MEMORANDUM

To: Council Members                          AGENDA ITEM 4B20
From: Staff
Date: December 4, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 19-05ESR

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 was received on November 7, 2019 and contains text amendments to the Future Land Use Element (FLUE) of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendments

The purpose of the amendments is to revise densities in the land use sub-categories of the New Community Development (NCD) District and add industrial, warehouse, and manufacturing uses to the Regional Business Center sub-district. The City has assigned the NCD designation to projects that have been approved as Developments of Regional Impact (DRIs) pursuant to Chapter 380, Florida Statutes. Within the NCD District designation, there are seven sub-district categories: Residential, Neighborhood/Village Commercial Areas, Town Center, Resort Areas, Employment Center, Regional Business Center, and Mixed Use. The maximum residential density in each of the sub-categories ranges from 20 dwelling units per acre (Resort Areas) to 35 dwelling units per acre (Regional Business Centers). City staff is recommending all sub-categories be modified, except Regional Business Centers, to have the same maximum density of up to 28 dwelling units per acre. Additionally, in order to provide consistency, the proposed amendment changes all references of “net” acres (land that is developable after deductions for
roads, preserve areas, infrastructure, etc.) to “gross” acres (area of entire site) throughout all sub-
categories. The proposed changes in strikeout and underline format are provided in Exhibit 2.

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 November 13, 2019. 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 the City of Port St. Lucie and
the Florida Department of Economic Opportunity.

Council Action – December 13, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Vice
Mayor Weinroth from Palm Beach County seconded the motion, which carried unanimously.

Attachments
# List of Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
</tr>
<tr>
<td>2</td>
<td>Proposed Changes Shown in Strikeout and Underline Format</td>
</tr>
</tbody>
</table>
Exhibit 1
General Location Map
Exhibit 2
Proposed Changes Shown in Strikeout and Underline Format

GOAL 1.2: TO CREATE LARGE-SCALE, SUSTAINABLE NEW COMMUNITIES WITH MIXED-USES.

Objective 1.2.1: Maintain a New Community Development District (NCD District) Future Land Use designation, which will facilitate the development of a mixed-use community.

Policy 1.2.1.1: The New Community Development District shall be planned to incorporate a mixture of land uses, consistent with the densities and intensities authorized by the overall land use designation. At the option of the landowner(s), the NCD District may be broken into defined sub-districts, however each sub-district shall be included in or approved as part of a Development of Regional Impact as provided for in Policy 1.2.7.1.

Policy 1.2.1.2: The density and intensity of the NCD District, or any sub-districts, shall be indicated in the Future Land Use Element. The transfer of dwelling units, hotel rooms, and non-residential square footage shall be permitted between any designated sub-district areas. A Comprehensive Plan Amendment shall not be required for the transfer of dwelling units, hotel rooms, and non-residential square footage between any designated sub-district areas provided that the transfer does not exceed 50% of the receiving sub-district’s allocation of a particular use. Transfers shall also require consent from the affected property owners of any property from and to which the density is transferred and an amendment of any zoning adopted pursuant to Policies 1.2.6.2 and 1.2.6.3.

Policy 1.2.1.3: A conceptual master plan shall be developed to illustrate how the seven land use sub-categories (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use) would be allocated, where they would be located, and how they would function in relation to each other. The conceptual master plan for the NCD District shall be adopted as part of the Future Land Use Element of the Comprehensive Plan.

Objective 1.2.2: Implement policies that ensure that development within the New Community Development District will be:

a. Mixed-Use, providing a greater variety of uses closer to home and work;

b. Pedestrian oriented, reducing reliance on the automobile and building a sense of place and community;

c. Environmentally sensitive, providing wildlife corridors and upland habitat preservation; and,

d. Able to provide a diversity of housing types to enable citizens from a wide range of economics levels and age groups to live within its boundaries.

Policy 1.2.2.1: The NCD District shall contain a minimum of three of the land use sub-districts
described above in Policy 1.2.1.3.

Policy 1.2.2.2: Residential Areas shall:

a. Contain neighborhoods of housing, which neighborhood may also contain schools, parks, places of worship and civic facilities essential to the daily life of the residents;

b. Contain a central public focal point consisting of any one, all, or a combination of parks and public facilities such as places of worship, schools, or community centers as described below;

c. Provide one site for institutional uses for each 600 acres of Residential Area;

d. Link and co-locate schools and school sites with park, recreational, conservation, and residential uses;

e. Integrate the natural terrain, drainage, and vegetation within parks or greenbelts where feasible.

