To:        Council Members

From:      Staff

Date:      June 15, 2012 Council Meeting

Subject:   Local Government Comprehensive Plan Review
           Draft Amendments to the City of Port St. Lucie Comprehensive Plan
           Amendment No. 12-3ESR

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 text amendments to the Future Land Use Element of the comprehensive plan. The proposed amendments are directly related to the Riverland/Kennedy Development of Regional Impact (DRI). The applicant for this DRI has submitted a Notice of Proposed Change (NOPC) for the project, which is currently under review. Pursuant to Section 380.06, Florida Statutes, the local government must hear both the application for the NOPC and the comprehensive plan amendments at the same hearing.

Evaluation

The proposed changes to the comprehensive plan are to amend policies regarding the New Community Development District (NCD District) Future Land Use designation, and policies establishing the Riverland/Kennedy NCD District. Also, the Conceptual Master Plan for the Riverland/Kennedy NCD District is proposed to be amended. The amendment package includes the following proposed changes:
• Amend Policy 1.2.2.3 to change the maximum neighborhood size from 600 acres to 750 acres to allow for larger land areas defined by the arterial roadway network.

• Amend Policy 1.2.4.1 to provide for broader financing mechanisms for infrastructure and maintenance to ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District.

• Amend Policy 1.2.4.2 to be consistent with Section 163.3180 (5)(h)(3), Florida Statutes, regarding transportation concurrency.

• Amend Policy 1.2.6.2 to reduce the size of a Master Planned Unit Development (MPUD) zoned area from 100 to 50 acres to allow more flexibility in rezoning areas.

• Amend Policy 1.2.10.2 defining the allocation of land uses in the Riverland/Kennedy NCD District to be consistent with proposed changes to the Conceptual Master Plan for the Riverland/Kennedy NCD District. The allocation of land uses is proposed to be modified as follows: 125 acres of Employment Center, 479 acres of Neighborhood/Village Commercial Area, 367 acres of Mixed Use, and 3,080 acres of Residential. The 125 acre employment center was required to be given to the City by the original annexation agreement. This requirement was changed to a 50 acre civic site by the Third Amendment to the Annexation Agreement dated November 16, 2009.

• Amend Policy 1.2.10.3 to reduce the additional amount of neighborhood and community parks to be provided within the Riverland/Kennedy NCD from 140 to 91 acres. This policy is proposed to be amended to reflect the Third Amendment to the Annexation Agreement dated November 16, 2009.

• Amend Policy 1.2.10.5 to identify transportation and public facilities requirements completed by the Riverland/Kennedy NCD District.

• Amend the Riverland/Kennedy NCD District Conceptual Master Plan to illustrate the location and allocation of land uses. The proposed changes include the elimination of E/W #2 collector road, deletion of the Employment Center area, and the expansion and relocation of the Mixed Use area.

The proposed comprehensive plan amendments are related to the Riverland/Kennedy DRI NOPC, which was originally submitted to Council for review on February 25, 2011. Supplemental information related to the NOPC was also submitted on March 21, 2012 and April 25, 2012. The review of the NOPC is currently ongoing.

The NOPC proposes to revise several development order conditions related to project phasing, buildout dates, transportation, wetlands, listed species, and parks and recreation. The NOPC also proposes minor revisions to the Master Development Plan. The main regional issue related to the NOPC is the proposed modification of transportation conditions. Riverland/Kennedy was one of the four DRIs included within the Western Annexation Traffic Study (WATS). The study
assumed the roadway network necessary to support the proposed developments (Southern Grove, Western Grove, Wilson Groves, and Riverland/Kennedy) would be built when needed. Therefore, all four developments shared date specific conditions to provide the necessary roadway network within the WATS area. Not all developments have been proceeding as expected under the WATS. Wilson Groves has recently amended the development order to disconnect from the other developments so that it may proceed individually. Riverland/Kennedy is proposing a similar approach to modify the transportation conditions to disconnect from the other developments. Council staff is currently working with the applicant, City of Port St. Lucie, Florida Department of Transportation, and other organizations to ensure that the transportation conditions are modified in a way that does not create additional traffic impact on the regional roadway network.

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. The City provided copies of the amendment materials to Martin County, St. Lucie County, and several agencies. On April 4, 2012, 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 amendments 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 comprehensive plan amendments are not in conflict or inconsistent with the SRPP. Council is continuing to work with all parties to ensure that proposed changes associated with the Riverland/Kennedy DRI NOPC will not result in impacts to significant regional resources and facilities.

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

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Exhibit 1
General Location Map
Exhibit 2
Existing Conceptual Master Plan

Figure 18
City of Port St. Lucie
Comprehensive Land Use Plan
Scale: 1" = 1/2 Mile
Date: March 6, 2006

Subdistrict Legend
- Residential
- Mixed Use
- Neighborhood/Village Commercial Area
- Employment Center
- Regional Park (50+ Ac)
- Conceptual Roadway

General Data:
Total Riverland/Kenney Acres: 3,843 ac
Proposed Land Use Subdivisions:
- Neighborhood/Village Commercial Area: 179 ac
- Mixed Use: 290 ac
- Residential: 3,336 ac
- Employment Center: 125 ac

*Proposed areas of subdivisions have been rounded to the nearest 1/10 Ac.
Exhibit 3
Proposed Conceptual Master Plan