

**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
EXECUTIVE DIRECTOR

September 21, 2020

The Honorable Gregory J. Oravec  
Mayor, City of Port St. Lucie  
Port St. Lucie City Hall  
121 S.W. Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984

Dear Mayor Oravec:

The Department of Economic Opportunity (“Department”) has completed its review of the proposed comprehensive plan amendment for the City of Port St. Lucie (Amendment No. 20-01ER), which was received and determined complete on July 23, 2020. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. The Department does not identify any objections to the proposed amendment. However, the Department is providing two comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is “In Compliance” as defined in Section 163.3184(1)(b), F.S. Copies of comments received by the Department from reviewing agencies, if any, are also enclosed.

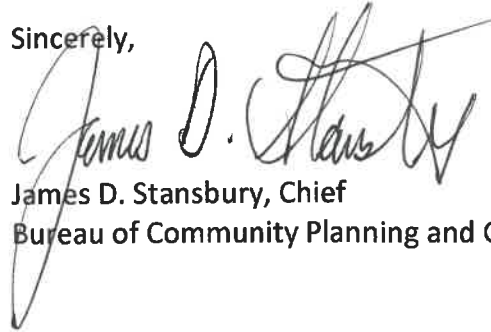
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of the Department’s attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

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Department staff is available to assist the City to address the comments. If you have any questions related to this review, please contact Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at [ed.zeno-gonzalez@deo.myflorida.com](mailto:ed.zeno-gonzalez@deo.myflorida.com).

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large initial "J" and "S".

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/ez

Enclosures: Objections, Recommendations, and Comments Report  
Procedures for Adoption  
Reviewing Agency Comments

cc: Bonnie C. Landry, Bonnie C. Landry & Associates, Planning Consultant, City of Port St. Lucie  
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

**Objections, Recommendations and Comments Report  
Proposed Comprehensive Plan Amendment  
Port St. Lucie 20-01ER**

The Department has identified two comments regarding the City of Port St. Lucie's proposed comprehensive plan amendment. The comments are provided below, along with recommended actions the City could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

Department staff has discussed the basis of the report with City staff and is available to assist the City to address the comments.

**Comment 1) Peril of Flood policies**

The proposed evaluation and appraisal review-based comprehensive plan amendment adequately addresses the requirements of Sections 163.3178(2)(f)1-6., F.S. The proposed amendment includes some general strategies with the potential to increase the City's resiliency to adverse environmental and sea-level rise impacts per Sections 163.3177(6)(g) and 163.3178(2)(f)1-6., F.S. However, DEO staff recommend strengthening some of the proposed Peril of Flood policies. For instance, Conservation and Coastal Management Element Policies 5.1.3.4 and 5.3.1.9 can be more specific, by adding new language that clarifies activities and/or means for these strategies.

To facilitate effective outcomes, it is recommended, but not required, to include mandatory provisions (e.g. Objective 5.1.3; policies 5.1.3.3; and 5.1.5.9 do not use mandatory language). For instance, Policy 5.1.3 can be strengthened by including mandatory policy language to limit public expenditures that promote development in Coastal High Hazard Areas as required by Section 163.3177(6)(g).

Additionally, it is recommended that the City incorporates into the Peril of Flood policies and/or Conservation and Coastal Management Element's Data and Analysis additional supporting documentation, such as sea level rise maps and existing analyses performed at the regional level that can strengthen and support the aspirations of the Peril of Flood policies. For instance, the Comprehensive Plan amendment proposes Policy 5.3.1.4 to encourage the City to seek funds for a study on the impact of sea level rise in the future. However, as a short-term solution the proposed policy and any related strategy could be strengthened by including Sea Level Rise maps to effectively monitor the sea level rise forecasts and predictions. A resource available to assist the City in this effort is the mapping tools provided by the National Oceanic and Atmospheric Administration (NOAA) available on the following web link: <https://coast.noaa.gov/slr/>

The Department's staff are available to provide further assistance with these planning efforts, including providing examples of policies adopted by other communities to address the peril of flood requirements.

