THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Richard Chess, City Manager City Commission
FROM:	Kev Freeman, Planning Director
RE:	**PZSITE2025-00007, KINGS LANDING PD MAJOR SITE PLAN AMENDMENT**
COMMISSION DATE:	September 2, 2025

STAFF REPORT

Agent (on behalf of the Owner): HALEY WARD,

Owner: Audubon Development, LLC

Location: 322 N 2nd Street.

Request
Pursuant to Code Sections 125-157 (2), 125-212, and 125-313.; 125-314, the applicant is seeking approval for a major amendment to the PD and Site Plan (Development and Design Review) to construct a mixed-use development project on 7.824 acres generally located at 322 North 2nd Street.

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,
2410-503-0030-000-8

Historic Status

This is a vacant property located in the Downtown Historic District.

Background

In 2002, Downtown Fort Pierce was designated as a historic district due to the architectural significance in the Mediterranean Revival, Mission, Art Modern, Bungalow, Classical Revival, Colonial Revival, Frame Vernacular and Masonry Vernacular styles. The Downtown Historic District is the foundation for the City's commercial, political, and social history.

On August 17, 2020, the City of Fort Pierce (the "City") and the Fort Pierce Redevelopment Agency (the "FPRA") as owners of said property rezoned the Subject Property located at or near 322 North 2nd Street from Central Commercial, C-4 (2 properties) & Light industrial, I-1 (8 properties) to Planned Development, PD, with an underlying zoning of Central Commercial, C- 4, and approved a conceptual site plan, through Ordinance 20-012; (the "King's Landing Planned Development"). Ordinance 20-011 amended the Future Land Use from Industrial to Central Business District.

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).

On February 7, 2022, the City amended and restated Ordinance 20-012 to replace the previously approved conceptual master plan with a site plan for the Subject Property located at or near 322 North 2nd Street, through Ordinance 22-003.

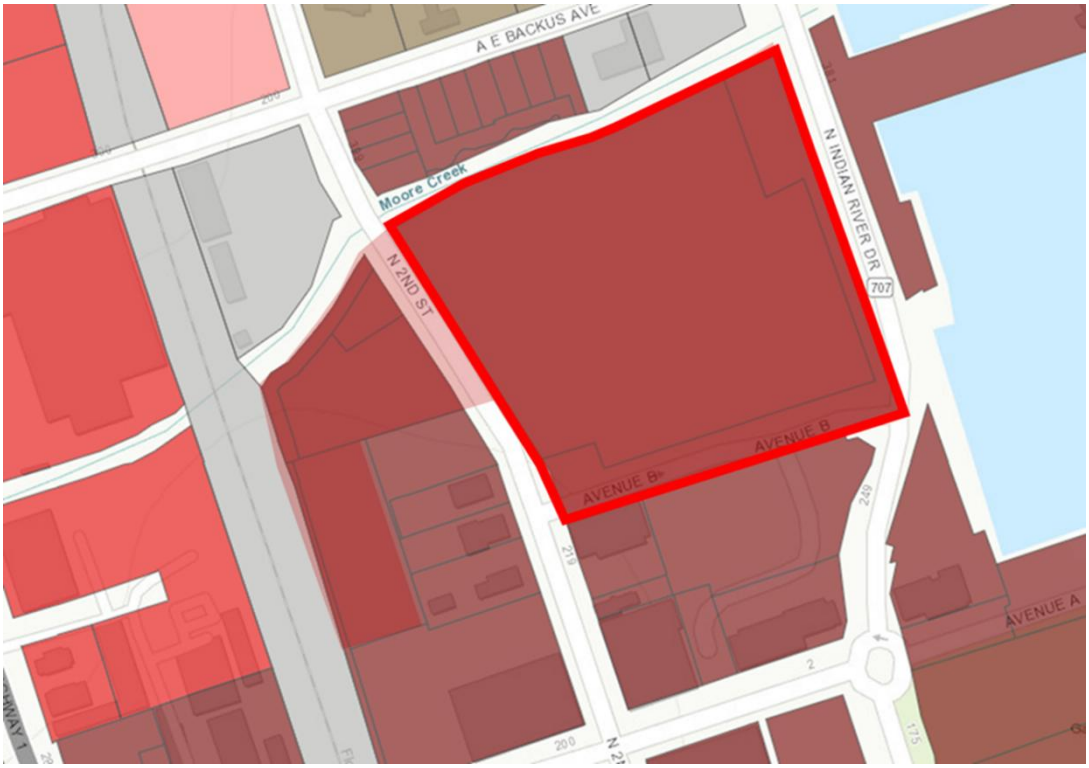
The City, the FPRA, and Audubon Development, Inc. ("Audubon") entered into a Development agreement dated December 2, 2019, which was subsequently amended through a third amendment, dated April 8, 2025. Said Development Agreement shall serve as the Planned Development Zoning Agreement required under the Code for the Subject Property.

