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 August 20, 2018 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 12.56 acres from Commercial (COM) to Residential High – 15 units per acre (RH). The subject property is located on the northeast corner of Indrio Road and U.S. Highway 1. The property is currently vacant and wooded. Adjacent future land use designations are Commercial (COM) to the north, south and west and Residential Urban 5 units per acre (RU) and Mixed Use (MXD) to the east.

The proposed amendment, and associated zoning change, will allow up to 188 dwelling units to be built at the future River Vista development. According to the county staff report, the introduction of high density residential development to this area, in close proximity with properties featuring commercial or mixed use future land use designations, will reduce transportation impacts and improve economic development results. The county staff report also 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, drainage, solid waste, and recreation. The applicant will be required to mitigate the school impact concerns raised by the St. Lucie County School District during the site planning process.

**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 24, 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

Exhibit

1   General Location Map
2   Existing Future Land Use Map
3   Proposed Future Land Use Map
EXHIBIT 1
General Location Map
EXHIBIT 2
Existing Future Land Use Map
EXHIBIT 3
Proposed Future Land Use Map