



CITY OF FORT PIERCE  
CITY COMMISSION

FEBRUARY 6<sup>th</sup>, 2023

MILLCREEK FLUMA (4 PARCELS)

## **SUMMARY**

An Application for a Future Land Use Map Amendment of four (4) 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) (+/- 58.84 Acres) and Mixed-Use Development (MXD) (+/- 21.84 Acres).

## **APPLICANT**

REDTAIL DG. Tod Mowery. [todm@redtaildg.com](mailto:todm@redtaildg.com)

## **PROPERTY OWNER(S)**

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

## **PARCEL ID #(S):**

Comprises the following four (4) parcels, 2407-124-0001-000-3, 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1, totaling approximately 80.7 acres

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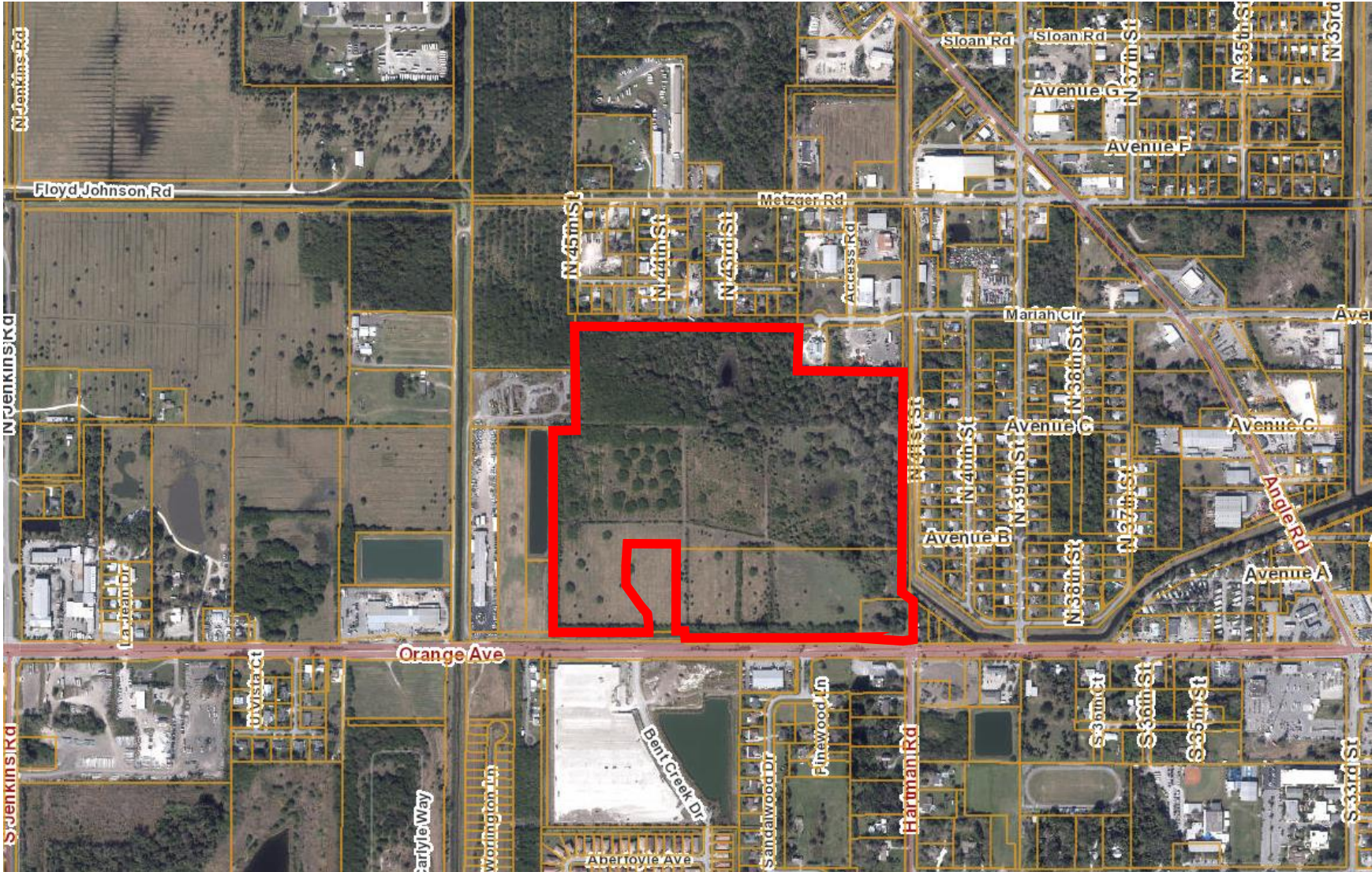
## **BACKGROUND**

