MEMORANDUM

To: Council Members

From: Staff

Date: September 18, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the St. Lucie County Comprehensive Plan
Amendment No. 15-2ESR

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 St. Lucie County includes a change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

Ruffin Properties, LLC Future Land Use Map Amendment

The proposed amendment is to change the future land use designation on an 11.93-acre parcel from Residential Medium to Commercial. The subject property is located at the northeast corner of the intersection of Shorewind Drive and North Highway A1A on North Hutchinson Island. The property previously was the site of a Radisson Hotel, which was closed following the 2004/2005 hurricane season. All of the existing buildings on the site were removed in 2007 and the site is currently vacant. The future land use designations on adjacent properties are: Residential Medium (9 dwelling units/acre) to the north; Residential Urban (5 dwelling units/acre) to the south; Residential Medium and Residential Urban to the west; and the Atlantic Ocean is adjacent to the east side of the property. If approved, the proposed change in land use would permit general commercial development uses or a hotel/motel development of up to 36-
units per acre, depending on the final zoning designation applied to the property. The applicant has indicated the intent to redevelop the property as a resort hotel with related amenities. The St. Lucie County staff report indicates the subject parcel is located within the urban services boundary and utility services are available. The site has available water and sewer services provided by St. Lucie County Utilities.

This same amendment was reviewed by Council at the March 20, 2015 board meeting. St. Lucie County is reprocessing the amendment, because there was an error in the legal description attached to Ordinance 15-003, approved by the Board of County Commissioners at a public hearing on April 7, 2015. The data and analysis associated with the proposed amendment did not change.

Regional Impacts

Regional resources or facilities that could potentially be impacted by the project include North Highway A1A, North Causeway Bridge over the Atlantic Intracoastal Waterway, and the beach dune system on the Atlantic Ocean side of the property. Discussions with county staff indicate that the regional roadway network has adequate capacity for the proposed use. Also, protection of the dunes system and other issues will be addressed when the site plan is submitted to the county for review. 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 January 19, 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 St. Lucie County and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Aerial Photograph
3  Existing Future Land Use Map
4  Proposed Future Land Use Map
Exhibit 2
Aerial Photograph
Exhibit 3
Existing Future Land Use Map