MEMORANDUM

To: Council Members

From: Staff

Date: January 10, 2020

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Fort Pierce Comprehensive Plan
Amendment No. 19-03ESR

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 December 23, 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 twelve parcels totaling 10.31 acres from General Commercial (GC), which is intended for higher intensity commercial development and also allows up to 15 dwelling units per acre and a Floor Area Ratio of 1.0 (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 currently vacant and located just on the south side of State Road 70 (Okeechobee Road), between S. 35th and S. 37th Streets, immediately north of Virginia Avenue. Adjacent future land use designations include Low Residential Density (RL) and Medium Residential Density (RM) to the east and General Commercial (GC) to the north, south and west.

In 2007, the site was approved for a 138-unit multi-family development known as Mission Gardens. Subsequently, in 2011, staff initiated an amendment to the comprehensive plan that placed a cap of 20% residential in the General Commercial (GC) future land use category. As a result, the subject parcel now requires a future land use designation change to accommodate a
current proposal of a multi-family development known as Misty Creek Preserve, which will include 144 multi-family units. Under the current General Commercial (GC) land use designation, the Misty Creek Preserve development is not allowed, because that land use designation limits residential uses to 20% of the total floor area.

The City requires that prior to the approval of a comprehensive plan amendment, the following standards of the City Code must be satisfied: 1) the amendment must be consistent with the comprehensive plan; 2) the amendment will not have adverse effects on the ability of the city to satisfy land and water use needs, meet transportation demands and provide community facilities and services; and 3) it must promote and protect the public health, safety, and general welfare.

The staff reports indicates that the proposed amendment is consistent with the goals, objectives, and policies of the City’s comprehensive plan, and it promotes and protects the public health, safety and general welfare as it is similar in size and scope as the previously approved Mission Gardens development. The reports also states that in 2007 the City Commission, charged with determining compliance with the above standards, approved the previous development. As such, the current staff review finds that the requested land use designation amendment to be a more appropriate land use for the site, especially in light of the current development proposal. Additionally, the staff report indicates that all affected City Departments have reviewed the proposed amendment and have provided conditional approval based on compliance with requirements of the City Code. Since the proposed amendment will not substantially change the amount of residential density previously allowed, and the potential for development of commercial under the General Commercial (GC) land use designation will create a greater demand for services, there should be no adverse impacts related to the provision of necessary services.

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 December 26, 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 – January 17, 2020

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner Johnson from the City of Fort Pierce seconded the motion, which carried unanimously.

Attachments
List of Exhibits

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