

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4G

From: Staff

Date: January 18, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Port St. Lucie Comprehensive Plan
DCA Reference No. 08-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

The City of Port St. Lucie has proposed text amendments to the Future Land Use and Transportation Elements of the City Comprehensive Plan. The City has requested a formal review of the amendments by the DCA.

Evaluation

1. Future Land Use Element

The City proposes to amend Policy 1.1.4.10 by changing the maximum height requirements for the Residential/Office/Institutional, General Commercial, Service Commercial, Highway Commercial, Institutional, Utility, Light Industrial and Heavy Industrial Future Land Use Categories. The requirements are being modified to ensure consistency between the Comprehensive Plan and the Land Development Regulations. Modifications to the City zoning code to allow additional building

heights in Planned Unit Developments (PUDs) of over 5 acres in size and in PUDs within the City Community Redevelopment Area are currently inconsistent with Policy 1.1.4.10 of the Future Land Use Element in the Comprehensive Plan. This policy is being modified to ensure consistency.

2. Transportation Element

This element is to be revised by adding several new policies and a new map to reflect a proposed grid network of streets in the Northwest Annexation Area (see attached maps). The amendments reflect the City's recognition of the need for an integrated, connected roadway network in this area. The area is west of I-95, north of Glades Cut Off Road, south of Midway Road and east of Range Line Road. The City had previously adopted a planned roadway network for the Southwest Annexation Area, in conjunction with the approval of several Developments of Regional Impact. The proposed roadway network for the Northwestern Annexation Area is intended to ensure there is a cohesive roadway system for the entire annexation area. It will also address deficiencies in the existing roadway network in an area characterized by a large number of small parcel owners. New Map 10 is entitled Northwest Annexation Area Proposed Public Roadway Right of Way Protection Map.

Extrajurisdictional Impacts

The City provided copies of the proposed amendment materials to Martin County Community Development, St. Lucie County Community Development, Martin County Metropolitan Planning Organization, and the St. Lucie Transportation Planning Organization. Council sent a memo to each of these local governments/agencies on December 12, 2007 seeking comments regarding any conflicts between the existing plans of these jurisdictions and the proposed amendments. As of the date of the preparation of this report no comments have been received.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

Comments/Recommendations

The City is commended for identifying and addressing the need for a system of interconnected east-west, north-south streets, consistent with Regional Goal 7.1 and Policy 7.1.2.5.

Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Western Annexation Urban Boundary Map
- 3 Northwest Annexation Area Proposed Public Roadway Right of Way Protection Map

**Exhibit 1
General Location Map
City of Port St. Lucie**

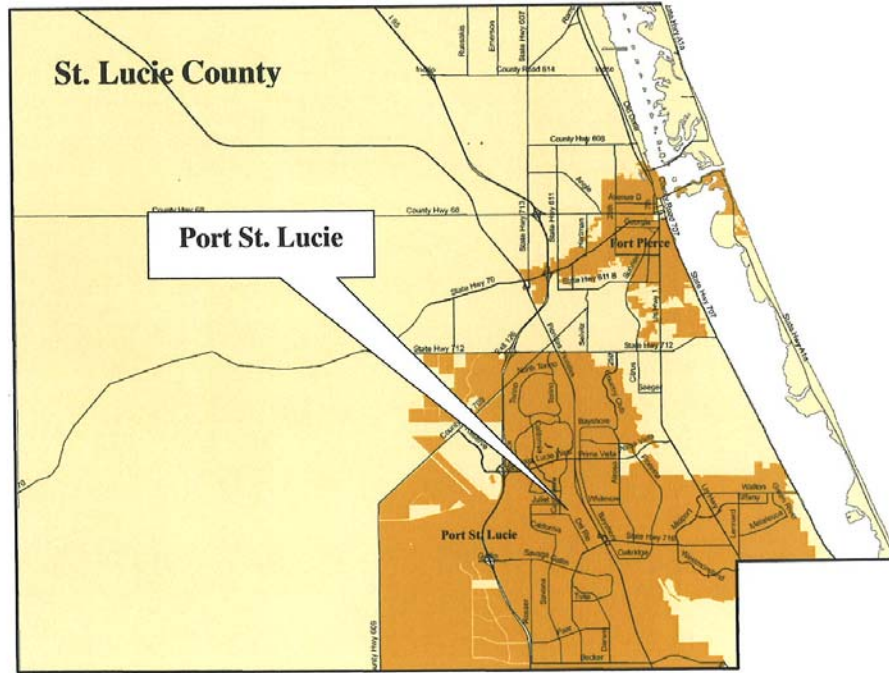
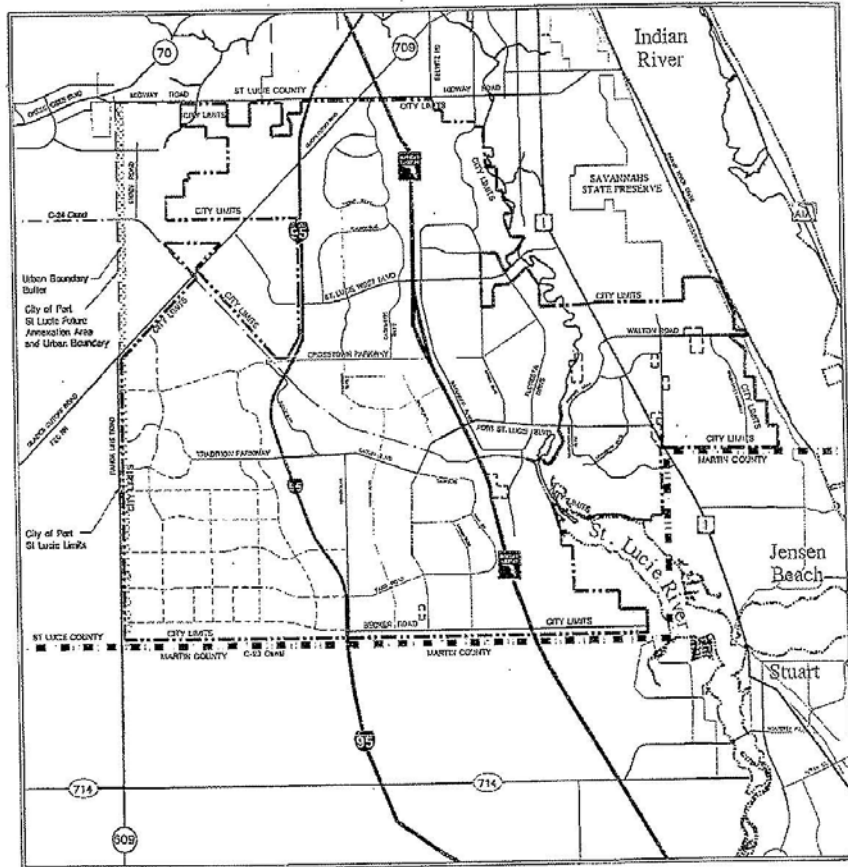


Exhibit 2 Western Annexation Urban Boundary Map

Western Annexation Urban Boundary Map Riv/Ken
City of Port St. Lucie



URBAN BOUNDARY BUFFER

- Pursuant to City of Port St. Lucie Comprehensive Plan Future Land Use Element, Policy 1.2.5.2
- Future Roadway

Figure 11-A
Scale: 1" = 2.5 Miles
0 2.5 3
Date: March 6, 2006



Prepared by:
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Land Planning/Landscape Architecture

Exhibit 3

Northwest Annexation Area Proposed Public Roadway Right of Way Protection Map

