Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council 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 contains text changes to the Future Land Use (FLU) Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment modifies the Conceptual Land Use Plan for the Southern Grove Development of Regional Impact (DRI). The Southern Grove DRI is a 3,605.84-acre development located west of I-95 and south of Tradition Boulevard. The city’s current FLU Map designation for this project site is New Community Development District (NCD District), a designation established by the city for large properties in the city’s western annexation area. The proposed amendment is to change Figure 1-4, Southern Grove NCD District Conceptual Land Use Plan, in the FLU Element. The amendment involves changing approximately 66 acres of Neighborhood Center area on the west side of Village Parkway to Residential; changing approximately 11 acres of Employment Center to Neighborhood Center at the northeast corner of Village Parkway and E/W #3; and realigning the E/W #2 roadway. No changes are proposed to the overall density or intensity of the Southern Grove DRI.
The proposed amendment was submitted in order to be consistent with a proposed revision to the Southern Grove DRI master plan. A traffic analysis submitted with the proposed modification to the DRI indicated that the proposed changes would not increase the number of external peak hour trips. The proposed amendment is not expected to cause adverse impacts to the environment or the provision of public services.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on August 28, 2015. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

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

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Exhibit 1
General Location Map

City of Port St. Lucie

Southern Grove DRI
Exhibit 2
Existing Figure 1-4
Southern Grove NCD Conceptual Land Use Plan

Figure 1-4
Conceptual Land Use Plan
Exhibit 3
Proposed Figure 1-4
Southern Grove NCD Conceptual Land Use Plan