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 is proposing one text amendment to the Future Land Use Element of the City’s comprehensive plan.

Evaluation

The proposed amendment is to revise Policy 1.2.2.3 of the Future Land Use Element to increase the maximum building height for schools and multi-family buildings from 35 feet to 65 feet within the residential sub-category of the New Community Development District (NCD) future land use classification. The maximum building height for residential and other uses will remain at 35 feet.

The NCD is a mixed land use future land use classification for large scale developments of regional impact (DRI). The NCD category applies to the Tradition, Western Grove, Southern Grove, Wilson Groves, and Riverland/Kennedy DRIs. An NCD District can be broken into seven land use sub-categories: Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center, and Mixed-Use. This amendment only
applies to the Residential sub-category within an NCD District. The purpose of the amendment is to accommodate development at greater densities to reduce costs associated with development of multi-family housing and educational facilities. The proposed amendment will not increase the overall intensity of development in the previously approved DRIs.

**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 August 8, 2012, the TCRPC requested comments from these local governments and organizations regarding any conflicts with the proposed amendment. As of the date of the preparation of this report, no objections to the proposed amendment have been received from other local governments or agencies.

**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.