TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: August 21, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Fort Pierce Comprehensive Plan
Amendment No. 19-01ESR

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 July 25, 2019 and contains one Future Land Use Map amendment. 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 for two parcels totaling 19.07 acres from General Commercial (GC), which is intended for higher intensity commercial development and also allows up to 15 dwelling units per acre (residential may be up to 20% of total floor area), to Medium Density Residential (RM), which allows between 6.5 and 12 dwelling units per acre. The subject site is located just south of State Road 70 (Okeechobee Road), immediately east of County Road 611 (South Jenkins Road), and immediately west of McNeil Road. The site is currently vacant with evidence of previous construction activity associated with early stages of site development. The overall site is currently split into 8 parcels totaling 74.19 acres. This proposed amendment would convert two of the parcels (19.07 acres) to be consistent with the other 6 parcels (55.12 acres) that currently have the Medium Density Residential (RM) future land use designation. Adjacent future land use designations include
The change is being proposed in order to develop a subdivision, known as Neill Farms, that will consist of 302 platted lots of single and two-family dwelling units, two on-site recreation areas, perimeter buffering, central utilities, and onsite stormwater facilities. The application indicates the subject site lies within the Fort Pierce Utility Authority service area, and that during previous construction activities a water main was installed internal to the project site that will be extended as necessary to service all proposed lots within the development. Additionally, at that time, wastewater service was extended to the site and is proposed to be expanded as necessary to provide wastewater service within the development. The staff report indicates the proposed amendment will not have adverse impacts on the ability of the City to meet transportation demands and provide water, wastewater, solid waste, stormwater, and public school facilities.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on August 5, 2019. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

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

Council Action – September 20, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner O’Bryan from Indian River County seconded the motion, which carried unanimously.

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Existing Future Land Use Map
3  Proposed Future Land Use Map
Exhibit 1
General Location Map
Exhibit 2
Existing Future Land Use Map
Exhibit 3
Proposed Future Land Use Map