

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 3E  
From: Staff  
Date: January 19, 2018 Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Fort Pierce Comprehensive Plan  
Amendment No. 17-1ESR

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 December 26, 2017 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 56.035 acres from Residential Medium (RM) to Boundary Commercial (BC). The subject property is located at the northeast corner of Jenkins Road and Edwards Road generally southeast of the I-95 interchange with Okeechobee Road. The property is currently vacant and wooded. Adjacent future land use designations are Residential Medium (RM) to the north and south, Residential Low to the east, and Residential Low and General Commercial to the west.

The applicant is proposing a KOA campground consisting of 399 campsites, and associated amenities and outdoor storage area. The existing Residential Medium designation would allow up to 672 dwelling units; the proposed Boundary Commercial designation would allow up to 2,440,884 square feet of commercial development based on the maximum allowable Floor Area Ratio (FAR) of 1.0 but will be limited to the proposed campground through the associated

Planned Development zoning. The city staff report indicates that the proposed amendment is generally consistent with the surrounding area to the north and northwest which have commercial or medium density residential designations, 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; transportation; parks; stormwater drainage; police and fire; and schools based on the proposed KOA campground use. The analysis, however, did not consider the potential impacts of the land use designation if developed closer to its potential of 2.4 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 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 December 27, 2017. No extrajurisdictional impacts have been identified.

### Conclusion

While the proposed development associated with this proposed future land use designation change (a KOA campground) has been shown to be less impactful than the existing development potential of 672 homes and the use itself is expected to be compatible with the adjacent residential uses, no analysis was done of the potential development of the site once the Boundary Commercial land use is established. Adverse effects on regional resources or facilities and extrajurisdictional impacts may be present with a later change to a new Planned Development zoning proposal and would be identified by a more complete analysis. The City should fully analyze the development potential of the site and determine if that scale of development is appropriate to insert into an area consisting of detached single-family homes and 2-lane roadways distant from arterial corridors.

As an alternative, the KOA campground could be approved if the Planned Development zoning was applied to the current RM future land use designation. Council supports this concept. The proposed development has been shown in the City's analysis to be no more impactful than the 12 unit per acre density already allowed in RM and would also be very likely no more impactful than other uses also allowed in the RM designation such as child care centers, houses of worship, and schools. This approach would allow the City to avoid creating a relatively isolated large area of new commercial development potential with only limited means to manage the impacts in the future when other commercial uses are proposed. For the current development proposal, it would still allow regulation of the campground to mitigate potential issues through the Planned

Development zoning district and incur less risk. If, in the future, the character of the surrounding area changes and additional commercial square footage is warranted, the City could then consider a change to the Boundary Commercial land use designation. An additional benefit of this alternative approach is that the approval process could move forward now without having to wait for a large-scale land use change to complete its review.

#### 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

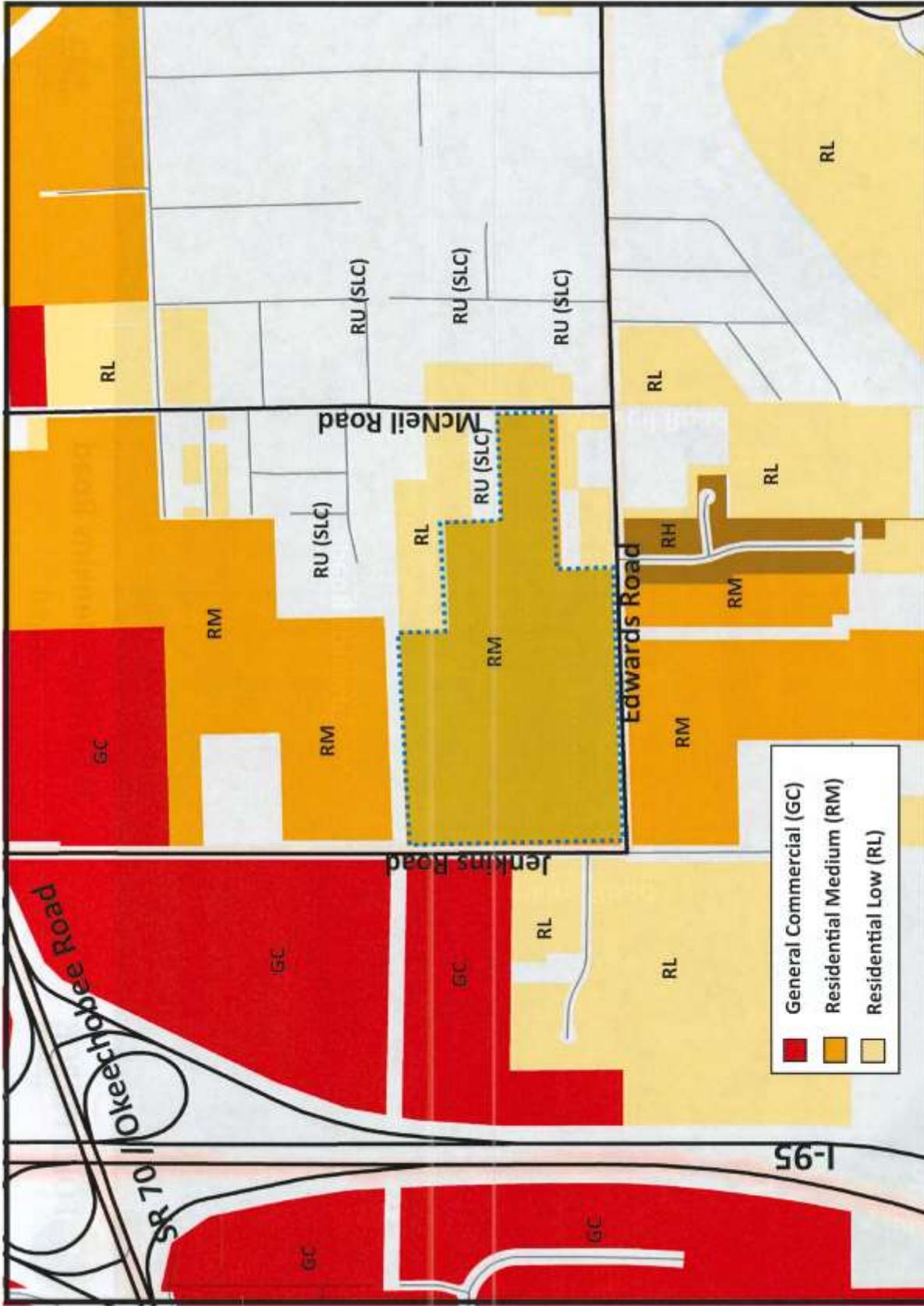
## Exhibit

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

**Exhibit 1  
General Location Map**



**Exhibit 2  
Existing Future Land Use Map**



- General Commercial (GC)
- Residential Medium (RM)
- Residential Low (RL)



**3180 South Jenkins Road**  
Future Land Use Map



# Exhibit 3 Proposed Future Land Use Map