On January 6, 2025, the City passed Resolution No. 25-R05, approving the sale of a portion (0.76 Acres) of the King's Landing Planned Development along A.E. Backus Avenue to be developed as residential villas (the "Villas Plat Property"). The Villas Plat Property obtained Final Plat approval for ten (10) single-family lots on September 5, 2023.

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 site subject of this application remains undeveloped.

Location

Zoning & Future Land Use (Planned Development Zoning & Central Business District (FLU)



Downtown Business and Entertainment District Overlay

The property of this application is located within the Downtown Business and Entertainment District Overlay (downtown overlay)

City Code that delineates downtown and defines desirable characteristics of this area. The purpose of this overlay is to recognize:

- The unique urban character of the downtown;
- The unique orientation to the waterfront;
- Its historic urban design typified by its pedestrian-oriented design and its humanscale development to further the downtown's desirability as a place to work, play and live through encouraging a broad variety of urbanscale uses.

Pursuant to Code Section Sec. 125-157(2)3.(i) and (ii), all parcels within the district are exempt from off-street parking and landscaping requirements.

Amendment to the adopted PD

The purpose of the PD District is to provide a process for the evaluation of individually planned developments which may not otherwise be permitted in the zoning districts. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PD district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses. Changes to approved PD site plans are either major modifications or minor modifications. A major modification requires the approval of the city commission, while a minor modification may be done administratively by the planning director. Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification.

The subject site plan will replace the previously approved site plan (Ord 22-003) in respect of the Subject Property. The amendments include:

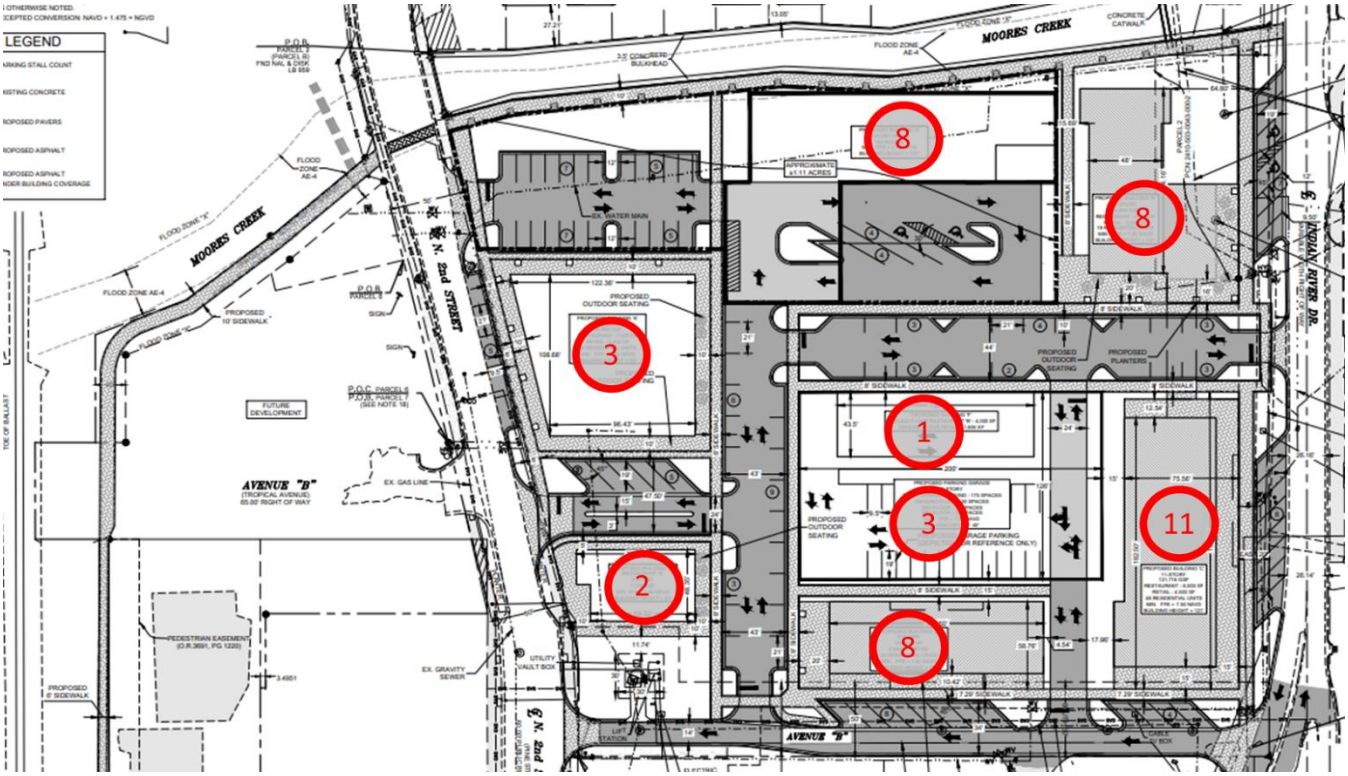
- Re-arrangement of the building footprints.

