

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8I

From: Staff

Date: May 20, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Fort Pierce Comprehensive Plan
Amendment No. 16-1ESR

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 contains a proposed change to the Future Land Use (FLU) 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 FLU designation from Medium Density Residential (RM) to Neighborhood Commercial (NC) on six parcels totaling 36.93 acres located on the southwest corner of Hartman Road and White Way Dairy Road. The Hartman Road Properties are currently vacant and are dominated by abandoned citrus groves and disturbed areas. The FLU designations on adjacent properties are: Medium Density Residential to the north and west; and General Commercial to the south and east. Nearby existing uses include the Orange Blossom Business Center to the south and Indian River Presbyterian Church and Fort Pierce Utility Authority Electrical Services Facility to the east. The Bent Creek Planned Unit Development (PUD) and other residential properties are located north of White Way Dairy Road.

The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses

allowed within this designation include limited retail and commercial services; offices; and multifamily residential. The existing FLU designation would allow the maximum development of 406 dwelling units and the proposed FLU would allow the maximum development of 719,263 square feet of commercial development. The transportation analysis included in the staff report indicated the change in demand at maximum build-out could result in an increase of 28,025 roadway trips with an increase of 221 AM peak and 1028 PM peak hour trips. The city staff report indicated the extent of traffic impacts and mitigation options for roadway improvements will be determined at the time of site development consideration.

The city staff report indicated the proposed amendment would allow commercial development that will serve the needs of the local community and provide a mixed use opportunity not presently available. This would provide a transition between the higher intensity land uses along the Okeechobee Road corridor to the south, and the lower intensity land use activity in the Bent Creek PUD area to the north. The city staff report concluded the proposed amendment provides for development that is compatible with surrounding uses and it should not have an adverse effect on the ability to provide public facilities and services.

Regional Impacts

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

Extrajurisdictional Impacts

Council requested comments on March 10, 2016 from local governments and organizations expressing an interest in reviewing the proposed amendment. 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

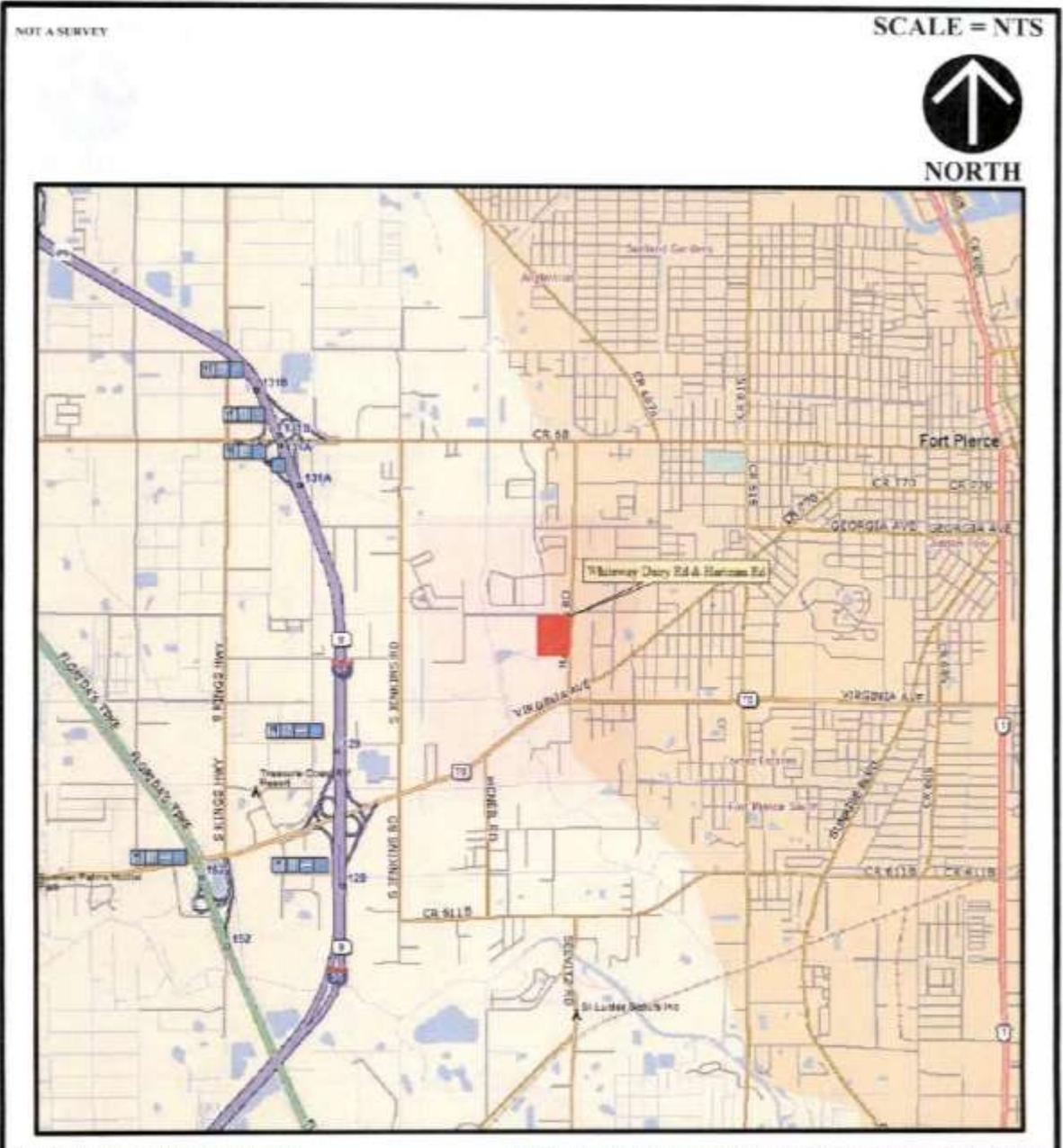
- 1 General Location Map
- 2 Hartman Road Properties Vicinity Map
- 3 Hartman Road Properties Location Map
- 4 Hartman Road Properties Aerial Photograph
- 5 Future Land Use Map – Existing
- 6 Future Land Use Map – Proposed

