To: Council Members
From: Staff
Date: December 14, 2018 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the St. Lucie County Comprehensive Plan Amendment No. 18-2ER

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 September 17, 2018 and contains text changes to the Future Land Use; Transportation; Housing; Infrastructure; Coastal Management; Conservation; Recreation and Open Space; Intergovernmental Coordination; Capital Improvement; Economic Development; and Towns, Villages, and Countryside elements of the comprehensive plan. The proposed changes are based on the city’s Evaluation and Appraisal Review (EAR). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment includes text changes to the Future Land Use; Transportation; Housing; Infrastructure; Coastal Management; Conservation; Recreation and Open Space; Intergovernmental Coordination; Capital Improvement; Economic Development; and Towns, Villages, and Countryside elements of the comprehensive plan based on the city’s EAR, which was completed in July 2018. The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. On September 18, 2017, the County sent the Florida Department of Economic Opportunity identifying that amendments to their comprehensive plan were necessary to address issues of local concern.
The vast majority of the proposed changes involve the replacement of obsolete text and data with more current text and data. Additionally, the county is updating their Data and Analysis for the proposed amendments as well as the Map Series as needed. The county has provided the changes in strikethrough and underline format. Because of the extensive volume of material in the amendment package, the changes are provided on Council’s website as a supplement. Outlined below is a summary, provided by the County’s consultant, of the updates made for each element:

**Future Land Use Element**
- Updated population, population projections, and data (including existing and future land use) based on latest available information
- Updated text on existing and future land uses, vacant land development potential, and public facilities conditions and needs
- Updated Objectives and Policies as needed
- Updated and added policies within Objective 1.1.13 related to Economic Sustainability and within Objective 1.1.12 related to Coastal Resiliency
- Updated Existing and Future Land Use Maps and the Natural Resources Map Series as needed

**Transportation Element and Port Sub-Element**
- Updated transportation data based on latest available information
- Updated text as needed based on latest available information including information received from St Lucie TPO regarding their latest initiatives and programs
- Updated the Port Sub-Element based on the ownership change to the County
- Updated Maps, Objectives and Policies as needed

**Housing Element**
- Updated Housing data and population information based on lasted available data from the U.S. Census Bureau and the State of Florida
- Updated the text based upon the latest programs and initiatives of the County
- Updated Objectives and Policies as needed

**Infrastructure Element**
- Updated text and data related to current infrastructure situations and population figures and projections
- Included new text and policies in the Drainage Sub-Element related to Basin Management Action Plans and concerns about water quality
- Adjusted LOS for Solid Waste
- Updated Objectives and Policies as needed in each Infrastructure Sub-Element

**Coastal Management Element**
- Updated text on Natural Disaster Planning related to information supplied from the County’s Division of Emergency Management
- Updated text, Objectives and Policies as needed
- Added policy about maximizing opportunities to protect coastal resources to protect coastal resources from impacts from increased frequency of storms, surge and flooding
- Updated Objectives and Policies related to emergency shelters, hurricane evacuation and post-disaster redevelopment based on current information
Conservation Element
- Updated text, data and tables based on latest available information
- Updated Objectives and Policies as needed

Recreation and Open Space Element
- Updated park and recreation facilities information and acreage based on latest available information
- Updated Park and Open Space LOS projections table based on latest available population information

Intergovernmental Coordination Element
- Updated text and Coordinating Agencies Matrix and information as needed
- Added and an Objective and Policies related to community resiliency through continued coordination and cooperation

Capital Improvement Element
- Updated data and text based on information for FY 17-18
- Updated tables including the 5-Year CIP based on information for FY 17-18

Economic Development Element
- Updated text and tables based on current available information
- Updated Objectives and Policies as needed, particularly for continued facilitation of targeted industry and manufacturing business

Towns, Villages and Countryside Element
- Updated several policies and updated maps for internal consistency

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 September 18, 2018. 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

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<th>Exhibit</th>
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<td>General Location Map</td>
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