The annexation of five (5) parcels was recommended for approval by the Planning Board at their August 8th, 2022, meeting. Thereafter the same five parcels were considered and recommended for approval in respect of a FLUMA by the Planning Board at their December 12th, 2022, meeting. Since that time one (1) parcel has been withdrawn from the proposal. This application carries four of the five parcels forward with a request for a FLUMA.

In addition, revised legal descriptions were submitted and are attached to this application. The properties are also subject to a rezoning application.



# SITE LOCATION



SITE AREA /- 80.7 Acres

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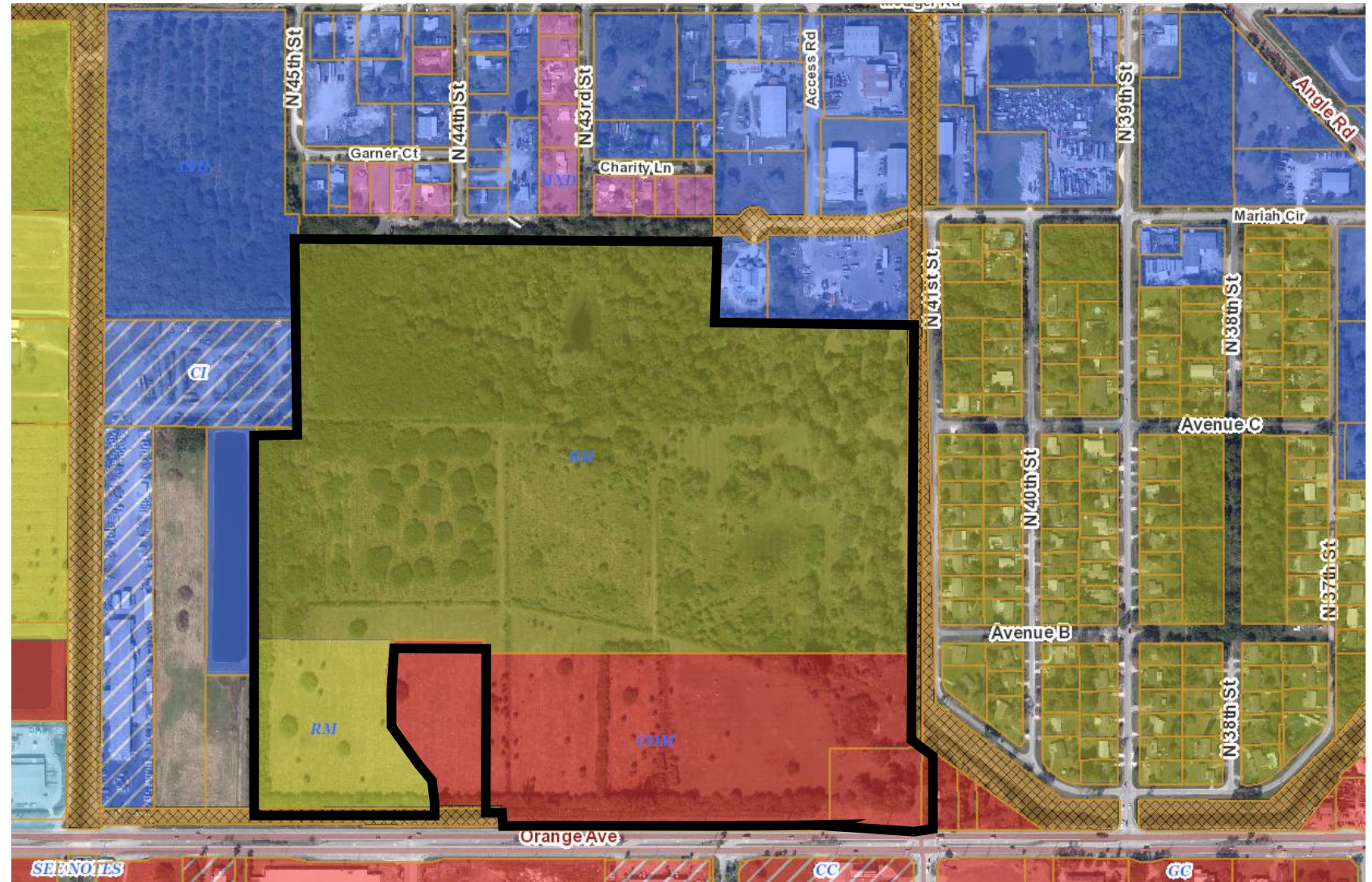
# EXISTING FUTURE LAND USE - ST.LUCIE COUNTY RH, RM, COM

