



CITY OF FORT PIERCE

CITY COMMISSION

SEPTEMBER 2, 2025

KINGS LANDING PLANNED DEVELOPMENT MAJOR AMENDMENT TO PD FINAL SITE PLAN PD2025-00027

APPLICATION

PD2025-00027

AGENT: HALEY WARD**APPLICANT: Audubon Development
Inc****ADDRESS: 322 N 2ND ST**

PARCEL ID(s) #: 2410-503-0041-020-4, 2410-503-0043-000-2, 2410-503-0020-000-5, 2410-503-0019-010-8, 2410-503-0019-000-5, 2410-503-0034-000-6, 2410-503-0036-010-3, and 2410-503-0030-000-8

SUMMARY

The application proposes a major amendment to a previously approved site plan in respect of the Kings Landing development.

On February 7, 2022, the City replaced the site plan with an amended site plan for the subject properties, through Ordinance 22-003.

This proposal incorporates an amended final site plan and revised architectural design and building layout.



BACKGROUND

On May 24, 2021, the Historic Preservation Board (HPB) approved a Certificate of Appropriateness (COA) for the King's Landing project, the site of the former H.D. King Plant site, circa 1911, located in the heart of the City's downtown. On October 25, 2021, following the HPB approval, an application for an amendment to the Planned Development (PD) and Site Plan was recommended for approval by the Planning Board (PB). The application was further amended and approved by the HPB and thereafter approved by the City Commission at its February 7, 2022, meeting. This application includes design elements presented and approved by the PB at its July 14, 2025, meeting. The changes include additional parking and redesigned building footprints, and site layout.

The subject properties consist of approximately 7.824 acres and are located west of Indian River Drive and south of A.E. Backus Avenue. The subject parcels have a Future Land Use designation of Central Business District (CBD) with a compatible overlying Zoning classification of PD. The land is currently cleared, and part of the original Kings Landing development is undergoing town-home construction. The area subject to this application remains undeveloped.



SITE LOCATION



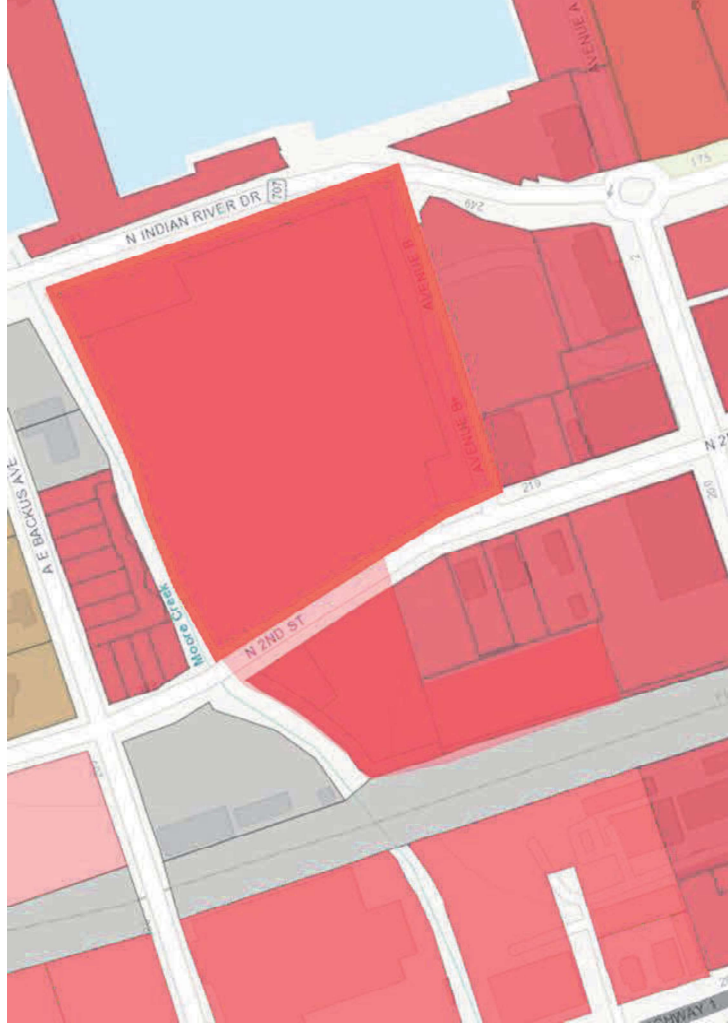
DOWNTOWN BUSINESS AND ENTERTAINMENT DISTRICT OVERLAY



