TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: January 20, 2012 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 12-1ESR

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 of Port St. Lucie is proposing one Future Land Use Map (FLUM) amendment to the City Comprehensive Plan.

Evaluation

The proposed amendment is to change the FLUM designation of a 46.94-acre parcel, also known as the Peacock Property, from Commercial General, Medium Density Residential, and Open Space Conservation to Residential Golf Course (RGC). The RGC land designation allows a maximum of 5 dwelling units per acre and a minimum of one 18-hole golf course.

Concurrent with this proposed comprehensive plan amendment, the applicant has submitted a Notice of Proposed Change (NOPC) to incorporate the subject property into the Verano Development of Regional Impact (DRI). The DRI amendment and this FLUM amendment will be considered by the City of Port St. Lucie at the same meeting.
The subject parcel is currently vacant and contains approximately 25.6 acres of high quality native upland vegetation, which is primarily pine flatwoods with cabbage palm and oak hammocks. The applicant has agreed to comply with the 25 percent upland preservation requirement of the City of Port St. Lucie through a donation of natural lands to the City. Language for this donation will be included in the revised development order to be adopted as part of the Verano DRI NOPC.

**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 December 14, 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 objections to the proposed amendment have 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.

**Attachments**
List of Exhibits

Exhibit

1  General Location Map
2  Current Future Land Use Map
3  Proposed Future Land Use Map
4  Adjacent Major Developments Map
Exhibit 1
General Location Map
City of Port St. Lucie
Exhibit 2

Current
Future Land Use Map
Peacock Parcel
City of Port Saint Lucie, FL