TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: March 8, 2019

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan Amendment No. 19-02ESR

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 February 5, 2019 and contains one amendment to the Future Land Use Map. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to reallocate future land use designations for 72 acres of land within the LTC Midway, LLC Development of Regional Impact (DRI) located south of Midway Road and west of I-95. Surrounding uses include Agricultural with 1 dwelling unit per 2.5 acres (AG-2.5) to the north; Service Commercial (CS) and Agricultural with 1 dwelling unit per 2.5 acres (AG-2.5) to the south; Heavy Industrial (HI), Light Industrial (LI), Service Commercial (CS), Residential Office Institutional (ROI), and Utility (U) to the east; and Low Density Residential 1-5 dwelling units per acre (LR), Agricultural with 1 dwelling unit per 2.5 acres (AG-2.5), Medium Density Residential 1-11 dwelling units per acre (MR), and Utility (U) to the west. The proposed amendment includes the realignment and increase of Arterial A right-of-way and the addition of East/West #5 ROW and Newell Road (E/W #2 ROW) to the future land use map. The property is currently vacant. The proposed reallocation of land use designations and net differences are shown in the table below:
The following table outlines the land use designations and their acreage changes:

<table>
<thead>
<tr>
<th>Land Use Designations</th>
<th>Existing Acreage</th>
<th>Proposed Acreage</th>
<th>Net Change In Development Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROI</td>
<td>1786.1</td>
<td>1764.12</td>
<td>-243.10 dwelling units</td>
</tr>
<tr>
<td>CG/ROI</td>
<td>20.9</td>
<td>7.0</td>
<td>-242,194 sf</td>
</tr>
<tr>
<td>CG/CH/ROI</td>
<td>49.7</td>
<td>72.88</td>
<td>+ 403,888 sf</td>
</tr>
<tr>
<td>OSR/I</td>
<td>161.2</td>
<td>168.0</td>
<td>+ 88,862 sf</td>
</tr>
<tr>
<td>Arterial A ROW</td>
<td>37.1</td>
<td>43.0</td>
<td>+ 6 acres</td>
</tr>
</tbody>
</table>

Legend:
- CG – General Commercial
- CH – Highway Commercial
- I – Institutional
- OSR – Open Space Recreation
- ROI – Residential, Office, Institutional

The staff report indicates water and sewer services are available for the proposed amendments. Transportation, police, fire, and emergency medical services impacts will be addressed under the development order. Proposed changes to the DRI development order are currently under review.

Under the Open Space Recreation/Institutional (OSR/I) portion of the amendment, 55 acres will be used for a public school site, and the remaining 113 acres will be used for a public park, which will be adequate to maintain the City’s level of service of 5.0 acres per 1,000 population.

The staff report notes the School District has agreed to the proposed school site.

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 February 6, 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 – March 15, 2019

Mayor Gerwig from the Village of Wellington moved approval of the staff recommendation. Councilman Hmara from the Village of Royal Palm Beach 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>Aerial Map</td>
</tr>
<tr>
<td>3</td>
<td>Existing Future Land Use Map</td>
</tr>
<tr>
<td>4</td>
<td>Proposed Future Land Use Map</td>
</tr>
</tbody>
</table>
Exhibit 1
General Location Map
Exhibit 2
Aerial Map

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMENDMENT
LTC RANCH
T 36S, R 39E, SEC. 1-4, 9-11, 15 & 16
AERIAL DATE 2018

DATE: 10/16/2018
APPLICATION NUMBER: P18-135
USER: patricias
SCALE: 1 in = 2,500 ft
Exhibit 3
Existing Future Land Use Map
Exhibit 4
Proposed Future Land Use Map