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. 12-4ER 

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 goals, objectives and policies of the Future Land Use, Transportation, Housing, Infrastructure, Conservation and Coastal Management, Intergovernmental Coordination, Recreation and Open Space, Economic Development and Capital Improvements elements of the City Comprehensive Plan. No changes are proposed to the Public School Facilities Element or the Future Land Use Map. The proposed text amendments are pursuant to an Evaluation and Appraisal Report (EAR) adopted by the City on April 26, 2010 and found sufficient by the Department of Community Affairs on July 6, 2010. 

Evaluation

The following summarizes the major EAR-based amendments to the City’s Comprehensive Plan:
A. Future Land Use Element

1. Incorporated new objectives and policies to facilitate neighborhood planning. The policies address the neighborhood preservation needs of the City and the strategic review of infill development and redevelopment opportunities.

2. Added policies to promote the study and identification of acceptable locations for potential infill and redevelopment. Updated policies to address mixed use and transit supportive developments and included design standards and review criteria to ensure compatibility with surrounding neighborhoods.

3. Established new objectives and policies that promote targeted infill development identified through the strategic review of infill development and redevelopment opportunities.

4. Established location criteria and development standards for transit supportive development.

5. Incorporated new objectives and policies to facilitate redevelopment in the City of Port St. Lucie Community Redevelopment Area. Policies encourage mixed use and multi-modal and energy efficient development.

6. Incorporated a mixed land use category to replace the current practice of designating multiple land uses on a parcel to allow mixed use development.

7. Incorporated new objectives and policies which specifically address incorporation of green development standards and transit supportive land use and site design guidelines.

8. Included policies that provide procedures to identify and implement joint planning areas for purposes of annexation, and joint infrastructure service areas.

9. Added new objectives and policies to establish criteria for evaluating annexation proposals based on the following:
   - City and County future land use
   - Existing enclaves
   - A demonstrated need for additional land to accommodate projected population growth
   - Potential for economic opportunity and job growth
   - Availability of existing utilities and logical and practical service area expansions
   - Analysis of the public facilities that are necessary and desirable for providing community services to the projected population/need.
   - Compact and efficient growth patterns
   - Fair share obligations to major community infrastructure required for the overall Urban Service Area that exceed the development and required improvements.
   - A fiscal impact analysis that provides a cost/benefit analysis of each of the proposed annexations and demonstrates that each development area will pay for itself and will cover costs of the City’s ongoing maintenance.
   - A conceptual phasing plan that ties development levels to provision of services and infrastructure.
   - Use of development agreements for all annexation projects to provide the city with certainty as to the completion of improvements in conjunction with development, and to provide developers with certainty of the protection of entitlements.
10. Established criteria for the review of amendments to the Future Land Use Map based on consistency with the goals, objectives, and policies of all elements of the Comprehensive Plan and other considerations such as:
   • satisfy a deficiency or mix of uses in the Plan map;
   • accommodate projected population or economic growth of the City;
   • diversify the housing choices in the City;
   • enhance or impede provision of services at adopted level of service standards;
   • compatibility with abutting and nearby land uses;
   • enhance or degrade environmental resources; and
   • job creation within the targeted industry list.
11. Revised the Future Land Use Element to remove the Western Annexation Area sub-element. The revisions incorporated the data and analysis, and goals, objectives, and policies contained in the Western Annexation Area sub-element into the overall Future Land Use Element. Strengthened the goals, objectives and policies to include appropriate development controls to discourage urban sprawl, encourage mixed use development, a well-planned network for public infrastructure, employment opportunities, and a diversity of housing choices and affordability.
12. Provided for a new Planned Industrial Park future land use designation that would accommodate the City’s targeted industries list and economic development directives.

B. Transportation Element

13. Developed appropriate goals, policies, and objectives to support the establishment of a multimodal approach to transportation planning by raising the priority of the transit user, cyclist, and pedestrian. Areas addressed include:
   • Pedestrian facilities including well maintained sidewalks, shelters, and crosswalks
   • Bicycle parking facilities
   • Transit bus stops and transit stop amenities (i.e., bench, bus shelter, etc.)
   • Phased traffic signals to accommodate pedestrian movements
   • Removal of barriers that discourage walking
   • Compliance with Americans with Disabilities Act requirements
   • Buffering between vehicular areas and sidewalks
   • Linkage to existing or future sidewalks and/or bikeway network and transit route
14. Added policies to promote cooperation with the County on their Greenways and Trails program and with the St. Lucie County Transportation Planning Organization on their Bicycle and Pedestrian Plan.
15. Strengthened existing policies to require better coordination with adjacent jurisdictions on multi-modal approaches to transportation planning and implementation of concurrency or mobility.
16. Revised the Transportation Element to remove the Western Annexation Area sub-element. The revisions incorporated data and analysis, and goals, objectives, and policies on the development of the Western Annexation Area into the overall Transportation Element.
C. Housing Element

17. Revised the Element to add the following Affordable Housing Advisory Committee recommendations approved by the City Council:
   • Support development of affordable and/or workforce housing near (within ½ mile) of a transportation hub, major employment centers, and mixed use developments.
   • Allow for the reduction of parking and setback requirements for affordable housing projects where it can be shown such reduction would be compatible with surrounding neighborhood and not have adverse impact on neighborhood.
18. Revised the element to address energy efficiency in the design and construction of new housing and the use of renewable energy resources.
19. Incorporated policies to address the housing needs of an aging population.

