MEMORANDUM

AGENDA ITEM 8D

To: Council Members

From: Staff

Date: October 17, 2014 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 14-3ESR

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 the City of Port St. Lucie includes a text amendment to the Future Land Use Element of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment modifies Policies 1.1.4.13 and 1.2.6.1 in the Future Land Use Element. Currently, these two policies do not identify the General Use (GU) zoning district as a compatible district with the New Community Development District (NCD) future land use designation. The proposed amendment adds GU as a compatible zoning district associated with the NCD designation. The proposed amendment will allow parcels of land smaller than 100 acres to be rezoned GU for the placement and construction of public facilities without having a Master Planned Unit Development zoning district in place. The proposed amendment will provide the city with greater flexibility in siting major public facilities on properties with the NCD designation.
Extrajurisdictional Impacts

TCRPC requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on September 29, 2014. No extrajurisdictional impacts have been identified.

Regional Impacts

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 City of Port St. Lucie and the Florida Department of Economic Opportunity.

Attachments
# List of Exhibits

<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>Ordinance 14-65</td>
</tr>
</tbody>
</table>
Exhibit 1
General Location Map
ORDINANCE 14-65

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE BY AMENDING POLICIES 1.1.4.13 AND 1.2.6.1 OF THE FUTURE LAND USE ELEMENT, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended; and

WHEREAS, the City initiated comprehensive plan text amendment, P14-130, proposes to amend the Future Land Use Element by amending Policies 1.1.4.13 and 1.2.6.1 as outlined in Exhibit “A” and “B” with additions shown as underlined and deletions shown as strikethrough; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly designated as the local planning agency pursuant to Section 163.3174, et. seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment (P14-130) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, The Port St. Lucie City Council has prepared this amendment to the City’s Comprehensive Plan as a Large Scale Amendment in accordance with Section 163.3184, Florida Statutes, and the proposed amendment has been reviewed by the State Land Planning Agency; and

WHEREAS, two (2) public hearings with due notice have been held by the City
ORDINANCE 14-65

Council to inform the public and receive comments and objections: and

WHEREAS, the Port St. Lucie City Council desires to hereby formally adopt this amendment (P14-130) to the City’s Comprehensive Plan.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

- Policies 1.1.4.13 and 1.2.6.1 of the Future Land Use Element are hereby amended as shown in Exhibit “A” and “B”, attached hereto and incorporated by reference herein.

Section 2. The remaining portions of the City of Port St. Lucie Comprehensive Plan which are not in conflict with the provisions of this Ordinance remain in full force and effect.

Section 3. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council’s intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 4. The effective date of this plan amendment shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete, pursuant to Section 163.3187(3) (c)(4), Florida Statutes. If timely challenged, this amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be...
ORDINANCE 14-85

in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____________ day of __________________, 2014.

CITY COUNCIL
CITY OF PORT ST. LUCIE, FLORIDA

BY: __________________________
JoAnn M. Falella, Mayor

ATTEST:

__________________________
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

__________________________
Pam E. Booker, City Attorney
**Exhibit A**

Policy 1.1.4.13: The following conversion chart is established to illustrate compatible land use and zoning categories:

<table>
<thead>
<tr>
<th>Future Land Use Classification</th>
<th>Compatible Zoning District(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RGC (Residential Golf Course)</td>
<td>PUD, GU, I</td>
</tr>
<tr>
<td>RL (Low Density Residential)</td>
<td>GU, RE, RS-1 through RM-5, RMH, I</td>
</tr>
<tr>
<td>RM (Medium Density Residential)</td>
<td>RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre, I</td>
</tr>
<tr>
<td>RH (High Density Residential)</td>
<td>RM-5 or Residential PUD (Planned Unit Development) between 5-15 units per acre, I</td>
</tr>
<tr>
<td>ROI (Residential, Office &amp; Institutional)</td>
<td>P, I, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre</td>
</tr>
<tr>
<td>NCD (New Community Development)</td>
<td>MPUD, GU</td>
</tr>
<tr>
<td>CL (Limited Commercial)</td>
<td>GU, CN, P, LMD</td>
</tr>
<tr>
<td>CG (General Commercial)</td>
<td>CN, CG, P, GU, LMD</td>
</tr>
<tr>
<td>CH (Highway Commercial)</td>
<td>CH, GU</td>
</tr>
<tr>
<td>CS (Service Commercial)</td>
<td>CS, GU, WI</td>
</tr>
<tr>
<td>I (Institutional, Private &amp; Public)</td>
<td>I, GU</td>
</tr>
<tr>
<td>U (Utility)</td>
<td>U</td>
</tr>
<tr>
<td>OSR (Open Space - Recreation)</td>
<td>OSR, GU</td>
</tr>
<tr>
<td>OSC (Open Space - Conservation)</td>
<td>OSC, GU</td>
</tr>
<tr>
<td>OSP (Open Space - Preservation)</td>
<td>OSC, GU</td>
</tr>
<tr>
<td>LI (Light Industrial)</td>
<td>WI, GU, IN</td>
</tr>
<tr>
<td>HI (Heavy Industrial)</td>
<td>WI, GU, IN*</td>
</tr>
<tr>
<td>MU (Mixed Use)</td>
<td>PUD</td>
</tr>
<tr>
<td>PIP (Planned Industrial Park)</td>
<td>PUD</td>
</tr>
</tbody>
</table>

**NOTE:** Planned Unit Developments (PUDs) can be compatible with all Future Land Use Classifications depending on the range of permitted uses submitted as part of the PUD Concept Plan.

* Special Exception Uses have been designated for all heavy industrial land uses.

P14-130 City of PSL/Text Amendment FLU Policy 1.1.4.13 Large Scale Comprehensive Plan Amendment Application
Exhibit B

Policy 1.2.6.1: The City shall allow development of part or all of the NCD District, or any sub-district, as a Master Planned Unit Development (MPUD) zoning category and will require the preparation, submission, and approval of a Conceptual Master Plan and MPUD Regulation book prior to the initiation of construction within the NCD District, or any sub-districts, or portion thereof. Map H, as approved and appended to a DRI Development Order, may serve as the Conceptual Master Plan. The MPUD Regulation Book shall contain planning and design principles and standards that shall govern development within the MPUD. Where the MPUD Regulation Book conflicts with City Land Development Regulations, the MPUD Regulation book shall prevail. The City shall also allow parcels within the NCD District to be zoned General Use (GU), where appropriate.