

CITY OF PORT ST. LUCIE
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MEMORANDUM

TO: Mayor and City Council Members

THROUGH: Jesus Merejo, City Manager *JM*
Teresa Lamar-Sarno, AICP, Assistant City Manager

FROM: Mary Savage-Dunham, AICP, Director of Planning and Zoning *MSD*
Heath Stocton, PE, Director of Public Works
Colt Schwerdt, PE, City Engineer

DATE: September 11, 2023

RE: **Staff Objections to Oak Ridge Ranches
Comprehensive Plan Amendment and Rezoning ***

The purpose of this memorandum is to advise the executive team that staff has substantive concerns regarding the Oak Ridge Ranches applications, scheduled for approval by the SLC BOCC on 9/19/2023, and we recommend that Public Works and Planning Department staff attend the meeting to enter a letter of objection detailing the City's concerns into the record of those proceedings.

Summary of Staff Concerns

Staff has several concerns relating to these projects, as follows:

1. Timing and Schedule:
 - a. These projects have been advancing at an accelerated pace and securing action/approvals from the County in advance of having all the technical information in place and completely reviewed.
 - b. The approval hearing for the CPA, as well as the MPUD Rezoning and a site plan are all scheduled for September 19, 2023 BOCC meeting, even though the traffic analysis still has technical deficiencies and there is no interlocal agreement or development agreement with the City to mitigate impacts to the roadway network.
2. Technical Concerns:
 - a. The City's peer review engineer has identified that the Traffic Analysis still has several deficiencies, and as such, the City has not fully quantified the impact of this development on City infrastructure. Not mitigating for affected

roadways would put the burden on the City, rather than the developer or County, to make the necessary improvements in the future.

- b. The County staff have advised the City that they are working on a new addition to the sub-area policies in the County's Comprehensive Plan to address transportation impacts, however we have not been provided a chance to review the proposed changes. Also, the City and the County have not yet agreed on what the transportation impacts to the City will be, due to the referenced deficiencies in the Traffic Analysis, so we have concerns with how they can write a policy to address issues that aren't quantified yet.
- c. The Traffic Analysis relies on the assumption that the Marshall Parkway & I-95 interchange is in place for the benefit of the project trip counts. The issue is that there is no timeline for construction of this interchange, no responsible entity identified, and no funding allocated for the project at this time.
- d. The Traffic Analysis does not follow the methodology and procedures that the TPO, County, City and Fort Pierce all updated and adopted.

3. Lack of timely and effective intergovernmental coordination regarding development:

- a. The City staff are receiving new information on development projects under review late in the process which makes it difficult to fully analyze and understand the impacts on the City. This makes it difficult for the City to provide well-informed and meaningful input to the County.

4. Lack of Comprehensive Analysis:

- a. There are several large development projects west of the City in various stages of review, yet a regional traffic analysis has not been completed, and it is our opinion that piecemealing the approvals without understanding how all the projects will cumulatively impact the roadway network is poor planning and may result in missed opportunities for the City and the County to ensure the proper mitigation is required.

Attached to this memorandum are copies of recent staff correspondence that provide more details on the concerns, as well as the peer review engineer's technical comments.

Cc: Bridget Kean, AICP, Senior Planner
Elizabeth Hertz, Senior Deputy City Attorney
Diana Spriggs, P.E., Regulatory Division Director, Public Works

attachments

**Revised to delete project numbers*