- Re-arrangement of the roadway connections within the site.
- Increase in on-site parking spaces.
- Variety of uses.
- Building height distribution.

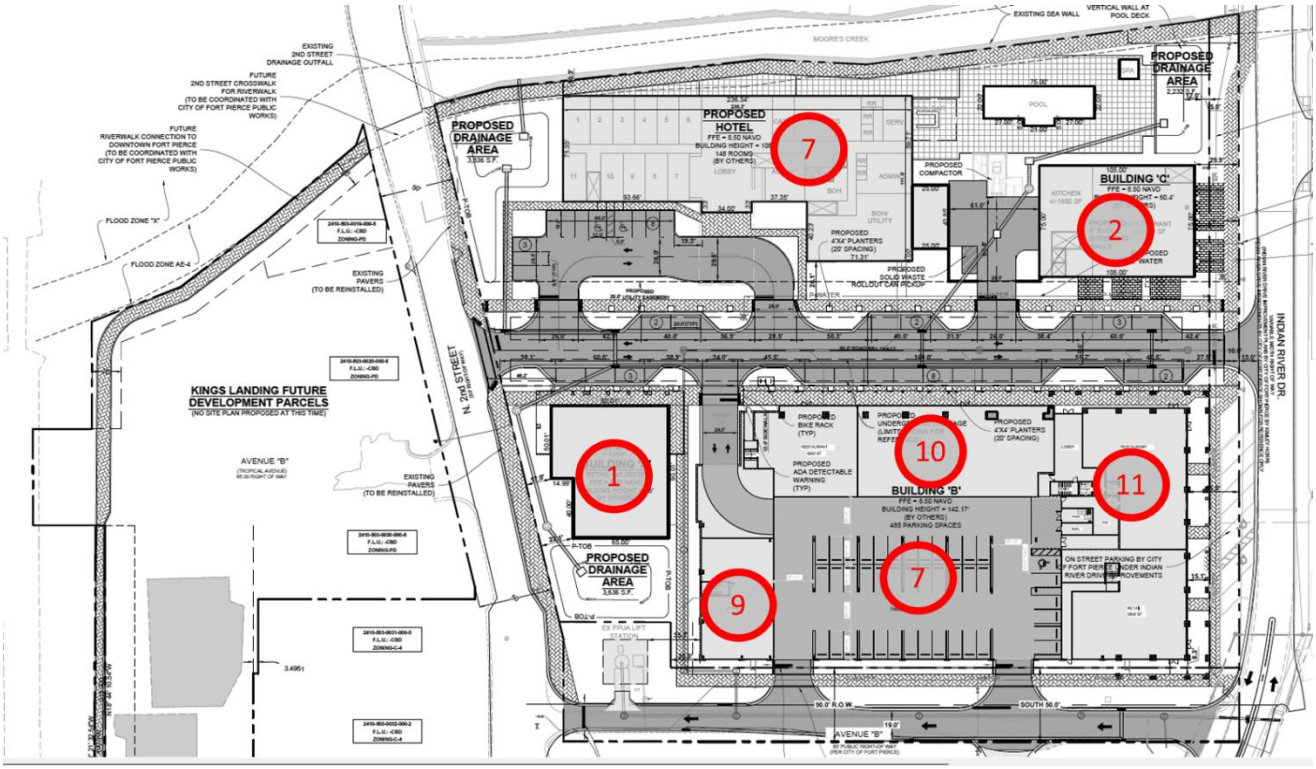
ORIGINAL SITE PLAN	
RESIDENTIAL	106 CONDOS
	8 TOWNHOMES
RESTAURANT	38,085 Sq.Ft.
HOTEL	140 ROOMS
RETAIL	17,290 Sq.Ft.
PARKING - SURFACE	129
PARKING - GARAGE	299
PARKING - TOTAL	428

