MEMORANDUM

To: Council Members

From: Staff

Date: September 19, 2014 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan Amendment No. 14-2ESR

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 two Future Land Use Map (FLUM) amendments and one 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

Florida Power and Light Company (FPL) Substation

The proposed amendment is to change the FLUM designation from St. Lucie County land use designation of Agriculture-2.5 (one residential unit per 2.5 acres) to city land use designation of Utility on approximately 37 acres located along the west side of Glades Cut-off Road, opposite the intersection of Reserve Boulevard and Glades Cut-off Road. Adjacent developments include the LTC Ranch Development of Regional Impact (DRI) to the north; the Reserve DRI to the east and southeast; and the Lulfs Grove Business Park to the west.

FPL is seeking to change the land use designation of the subject property to allow a utility related function. The subject property is part of a larger tract of land that was annexed into the
city in 2012. At the time of the annexation into the city, the parent parcel totaled 50 acres. However, about 10 acres of that area has already been designated Utility for the purpose of establishing a new power substation site. This substation, referred to as FPL Treasure substation, is located along one of FPL’s primary transmission corridors for the east/central part of Florida. Long range planning efforts by FPL resulted in a preliminary determination that the balance of the original parcel, which includes the subject property, will also likely be used in a utility-related function.

**McCarty Ranch**

The proposed amendment is to change the FLUM designation from St. Lucie County land use designation of Agriculture-5 (one residential unit per 5 acres) to city land use designations of Open Space Conservation on 1,000 acres and Utility on 2,093 acres. The 3093-acre property is located west of Range Line Road, east of Glades Cut-off Road, and north of the C-23 Canal. The existing uses on the property are vegetable crop farming, cattle grazing, a former rock mine, and conservation land. The property is bounded by agricultural uses to the north, south, and west. To the east, the subject property is adjacent to the residential fly-in community known as Treasure Coast Airpark in St. Lucie County and the Riverland Kennedy DRI in Port St. Lucie.

The McCarty Ranch property was purchased by the city in November 2012 for utility purposes to meet future potable water demands. The property was annexed into the city on August 12, 2013. Portions of the site are intended to be used for the construction and operation of a surface water system including potable water treatment and distribution facilities, as well as cyclic water storage and recovery facilities. The intent is to eventually capture stormwater from the C-23 Canal and temporarily store the excess water in the onsite reservoir system. The remaining acreage is planned to be preserved as open space conservation land and accommodate recreation uses. Information in the amendment package indicates the city Planning and Zoning Department staff is coordinating with the Utility Systems Department to ensure that the highest quality upland and wetland natural systems on the property are preserved as open space conservation land.

**Text Amendment**

The proposed amendment is to add three new policies regarding community redevelopment under Objective 1.1.10 in the Future Land Use Element. The new policies provide support for community redevelopment and the Community Redevelopment Agency (CRA). Two of the proposed policies, Policy 1.1.10.4 and Policy 1.1.10.5 were inadvertently deleted when the comprehensive plan was updated in 2012. The third policy, Policy 1.1.10.6, identifies that development in the CRA is required to follow the City’s design standards.

**Extrajurisdictional Impacts**

TCRPC requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on July 9, 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

Exhibit

1  General Location Map
2  Aerial Map of Site Locations
3  Florida Power and Light Company - Site Location Map
4  McCarty Ranch - Site Location Map
5  Text Amendment Modifications
Exhibit 1
General Location Map

City of Port St. Lucie
Exhibit 2
Aerial Map of Site Locations

FPL Site

McCarty Ranch Site
Exhibit 3
Florida Power and Light Company - Site Location Map
Exhibit 5
Text Amendment Modifications

ORDINANCE 14 - 40

Exhibit “A”

Objective 1.1.10: The City may continue to identify areas of the City in need of redevelopment to preserve property values and encourage livable neighborhoods.

Policy 1.1.10.1: The City may continue to support the Community Redevelopment Agency in implementation of the Wood Stork Trail Master plan to create a vibrant greenway and blueway trail system.

Policy 1.1.10.2: The City may continue implementation of the Community Redevelopment Area (CRA) Master Plan including support for City Center and development of a variety of mixed use, commercial, office, residential and recreational uses in the CRA.

Policy 1.1.10.3: The City may continue to support the Community Redevelopment Agency in marketing and community activities of City Center as a cultural and civic resource for the CRA and eastern communities.

Policy 1.1.10.4: The City may adopt Special District (SD) or overlay zoning designations for land uses within the City’s Community Redevelopment Areas consistent with the adopted Community Redevelopment Plan.

Policy 1.1.10.5: The City will support planning programs, partnerships, and activities within designated “urban infill and redevelopment” areas which result in fulfilling the intent of the approved Community Redevelopment Plan and as consistent with state growth management rules and statutes.

Policy 1.1.10.6: The City, through its Community Redevelopment Agency, shall provide for the redevelopment of lands within the CRA boundaries, consistent with the goals, objectives and policies of the Comprehensive Plan and require compliance with architectural and community appearance standards in plans for new development, expansion, upgrading of existing properties or redevelopment, and make community design a major consideration in site plan review and approval.