NORTH: County MXD, IND  
SOUTH: County COM, City CG  
EAST: County RS-4, COM  
WEST: City CI, I, County IL

High Density = 56.66 Ac

Medium Density = 6.0 Ac

Commercial = 18.04 Ac

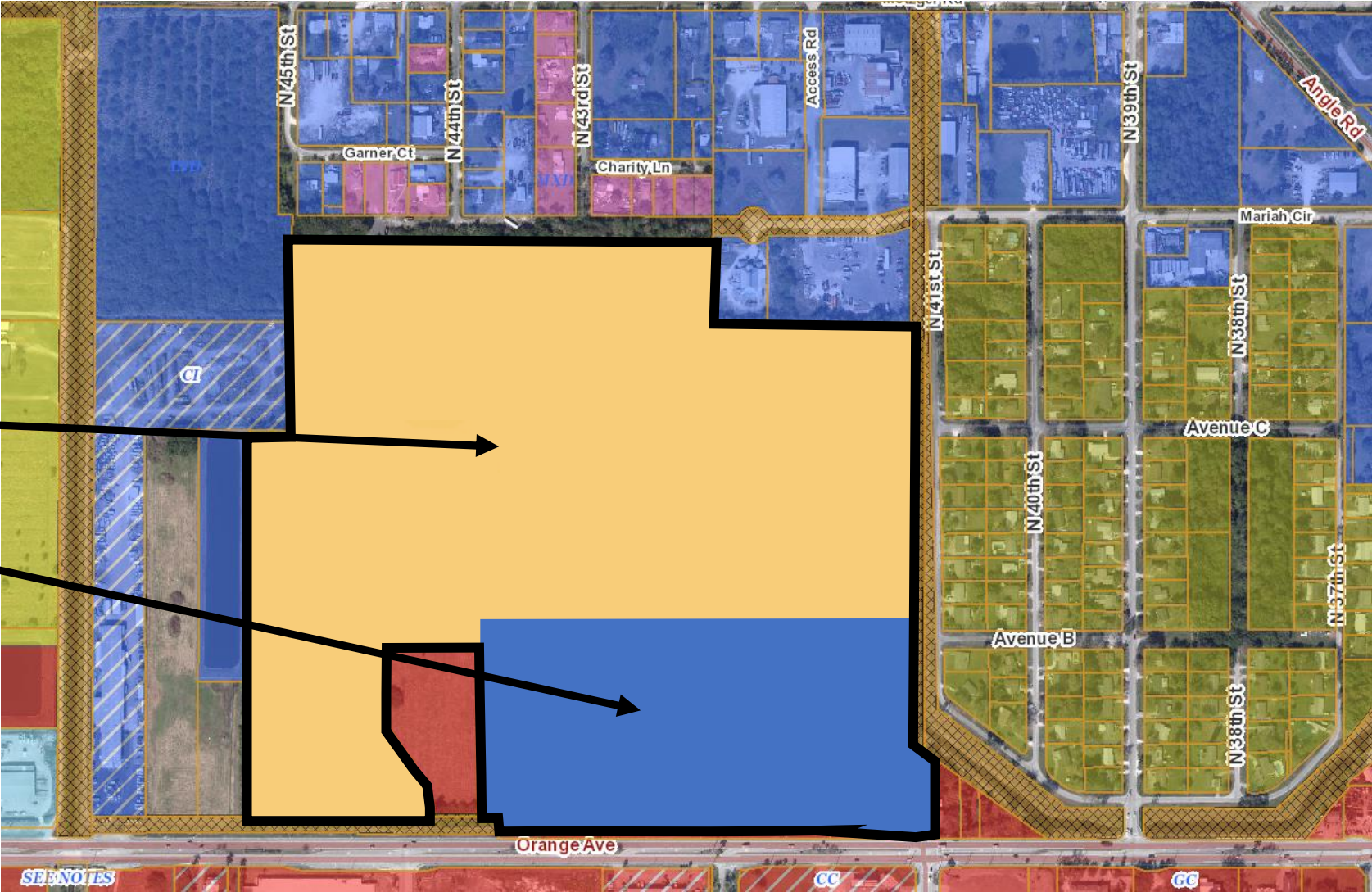


SITE AREA +/- 80.7 Acres

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# PROPOSED FUTURE LAND USE - CITY OF FORT PIERCE



Medium Density = 58.84 Ac

Mixed Use = 21.84 Ac

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# FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

| FUTURE LAND USE COMPARISON |                                 |           |            |                |           |
|----------------------------|---------------------------------|-----------|------------|----------------|-----------|
|                            | ACRES                           | SQ.FT     |            |                |           |
| SITE AREA                  | 6                               | 261,360.0 |            |                |           |
| FLU                        | RESIDENTIAL                     |           | COMMERCIAL |                |           |
|                            | 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                  | 3.8                         | 165,528.0 |                 |                |                 |
| FLU                        | RESIDENTIAL                 |           | COMMERCIAL      |                |                 |
|                            | MAX DENSITY                 | MAX UNITS | FAR             | MAX FLOORSPACE |                 |
| EXISTING                   | SLC - RESIDENTIAL HIGH (RH) | 15        | 57              | 0.0            | 0.0 SQ.FT       |
| PROPOSED                   | MIXED USE DEVELOPMENT (MXD) | 15        | 57              | 1.5            | 248,292.0 SQ.FT |
| INCREASE / (DECREASE)      |                             | 0         | 248,292.0 SQ.FT |                |                 |

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

| FUTURE LAND USE COMPARISON |                                 |           |            |                |           |
|----------------------------|---------------------------------|-----------|------------|----------------|-----------|