AMENDED SITE PLAN	
RESIDENTIAL	106 CONDOS
REMOVED FROM PLAN	TOWNHOMES
RESTAURANT	12,900
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.

Existing Approved Site Plan (Building Heights Indicated)



Proposed Amended Site Plan (Building Heights Indicated)



Site Plan (Development and Design Review) Criteria

All development requiring site plan approval are subject to the City's design review process. In addition, the City's Planning Board functions as the design review board being responsible for such design review, which is completed as part of the development review process. Design review related to any changes to historic structures, or any new construction on an historic site or in an historic district shall also be reviewed by the Historic Preservation Board in accordance with Chapter 111.

The quality and compatibility of any proposed development in the City is of public concern for all building and site improvements. The City's architectural design review standards suggest approaches to design situations that will contribute to the existing and developing character of the City.

The intent of the City's design review process is not to stifle innovative architecture but rather to ensure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. The City Code seeks to accomplish appropriate design through respectful interpretation of vernacular building typologies and styles in proposed development. The City Code encourages proposed designs to take cues from traditional styles characteristic of the City’s architecture, including but not limited to wood and

masonry vernacular buildings characterized by a blend of Cracker, Classical Revival, Victorian, Mediterranean, including Mission and Spanish Eclectic, Streamlined Art Deco, Mid-Century Modern, Colonial, Prairie and Craftsman styles.

The proposal provides its own interpretation of these styles and vernacular palette, influenced by local and regional architectural patterns. The site design, building layout, and architectural design are considered to be compatible with the scale and character of the City's mix of existing buildings and land uses.

Comprehensive Plan

1.1.6 Policy: B.

Central Business District (CBD):

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, 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.

The proposed amendment to the site plan complies with the Comprehensive Plan in general and specifically with Comprehensive Plan Policy 1.1.6. B.

Public Health, Safety and General Welfare

The proposal will not have an adverse effect on the ability of the city to satisfy land and water use needs and to meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by Section 125-136 of the City's Code of Ordinances;

Technical Review Committee (TRC)

All affected city and county departments have reviewed the proposed major amendment to the approved PD Development and Site Plan (Development and Design) Review applications.

