPARISON

FUTURE LAND USE COMPARISON						
		ACRES	SQ.FT			
SITE AREA		56.66	2,468,109.6			
		RESIDENTIAL		COMMERCIAL		
FLU		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE	
EXISTING	SLC - RESIDENTIAL HIGH (RH)	15	849	0.0	0.0 SQ.FT	
PROPOSED	MEDIUM DENSITY RESIDENTIAL (RM)	12	679	0.0	0.0 SQ.FT	
		INCREASE / (DECREASE)		(170)	0.0 SQ.FT	

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

FUTURE LAND USE COMPARISON						
		ACRES	SQ.FT			
SITE AREA		6	261,360.0			
		RESIDENTIAL		COMMERCIAL		
FLU		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE	
EXISTING	SLC - RESIDENTIAL MEDIUM (RM)	9	54	0.0	0.0 SQ.FT	
PROPOSED	MEDIUM DENSITY RESIDENTIAL (RM)	12	72	0.0	0.0 SQ.FT	
		INCREASE / (DECREASE)		18	0.0 SQ.FT	

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

FUTURE LAND USE COMPARISON						
		ACRES	SQ.FT			
SITE AREA		21.07	917,809.2			
		RESIDENTIAL		COMMERCIAL		
FLU		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE	
EXISTING	SLC - COMMERCIAL (COM)	0	0	2.5	2,294,523.0 SQ.FT	
PROPOSED	MIXED USE DEVELOPMENT (MXD)	15	316	1.5	1,376,713.8 SQ.FT	
		INCREASE / (DECREASE)		316	(917,809.2) SQ.FT	

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

RESIDENTIAL: + 164 units

COMMERCIAL: - 917, 809 sq.ft

MILLCREEK – FLUMA



TRAFFIC

G. Transportation Analysis:		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	28,689	651/2,636
Proposed Zoning	26,710	639/2,439
Change in Demand	Trips -1,979	Trips -12/-197
Impact to Capacity	None	

AADT: - 1,979

AM PEAK: - 12

PM PEAK: -197

MILLCREEK – FLUMA



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed large scale FLUMA for approval to City Commission for approval.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
- or
2. Recommend Disapproval.

