

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8F

From: Staff

Date: March 20, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Fort Pierce Comprehensive Plan  
Amendment No. 15-1ESR

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 includes a proposed 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 assign a future land use designation of Mixed Use Development (MXD) to approximately 116.61 acres, which is undergoing the annexation process by the City of Fort Pierce. The current future land use designations on the subject property include Agriculture (St. Lucie County) on approximately 39.09 acres and MXD (St. Lucie County) on about 77.52 acres. The subject property is located at 9850 Midway Road. The future land uses on adjacent properties include Agriculture (St. Lucie County) to the north and west; Commercial and Residential, Office and Institutional (City of Port St. Lucie) to the south; and MXD (City of Fort Pierce) to the east. The 400-acre property directly to the east of the subject property is held by the same owner and was previously annexed into the City of Fort Pierce and assigned a MXD future land use designation.

The city staff report indicates that the subject property is within the St. Lucie County Utilities service area and encroaches upon the Urban Service Boundary. If St. Lucie County cannot serve the property, Fort Pierce Utility Authority will consider serving the property. The city staff is planning to coordinate with the applicant and county to discuss shifting the Urban Service Boundary to include the entire parcel. The information in the application package indicates there are adequate public facilities and services available to support the proposed amendment.

#### 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 March 2, 2015. 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.