**Comment 2) Coastal High Hazard Area map (CHHA map):**

The amendment does not seek to update the current Coastal High Hazard Area map which is based on outdated data. The current CHHA map (CSF-4) should be revised prior to adoption based on updated data (2016-17) that was provided by the Florida Division of Emergency Management to the County Emergency Management. A resource available to assist the City in this effort is the mapping tools provided by the Florida Division of Emergency (Management FDEM) available on the following web link:

<https://floridadisaster.maps.arcgis.com/apps/webappviewer/index.html?id=c788060028cb43809a25744ead39c0d6>

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR STATE COORDINATED REVIEW**

**Section 163.3184(4), Florida Statutes**

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ Department of Economic Opportunity identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format;

\_\_\_\_\_ In the case of future land use map amendment, an adopted future land use map, in **color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

\_\_\_\_\_ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.



"A City for All Ages"

# **CITY OF PORT ST. LUCIE**

*Planning & Zoning Department*

July 19, 2019

Mr. Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Development  
Bureau of Community Planning  
Attention Plan Processing Unit  
Caldwell Building  
107 East Madison Street, MSC 160  
Tallahassee, Florida 32399

**RE: 2019 Port St. Lucie Evaluation and Appraisal Notification Letter**

Dear Mr. Eubanks:

This correspondence serves as the City of Port St. Lucie's Evaluation and Appraisal Notification Letter, prepared in accordance with Section 163.3191, Florida Statutes. The City has reviewed its Comprehensive Plan and has determined that amendments are necessary to reflect changes in state requirements in Chapter 163, Part II, Florida Statutes.

Port St. Lucie will be amending its Comprehensive Plan in 2020 to address the changes in statutory compliance and may also consider amendments to address issues of local concern as well as any subsequent changes to Florida Statutes in 2020. The City will prepare and transmit proposed amendments to the State Land Planning Agency within one year.

If you require further information, please contact Patti Tobin at 772.873.6350 or by email at [ptobin@cityofpsl.com](mailto:ptobin@cityofpsl.com).

Sincerely,

**Teresa Lamar-Sarno, AICP**  
Interim Director of Planning & Zoning

**Ron DeSantis**  
GOVERNOR



**Ken Lawson**  
EXECUTIVE DIRECTOR

July 23, 2019

Ms. Teresa Lamar-Sarno, AICP  
Interim Director of Planning & Zoning  
City of Port St. Lucie  
121 S.W. Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984-5099

RE: Port St. Lucie Evaluation and Appraisal Notification Corrected Letter

Dear Ms. Lamar-Sarno:

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter which was due on September 1, 2019, and received by the Department on July 23, 2019.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by **July 23, 2020**, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes. The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), Florida Statutes.

Ms. Kelly Corvin of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850) 717-8503.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendments, please contact Mr. Ray Eubanks, Plan Processing Administrator, at (850) 717-8483.

Sincerely,

D. Ray Eubanks  
Plan Processing Administrator

DRE/me

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

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**From:** [Hymowitz, Larry](#)  
**To:** [DCPexternalagencycomments](#); [Corvin, Kelly D.](#)  
**Cc:** [Gardner-Young, Carvn](#); [Fasiska, Christine](#); [Krane, John](#); [Bush, Lois](#); [Carver, Jennifer](#); [Tom Lanahan](#); [bonnie@bclandrv.com](#); [Patti Tobin](#)  
**Subject:** [EXTERNAL] - FW: City of Port St. Lucie 20-1ER - FDOT District Four Review  
**Date:** Friday, August 21, 2020 4:55:28 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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I am writing to advise you that the Department will not be issuing formal comments for the proposed City of Port St. Lucie EAR based comprehensive plan amendment with DEO reference number 20-1ER.

The Department has the following technical assistance comments for the Department of Economic Opportunity and the City to consider.

#### **Technical Assistance Comment #1**

Page 2-51 indicates that there is a list of projects in Table 2-7 (Capital Improvement Plan – State Roadway Projects) that are on the St. Lucie TPO List of Priority Projects and Transportation Alternative Projects that are eligible for future FDOT funding. The projects identified in the table appear to be already programmed/funded in the FDOT Adopted Work Program, since they already have financial project numbers assigned to them.

