

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 3F
From: Staff
Date: May 19, 2017 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the St. Lucie County Comprehensive Plan
Amendment No. 17-1ESR

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 was received on April 12, 2017 and contains 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

The proposed amendment is to change the future land use designation on 50.29 acres from Residential Suburban (RS) to Residential Urban (RU). The subject property is located on the east side of Christensen Road, just south of West Midway Road. The property is currently vacant and wooded. Adjacent future land use designations are Residential Urban and Public Facilities to the north; Open Space Preserve/Open Space Conservation and Low Density Residential/Residential Golf Course in Port St. Lucie to the south; Residential Suburban and Residential Urban to the east; and Residential Suburban and Public Facilities to the west.

The applicant is proposing the Ravinia Planned Unit Development, which includes 150 single-family homes on a total of 54.19 acres. A portion of the site (3.9 acres) has a future land use designation of Residential Urban which allows a maximum density of 5 dwelling units per acre. The balance of the site (the 50.29 acre subject portion) has a future land use designation of

Residential Suburban which allows a maximum density of 2 dwelling units per acre. The site was previously approved for a 120 unit PUD in 2006 but that approval has expired. The proposed development plan now includes 30 more units by making the individual lots smaller and has a density of approximately 2.8 dwelling units per acre, which is less than that allowed by the proposed future land use designation of Residential Urban (5 d.u./acre maximum). The city staff report indicates that the proposed amendment is compatible with the surrounding area and there will be no adverse impacts on the adopted level of service standards for traffic, potable water and sanitary sewer (provided through Port St. Lucie), drainage, solid waste, and recreation. The report also indicates that development in this infill location will make efficient use of available existing public facilities.

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 April 17, 2017. 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 1 General Location Map



Exhibit 3 Existing Future Land Use Map

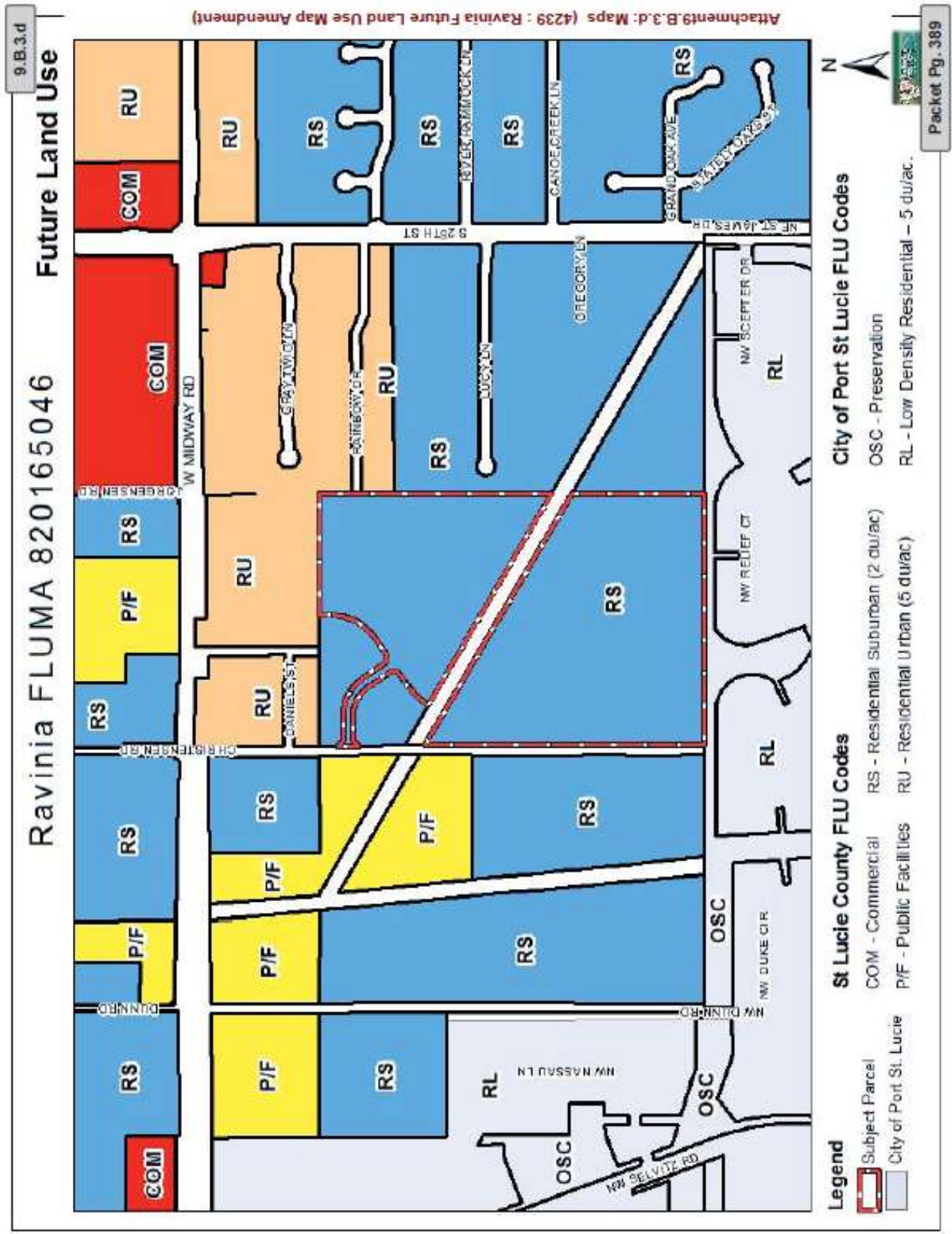


Exhibit 4 Proposed Future Land Use Map

