



## EXECUTIVE SUMMARY

This item requests the review and adoption of a Major Future Land Use Map Amendment (23-02ESR). Staff are requesting a review of 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 (RU) and Commercial (COM) to City designations of High Density Residential (RH) (+/- 80.3 Acres) and General Commercial (CG) (+/- 4.5 Acres).

### APPLICANT

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

### 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



3

## BACKGROUND

The Planning Board recommended approval of the FLUMA request at their December 12<sup>th</sup>, 2022, meeting.

The City Commission approved the application for transmittal at its February 6<sup>th</sup>, 2023, Regular City Commission meeting.

The application was transmitted for review by the Department of Economic Opportunity (DEO), now titled the Department of Commerce, and other State agencies, as required under the provisions of FL State Statute 163.3184(3), on February 15<sup>th</sup>, 2023.

WEST ORANGE – FLUMA



4

## STATE REVIEW RESPONSES

The Department of Economic Opportunity reviewed the application under the expedited state review process (Amendment No. 23-02ESR). The City were notified that the DEO had no comment on the proposed amendment on March 17th, 2023. Other State Agencies recommended approval of the application, some included 'Technical Assistance' comments.

WEST ORANGE – FLUMA



5

## TECHNICAL ASSISTANCE COMMENTS

### DEPARTMENT OF ENVIRONMENTAL PROTECTION

The St. Lucie River and Estuary Basin Management Action Plan (BMAP) outlined by 403.067, (7), F.S. and adopted by secretarial order, identifies and frames actions to address and restore impaired state waters. The Clean Waterways Act (Chapter 2020-150, Laws of Florida) further refines actions taken by the BMAPs. The location of this project is within the St. Lucie River and Estuary BMAP, and activities associated with these land use changes have the potential to impact water quality. Appropriate measures should be taken to minimize any potential additional nutrient loadings to the St. Lucie River Watershed. These measures include the proper treatment and disposal of wastewater in accordance with BMAP requirements, implementation of current and future onsite sewage treatment and disposal system (OSTDS) prohibitions, stormwater controls, and the implementation of adequate sediment and erosion control practices to mitigate any groundwater or surface water impacts. Any additional nutrient loading to the basin will be evaluated and may require additional restoration actions by the City.

The comments have been provided to the applicant and appropriate actions to protect the St. Lucie River and Estuary will be required to be demonstrated at final site plan.

WEST ORANGE – FLUMA



6

## TECHNICAL ASSISTANCE COMMENTS

### DEPARTMENT OF TRANSPORTATION (1)

The City’s amendment package for the annexed area does not contain companion amendments to the Transportation and Capital Improvements Elements for the Comprehensive Plan to be internally consistent and reflect the Jenkins Road Area Plan and other relevant long-term transportation facilities and services (funded and unfunded) needed to accommodate the demands generated by the recommended future land uses at the City adopted level of service standards.

The Jenkins Road Area Plan created by St. Lucie County can provide the City a highly connected network of streets to support growth without overburdening important state and regional roadways.

The applicant has been advised of the comments. Appropriate actions to demonstrate required capacity will be required to be provided to FDOT and the City at final site plan. A wider discussion with FDOT, St. Lucie County and the City of Fort Pierce will be undertaken prior to initiating any amendments to the City’s Comprehensive Plan regarding the Transportation and Capital Improvements Elements.

WEST ORANGE – FLUMA



7

## TECHNICAL ASSISTANCE COMMENTS

### DEPARTMENT OF TRANSPORTATION (2)

The maximum density is unclear for the development, with a discrepancy between Medium Density and High-Density Residential calculations for traffic statement. The maximum allowable floor area ratio (FAR) for 4.53 acres of General Commercial could result in 197,326 sq. ft., which should be utilized in the trip generation calculation. Also, the maximum allowable intensity for High-Density Residential would result in 1,443 du, which should be utilized in the trip generation calculation. Future changes to the development mix that increase intensities could lead to significant unreviewed impacts, by the review agencies, to the transportation system.

The applicant has been advised of the comments. The maximum density for the development is controlled by the Future Land Use (FLU) Categories. The FLUMA amendment results in a significant reduction in commercial floorspace. The applicant will be required to demonstrate trip generation and adequate roadway capacity at Final Site Plan.

WEST ORANGE – FLUMA



8

## TECHNICAL ASSISTANCE COMMENTS

### SOUTH FLORIDA WATER MANAGEMENT DISTRICT

The Town is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Upper East Coast (UEC) Water Supply Plan Update by the District’s Governing Board. The District’s Governing Board approved the UEC Water Supply Plan Update on November 10, 2021. Therefore, the Town’s Work Plan needs to be updated and adopted by May 2023. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District’s website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: <https://www.sfwmd.gov/doing-business-with-us/work-plans>.

The FPUA and the applicant has been advised of the comments. No response has been received from the FPUA.