Policy 1.2.2.3: The following standards shall be met in designing Neighborhoods within the Residential Area and incorporated into any MPUD Conceptual Plan and Regulation Book adopted pursuant to Policies 1.2.6.1 and 1.2.6.2:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Size Neighborhood:</td>
<td>10 acres</td>
</tr>
<tr>
<td>Maximum Size Neighborhood:</td>
<td>750 acres</td>
</tr>
<tr>
<td>Minimum Density:</td>
<td>1.00 units/gross acre¹</td>
</tr>
<tr>
<td>Maximum Density:</td>
<td>28.0 units/gross acre</td>
</tr>
<tr>
<td>Maximum Building Lot Coverage:</td>
<td>60%</td>
</tr>
<tr>
<td>Maximum Impervious:</td>
<td>80%</td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td></td>
</tr>
<tr>
<td>Single-Family</td>
<td>35 feet</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>65 feet</td>
</tr>
<tr>
<td>Schools</td>
<td>65 feet</td>
</tr>
<tr>
<td>Other permitted uses</td>
<td>35 feet</td>
</tr>
</tbody>
</table>

¹ Unless a higher minimum density is specified by the Conceptual Land Use Plan.

b. Neighborhoods within the Residential Area shall be within a 2-mile radius of shops, services, and other activities. The radius may be relaxed where natural or community facilities and services interrupt the design;

c. Neighborhoods within the Residential Area shall contain a variety of dwelling and/or lot types;

d. Neighborhoods within the Residential Area shall contain useable open space in uses such as squares, greens and parks whose uses are encouraged through placement and design; and,
e. Neighborhoods within the Residential Area shall contain local and collector streets, pedestrian paths and bike paths that contribute to a system of fully connected routes from individual neighborhoods to neighborhood commercial uses, schools and other neighborhoods.

f. Gated neighborhoods are permitted provided they are integrated into the overall community via pedestrian and bicycle connections and arterial or collector roads are not gated.

**Policy 1.2.2.4:** Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. Non-residential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods. The following standards shall be met in designing Neighborhood/Village Commercial Areas:

a. Minimum Size: 3 acres
   Maximum Size: 35 acres
   Maximum Building Lot Coverage: 80%
   Maximum Impervious Lot Area: 90%
   Minimum Density of Residential Area: 5.0 units/net gross acre
   Maximum Density of Residential Area: 28.0 20.0 units/net gross acre
   Maximum Building Height: 50 feet

   1Steeples and similar architectural embellishments shall have a maximum height of 100 feet.

b. Shall contain a minimum of two or more uses as described above. The minimum two-use requirement shall be identified for each Neighborhood/Village Commercial Area as part of an MPUD master plan. The minimum two-use requirement shall be identified for each Neighborhood/Village Commercial Area as part of the MPUD master plan with one required use being commercial/retail. Individual parcels within a Neighborhood/Village Commercial Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

c. Shall have frontage on roads which function as a collector or arterial or at the junction of two such roads. The collector road may not split the commercial area unless alternative pedestrian access is provided; and,

d. Within open space areas include a minimum of 5% useable open space for employees and visitors in uses such as of squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

**Policy 1.2.2.5:** Town Centers shall be established that include commercial and office uses, hospital and medical uses, restaurants, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. The following
standards shall be met in designing Town Centers:

a. Minimum Size: 30 acres
   Maximum Size: 150 acres
   Maximum Building Lot Coverage: 80%
   Maximum Impervious Lot Area: 90%
   Minimum Density of Residential Area: 5.0 units/ net gross acre
   Maximum Density of Residential Area: 28.0 20.0 units/ net gross acre
   Maximum Building Height: 50 feet 1

1 Steeples and similar architectural embellishments shall have a maximum height of 100 feet.

b. Shall contain a minimum of three or more uses as described above, one of which shall be residential. The minimum three-use requirement shall be identified for each Town Center as part of an MPUD master plan. The minimum three-use requirement shall be identified for each Town Center as part of the MPUD master plan with a minimum of one use being commercial/retail designed to serve the needs of the residents. Individual parcels within a Town Center may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

c. A minimum of 30% and a maximum 50% of the net developable area within a Town Center shall be residential;

d. A minimum of 800 residential units shall be located within ½ mile of the Town Center; and,

e. Within open space areas include a minimum of 5% useable open space for employees and visitors in the form of squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.6: Resort Areas offering, but not limited to public and private golf courses, may be included in the development components of the NCD District and may provide for a mix of residential and non-residential land uses. Residential uses may include single-family detached, single family attached, townhomes, condominiums, and multi-family uses. Non-residential uses include retail shops, office uses, hotels, restaurants, personal service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining resort neighborhoods. The following standards shall be met in designing Resort Areas:

<table>
<thead>
<tr>
<th>a. Minimum Size:</th>
<th>100 acres</th>
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</thead>
<tbody>
<tr>
<td>Minimum Density:</td>
<td>1.0 units/ net gross acre</td>
</tr>
<tr>
<td>Maximum Density:</td>
<td>28.0 20.0 units/ net gross acre</td>
</tr>
<tr>
<td>Maximum Building Lot Coverage:</td>
<td></td>
</tr>
<tr>
<td>Single-Family Detached</td>
<td>50%</td>
</tr>
<tr>
<td>All Other Uses</td>
<td>70%</td>
</tr>
<tr>
<td>Maximum Impervious Lot Area:</td>
<td></td>
</tr>
</tbody>
</table>
### Table:

<table>
<thead>
<tr>
<th>Single-Family Detached</th>
<th>70%</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Other Uses</td>
<td>90%</td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>35 feet</td>
</tr>
</tbody>
</table>

b. Non-residential uses shall be located on a road which functions as a collector or at the junction of two such collector roads. The collector road may not split the commercial area unless alternative pedestrian access is provided; and,

c. Within open space, areas include a minimum of 15% useable open space in uses such as squares, greens, parks, recreation areas, golf courses and/or conservation areas whose uses are encouraged through placement and design.

### Policy 1.2.2.7: Mixed-Use Areas

Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. The following standards shall be met in designing Mixed-Use Areas:

a. Minimum Size:
   - Maximum Size: 30 acres
   - Maximum Building Lot Coverage: 500 acres
   - Maximum Impervious Lot Area: 80%
   - Minimum Density of Residential Area: 90% 5.0 units/net gross acre
   - Maximum Density of Residential Area: 28.0 max/0.9 units/net gross acre
   - Maximum Building Height: 100 feet

b. Shall contain a minimum of three or more uses as described above, one of which shall be residential. The minimum three-use requirement shall be identified for each Mixed-Use Area as part of an MPUD master plan. Individual parcels within a Mixed-Use Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

c. A minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential; and,

d. Within open space, areas include a minimum of 5% useable open space for employees and visitors in uses such as squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

### Policy 1.2.2.8: Regional Business Centers

Regional Business Centers (developments with more than 1,000,000 non-residential square feet) shall be established that include industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. The following standards shall be met in designing Regional Business Center sub-
districts:

a. Minimum Size: 30 acres
   Maximum Size: 500 acres
   Maximum Building Coverage: 80%
   Maximum Impervious Area: 90%
   Minimum Density of Residential Area: 5.0 units/net gross acre
   Maximum Density of Residential Area: 35.0 units/net gross acre
   Maximum Building Height: 150 feet

b. Shall contain a minimum of two or more uses as described in the paragraph above. The minimum two-use requirement shall be identified as part of a MPUD master plan. Individual parcels within a Regional Business Center may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

Policy 1.2.2.9: The following unique term shall apply to regional mall/lifestyle center projects within the Regional Business Centers of the NCD district.

a. Gross Leasable Area ("GLA"), shall be defined as the sum of gross horizontal areas of all floors of a building designed for the tenants’ occupancy and exclusive use, expressed in sq. ft. and measured from the inside face of the exterior walls. GLA does not include public or “common areas” i.e., hallways and exit corridors, stairwells, elevators, escalators, lobbies, mall concourses or mall management offices nor does it include mechanical rooms, mechanical chases, basement, mezzanines (unless used as retail sales space), public and private restrooms, outdoor lumber and garden areas and storage areas that are roofed and enclosed but not served by a HVAC system or other unoccupied areas.

Policy 1.2.2.10: Employment Centers shall be established to include office uses, medical uses, hospitals, industrial uses, warehouse/distribution, research and development, manufacturing, institutional uses, educational facilities including college, technical, or vocational schools (including dormitories), public facilities (including utilities), sports and recreation, retail, hotel, multi-family housing, and other similar uses and services to support the City’s targeted industries list and improve the economic vitality of the area. The following standards shall be met in designing Employment Centers:

<table>
<thead>
<tr>
<th>b. Minimum Size:</th>
<th>50 acres</th>
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<tbody>
<tr>
<td>Maximum Building Lot Coverage:</td>
<td>80%</td>
</tr>
<tr>
<td>Maximum Impervious Lot Area:</td>
<td>90%</td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>100 feet (150 feet for hospitals)</td>
</tr>
<tr>
<td>Minimum Density of Residential Area</td>
<td>5.0 units/net gross acre</td>
</tr>
<tr>
<td>Maximum Density of Residential Area</td>
<td>28.0 20.0 units/net gross acre</td>
</tr>
</tbody>
</table>