MEMORANDUM

To: Council Members  
From: Staff  
Date: December 27, 2019  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Port St. Lucie Comprehensive Plan  
Amendment No. 19-06ESR

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 December 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 approximately 31.13 acres from Open Space Recreation (OSR) to Open Space Conservation (OSC). The property is located on the western side of S. Indian River Drive between the Indian River Lagoon and the Savannas Preserve State Park. Adjacent future land use designations include Open Space Recreation (OSR) to the north; St. Lucie County Residential Suburban (RS) to the south; Open Space Preservation (OSP) to the west; and the Indian River Lagoon to the east. The purpose of the amendment is to provide for the construction of limited public recreational improvements in the conservation area, including an observation tower and walking trails.

Currently, the property has a future land use designation of Open Space Recreation (OSR) and a zoning classification of Multi-Family Residential (RM-5), which does not permit the construction of towers and trails for public use. However, the Open Space Conservation (OSC)
zoning classification specifically identifies these proposed uses. In order to accomplish a rezoning to the Open Space Conservation (OSC) classification, the City is proposing the future land use designation change on the parcel from Open Space Recreation (OSR) to Open Space Conservation (OSC).

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 December 12, 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 – January 17, 2020

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner Johnson from the City of Fort Pierce seconded the motion, which carried unanimously.

Attachments
List of Exhibits

Exhibit

1 General Location Map
2 Aerial Location Map
3 Existing Future Land Use Map
4 Proposed Future Land Use Map
Exhibit 1
General Location Map
Exhibit 2
Aerial Location Map
Exhibit 3
Existing Future Land Use Map
Exhibit 4
Proposed Future Land Use Map