#### **Recommendation for Technical Assistance Comment #1**

The City should consider modifying the narrative on page 2-51 to reflect the information and source that are included in Table 2-7.

#### **Technical Assistance Comment #2**

Projects in the FDOT Adopted Work Program are always subject to Legislative approval of the Department's appropriation request in the work program year that the project is scheduled to be committed. Table 2-7 does not inform that projects listed with particular funding amounts and specific scheduling are subject to changes.

#### **Recommendation for Technical Assistance Comment #2**

The City should include language associated with Table 2-7 advising that amounts and years of appropriation listed are subject to change based on Legislative appropriations.

#### **Technical Assistance Comment #3**

Table 2-8 (Roadway Needs Assessment) Does not indicate if the listed roadway needs are addressed as part of planning and programming documents. This information would be useful to include in this

table.

### **Recommendation for Technical Assistance Comment #3**

The City should consider adding a status column to Table 2-8 to reflect whether the needs are identified in an adopted work program, a Long Range Transportation Cost Feasible Plan, TPO Priority List, and/or Long Range Transportation Needs Plan project.

### **Technical Assistance Comment #4 (Perils of Flood)**

The 2015 Florida Legislature directed jurisdictions that have a Coastal Management Element as a part of their comprehensive plan to include a redevelopment component with principles that must be used to eliminate inappropriate and unsafe development in the coastal areas – when opportunities arise. The 2020 update to the City of Port St. Lucie Comprehensive Plan will include strategies that prepare the city for the current and future risks of high-tide events, storm surge, flash floods, stormwater runoff and the related impacts of sea-level rise.

### **Recommendation for Technical Assistance Comment #4**

The City should consider clarifying how other infrastructure (e.g., transportation) fits into its flood protection and adaptation strategies.

### **Informational Item (Perils of Flood)**

One of the goals of the Florida Transportation Plan, the long range transportation plan for Florida, is Agile, Resilient, and Quality Infrastructure. FDOT District Four has utilized the Sea Level Scenario Sketch Planning Tool developed for FDOT by the UF GeoPlan Center <https://sls.geoplan.ufl.edu/> and compiled and used data and maps from completed vulnerability assessments focused on transportation infrastructure in Southeast Florida for its planning and studies. It has also begun compiling and using data relevant to planning, designing, constructing, and operating and maintaining transportation infrastructure from additional sources as they become available. Tools/studies are summarized on slides below. One product of the South Atlantic Coastal Study, including Florida, is a Tier 1 risk assessment (<https://www.sad.usace.army.mil/SACS/>).

In addition, there are efforts to enhance the data and tools available for design of transportation projects and other purposes. The high resolution elevation data project highlighted in a slide below started with a pilot study in Broward County and evolved into the East Coast Mapping Project which covers an approximately five-mile swath along 126 miles of coastline from Broward County to Indian River County. The two remote sensing technologies being used (photogrammetry and LIDAR scanning) enable hydrological modeling that includes visible infrastructure which is critical to resiliency plans in the project area.

Please contact Lois Bush if interested in more information on/access to data and maps for resilience planning (954-777-4654, [lois.bush@dot.state.fl.us](mailto:lois.bush@dot.state.fl.us)).

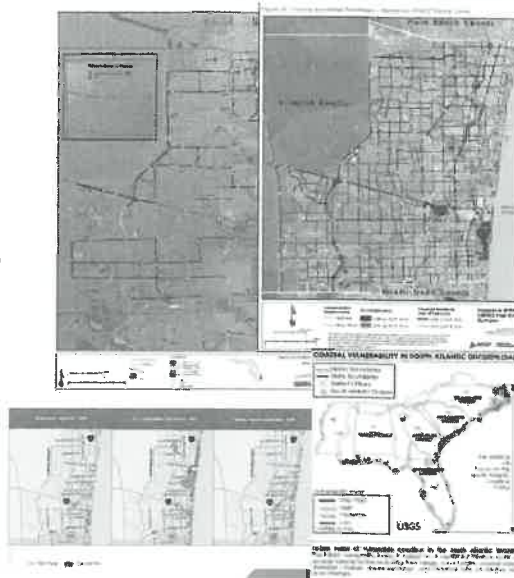
## Planning for the Future - Supporting Tools and Data