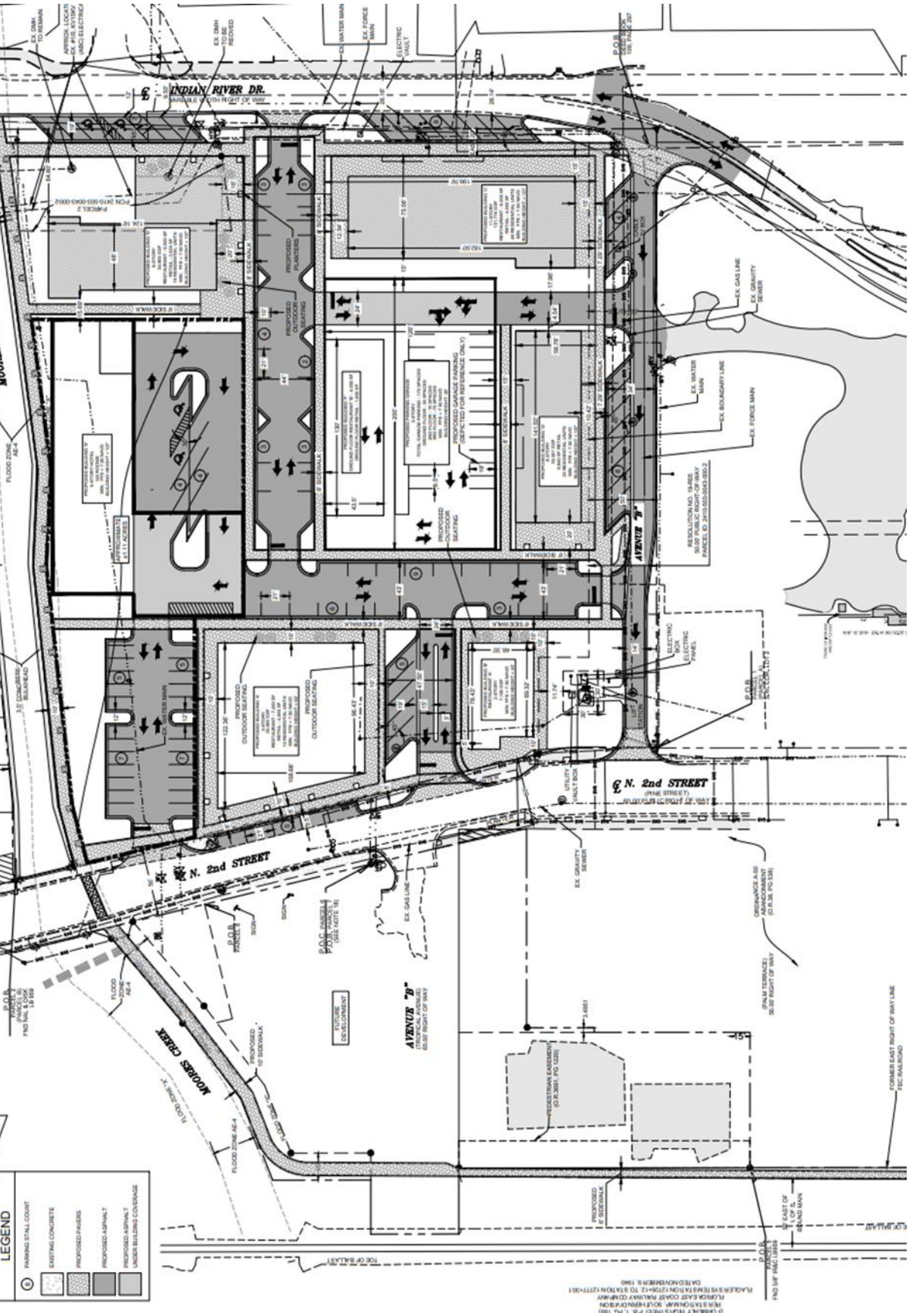
Planning Board

The City of Fort Pierce Planning Board, at their July 14, 2025, meeting, voted 4 to 1 to recommend approval of the major amendment to the Planned Development Zoning and the Final Site Plan.

