

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5G

From: Staff

Date: June 20, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendments to the City of Port St. Lucie Comprehensive Plan  
DCA Reference No. 08-PEFE1

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 is proposing a new element entitled Public School Facilities Element (PSFE) and making amendments to the Future Land Use and Capital Improvement Elements of the City Comprehensive Plan. The City has requested that the amendments be formally reviewed by the DCA.

In 2005, the Florida Legislature amended Section 163.3180, Florida Statutes, to require the implementation of public school concurrency. Each local government is required to adopt a PSFE as part of its comprehensive plan and amend its Intergovernmental Coordination and Capital Improvements Elements to be consistent. The PSFE must address school level of service, school utilization, school proximity and compatibility with residential development, availability of public infrastructure, co-location opportunities and financial feasibility. Rule 9J-5, Florida Administrative Code, contains the minimum requirements for the PSFE.

Section 163.3177, Florida Statutes requires that “the county and municipalities located within the geographical area of a school district shall enter into an interlocal agreement with the district school board which jointly establishes the specific ways in which the plans and processes of the district school board and the local governments are to be coordinated.” The Interlocal Agreement for Coordinated Planning and School Concurrency for St. Lucie County, which became effective on December 13, 2003, is being amended and restated.

### Evaluation

#### 1. Public School Facility Element

This is an entirely new element of the City Comprehensive Plan. The goals of the element are to ensure that the City:

- provides for collaboration with the St. Lucie County School Board in the planning for public school capacity to accommodate the projected enrollment demand within five year, ten year, and twenty year planning periods;
- provides for the implementation of school concurrency; establishment of the level of service standards for all schools; establishment or modification of the School Concurrency Services Areas; proportionate share mitigation process and options; and adoption of the St. Lucie County School Board Five-Year Work Program;
- provides for the location and design of safe and secure school sites;
- defines and identifies the responsibility of the different governmental entities and their representation on various boards and committees; and
- outlines how the PSFE will be monitored and evaluated.

#### 2. Future Land Use Element

The City is proposing to amend Objective 1.1.3 to include the new PSFE in language requiring development orders and permits for development and redevelopment activities to ensure level of service standards for public facilities.

#### 3. Capital Improvements Element

A new Policy 9.1.2.1 is being added to address level of service standards for high, middle and elementary schools. Additionally, Policy 9.1.2.2 incorporates by reference the St. Lucie County School Board’s Five-Year Work Plan, which ensures level of service standards for public schools are achieved and maintained.

### Extrajurisdictional Impacts

Under the informal agreement established by the Treasure Coast Regional Planning Council, local governments in the northern three counties of the region are to provide copies of amendment materials to other local governments that have expressed an interest in receiving such materials. In its transmittal letter to DCA dated May 7, 2008, the City

indicated that the amendment materials were provided to Martin and St. Lucie County Community Development departments. In correspondence dated May 29, 2008, Council provided the amendment materials to the City of Fort Pierce and requested comments from all local governments regarding the proposed amendments. As of the date of the preparation of this report, no comments had 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

Council has no comments/recommendations for modification to the proposed amendments. The amendments are considered to be consistent with the SRPP. It is noted that the City did not make revisions to the Intergovernmental Coordination Element as part of this amendment package. Section 163.3180 and 163.3177 require that the Intergovernmental Coordination Element describe joint processes for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency, etc. The City appears to address these matters under Goal 4 of the PSFE.

#### 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 High Schools and School Choice Zones
- 3 Middle Schools and School Choice Zones
- 4 Elementary Schools and School Choice Zones
- 5 Special Schools and School Choice Zones

