MEMORANDUM

To: Council Members
From: Staff
Date: February 8, 2019
Subject: Local Government Comprehensive Plan Review
        Draft Amendment to the City of Port St. Lucie Comprehensive Plan
        Amendment No. 19-01ESR

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 January 21, 2019 and contains a text amendment 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 Amendment

The New Community Development (NCD) District future land use designation has been assigned to projects that have been designated as Developments of Regional Impact (DRIs) pursuant to Chapter 380, Florida Statute. The staff report indicates the purpose of the NCD District is to create mixed use communities that provide a diversity of housing options, employment opportunities, and services to serve the projected population. The City has assigned the NCD designation to five large scale DRIs west of I-95 in the City’s western annexation area. Within the NCD District, there are seven sub-district categories: Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center, and Mixed Use. Each NCD District is required to have a minimum of three sub-districts.
The proposed text amendment will revise Policy 1.2.2.10 of the FLUE, which establishes uses allowed in the Employment Center sub-district of the NCD District future land use designation, to expand the list of compatible uses within the sub-district in order to support the City’s targeted industries list and economic development initiatives. The Employment Center sub-district is intended to ensure the allocation of an appropriate amount of land for economic development. The staff report indicates the proposed amendment will support job growth, employee training, education, and mixed-use development. In addition to the expansion of allowable uses, the amendment adds a requirement for residential development to the Employment Center sub-district, with a minimum density of 5 units per acre and a maximum of 20 units per acre. This will provide for housing in close proximity to workplaces thereby reducing traffic impacts of new development. City staff has indicated that no additional impacts are anticipated from the proposed amendment, because the level of service requirements are addressed in the development order for each of the DRIs.

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 30, 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 the City of Port St. Lucie and the Florida Department of Economic Opportunity.

Council Action – February 15, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner Hetherington from Martin County seconded the motion, which carried unanimously.

Attachments
List of Exhibits

Exhibit

1. General Location Map
2. Text Amendment in Strikeout and Underline Format
Exhibit 1
General Location Map
ORDINANCE 19-

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, and medical office uses, hospitals, light industrial uses, warehouse/distribution, research and development designed to meet the needs of the larger area may be established, 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 together with support hotel, retail, child care and other similar services to support such uses. The following standards shall be met in designing Employment Centers:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Size:</td>
<td>50 acres</td>
</tr>
<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 acre</td>
</tr>
<tr>
<td>Maximum Density of Residential Area</td>
<td>20.0 units/net acre</td>
</tr>
<tr>
<td>Maximum Retail Uses</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Maximum of 20% of gross sq. ft.</td>
<td></td>
</tr>
</tbody>
</table>

b. 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 1.2.2.11: To facilitate infrastructure construction, the City shall consider providing incentives to encourage the development of Regional Business Centers and Employment Centers, which will result in new jobs above minimum wage. Such incentives may include expedited permit review, tax abatements, tax increment financing, tax exemptions, and tax credits, subsidized loans, publicly provided infrastructure, assistance with work-force training, industrial development bonds, and waivers of impact and permit fees.

Policy 1.2.2.12: To facilitate business relocation and retention, the City shall consider providing incentives to encourage end users to locate within Regional Business Centers and Employment Centers, including tax incentives such as tax abatements, tax exemptions, and tax credits, subsidized loans, assistance with training, industrial development bonds, creation of foreign trade zone and waivers of impact and permit fees.