Historic Preservation Board

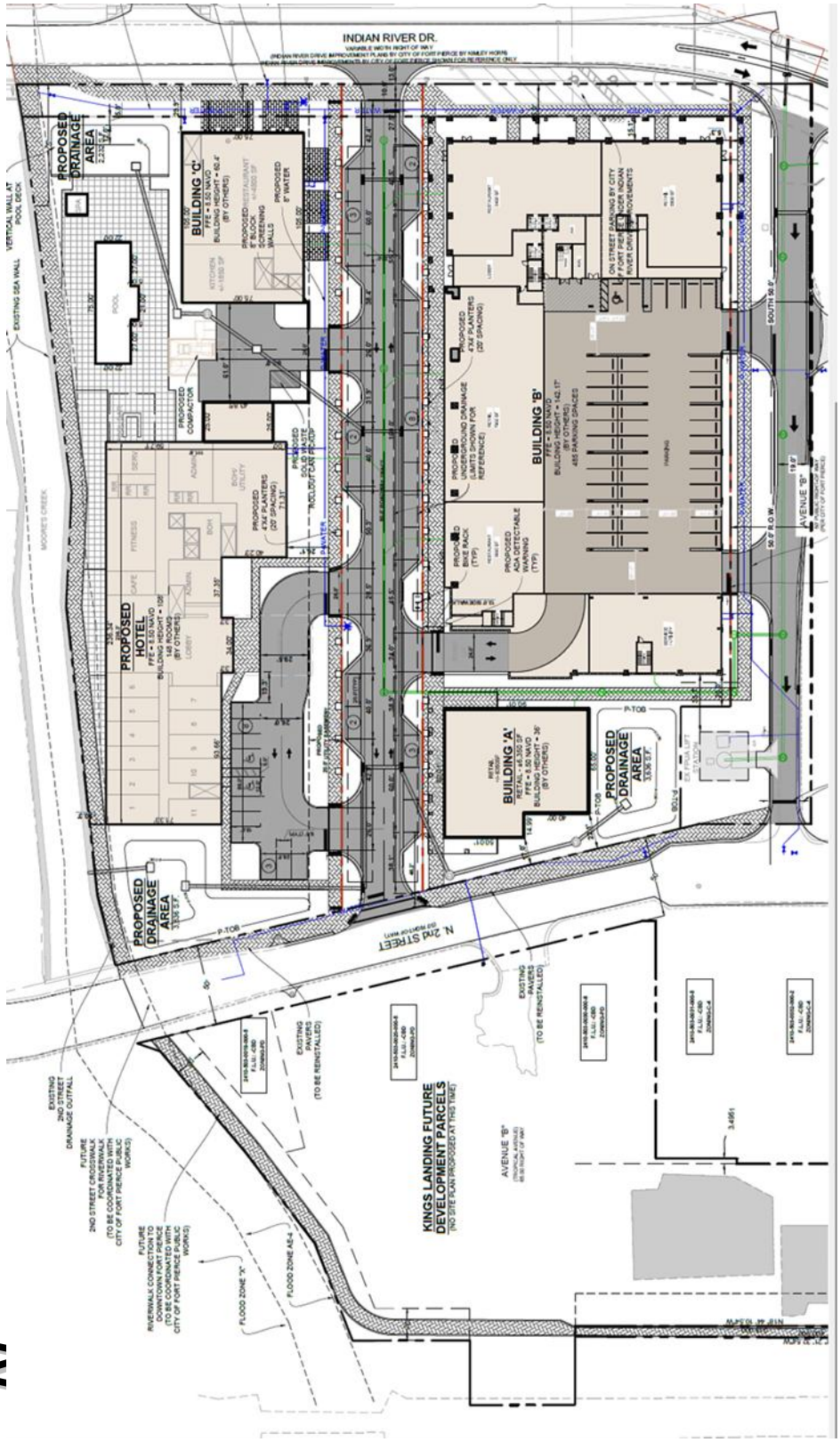
The City of Fort Pierce Historic Preservation Board, at their July 28, 2025 meeting, voted 5 to 0 to approve the request for a Certificate of Appropriateness for the major amendment to the Planned Development Zoning and the Final Site Plan.

EXISTING APPROVED SITE PLAN



PROPOSED SITE PLAN

The amended site plan includes an interior parking structure and adjustments to the layout, streets and parking configurations, among other refinements.



PROPOSED SITE PLAN

Architectural Design Concepts and Architectural Language:

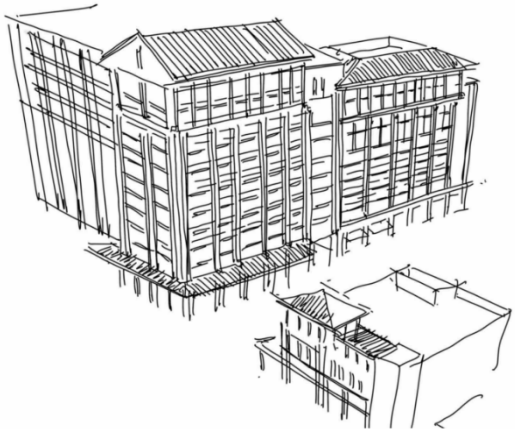
The following elevations shown on the subsequent pages demonstrate the architectural style of the proposed King's Landing mixed use development. Although the design is described as contemporary, featured elements include historical elements of the Mediterranean Revival, Mission, Bungalow, and Masonry Vernacular styles.

- The massing of the development steps down from the east to west, ending at 2-3 stories along the eastern edge adjacent to the lower scale of the existing development.
- Active Urban Street, laid out as a central boulevard spine.
- Active Restaurant and Retail at street level.
- Active uses lining the parking garage to the street.
- Development comprises a mixture of contemporary structures, in general keeping with the south Florida stye.
- Architectural detail such as standing seam roofs, exposed rafter tail detailing and overhangs.
- Terraces and street level colonnades.
- Mixture of gable and hip roof profiles to create variety and roof articulation.
- Painted stucco, horizontal slat and veneer stone cladding at accent areas.
- Varied pattern of window openings and proportion.
- Horizonal articulation throughout.
- Louvered panels and sun grills.