Exhibit 1 General Location Map



Exhibit 2 Hartman Road Properties Vicinity Map

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SOURCE: DELORME STREET ATLAS 2014, PLUS PARCEL ID 05-2418-411-001-008-B, 2418-414-001-005-7, 2418-414-002-001-4 & 2418-414-003-1

ST. LUCIE COUNTY FLORIDA	SEC. 18	TWP. 35S	R. 40E	HSE JOB NO.: 15-005.01	DRAWING NAME: 01 - VICINITY MAP	DATE: 24 MARCH 2015	FIGURE: 1 OF 14
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

**REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
VICINITY MAP**

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S
E

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Exhibit 3 Hartman Road Properties Location Map

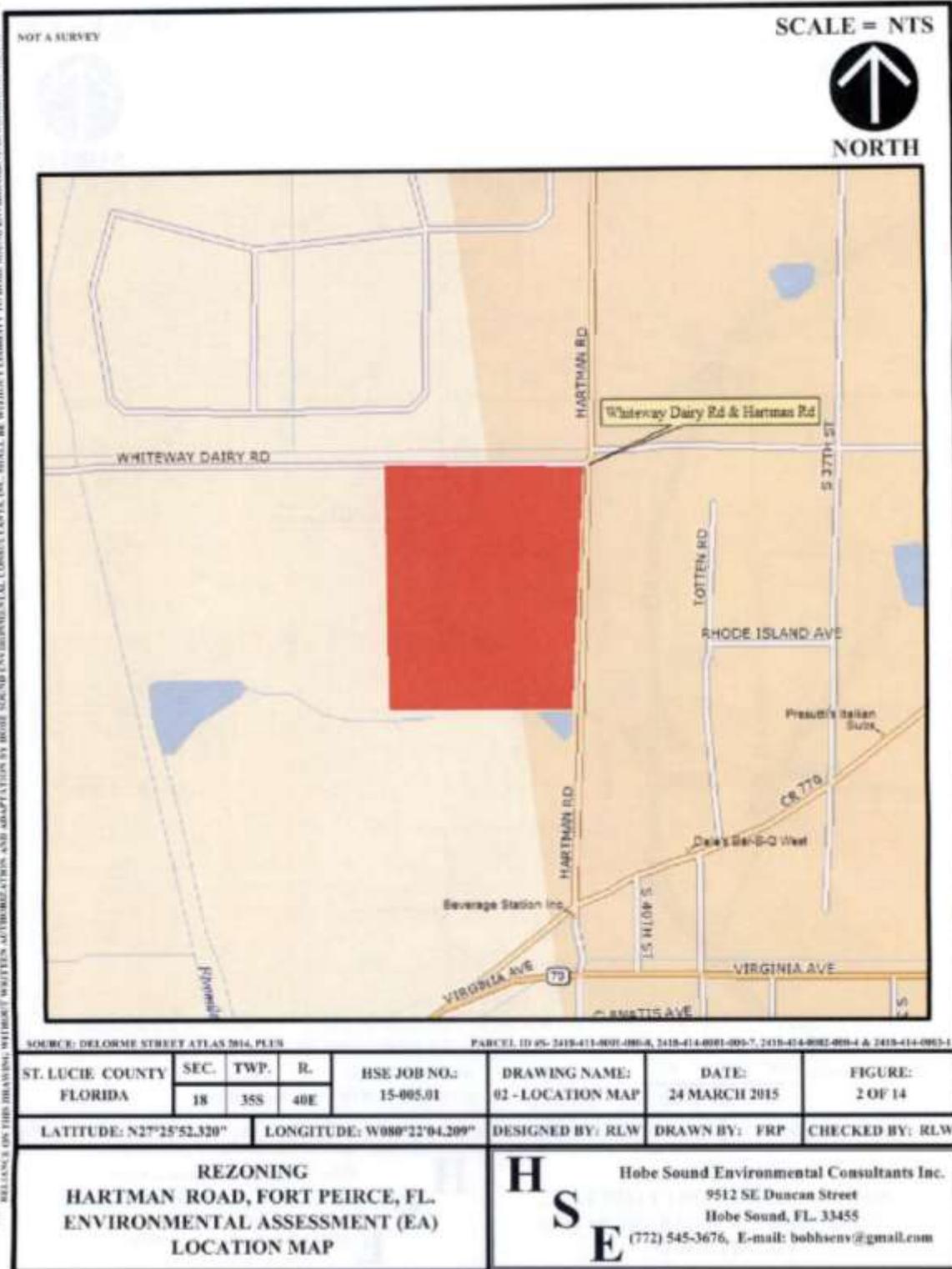


Exhibit 4 Hartman Road Properties Aerial Photograph



Exhibit 5 Future Land Use Map – Existing

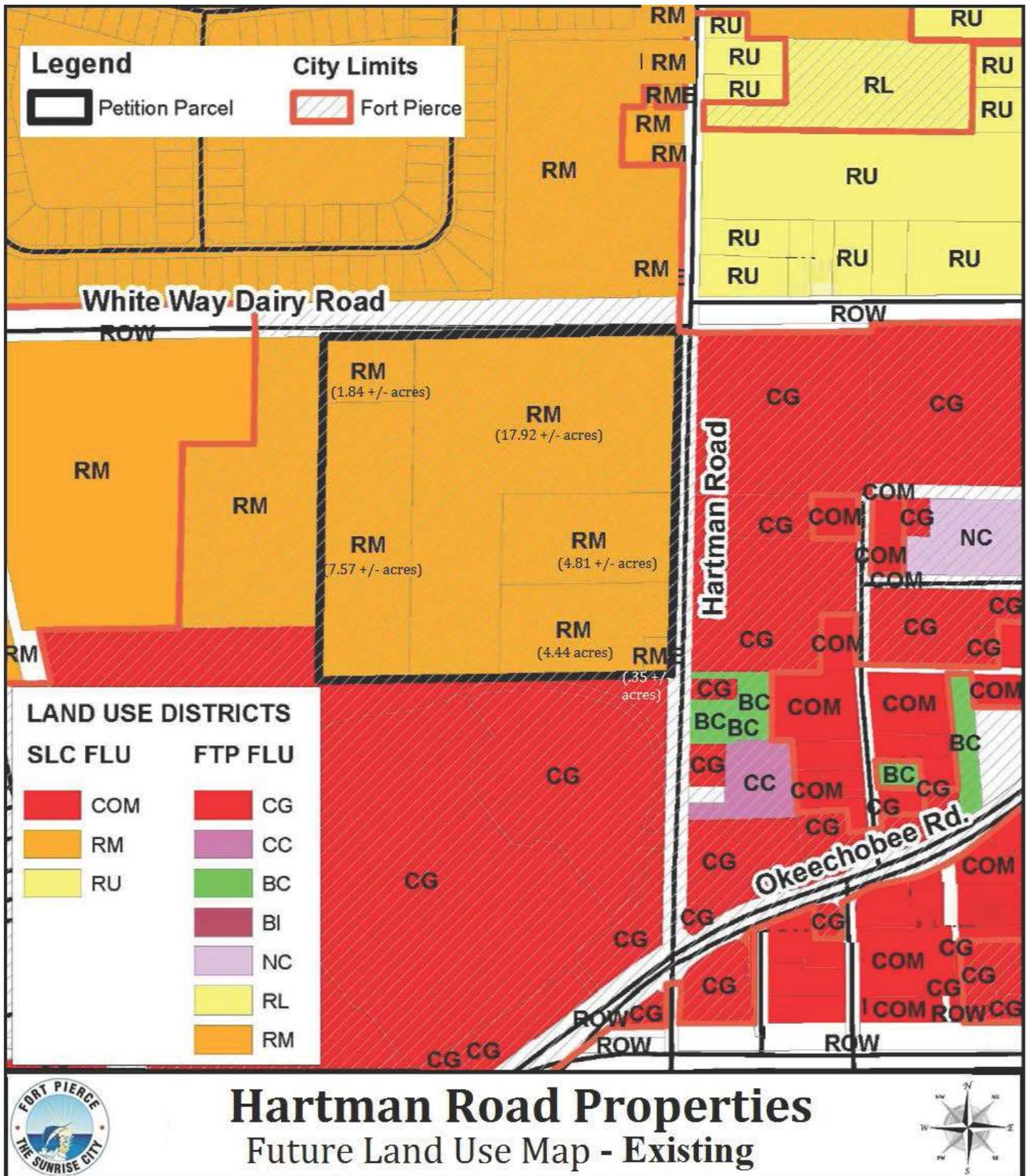
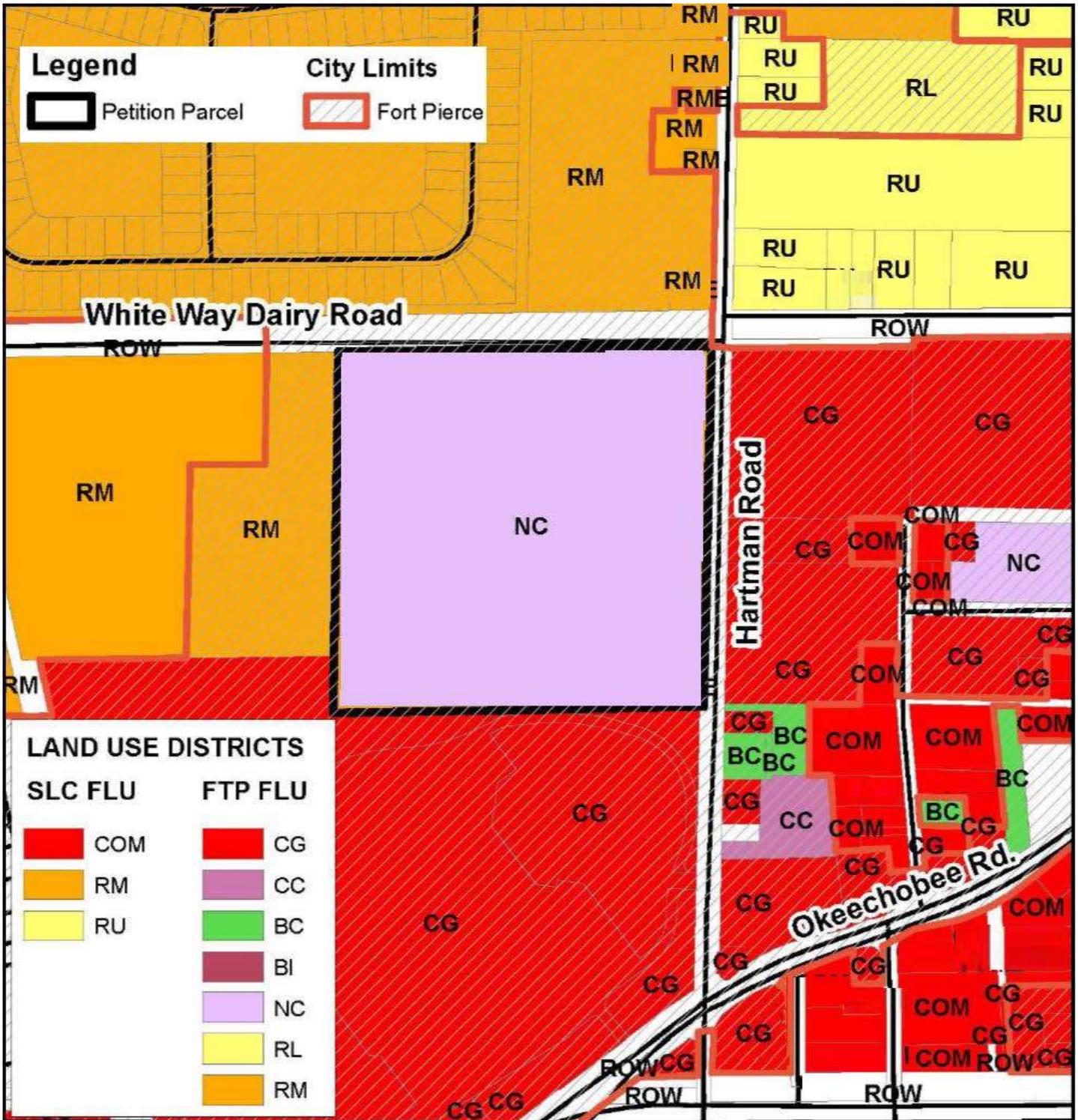


Exhibit 6 Future Land Use Map – Proposed



Hartman Road Properties Future Land Use Map - Proposed

