AGENDA ITEM 4B12

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 August 5, 2019 and contains one Future Land Use Map (FLUM) amendment. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment changes the future land use designation on a 16.89-acre parcel of land from Commercial General (CG) in part and Open Space Conservation (OSC) in part to High Density Residential (RH) in part, Commercial General (CG) in part, and Open Space Conservation (OSC) in part. The property is located south of Lyngate Road and lies between U.S. Highway 1 and Morningside Boulevard. Adjacent future land use designations include Commercial General (CG) and Open Space Conservation (OSC) to the north; Low Density Residential (RL), Commercial General (CG), and Medium Density Residential (RM) to the south; Residential, Office, Institutional (ROI) to the east; and Open Space Conservation (OSC) and Low Density Residential (RL) to the west. The purpose of the amendment is to allow for development of a horizontal, mixed-use project including residential density up to 15 dwelling units per acre. Preliminary plans include a market-rate luxury apartment complex, commercial along U.S. Highway 1, and a 50’ preservation buffer along Morningside Boulevard.
The staff report indicates the proposed amendment would: potentially result in a decrease of potable water and wastewater demand; have no adverse impacts to transportation adopted levels of service standards; and not adversely impact police response times. The report also notes that the residential development will be required to pay parks and recreation impact fees; provide paving and drainage that is in compliance with adopted level of service standards; and provide a concurrency review for school capacity with the final development plan.

At its July 22, 2019 meeting, the City Council unanimously approved transmittal of the proposed amendment conditioned upon 0.72 acres of property (50-foot wide strip along Morningside Boulevard): (a) remaining in its natural state; (b) being cleared of all exotic vegetation; and (c) including pedestrian access across the .72 acres of property from the project to the sidewalk along Morningside Boulevard.

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 5, 2019. No extrajurisdictional impacts have been identified. On August 5, 2019, correspondence was received from staff of both the School Board of St. Lucie County and the Martin County Growth Management Department indicating neither had concerns or objections related to the proposed amendment.

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 – September 20, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner O’Bryan from Indian River County seconded the motion, which carried unanimously with Councilmember Houston abstaining.

Attachments
## List of Exhibits

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Exhibit 3
Future Land Use Map