To: Council Members

From: Staff

Date: June 17, 2011 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Port St. Lucie Comprehensive Plan
DCA Reference No. 11D1

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. The TCRPC comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. The 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 of Port St. Lucie has proposed text amendments to the Future Land Use Element of the City Comprehensive Plan. The proposed amendments are directly related to the Southern Grove, Tradition and Western Grove Developments of Regional Impact (DRI). The City has requested a formal review of the amendments by the DCA.

Evaluation

An application for a substantial deviation to the Southern Grove DRI was submitted on September 21, 2009 and found insufficient for review on October 20, 2009. A sufficiency response was received on July 7, 2010 and the application was again found insufficient for review on August 4, 2010. The landowner/developer has not yet submitted an additional sufficiency response.

Under Florida Statutes, a comprehensive plan amendment related to a DRI amendment that has been submitted by the developer must be considered by the local government concurrent with the
proposed DRI substantial deviation. The City’s transmitted amendments consist of revisions to an objective, policies and conceptual master plan figures.

**Future Land Use Element**

1. **Policy 1.2.2.9** – this policy is revised to clarify that the term “gross leasable area” pertains to regional mall/lifestyle center projects within the Regional Business Center sub-district; and not to smaller free-standing buildings such as restaurants, banks, retail stores, etc. that may also be located in the Regional Business Center.

2. **Objective 1.2.8** is revised to rename the Gatlin/I-95 New Community Development (NCD) District to the Tradition/Western Grove NCD District. This name change is consistent with the Tradition and Western Grove DRIs.

3. **Policy 1.2.8.1**, pertaining to the Tradition/Western Grove NCD District is revised as follows:
   - Number of residential units decreased from 14,600 to 11,307.
   - Amount of non-residential square footage decreased from 6 million to 3.4 million.
   - The number of hotel rooms is decreased from 500 to 150.
   - Institutional, civic, amenities and ancillary uses are permissible.

   The City may increase or decrease uses as part of an Equivalency Matrix adopted as part of the approved DRI development order. These regions are considered by the City to be consistent with the currently approved DRI.

4. **Policy 1.2.9.1** revises the Southern Grove NCD District as follows:
   - The number of residential units is increased from 6,600 to 7,388.
   - The amount of non-residential (commercial retail, office, industrial, research and development) square footage is increased from 4.1 million to 13.2 million.
   - The number of hotel rooms is increased from 300 to 791.
   - The addition of 300 hospital beds.
   - The addition of institutional, civic, amenities and ancillary uses.

   The City may increase or decrease uses that are included in an Equivalency Matrix adopted as part of the approved DRI development order. The applicant submitted an analysis to justify the increased development intensities and densities. The City indicates that adequate public facilities and services are available to accommodate the increased densities/intensities; although a revised transportation analysis is still being conducted.

5. **Figure 20** (see Exhibit 2) is revised to show the allocation of land use sub-categories for the Southern Grove NCD District.

6. **Figure 21** (see Exhibit 3) is revised consistent with the revised boundaries for the Tradition and Western Grove DRIs.
The completed and proposed development in this area of the I-95 corridor provides large scale employment and retail facilities for the City. These currently include the Torrey Pines Institute for Molecular Studies, a 111-room hotel, and a 130,000 square feet building under construction for the Vaccine and Gene Therapy Institute. The City has made major extensions to the regional roadway network, including Village Parkway, Community Boulevard and Discovery Way. There is also a recently completed new I-95 interchange at Becker Road.

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 Martin County, St. Lucie County, and the Cities of Fort Pierce and Stuart, as well as St. Lucie Transportation Planning Organization and Martin Metropolitan Planning Organization. On May 12, 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 or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on most significant regional resources or facilities. However, impacts to the regional roadway network will occur as a result of the proposed increase in development densities/intensities on the Southern Grove DRI.

Analysis of Consistency with Strategic Regional Policy Plan

The applicant has not yet submitted the additional information necessary for Council to make a finding of sufficiency on the substantial deviation application. The applicant needs to adequately address agency and local government questions and concerns, especially related to transportation issues and capacity. If the questions and concerns that have been raised during the sufficiency review process on the substantial deviation application are adequately addressed and conditions are incorporated into the development order to mitigate the issues and concerns, the proposed amendments would 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 City of Port St. Lucie and the State Land Planning Agency.

Attachments
List of Exhibits

Exhibit

1. General Location Map
2. Southern Grove NCD Figure 20 – Conceptual Land Use Plan
3. Tradition/Western Grove Figure 21 – Conceptual Land Use Plan
Exhibit 1
General Location Map
City of Port St. Lucie
Figure 20
Conceptual Land Use Plan
Figure 21
Tradition/ Western Grove Conceptual Land Use Plan

Legend
- NCD +/- 4,293.44 acres
- OSC/OSR +/- 374.62 acres

NCD Districts

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