



CITY OF FORT PIERCE
PLANNING BOARD

DECEMBER 12th, 2022

WEST ORANGE FLUMA (5 PARCELS)

APPLICANT

REDTAIL DG. Tod Mowery

PROPERTY OWNER(S)

Orange Avenue Development II LLC, and Cypress Knee LLC

PARCEL ID #(S):

2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, 2407-221-0001-000-1 and 2407-211-0001-000-0

WEST ORANGE – 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 Urban (RM) and Commercial (COM) to City designations of High Density Residential (RH) (+/- 80.3 Acres) and General Commercial (CG) (+/- 4.5 Acres)

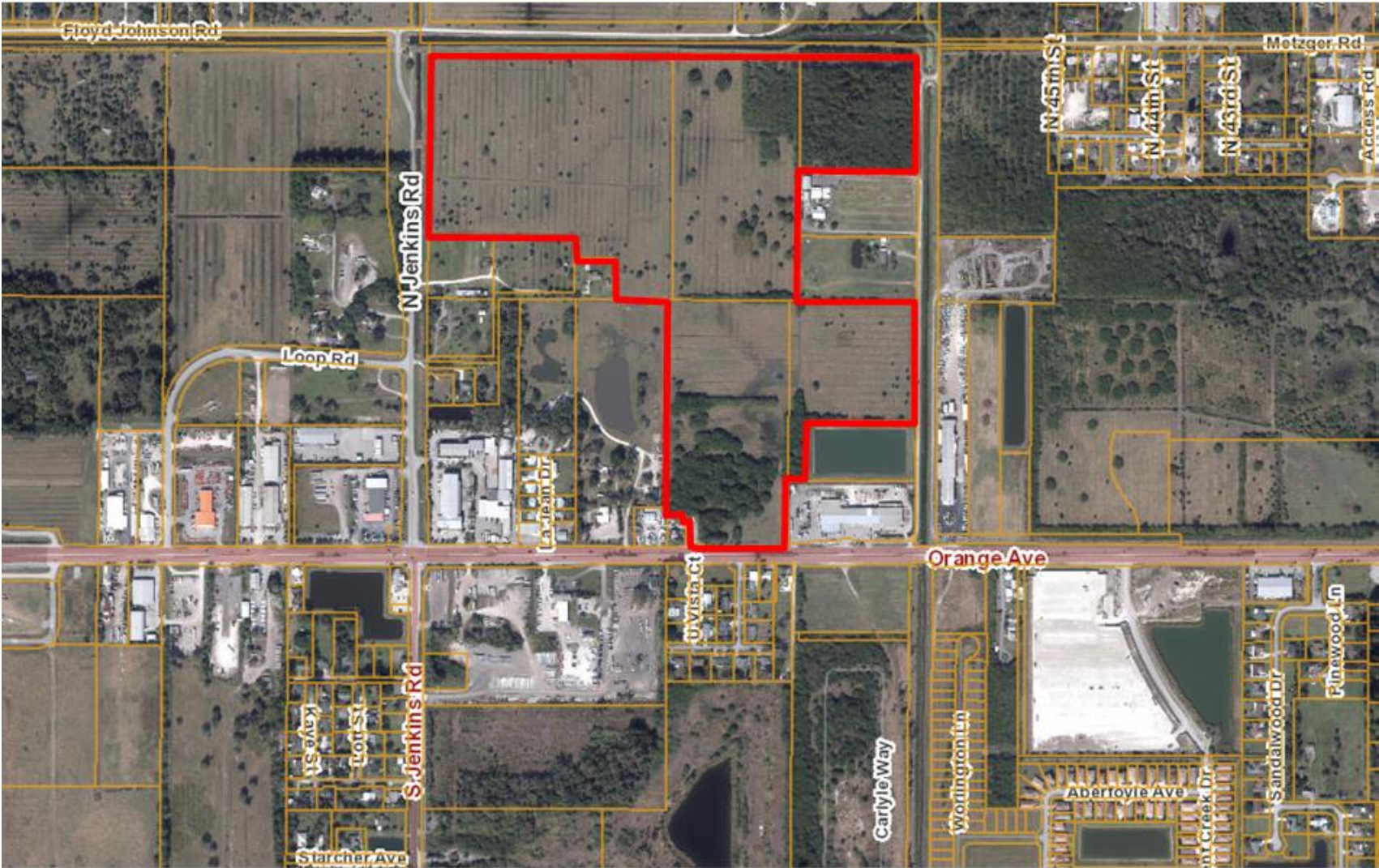
BACKGROUND

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



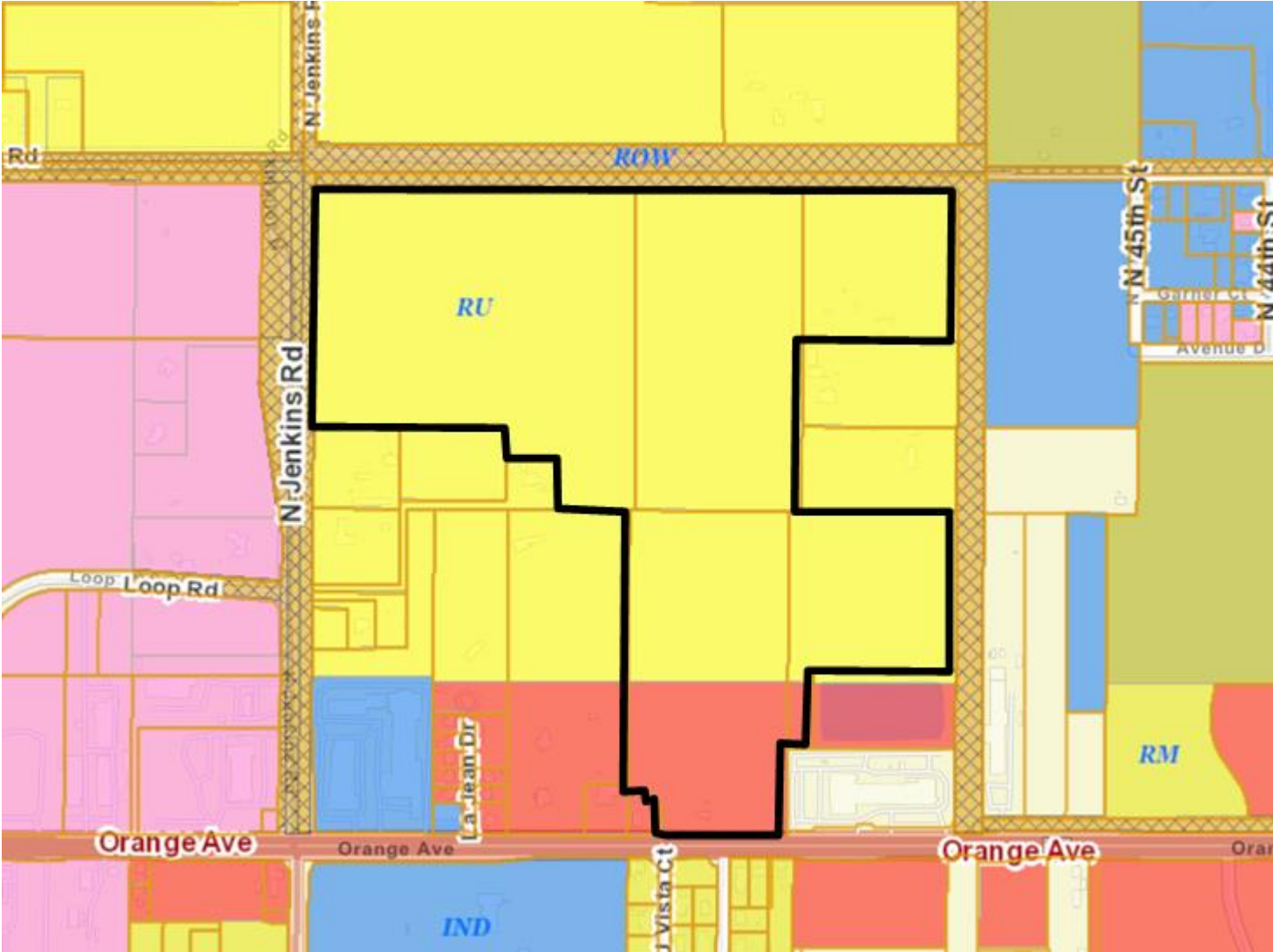
SITE AREA= 84.8 Acres

WEST ORANGE – FLUMA



EXISTING FUTURE LAND USE - ST.LUCIE COUNTY

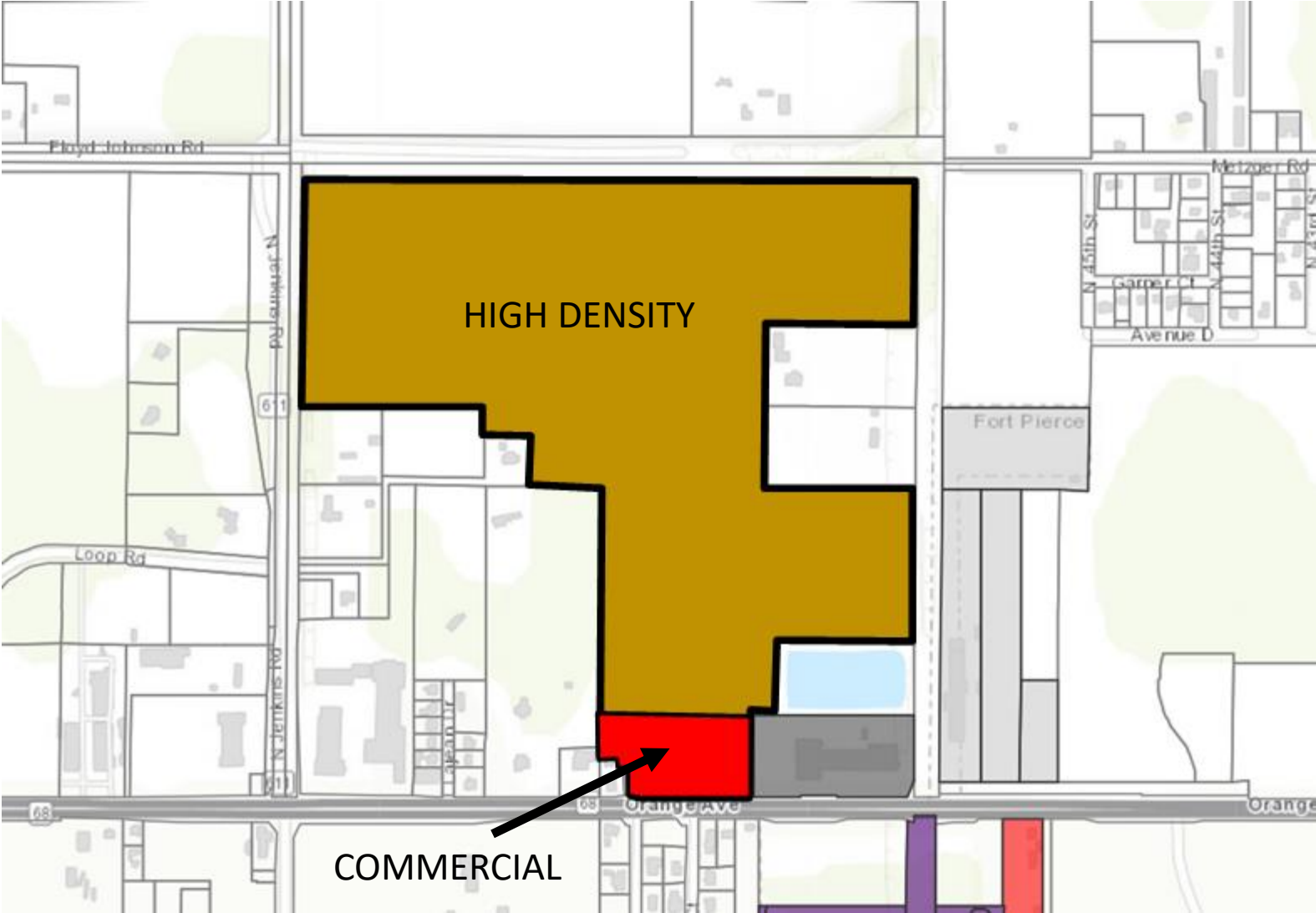
Urban Residential = 75.8 Ac
