MEMORANDUM

To: Council Members
From: Staff
Date: May 17, 2013 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the St. Lucie County Comprehensive Plan
Amendment No. 13-3ESR

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.

The amendment package from St. Lucie County includes one amendment to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation on portions of five contiguous parcels totaling 14.61 acres from Residential/Conservation to Residential Estate and from Conservation Public to Residential Estate. The subject properties are located east of the intersection of Tozour Road and North U.S. Highway 1 in northeastern St. Lucie County. The existing use on the subject properties is vacant, except for one single family residential unit. The proposed designation, Residential Estate, is intended for large lot, single-family detached residential dwellings at a density of one unit per acre.

The purpose of the FLUM amendment is to correct an apparent scrivener’s error that occurred in 1990. St. Lucie County staff research determined that the properties were likely changed when hand drawn maps were electronically digitized.
On April 15, 2013, TCRPC requested comments from nearby local governments and organizations that have expressed an interest in reviewing amendment materials. 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. No extrajurisdictional impacts have been identified. No adverse effects on significant regional resources and facilities have been identified.

**Conclusion**

The proposed amendment is consistent 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  Future Land Use Map
Exhibit 1
General Location Map
Exhibit 2
Future Land Use Map