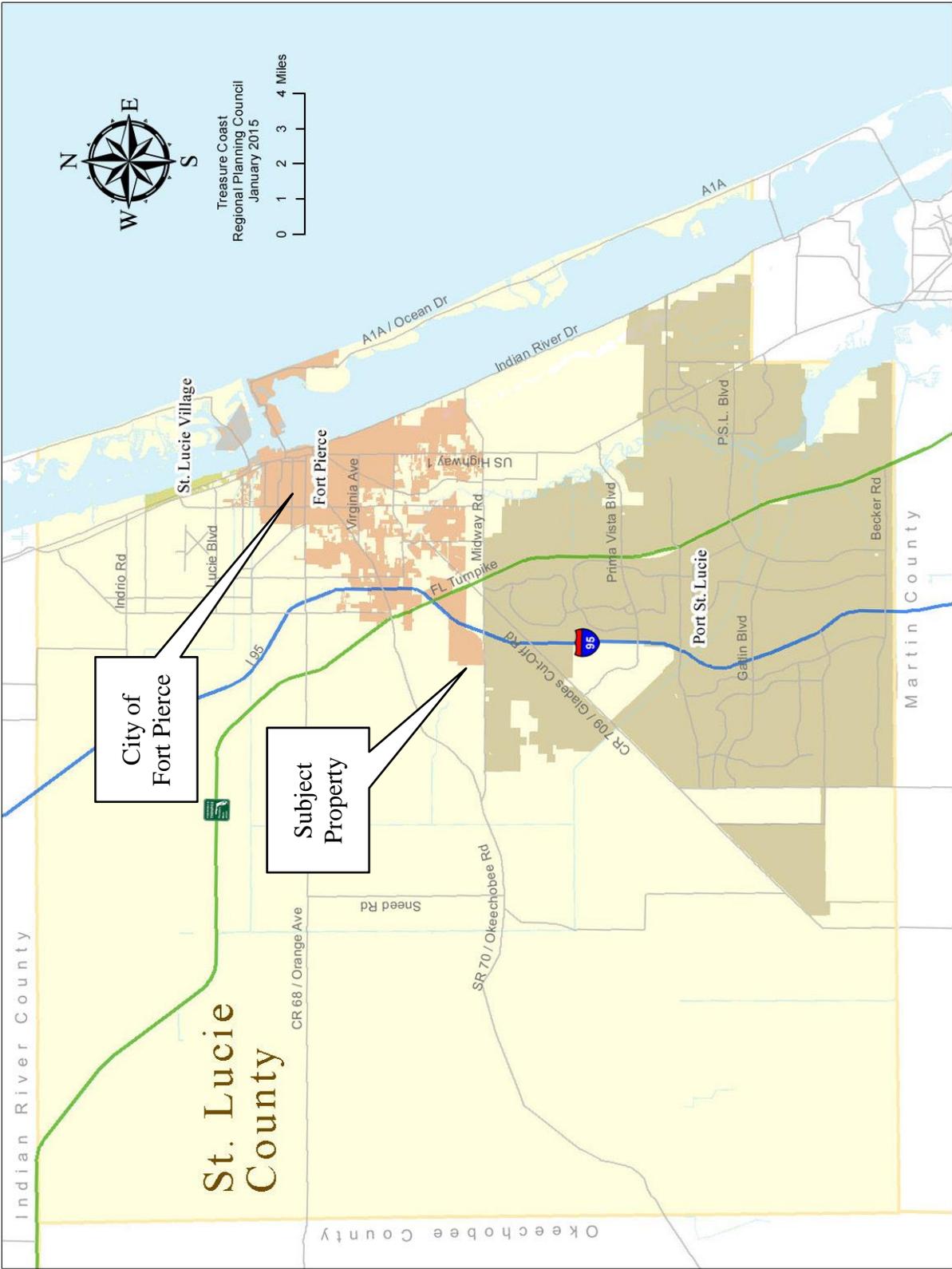
#### Attachments

# List of Exhibits

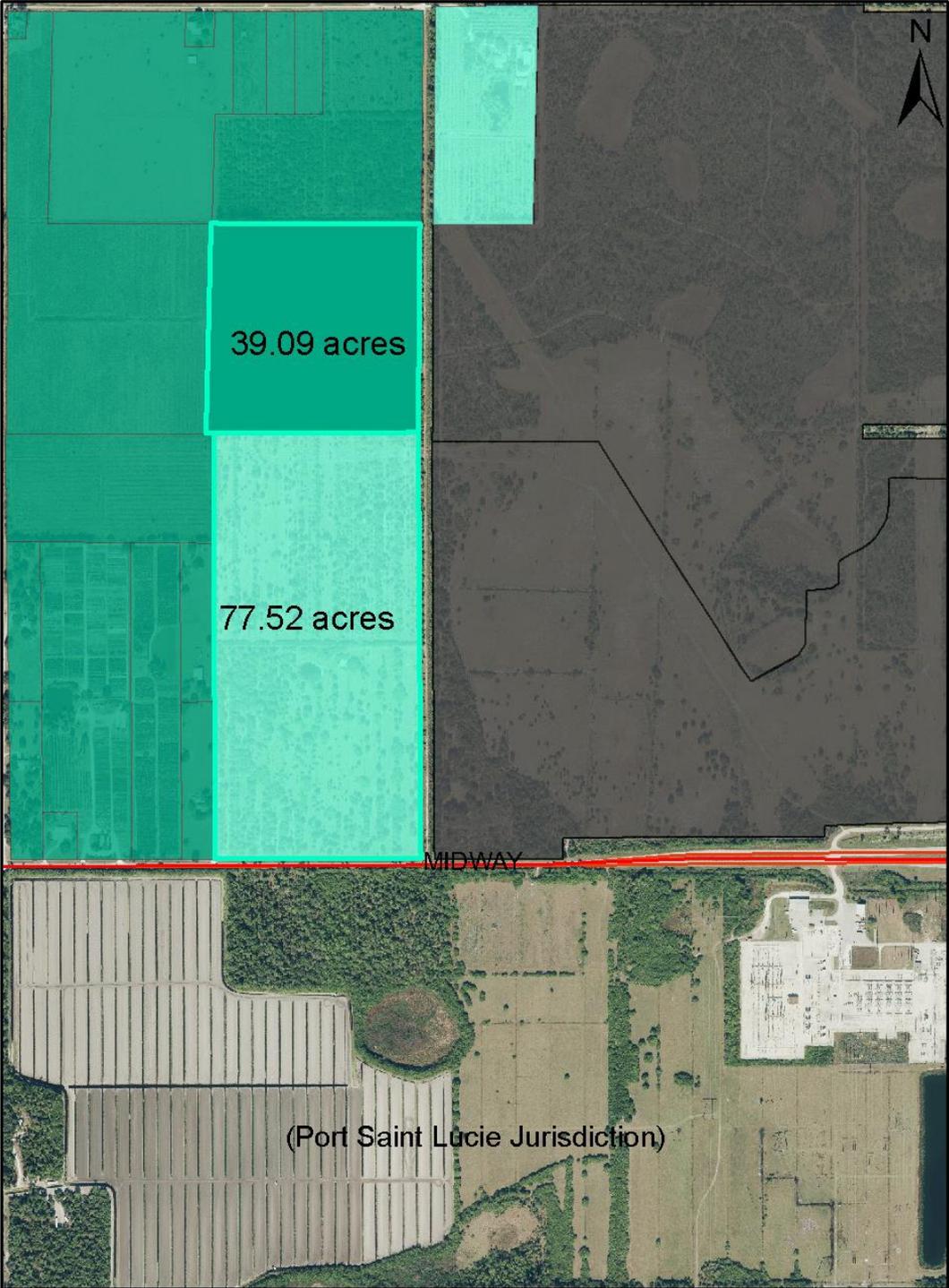
## Exhibit

- 1 General Location Map
- 2 Current Future Land Use Map
- 3 Proposed Future Land Use Map

# Exhibit 1 General Location Map



# Exhibit 2 Current Future Land Use Map



### Legend

■ MXD (City FLU)

■ County FLU

■ AG 2.5

■ MXD

# Exhibit 3 Proposed Future Land Use Map

