To: Council Members  
From: Staff  
Date: July 20, 2018 Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Fort Pierce Comprehensive Plan  
Amendment No. 18-1ESR  

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Fort Pierce was received on June 12, 2018 and contains a change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation on 44.97 acres from Low Density Residential (RL) to General Commercial (GC). The subject property is located on the west side of Jenkins Road northeast of the I-95 interchange with Okeechobee Road and abuts I-95. The property is currently vacant and wooded. Adjacent future land use designations are Low Density Residential and County Residential Urban to the north, Low Density Residential to the south, Medium Density Residential to the east, and County Residential Urban across I-95 to the west.

The applicant is proposing a Camping World sales and service facility for recreational vehicles and a Gander Outdoors retail store consisting of a total of 80,241 square feet of enclosed commercial space and associated large parking lots and vehicle display areas. The existing Low Density Residential designation would allow up to 292 dwelling units; the proposed General
Commercial designation would allow up to 1,958,893 square feet of commercial development based on the maximum allowable Floor Area Ratio (FAR) of 1.0, with the potential of up to 20% of that square footage being used by residential development of up to 15 dwelling units per acre. The city staff report indicates that the proposed amendment is generally consistent with the nearby commercial development surrounding the interchange, will allow for the proposed use, and that there will be no adverse impacts on the adopted level of service standards for water and sanitary sewer; parks; community services; and schools based on the proposed retail and recreational vehicle sales and service use. Transportation impacts will be analyzed further in the development approval process in coordination with St. Lucie County. The analysis, however, did not consider the potential impacts of the land use designation if developed closer to its potential of 1.95 million square feet through a different development approval.

Regional Impacts

No adverse effects on regional resources or facilities have been identified based on the proposed development. However, Council is unable to determine if there are future potential adverse effects on regional resources or facilities because the analysis performed by the City was based only on the very limited current development proposal and not on the large amount of commercial square footage and significant number of residential units that could be developed based on the proposed land use designation and allowable 1.0 FAR.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on June 13, 2018. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified based on the proposed development of the site.

Recommendation

Council should approve this report and authorize its transmittal to the City of Fort Pierce and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

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Exhibit 1
General Location Map