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

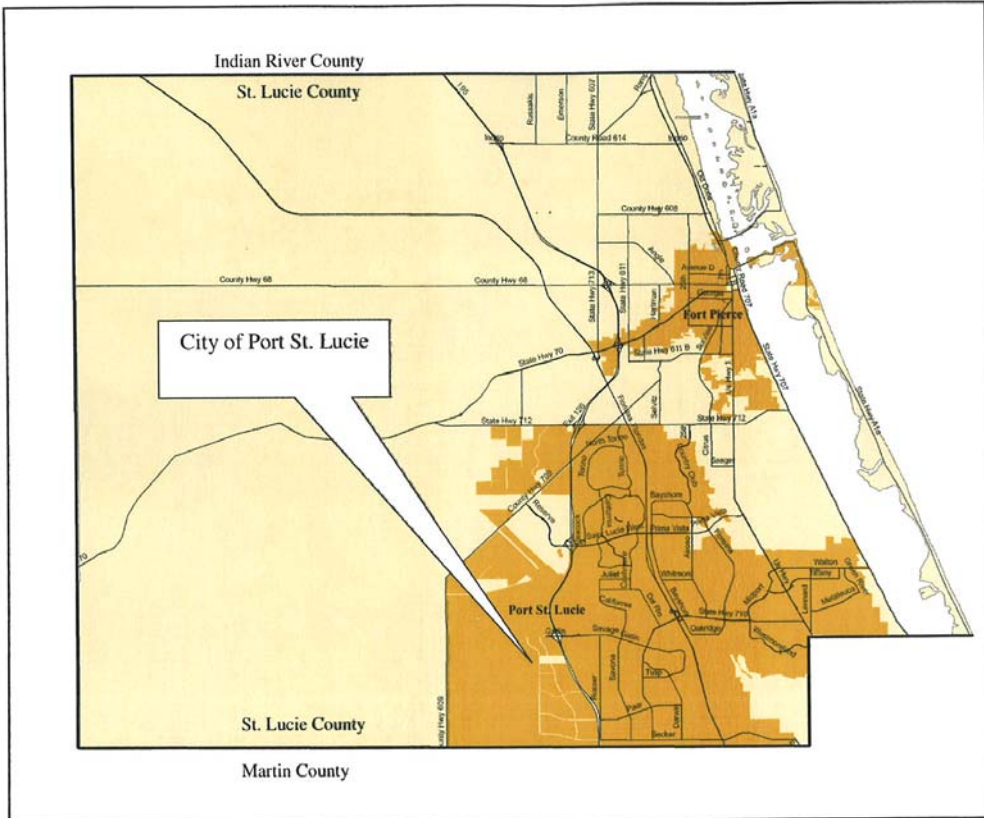