Commercial = 9.0 Ac



WEST ORANGE – FLUMA



PROPOSED FUTURE LAND USE - CITY OF FORT PIERCE



High Density = 80.3 Ac

Commercial = 4.5 Ac

WEST ORANGE – FLUMA



FLU COMPARISON

FUTURE LAND USE COMPARISON						
		ACRES	SQ.FT			
SITE AREA		4.5	196,020.0			
		RESIDENTIAL		COMMERCIAL		
FLU		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE	
EXISTING	SLC - COMMERCIAL (COM)	0	0	2.5	490,050.0 SQ.FT	
PROPOSED	HIGH DENSITY RESIDENTIAL (RH)	18	81	0.0	0.0 SQ.FT	
		INCREASE / (DECREASE)		81	(490,050.0) SQ.FT	

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

FUTURE LAND USE COMPARISON						
		ACRES	SQ.FT			
SITE AREA		4.5	196,020.0			
		RESIDENTIAL		COMMERCIAL		
FLU		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE	
EXISTING	SLC - COMMERCIAL (COM)	0	0	2.5	490,050.0 SQ.FT	
PROPOSED	GENERAL COMMERCIAL (GC)	15	67	1.0	196,020.0 SQ.FT	
		INCREASE / (DECREASE)		67	(294,030.0) SQ.FT	

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

FUTURE LAND USE COMPARISON						
		ACRES	SQ.FT			
SITE AREA		75.8	3,301,848.0			
		RESIDENTIAL		COMMERCIAL		
FLU		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE	
EXISTING	SLC - RESIDENTIAL URBAN (RU)	5	379	0.0	0.0 SQ.FT	
PROPOSED	HIGH DENSITY RESIDENTIAL (RH)	18	1364	0.0	0.0 SQ.FT	
		INCREASE / (DECREASE)		985	0.0 SQ.FT	

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

RESIDENTIAL: + 1,133 units

COMMERCIAL: - 784,080 sq.ft

WEST ORANGE – FLUMA



TRAFFIC

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	13,068	370/1,212
**Proposed Zoning/FLU	5,966	344/479
*Change in Demand Impact to Capacity	Trips -7,102	Trips -26/-733
		None

AADT: - 7,102

AM PEAK: - 26

PM PEAK: - 733

WEST ORANGE – 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.