- ▶ FDOT/UF GeoPlan Center Sea Level Scenario Sketch Planning Tool
- ▶ Sea Level Rise in the Treasure Coast Region (2005,TCRPC)
- ▶ Analysis of the Vulnerability of Southeast Florida to Sea Level Rise (2012, Southeast Florida Regional Climate Change Compact)
- ▶ Treasure Coast Vulnerability Analysis for Post-Disaster Redevelopment (2012,TCRPC)
- ▶ *Climate Compact Seven County Inundation Assessment* - done through Seven50 regional visioning initiative (2014, SFRPC/TCRPC)



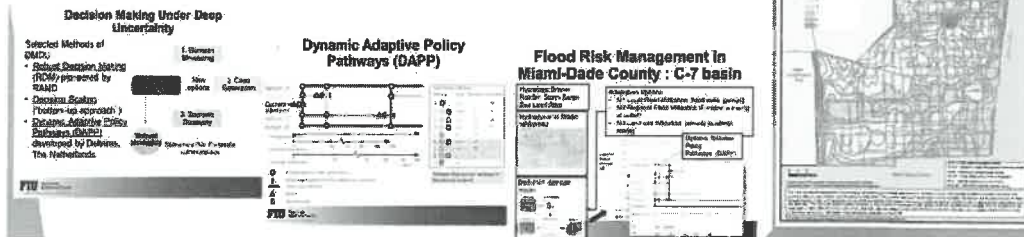
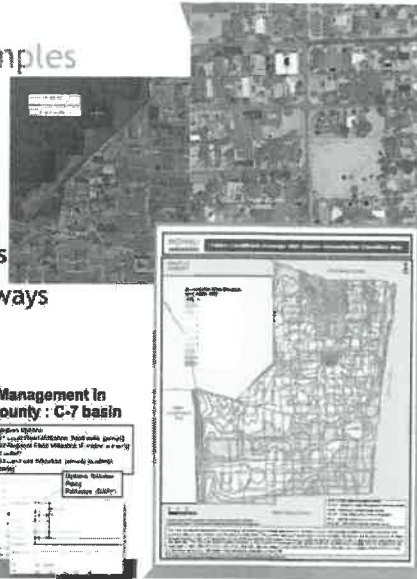
## Planning for the Future - Supporting Tools and Data

- ▶ South Florida Climate Change Vulnerability Assessment and Adaptation Pilot Project for four Compact counties (2015, Broward MPO lead)
  - ▶ Supplementary Storm Surge, Sea Level Rise, and Transportation Network Disruption Project (2016, FDOT District 4)
  - ▶ Follow up study that determined vulnerability for additional transportation facilities in Broward County and identified set of potential projects to improve long-term resiliency of transportation system (2016, Broward MPO)
- ▶ Evaluation of impacts of increasing Design High Water elevation due to sea level rise on roadway base clearance (2018, FDOT District 6)
- ▶ South Atlantic Coastal Study (USACOE, underway)



## Evolving Data/Tools/Approaches - Examples

- ▶ Sharing Vulnerability Data: City of Sunrise
- ▶ Better Data: High Resolution Elevation Data
- ▶ New Tools
  - ▶ Broward County Future Conditions Map Series
- ▶ New Approaches: Dynamic Adaptive Policy Pathways



## Enhanced Data and Tools

- ▶ High Resolution Elevation Data Project
  - ▶ Pilot Study in Broward County
    - ▶ Coordinated effort involving FDOT Central Office Surveying and Mapping Office, FDOT District 4, and Broward County
    - ▶ Combined two techniques to achieve highly accurate elevation data over large areas that can be used for designing transportation projects and other purposes
    - ▶ Covered 25-square mile area drawn with intent to help support USACE/Broward County flood risk management study
  - ▶ East Coast Mapping Project in District 4
    - ▶ Used lessons learned from pilot study
    - ▶ Extends area covered along coast from Broward County to Indian River County
    - ▶ Being completed in phases and currently scheduled to conclude in June 2020



The Department requests an electronic copy in Portable Document Format (PDF), of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.