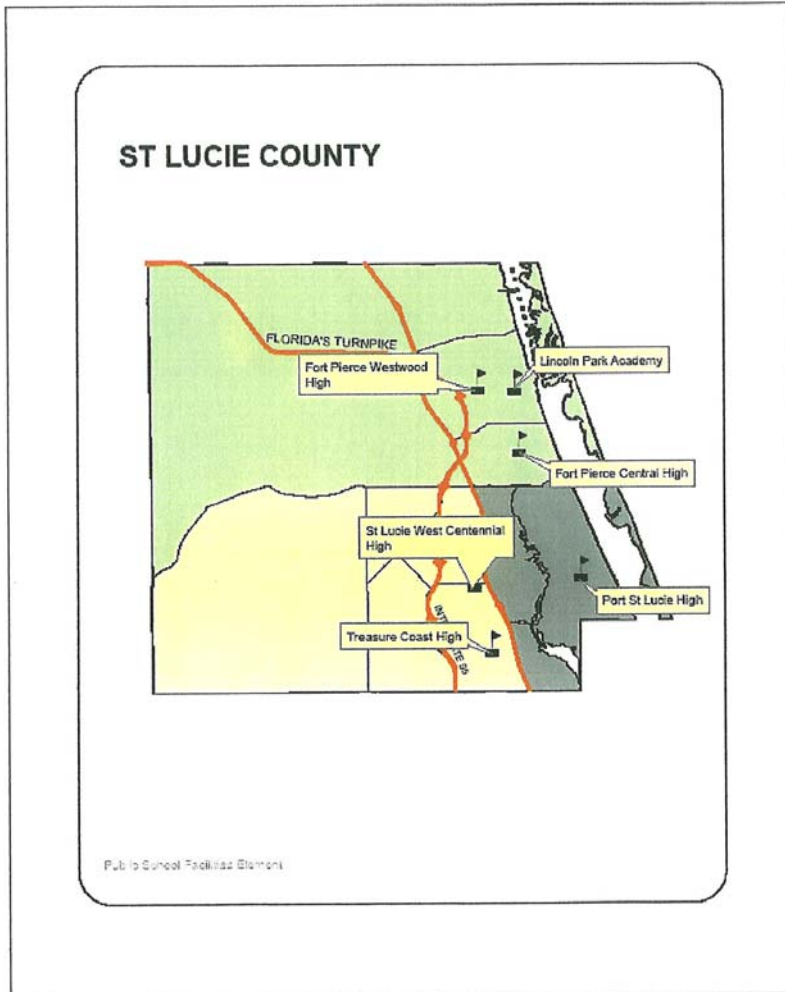
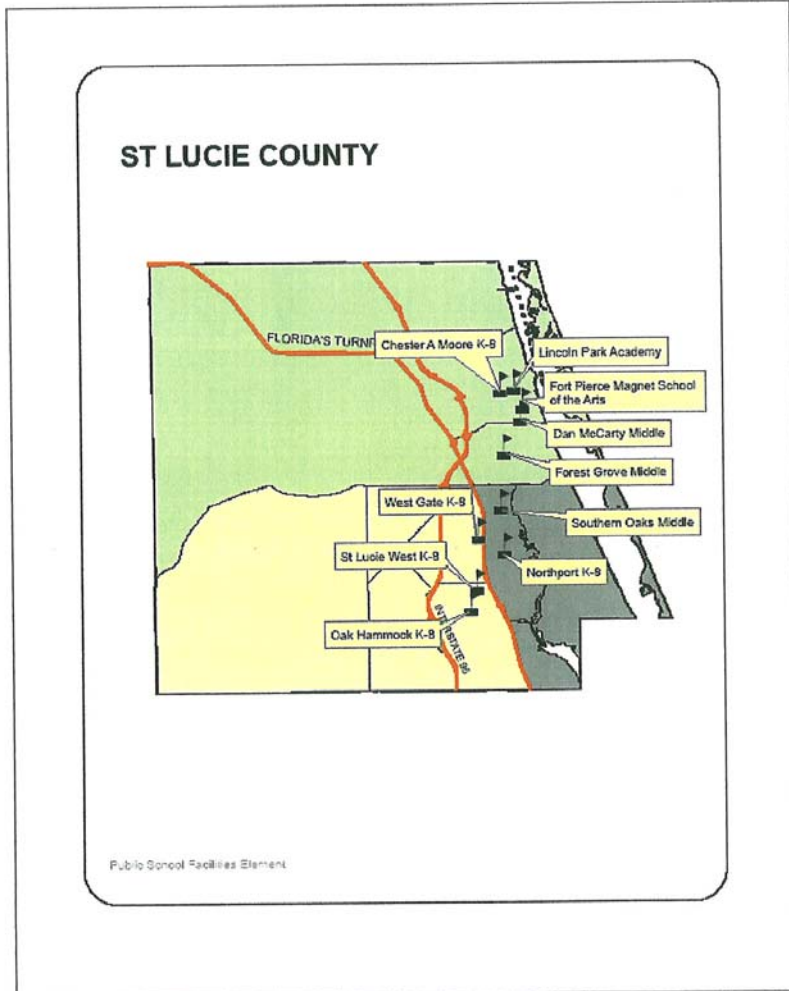


