Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) 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 the TCRPC 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 two amendments to the Future Land Use Map (FLUM) of the City Comprehensive Plan. The City has requested a formal review of the amendments by the DCA.

Evaluation

Information about the two FLUM amendments is contained in Table 1. The locations of the subject properties and other information is shown in the exhibits. According to the City, both of these properties were given to the City for upland habitat preservation purposes. Both properties are identified as City-owned conservation land in the City of Port St. Lucie Conservation Lands Management Acquisition Plan, adopted by the City Council on September 14, 2009.
**Table 1**  
Proposed Amendments to the Future Land Use Map  
City of Port St. Lucie Comprehensive Plan  
DCA Reference No. 10-1

<table>
<thead>
<tr>
<th>Amendment Number/Name</th>
<th>Approx. Acreage</th>
<th>Current FLUM Designation</th>
<th>Proposed FLUM Designation</th>
<th>Approximate Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reserve Parcel</td>
<td>94.5</td>
<td>Open Space Recreation</td>
<td>Open Space Conservation</td>
<td>West of I-95, east of Glades Cut-Off Road, north of Commerce Center Drive.</td>
</tr>
<tr>
<td>Del Rio Parcel</td>
<td>35.3</td>
<td>Utility</td>
<td>Open Space Recreation (19.0 acres) Open Space Conservation (16.3 acres)</td>
<td>Southeast quadrant of I-95/Crosstown Parkway Interchange</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>129.8</strong></td>
<td></td>
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</table>

**Key to FLUM Designations**

- **Utility**: Lands that accommodate major public and private utilities
- **Open Space Recreation**: Sites designated for existing or future parks or neighborhood preserve areas with limited development potential
- **Open Space Conservation**: Areas to be maintained primarily on the natural state. Can also be assigned to areas designated for erosion prevention, flood and drainage areas.

**A. FLUM Amendments**

1. **Reserve Parcel**

   This 94.5 acre parcel is located immediately west of I-95 and between Glades Cut-Off Road and Commerce Center Drive (see Exhibits 2 through 5). The preservation of this property as upland habitat is required as part of the Reserve Development of Regional Impact (DRI) and the Settlement Agreement between St. Lucie County and Reserve Homes, Ltd., L.P. The use of the land is restricted to preservation and passive recreation.

   The current FLUM designation is Open Space Recreation. The proposed designation is Open Space Conservation. Surrounding uses include a large Florida Power and Light Company right-of-way to the north and west, I-95 to the east, and Commerce Center Drive with the Reserve DRI beyond to the south. The FLUM designations on surrounding properties are Utilities to the north, east and west, and Commercial Service beyond Commerce Center Drive to the south.
2. Del Rio Parcel

The 35.3 acre site is located immediately east of I-95 and south of the Crosstown Parkway interchange (see Exhibits 2, 6 and 7). The property serves as off-site upland habitat as part of the development order conditions for the St. Lucie West DRI. However, more than half of the property is leased for use as a paint ball park.

The current FLUM designation is Utilities. The proposed FLUM designations are Open Space Recreation (19.0 acres) and Open Space Conservation (16.4 acres). The existing land uses on surrounding properties include the Crosstown Parkway to the north, residential development to the east, a cemetery to the south and I-95 to the west. The FLUM designations on surrounding lands include Utility to the north and east, Institutional to the south and General Commercial across I-95 to the west.

Extrajurisdictional Impacts

Under the informal agreement facilitated by the TCRPC, 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. The City provided copies of the amendment materials to all surrounding local governments. Council sent a memorandum to St. Lucie County, Martin County and the City of Fort Pierce on December 2, 2009, seeking comments on the potential for negative extrajurisdictional impacts as a result of the proposed amendments. A letter was received from the St. Lucie County Growth Management Department dated December 22, 2009 (see Attachment A). The County has no objections to the proposed amendments.

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/Recommendation for Modification

1. The 35.3 acre Del Rio parcel is to serve as off-site upland habitat mitigation for the St. Lucie West DRI. According to the development order for the DRI, (Condition 12 under Habitat, Wetlands, Vegetation and Wildlife of Resolution 07-R40), the habitat to be preserved includes canopy, understory, and ground cover. Uses are to be limited to preservation and passive recreational. However, the City has leased part of this land for a paint ball park, and now proposes to designate that area (19.0 acres) as Open Space Recreation. This appears to be inconsistent with the DRI development order.
Recommendation for Modification: The City has allowed a portion of the land that was required to be preserved as upland habitat to be impacted by the activities of a paint ball park. This has included some clearing and other impacts. If the land was given to the City by the developer of the St. Lucie West DRI, then the City should be responsible for acquiring and assigning a FLUM designation of Open Space Conservation to an additional 19.0 acres which will serve to meet the requirements of the upland habitat preservation for the DRI.

NOTE: At the February 19, 2010 meeting, City of Port St. Lucie Mayor Patricia Christensen indicated that the City had acquired in excess of 19 acres of property that is going to be designated or has been designated as Open Space Conservation.

Consistency with Strategic Regional Policy Plan

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

The Treasure Coast Regional Planning Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments
List of Attachments

Attachments

A  December 22, 2009 correspondence from Mark Saterlee, AICP, Director of Growth Management, St. Lucie County
December 22, 2009

Terry L. Hess, AICP
Deputy Director
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, FL 34994

RE: City of Port St. Lucie Comprehensive Plan Amendments DCA No. 10-1
    Reserve Parcel Future Land Use Map Amendment
    Del Rio Parcel Future Land Use Map Amendment

Dear Terry:

Thank you for providing us with the opportunity to comment on the proposed City of Port St. Lucie Comprehensive Plan Amendments.

Both of the parcels are currently owned by the City of Port St. Lucie. The first proposed amendment applies to parcels that are located within the Reserve DRI. The County has worked closely with the City over the past two years to complete actions that were stipulated in the Settlement Agreement for the Reserve DRI. In reviewing the proposed future land use changes, there are no immediate traffic issues or other impacts associated with the changes that have not already been previously reviewed and considered.

The second proposed amendment applies to parcels that are owned by the City of Port St. Lucie and changes the classification from Utility to Open Space Recreation on one parcel and Open Space Conservation on the other parcel. The parcels are surrounded by Interstate 95 right of way, canal right of way, and FPL Utility right of way. In reviewing the proposed future land use changes, there are no apparent issues of concern to St. Lucie County generated by the proposed changes.

Therefore, St. Lucie County does not have any objections to the proposed amendments to the Future Land Use Map for the City of Port St. Lucie as presented in Round 10-1. Again, thank you for the opportunity to comment on these amendments. Please feel free to contact me should you have any questions in this regard.

Sincerely,

Mark Satterlee, AICP
Director of Growth Management
Ct: Lee Ann Lowery, Assistant County Administrator
    Daniel McIntyre, County Attorney
    Britton Wilson, Comprehensive Planner
## List of Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
</tr>
<tr>
<td>2</td>
<td>Amendment Location Map</td>
</tr>
<tr>
<td>3</td>
<td>Site Location Map – Del Rio and Reserve Parcels</td>
</tr>
<tr>
<td>4</td>
<td>Site Location Map – City Owned Reserve Property</td>
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<tr>
<td>5</td>
<td>Proposed Future Land Use Map – City Owned Reserve</td>
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<tr>
<td>6</td>
<td>Site Location Map – City Owned Del Rio Property</td>
</tr>
<tr>
<td>7</td>
<td>Proposed Future Land Use Map – City Owned Del Rio Property</td>
</tr>
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Exhibit 1
General Location Map
City of Port St. Lucie