Larry Hymowitz  
 Planning Specialist – Policy and Mobility Planning Section  
 Planning & Environmental Management - FDOT District Four  
 3400 West Commercial Boulevard  
 Fort Lauderdale, Florida 33309-3421  
 Phone: (954) 777-4663; Fax: (954) 677-7892  
[larry.hymowitz@dot.state.fl.us](mailto:larry.hymowitz@dot.state.fl.us)

**Teleworking, 8-4:45 Monday through Friday,  
can be reached by e-mail or by phone (954-777-4663)**



**From:** [Stephanie Heidt](#)  
**To:** [DCPexternalagencycomments](#); [bonnie@blandry.com](mailto:bonnie@blandry.com); [Teresa Lamar Sarno \(tsarno@cityofpsl.com\)](mailto:Teresa.Lamar.Sarno@cityofpsl.com)  
**Cc:** [Eubanks, Ray](#); [Corvin, Kelly D.](#); [Zeno-Gonzalez, Ed](#)  
**Subject:** [EXTERNAL] - City of Port St. Lucie Comprehensive Plan Amendment No. 20-01ER  
**Date:** Monday, July 27, 2020 10:43:24 AM

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This is to notify you that the Treasure Coast Regional Planning Council will be reviewing the above-referenced plan amendment, which we received on July 22, 2020.

Council staff will review the amendment for extrajurisdictional impacts and impacts on significant regional resources and facilities. Council will provide a written report to the County and a copy of the report to the State Land Planning Agency within 30 calendar days of receipt.

If you have any questions or comments, please feel free to call.

**Stephanie Heidt, AICP**  
*Economic Development and  
Intergovernmental Programs Director*  
**Treasure Coast Regional Planning Council**  
772.221.4060 Office  
772.475.3863 Cell  
[sheidt@tcrpc.org](mailto:sheidt@tcrpc.org)

**From:** [Plan Review](#)  
**To:** [Eubanks, Ray](#); [DCPexternalagencycomments](#)  
**Cc:** [Plan Review](#)  
**Subject:** [EXTERNAL] - Port St. Lucie 20-01ER Proposed  
**Date:** Friday, August 21, 2020 5:09:57 PM  
**Attachments:** [image002.png](#)

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To: Ray Eubanks, DEO Plan Review Administrator

Re: Port St. Lucie 20-01ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to [plan.review@floridadep.gov](mailto:plan.review@floridadep.gov). If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



**From:** [Oblaczynski, Deborah](#)  
**To:** [Eubanks, Ray](#)  
**Cc:** [Corvin, Kelly D.](#); [Stephanie Heidt \(sheidt@tcrpc.org\)](#); [tlanahan@tcrpc.org](#); [Bonnie Landry](#);  
[DCPexternalagencycomments](#)  
**Subject:** [EXTERNAL] - City of Port St. Lucie, DEO #20-1ER Comments on Proposed Comprehensive Plan Amendment Package  
**Date:** Thursday, August 13, 2020 3:56:36 PM

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Dear Mr. Eubanks:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Port St. Lucie (City). The amendment proposes the City's Evaluation and Appraisal Review based amendments to the City's Comprehensive Plan. The proposed changes do not appear to adversely impact the water resources within the District; therefore, the District has no comments on the proposed amendment package.

The District requests that the City forward a copy of the adopted amendments to the District. Please contact me if you have any questions or need additional information.

Sincerely,

Deb Oblaczynski  
Policy & Planning Analyst  
Water Supply Implementation Unit

Please be advised I am working from home until further notice. I can be contacted at:  
South Florida Water Management District  
3301 Gun Club Road  
West Palm Beach, FL 33406  
**Email:** [doblaczy@sfwmd.gov](mailto:doblaczy@sfwmd.gov) or  
**Cell Phone:** 561-315-1474



TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: August 10, 2020

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Port St. Lucie Comprehensive Plan  
Amendment No. 20-01ER

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 July 22, 2020 and contains updates to the Future Land Use, Transportation, Housing, Infrastructure, Conservation and Coastal Management, and Capital Improvements elements of the comprehensive plan. The proposed changes are based on the City's Evaluation and Appraisal Review (EAR). The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to address issues of local concern.