**KINGS
LANDING
SITE**



EXISTING ZONING: PD & FLU: CBD



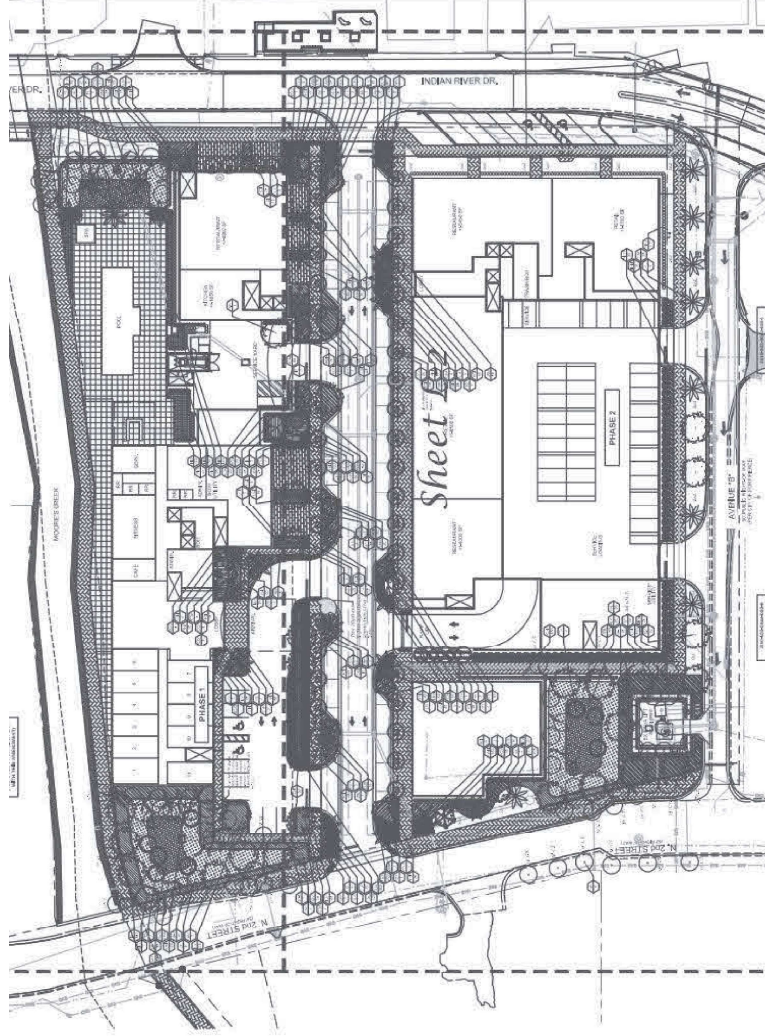
KINGS LANDING SITE DATA COMPARISON

ORIGINAL SITE PLAN	
RESIDENTIAL	106 CONDOS
	TOWNHOMES
RESTAURANT	38,085 sq.ft.
HOTEL	140 ROOMS
RETAIL	17,290 sq.ft.
PARKING - SURFACE	129
PARKING - GARAGE	299
PARKING - TOTAL	428

AMENDED SITE PLAN	
RESIDENTIAL	106 CONDOS
NOW SEPARATED	TOWNHOMES
RESTAURANT	12,900 sq.ft.
HOTEL	148 ROOMS
RETAIL	19,900 sq.ft.
PARKING - SURFACE	31
PARKING - GARAGE	485
PARKING - TOTAL	516
FITNESS	3,500 sq.ft.
MEETING ROOMS	3,000 sq.ft.



KINGS LANDING – LANDSCAPE PLAN



KINGS LANDING – PHASING (DEVELOPMENT AGREEMENT)

Phase 1 to be completed no later than July 11, 2028.

Phase 2 building permits or DPCR approval for must be complete by February 24, 2027.

Construction commencement for Phase 2 no later than May 19, 2027, and completion of Phase 2 no later than May 29, 2029.

Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August

23, 2028, and construction commencement of Phase 3 no later than November 15, 2028.

Construction completion of Phase 3 no later than November 13, 2029.