Exhibit 2



**High Schools and School Choice Zones**

Exhibit 3



**Middle Schools and School Choice Zones**

Exhibit 4

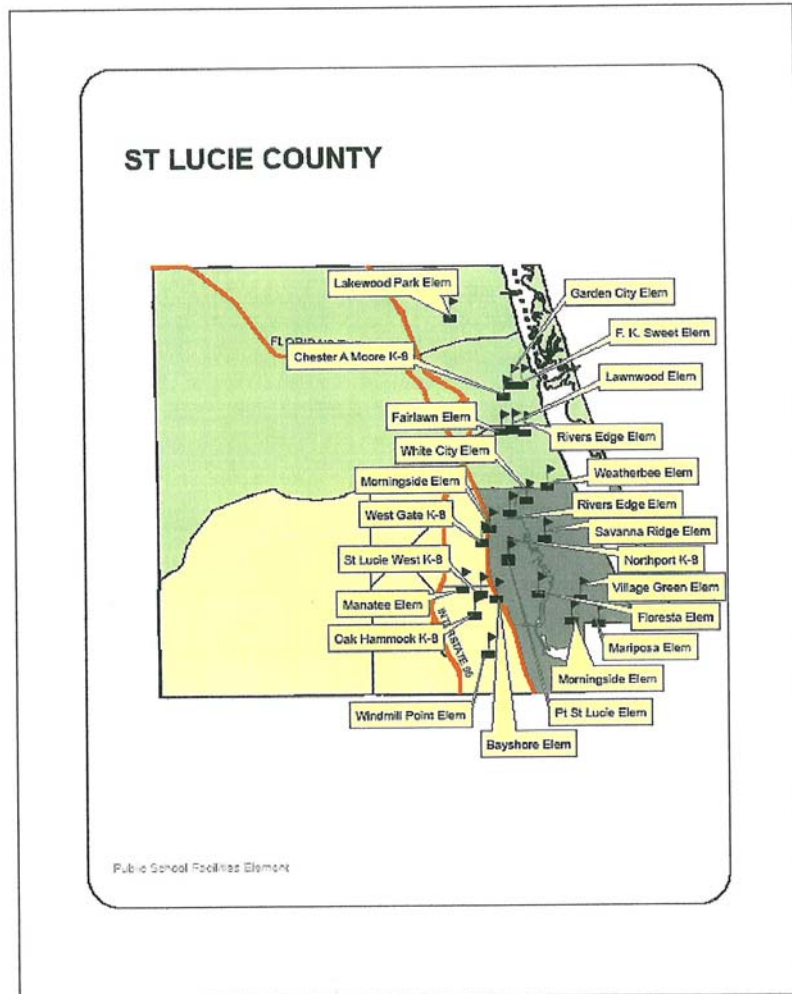
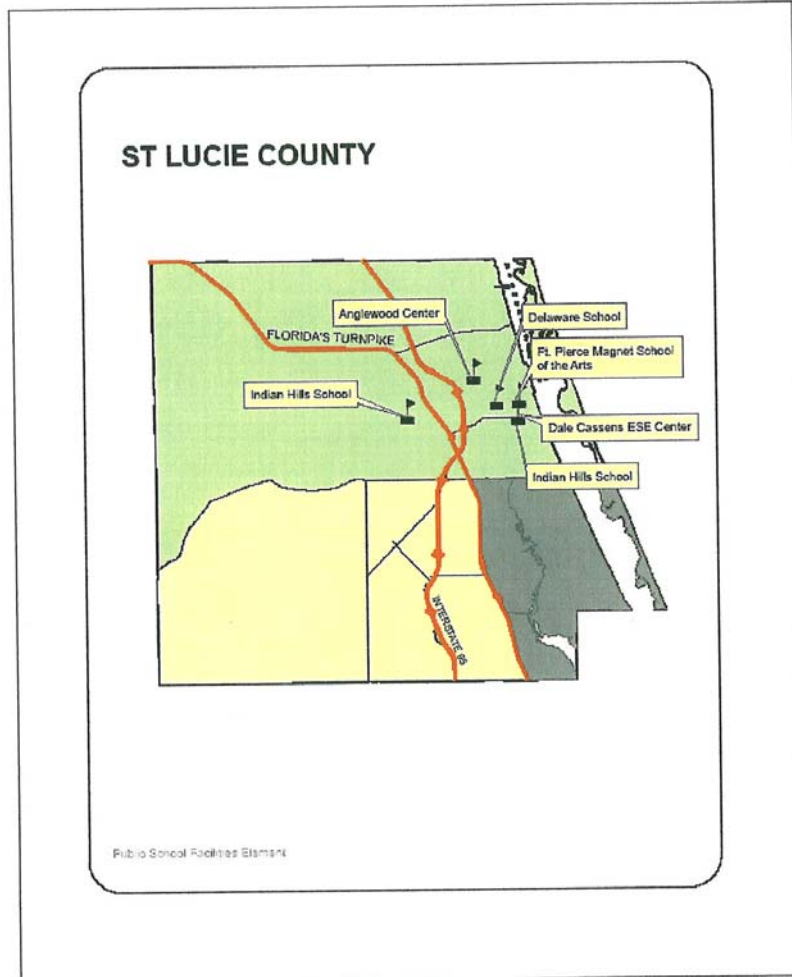


Exhibit 5



**Special Schools and School Choice Zones**