On July 23, 2019, the City notified the Florida Department of Economic Opportunity (FDEO) of its intent to update the goals, objectives, and policies (GOPs); and the data, inventory, and analysis of each element in the comprehensive plan to be consistent with Florida Statutes and reflect changes to local conditions and current data. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

As part of the EAR process, the City has updated the data, inventory, and analysis for each element; updated planning horizon dates; updated short- and long-range planning documents; and made changes to the Housing and Economic Development data related to the Coronavirus Pandemic. Along with these updates, the City is proposing several changes to the GOPs in various elements of the comprehensive plan to reflect updates to Florida Statutes; meet

requirements of the 2015 Peril of Flood Act; update references to agencies and State Law; revise dates where applicable; correct scrivener's errors; and remove outdated policies. The City has provided the proposed changes in ~~strikeout~~ and underline format. Because of the extensive volume of material in the amendment package, the revisions will be provided upon request. The most significant changes to the GOPs are summarized below:

### **Future Land Use Element**

- Add Policy 1.1.1.13 to indicate the City may prohibit residential development where physical constraints or hazards exist.
- Add Policy 1.1.1.14 to indicate the floodplain administrator shall review all permit applications to determine whether proposed development sites are reasonably safe from flooding.
- Add Policy 1.1.1.15 to indicate the City may explore the development of Adaptation Action Areas to assist the City in the prioritization of funding for infrastructure needs and adaptation planning.
- Add Policy 1.1.3.2 to indicate the City shall incorporate best available data and science into policy and planning decisions for public facilities and consider resiliency related to increased storm surge and flooding.
- Revise Policy 1.1.7.1 to indicate Future Land Use Map amendments will be reviewed based on the requirements of the Florida Community Planning Act; and consistency with the GOPS of all elements in the City's comprehensive plan; and City needs.
- Delete Policy 1.2.6.5 in order to be consistent with the land development regulations.

### **Transportation Element**

- Revise Policy 2.1.2.7 to rename "Backlogged" facilities to "Transportation Deficient" facilities and update level of service (LOS) standards for Florida Strategic Intermodal System (SIS) roadway corridors.
- Revise Policy 2.1.2.9 to state that new development and redevelopment must demonstrate that the adopted roadway LOS can be maintained in the buildout year for the development.
- Revise Policy 2.1.2.14 to indicate the City will continue to evaluate and revise land development regulations to ensure compliance with Florida Statutes (F.S.).
- Revise Policy 2.4.1.4 to indicate the City shall consult with the Florida Department of Transportation when proposed plan amendments affect SIS facilities.

### **Housing Element**

- Delete Policy 3.1.2.5 calling for the City to begin a neighborhood planning program to include review of housing stock by 2014, because the program is now in place.
- Delete Objective 3.1.4 and Policy 3.1.4.1 regarding standards and criteria for siting of group homes calling for the City to revise land development regulations to be consistent with Chapter 410, F.S. which establishes nondiscriminatory standards and criteria related to group homes or other community based facilities. These are being deleted because the land development codes have been updated.
- Revise Policy 3.1.10.6 to clarify language that indicates the City may allow flexibility in densities to facilitate affordable housing.

- Add Policy 3.1.10.8 to allow the City to update the land development regulations to allow flexibility in lot configurations for affordable housing.
- Add Policy 3.1.10.9 to state that as the City approves policies, procedures, ordinances, regulations, or plans, there should be an analysis of any potential affect there may be on the cost of housing.

### **Infrastructure Element**

- Add Policy 4.C.1.1.4 to indicate the City’s Floodplain Protection Ordinance shall maintain consistency with program policies of the Federal Insurance and Mitigation Administration.
- Add Policy 4.C.1.4.4 related to developing short-, intermediate-, and long-range goals for adaptation management strategies for water and wastewater resources to address potential impacts of climate change, as well as operations, economic, and environmental effects.
- Add Policy 4.C.1.1.5 to require that construction meet or exceed the Federal Emergency Management Agency standards.