Phase 1: 148 Room Hotel, Proposed Building C (Retail 6,250 SF w/ rooftop amenity), the east / west spline road and supporting core infrastructure for Kings Landing.

Phase 2: Proposed Building A & Building B with parking garage and supporting infrastructure.

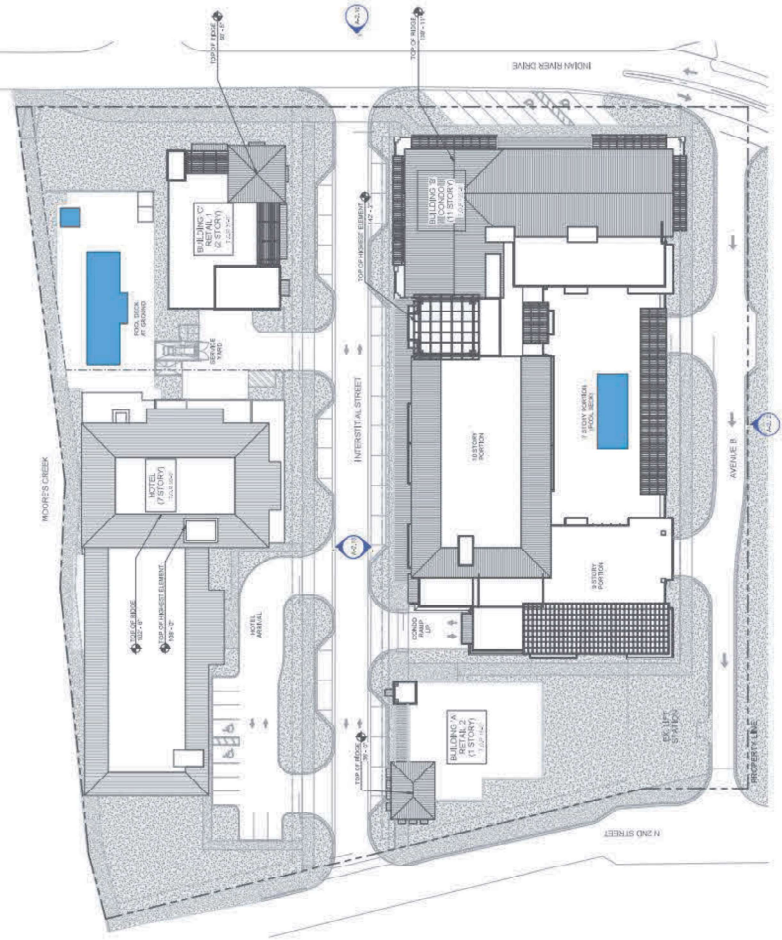
Phase 3: Parcels west of 2nd Street are proposed as “future development” until such time a formal site plan and uses can be developed.



KINGS LANDING ARCHITECTURAL



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RECOMMENDATION

Staff recommend **Approval** subject to the six (6) attached conditions:

1. The Kings Villas element of the site plan is not incorporated within this approved site plan reference 25-114 HD KING - WARE R11.DWG.
2. The Timetable of Development shall comply with the Third Amendment to the Amended and Restated Agreement for Development of King's Landing, such;
 - Phase 1 to be completed no later than July 11, 2028.
 - Phase 2 building permits or DPCR approval for must be complete by February 24, 2027. Construction commencement for Phase 2 no later than May 19, 2027, and completion of Phase 2 no later than May 29, 2029.

CONDITIONS TO BE ATTACHED TO THE APPROVAL

(condition 2 continued)

- Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028, and construction commencement of Phase 3 no later than November 15, 2028. Construction completion of Phase 3 no later than November 13, 2029.
- 3. All required roadway improvements (including sidewalks) shall be completed and approved in compliance with the Development Agreement.
- 4. A Plat shall be required prior to the application for building permits in respect of vertical construction.

CONDITIONS TO BE ATTACHED TO THE APPROVAL

(conditions continued)

- 5. A Street Lighting Plan shall be submitted and approved prior to first certificate of occupancy in respect of a vertical construction building permit within each phase.
- 6. A Landscape maintenance agreement shall be submitted and approved prior to first certificate of occupancy in respect of a vertical construction building permit within each phase.

ALTERNATIVE RECOMMENDATIONS

APPROVAL WITH ADDITIONAL/ALTERNATIVE CONDITIONS

OR

DENIAL

