



**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-1, Office 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-1, Office 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 primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

## **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-1, Office 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