### **Conservation and Coastal Management Element**

In 2015, under Chapter 163, Florida States (F.S.), the Legislature passed requirements under the Peril of Flood (POF) Act for jurisdictions with Coastal Management Elements contained in their comprehensive plan to provide a redevelopment component with principles to use to eliminate inappropriate and unsafe development in coastal areas. The Act defines components that must be included in the comprehensive plan to address POF requirements. The City is proposing a goal, objective, and underlying policies to comply with POF requirement, which is included in ~~strikeout~~ and underline format as Exhibit 2.

### **Capital Improvements Element**

- Revise Policy 9.1.2.1 to update LOS standards for SIS roadway corridors, and update the LOS standards adopted for solid waste facilities based on the most recent data.

### 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 July 27, 2020. No extrajurisdictional impacts have been identified.

### Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. However, Council offers the following recommendation for consideration by the City prior to adoption:

1. Council suggests that the Recreation and Open Space Element be enhanced by the inclusion of level of service standards for various recreation amenities (such as ball fields, playgrounds, etc.) to provide a more comprehensive picture of the provision of a high quality recreation system and justification and support for the collection of impact fees beyond simple land acquisition.

#### 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 – August 17, 2020

Council's meeting of August 21, 2020 was cancelled due to the impact of the COVID-19 Pandemic. Under the authority provided by Treasure Coast Regional Planning Council Resolution #20-01, adopted by Council on March 13, 2020, and in order to avoid unnecessary delay, Council's Executive Director, Thomas J. Lanahan, approves this report and authorizes its transmittal to the City of Port St. Lucie and the Florida Department of Economic Opportunity.