D. Infrastructure Element

20. Revised the Sanitary Sewer Sub-Element to promote water conservation through greater use of reclaimed water.
21. Updated the level of service standards for potable water and sanitary sewer.
22. Under the Stormwater Sub-Element, developed policy language supportive of surface water quality protection and improvement.
23. Revised the Infrastructure Element to remove the Western Annexation Area sub-element. Incorporated data and analysis and goals, objectives, and policies on the development of the Western Annexation Area into the overall Infrastructure Element.

E. Conservation and Coastal Management Element

24. Revised the definition of coastal planning area and the coastal high hazard area.
25. Updated data and analysis specific to the Coastal High Hazard Area and hurricane evacuation as identified for St. Lucie County in the 2010 Statewide Regional Evacuation Study for the Treasure Coast Region.
26. Incorporated updated data on the status of threatened, endangered and species of special concern.
27. Created objectives and policies for the acquisition, conservation, and preservation of native habitats.
28. Revised policies to ensure future development in the coastal area should be limited to those land uses which are resource dependent or compatible with the physical and environmental characteristics of the coastal area.
29. Included a policy to facilitate energy conservation in existing public buildings.

F. Intergovernmental Coordination Element

30. Included a policy to ensure adoption of interlocal agreements within one year of adoption of the amended Intergovernmental Coordination Element.
31. Established policies to provide for effective continued coordination and participation among pertinent public and quasi-public entities to best maintain the City’s quality of life and efficient use of resources.
32. Added a policy to address coordination with the Florida Department of Environmental Protection, South Florida Water Management District, local municipalities and other appropriate agencies regarding water conservation, and water supply planning.

G. Recreation and Open Space Element

33. Created policies to promote greenways and trails as part of the City’s recreation component and to tie the City’s recreational trail system into existing County greenways and trails systems.
34. Created policies to encourage passive recreation and eco-tourism in conservation areas, where feasible.
35. Created policies to promote partnerships with local arts/cultural organizations and sports organizations, and promote recreational tourism opportunities.

H. Economic Development Element

36. Revised policies to promote coordination with the Economic Development Council of St. Lucie County, St. Lucie County, Chamber of Commerce, Florida’s Research Coast and other agencies to promote economic development, access resources to assist economic development and help promote economic diversification.
37. Created objectives and policies to support coordination with local and regional job creation and retention efforts.
38. Created policies to support working with educational partners to ensure there are appropriate educational opportunities, job skills programs, and facilities to meet business and industry needs.
39. Created policies that provide stronger guidance for land use decisions to ensure that there is adequate industrial land for economic development.
40. Added policies relating to Industrial and Office land uses to facilitate recruiting of targeted industries to the City, consistent with employer workforce needs and emerging Industrial and Office land use trends.
41. Incorporated objectives and policies to promote recreation and tourism based on the natural resources in the area.

I. Capital Improvements Element

42. Revised the Capital Improvements Element to remove the Western Annexation Area sub-element. The revision incorporated data and analysis, and goals, objectives, and policies on the development of the Western Annexation Area into the overall Capital Improvements Element.

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 May 9, 2012, the
TCRPC requested comments from these local governments and organizations regarding any conflicts with the proposed amendments.

The City of Fort Pierce provided comments concerning an inconsistency with the utility service area map (see Exhibit 2). Prior to adoption, the City should ensure the concerns raised by the City of Fort Piece have been adequately addressed.

**Effects on Significant Regional Resources and Facilities**

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

**Conclusion**

The proposed amendments are not in conflict or inconsistent with the SRPP. The City should coordinate with the City of Fort Pierce to address concerns regarding the utility service area map.

**Recommendation**

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

Attachments
<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
</tr>
<tr>
<td>2</td>
<td>Correspondence from David Carlin, Assistant Director of Planning, City of Fort Pierce</td>
</tr>
</tbody>
</table>
Exhibit 1
General Location Map

City of Port St. Lucie
May 29, 2012

Stephanie Heidt
Administrative Coordinator/ICR Coordinator
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, Florida 34994

Re: EAR Based Amendments-Port St. Lucie

Dear Ms. Heidt,

Thank you for providing the opportunity to review the proposed EAR Based Amendments to the City of Port St. Lucie’s Comprehensive Plan. The City of Fort Pierce has the following comment:

On page 1-10 of the Future Land Use Element, the Utility Service Area subsection contains a reference to map INF-1 which identifies the northern utility service area to end at Midway Road. However, this map is inconsistent with the following maps:

- The 2011 South Florida Water Management District (SFWMD) Upper East Coast Water Supply Plan Map-Figure B-3 which shows an area north of Midway Road currently serviced by Port St. Lucie (attached);

- The Utilities Map adopted by Port St. Lucie City Council via Ordinance 07-22 on March 26, 2007, and the City of Port St. Lucie Utility Systems Department map (attached).

It should be noted that part of the utility service areas included have already been identified in the 2004 Interlocal Agreement between St. Lucie County and the Fort Pierce Utilities Authority (FPUA) as being within the FPUA retail or bulkwater service.

It is recommended that a policy be included to the Future Land Use Element to reflect that Port St. Lucie currently provides limited utility services to the St. Lucie County Landfill which is currently located within the City Limits of Fort Pierce. This was previously established by an agreement executed by the City of Port St. Lucie on September 21, 1993 which limits capacity to 1 ERC.
Please feel free to contact me should you require further information.

Sincerely,

David Carlin
Assistant Director of Planning
Figure B-3. 2009 Utility Service Areas in St. Lucie County.