

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: CROWNMAN – FUTURE LAND USE MAP AMENDMENT

REVIEWER: VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR

DATE: JUNE 14, 2024

STAFF REPORT

Owner: Walter and Cheryl Brett

Applicant/Representative: Kris Einstein

Requested Action: Future Land Use Map Amendment to CBD, Central Business District

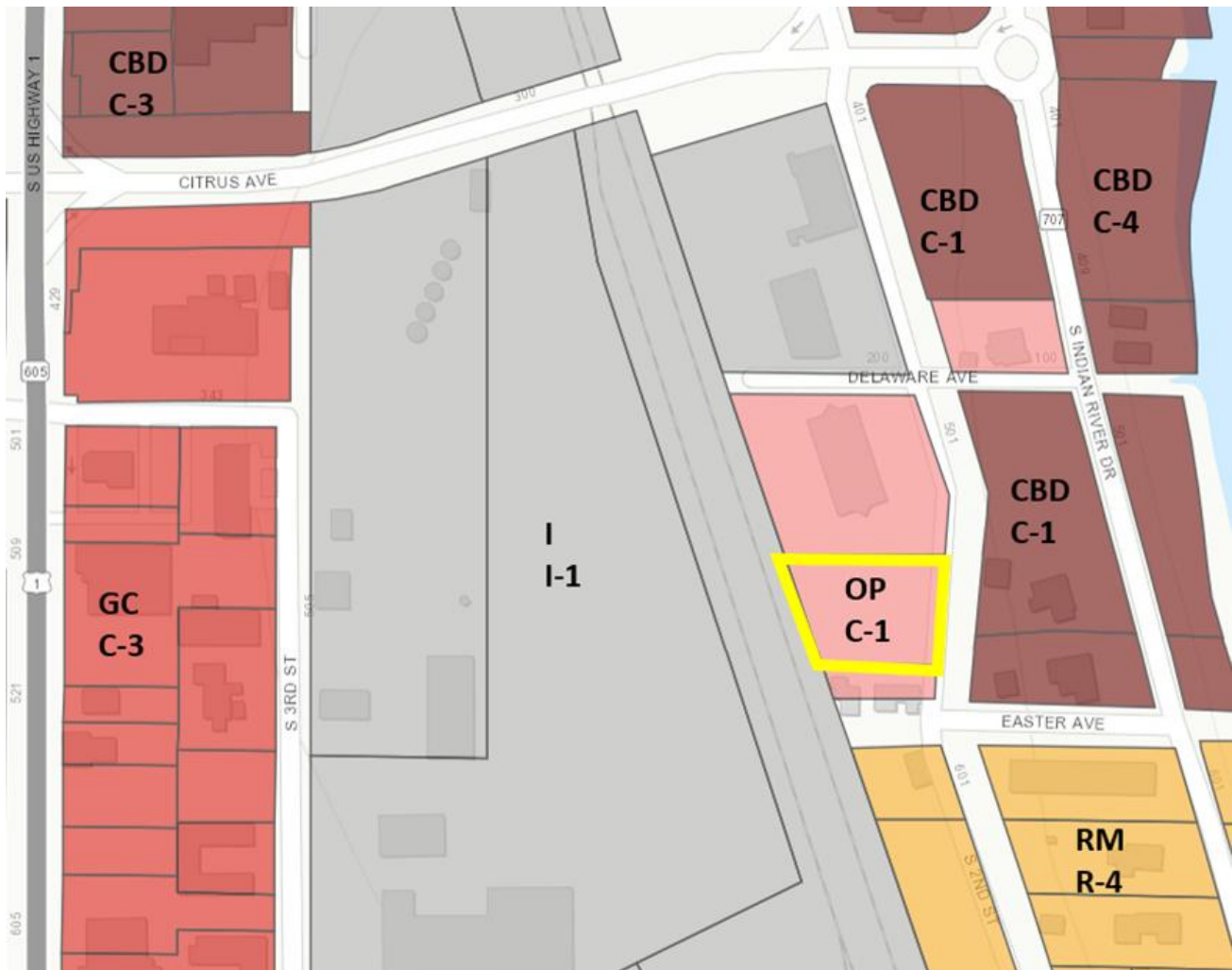
Location: 515 South 2nd Street

Parcel IDs: 2410-810-0002-000-6

Current Zoning: C-1, Office Commercial Zone

Future Land Use: OP, Offices-Professional and Business Services





Surrounding Zoning:

North	East	South	West
C-1	C-1	C-1	I-1

Site Area:

+/- 0.49 Acres

Utilities:

Located within the FPUA Service Area

Staff Analysis:***Request***

Request for review of application for a Future Land Use Map Amendment of one (1) parcel of land to change the Future Land Use designation from Offices-Professional and Business Services (OP) to Central Business District (CBD).

Staff recommends that the City Commission APPROVE the proposed FLUMA.

- The subject parcel is adjacent to existing FLU Designations of CBD, Central Business District.
- Consistent with Section 125-136 of City Code & the Comprehensive Plan
- Does not adversely affect the public health, safety, convenience and general welfare

Existing Conditions

The site is currently vacant land. The subject parcel has a total of approximately 0.49 acres. The site is surrounded by an office building to the north, Florida EastCoast Railway to the west, and residential to the east and south.

Current Comprehensive Plan

The subject property is currently designated with an OP, Offices-Professional and Business Services future land use. The designation is intended for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20 percent of the total floor area of the OP future land use designation.

Proposed Comprehensive Plan

The CBD designation provides for mixed-use development that may include office commercial/retail, and residential. The CBD is intended to provide for higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums, apartments, and single family, attached and detached); office including, but not limited to, including artist work and sales space; retail including, but not limited to, boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;

- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25 percent of the total floor area of the Central Business District future land use designation. Single family uses shall only be permitted as a part of an overall mixed-use development which includes office, commercial, artisan, or retail.

Maximum Buildout Potential

FLU COMPARISON - CROWNMAN

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	0.49	21,344.4			
		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	OFFICES (OP)	18	8	1.0	21,344.4 SQ.FT
PROPOSED	CENTRAL BUSINESS DISTRICT (CBD)	30	14	3.0	64,033.2 SQ.FT
		INCREASE / (DECREASE)		6	42,688.8 SQ.FT

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code.

Fort Pierce Engineering Department

See Supporting Documents.

Fort Pierce Building Department

See Supporting Documents.

St. Lucie County Planning Department

No comments received.

St. Lucie County PW/Engineering

No comments received.

Fort Pierce Police Department

See Supporting Documents.

City Clerk Office

No comments received.

Code Enforcement

No comments received.

Fort Pierce Utilities Authority

See Supporting Documents.

St. Lucie County Fire District

See Supporting Documents.

Florida Department of Transportation

No comments received.

St. Lucie County School Board

No comments received.

St. Lucie Transportation Planning Organization

No comments received.

St. Lucie County Transit – Area Regional Transit

No comments received.

Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the City Commission.

Planning Board Recommendation:

The Planning Board unanimously recommended approval of the proposed Future Land Use Map Amendment, at their September 11th, 2023, meeting.

Staff Recommendation:

Staff recommends that the City Commission **APPROVE** the proposed Future Land Use Map Amendment to CBD, Central Business District.