MEMORANDUM

To: Council Members  
From: Staff  
Date: December 9, 2011 Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Port St. Lucie Comprehensive Plan  
Amendment No. 11-2ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC 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.

Background

The City is proposing one text amendment to the Future Land Use Element (FLUE) of the City’s comprehensive plan.

Evaluation

The proposed amendment addresses a discrepancy between the FLUE of the City comprehensive plan and the Zoning Code. Currently, the Zoning Code allows for telecommunications towers in the Utility Zoning District. Policy 1.1.8.6 in the FLUE specifies the land use designations that allow telecommunications towers. However, Policy 1.1.8.6 currently does not include the Utility designation. The proposed amendment will add the Utility land use designation to the list of land uses that permit telecommunications towers in Policy 1.1.8.6.

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.
and agencies that have expressed an interest in receiving such materials. On November 9, 2011, the TCRPC requested comments from these local governments and organizations regarding any conflicts with the proposed amendments. As of the date of the preparation of this report, no correspondence has been received.

Effects on Significant Regional Resources and Facilities

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is not in conflict or inconsistent with the SRPP.

Recommendation

Council should approve this report and authorize its transmittal to the City of Port St. Lucie and the Florida Department of Economic Opportunity.