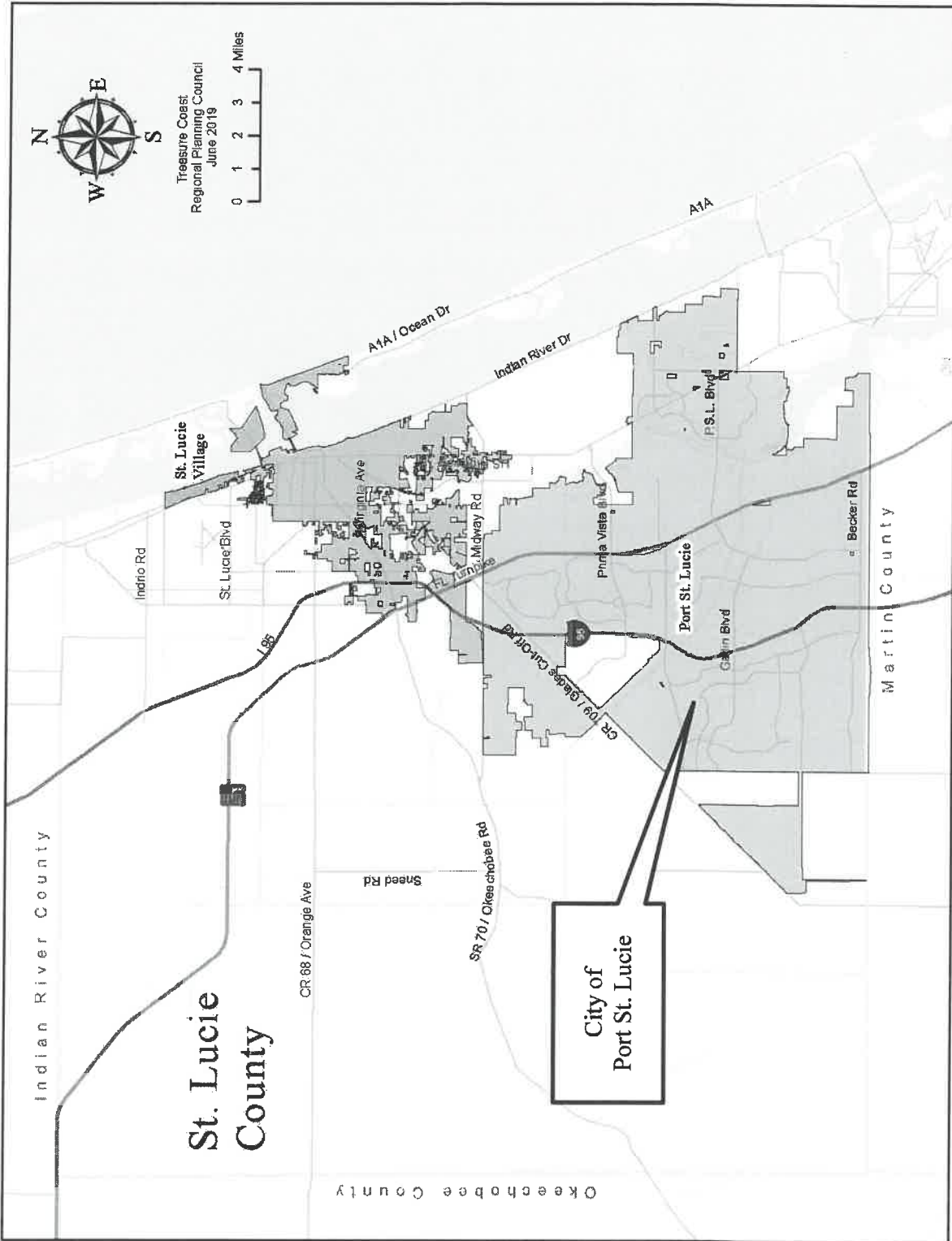
#### Attachments

## List of Exhibits

### Exhibit

- 1 General Location Map
- 2 Proposed New GOPs to Conservation and Coastal Management Element in ~~Strikeout~~ and Underline Format

# Exhibit 1 General Location Map



## Exhibit 2

### Proposed New GOPs to Conservation and Coastal Management Element In ~~Strikeout~~ and Underline Format

**GOAL 5.3: NEW DEVELOPMENT, REDEVELOPMENT AND INVESTMENT IN PUBLIC FACILITIES, UTILITIES AND INFRASTRUCTURE SHALL BE MANAGED AND REGULATED TO REDUCE FLOOD RISK RESULTING FROM HIGH-TIDE EVENTS, STORM SURGE, FLASH FLOODS, STORMWATER RUNOFF, AND THE RELATED IMPACTS OF SEA LEVEL RISE**

Objective 5.3.1: Development and redevelopment in the City shall be planned and managed to reduce risk and losses due to flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Policy 5.3.1.1: The City shall utilize best practices to minimize the disturbance of natural shorelines, which provide stabilization and protect landward areas from storm impacts, where feasible.

Policy 5.3.1.2: The City will maintain shoreline protection and erosion control by:

- A. Facilitating the installation and maintenance of native shoreline vegetation along appropriate areas of beach and
- B. Considering hard structures, such as seawalls, only when alternative options are unavailable.

Policy 5.3.1.3: Development and redevelopment plans and proposals in the coastal high hazard area shall be reviewed for compliance with the goals, objectives and policies of the Comprehensive Plan and other appropriate plans and references, including the City's National Flood Insurance Program (NFIP) and the Community Rating System (CRS) Program.

Policy 5.3.1.4: The City may seek grant funding in order to prepare a Sea-Level Rise Study which provides mapping and other important data to develop a comprehensive hazard mitigation plan.

Policy 5.3.1.5: The City shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 5.3.1.6: The City shall require that any construction activities seaward of the coastal construction control lines established pursuant to section 161.053, F.S., be consistent with chapter 161.

Policy 5.3.1.7: The City shall continue to participate in the National Flood Insurance Program Community Rating System administered by FEMA to achieve flood insurance premium discounts for their residents.

Policy 5.3.1.8: The City may develop policies to improve resilience to coastal and inland flooding, saltwater intrusion, and other related impacts of climate change and sea level rise in their Comprehensive Plans, Sustainability Action Plans, Vision Plans, Stormwater Master Plans, Adaptation Action Areas Plans, Climate Change Plans and other city-wide plans.

Policy 5.3.1.9: The City will encourage the removal of coastal real property located in a FEMA flood zone designation.