Conclusion:

Positioned at a prominent downtown location, overlooking the Indian River waterfront and city marina. The architectural style is contemporary but features design elements that blend with the existing surroundings and urban marina setting and scenic beauty. The proposed development maintains human scale and pedestrian orientation through dedicated walkways, shaded arcades, and expansive storefronts.

Provided Concept Sketch:



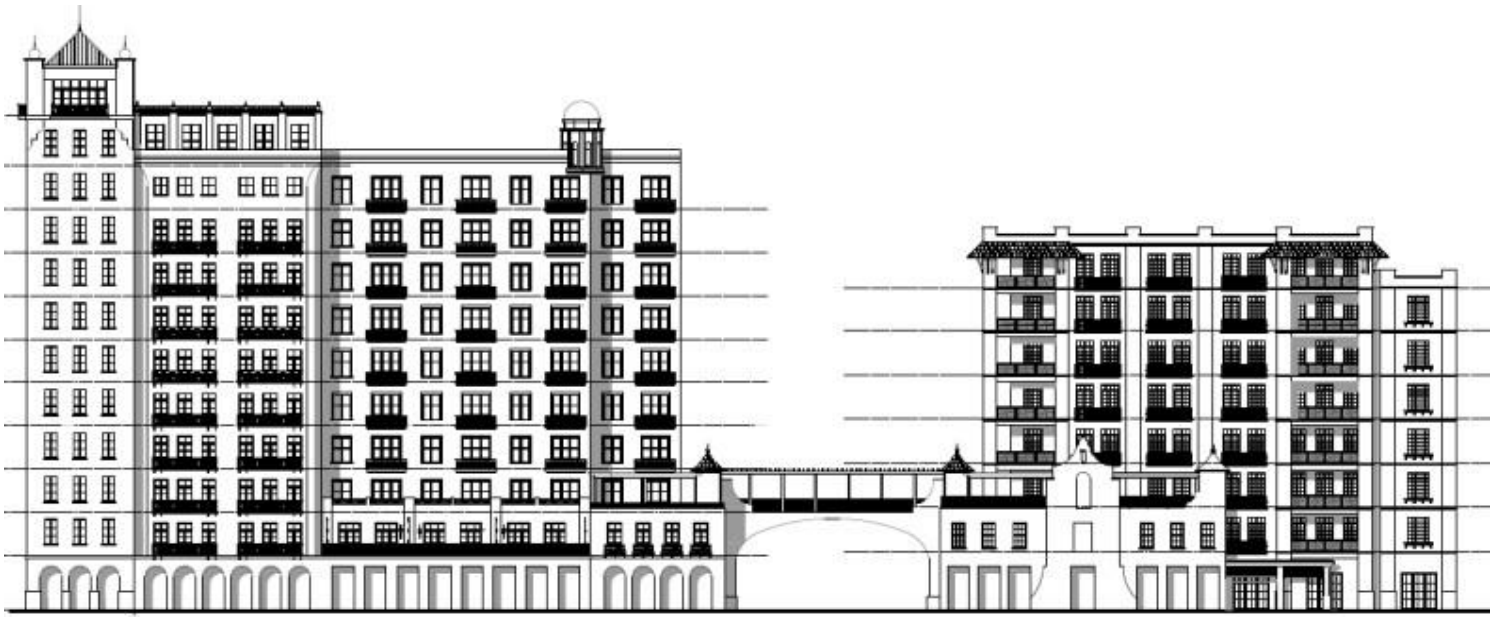
ELEVATIONS

APPROVED INTERNAL WEST ELEVATION — FEBRUARY 2022

PROPOSED SE INTERIOR ELEVATION

APPROVED INTERNAL NORTH ELEVATION — FEBRUARY 2022

PROPOSED INTERNAL NE ELEVATION



APPROVED EAST ELEVATION — FEBRUARY 2022

PROPOSED EAST ELEVATION

APPROVED SOUTH ELEVATION — FEBRUARY 2022

PROPOSED SOUTH ELEVATION

RECOMMENDATION

Staff recommend **Approval** of the amendment to the Kings Landing PD site plan 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.

·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.

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 Actions:

- Approve the proposed revised Site Plan Amendment. with conditions or recommendations
- Deny the proposed revised Site Plan Amendment.