|                            | ACRES                           | SQ.FT     |            |                |           |
| SITE AREA                  | 18.04                           | 785,822.4 |            |                |           |
| FLU                        | RESIDENTIAL                     |           | COMMERCIAL |                |           |
|                            | MAX DENSITY                     | MAX UNITS | FAR        | MAX FLOORSPACE |           |
| EXISTING                   | SLC - RESIDENTIAL MEDIUM (RM)   | 9         | 162        | 0.0            | 0.0 SQ.FT |
| PROPOSED                   | MEDIUM DENSITY RESIDENTIAL (RM) | 12        | 216        | 0.0            | 0.0 SQ.FT |
| INCREASE / (DECREASE)      |                                 | 54        | 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                  | 52.86                       | 2,302,581.6 |                     |                |                   |
| FLU                        | RESIDENTIAL                 |             | COMMERCIAL          |                |                   |
|                            | MAX DENSITY                 | MAX UNITS   | FAR                 | MAX FLOORSPACE |                   |
| EXISTING                   | SLC - COMMERCIAL (COM)      | 0           | 0                   | 2.5            | 5,756,454.0 SQ.FT |
| PROPOSED                   | MIXED USE DEVELOPMENT (MXD) | 15          | 792                 | 1.5            | 3,453,872.4 SQ.FT |
| INCREASE / (DECREASE)      |                             | 792         | (2,302,581.6) SQ.FT |                |                   |

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

RESIDENTIAL: + 864 units

COMMERCIAL: - 2,054,289sq.ft

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# TRAFFIC

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

AADT: - 1,979

AM PEAK: - 12

PM PEAK: -197

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## **RECOMMENDATION**

Staff recommendation is for **APPROVAL** of the proposed large scale FLUMA and transmittal to the State and Reviewing Agencies.

## **ALTERNATIVE RECOMMENDATION**

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

