AGENDA ITEM 5G

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

St. Lucie County is proposing two amendments to the Future Land Use Map (FLUM) of the comprehensive plan.

Evaluation

St. Lucie County Ordinance 12-024 includes an amendment to change the FLUM designation on seven parcels totaling 14.6 acres from RU (Residential Urban – 5 dwelling units/acre) to IND (Industrial). The parcels are owned by the County and are located west of Ridgehaven Road. The parcels are within the Airport Overlay Zone, and are managed by St. Lucie County International Airport. This amendment is intended to bring the subject property into conformance with the Airport Master Plan, which prohibits incompatible uses within the Airport Overlay Zone, such as homes, schools, hospitals, and other types of development identified by the Federal Aviation Administration.

St. Lucie County Ordinance 12-025 includes an amendment to change the FLUM designation on a 36-acre parcel from RU (Residential Urban – 5 dwelling units/acre) to P/F (Public Facilities).
This parcel is owned by the County and is located within Lakewood Regional Park at the southeast corner of the intersection of Emerson Avenue and Hibiscus Road. The parcel consists of active recreation opportunities such as baseball, softball, and a community pool. The proposed amendment is intended to bring the FLUM designation of the property into consistency with the existing use.

**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 12, 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 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 amendments are not in conflict or inconsistent with the SRPP.

**Recommendation**

Council should approve this report and authorize its transmittal to St. Lucie County and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Location Map for Ordinance 12-024 Amendment
3  Location Map for Ordinance 12-025 Amendment
Exhibit 1
General Location Map
Exhibit 2
Location Map for Ordinance 12-024 Amendment
Exhibit 3
Location Map for Ordinance 12-025 Amendment