AGENDA ITEM 5I

To: Council Members

From: Staff

Date: May 20, 2011 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Port St. Lucie Comprehensive Plan
DCA Reference No. 11-1

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 text amendments to the Transportation Element of the City Comprehensive Plan. The City has requested that the DCA carry out a formal review of the amendments.

Evaluation

The proposed amendments would revise Map #7 (2025 Needs Assessment Map) and Map #8 (2025 Cost Feasibility Map) to depict the study area for the Crosstown Parkway Extension; and the Background section of the Element under “Proposed Corridors” to identify the two segments of the Crosstown Parkway Corridor. These two segments are:

a. From I-95 east to Manth Lane; and
b. From Manth Lane east to U.S.1, including the crossing of the North Fork St. Lucie River.
According to City staff, the purpose of the amendments is both to identify the Crosstown Parkway Corridor as two segments, and to reflect the Crosstown Parkway Extension Study area for the Project Development and Environmental (PD&E) Study and Environmental Impact Statement. Several routes will be considered for the Crosstown Parkway Extension.

**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 2, 2011, the TCRPC requested comments from these local governments and organizations regarding any conflicts with the proposed amendment on May 2, 2011. As of the date of the preparation of this report, no correspondence has been received.

**Effects on Significant Regional Resources or Facilities**

It is recognized that the Crosstown Parkway Extension over the North Fork St. Lucie River will impact the North Fork St. Lucie River Aquatic Preserve, a resource of regional and State significance. The PD&E Study and Environmental Impact Statement should identify unavoidable impacts and the appropriate mitigation for those impacts.

**Analysis of Consistency with Strategic Regional Policy Plan**

The SRPP calls for a balanced and integrated transportation System (Goal 7.1). The Regional Roadway Network is an important component of the transportation system. The completion of Crosstown Parkway is considered a high priority by the City of Port St. Lucie. The City, the largest in the region with a 2010 population of 164,603, currently has only two roadways (Port St. Lucie Boulevard and Prima Vista/St. Lucie West Boulevard) that connect the eastern and western portions of the City by crossing the North Fork St. Lucie River. The completion of Crosstown Parkway is also a high priority of the St. Lucie Transportation Planning Organization and would contribute to the completion and integration of the regional roadway network.

**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**
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Exhibit 1
General Location Map
City of Port St. Lucie
Exhibit 3
2025 Cost Feasibility Map (Map #8)

2025 Cost Feasibility Map
Future Transportation Map Series Map #8

LEGEND
- New/Improved 4 Lane
- - - - New/Improved 6 Lane
- Crosstown Parkway Extension
- Study Area
- (Proposed 6 Lane River Crossing)