WEST ORANGE – FLUMA



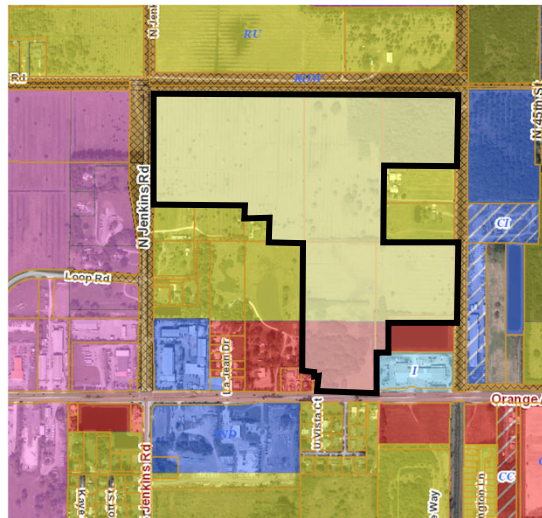
9

## EXISTING FUTURE LAND USE - ST.LUCIE COUNTY – RU, COM

NORTH: County RU  
 SOUTH: County COM,  
 EAST: County IND, City CI, I, RU  
 WEST: County MXD, RU

Urban Residential = 75.8 Ac

Commercial = 9.0 Ac



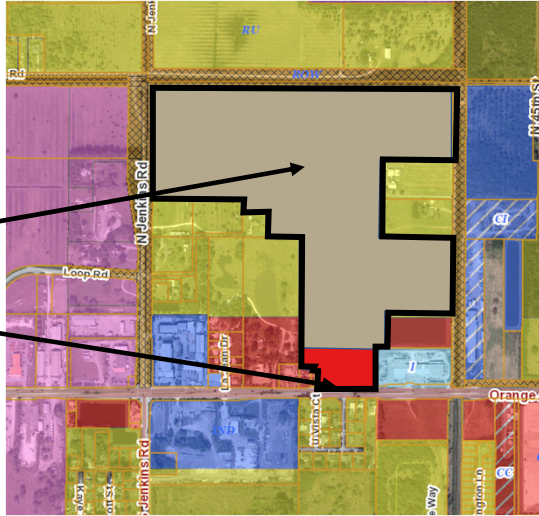
WEST ORANGE – FLUMA



10

## PROPOSED FUTURE LAND USE - CITY OF FORT PIERCE RH, GC

High Density Residential= 80.3 Ac  
 General Commercial = 4.5 Ac



WEST ORANGE – FLUMA

11

## FLU COMPARISON

FUTURE LAND USE COMPARISON					
SITE AREA		ACRES	SQ. FT		
		4.5	196,020.0		
FLU	RESIDENTIAL		COMMERCIAL		
	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					
SITE AREA		ACRES	SQ. FT		
		4.5	196,020.0		
FLU	RESIDENTIAL		COMMERCIAL		
	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					
SITE AREA		ACRES	SQ. FT		
		75.8	3,301,848.0		
FLU	RESIDENTIAL		COMMERCIAL		
	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

12

### ANALYSIS OF SPRAWL – FL Statutes 163.3177

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. - **NO**
- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. - **NO**
- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. - **NO**
- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. - **NO**
- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. - **NO**
- (VI) Fails to maximize use of existing public facilities and services. - **NO**
- (VII) Fails to maximize use of future public facilities and services. - **NO**
- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. - **NO**
- (IX) Fails to provide a clear separation between rural and urban uses. - **NO**
- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. - **NO**
- (XI) Fails to encourage a functional mix of uses. - **NO**
- (XII) Results in poor accessibility among linked or related land uses. - **NO**
- (XIII) Results in the loss of significant amounts of functional open space. - **NO**

WEST ORANGE – FLUMA



13

### ANALYSIS OF SPRAWL – FL Statutes 163.3177

- b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban **sprawl** if it incorporates a development pattern or urban form that achieves four or more of the following:
- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems. - **YES**
  - (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. - **YES**
  - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available. - **YES**
  - (IV) Promotes conservation of water and energy. - **YES**
  - (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. *N/A*
  - (VI) Preserves open space and natural lands and provides for public open space and recreation needs. *N/A*
  - (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. - **YES**
  - (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164. - **YES**

WEST ORANGE – FLUMA



14

**TRAFFIC**

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</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/FLU</b>	13,068	370/1,212
<b>**Proposed Zoning/FLU</b>	5,966	344/479
<b>*Change in Demand</b>	Trips -7,102	Trips -26/-733
<b>Impact to Capacity</b>	None	

AADT: - 7,102

AM PEAK: - 26

PM PEAK: - 733

WEST ORANGE – FLUMA



15

**RECOMMENDATION**

Staff recommends that the City Commission ADOPT the proposed FLUMA and authorize the Planning Director to notify the Department of Commerce of the action.

**ALTERNATIVE RECOMMENDATION**

- 1. Adopt with changes.
- or
- 2. Not Adopt.

WEST ORANGE – FLUMA



16