

**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
SECRETARY

November 24, 2021

The Honorable Shannon M. Martin  
Mayor, City of Port St. Lucie  
121 S.W. Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984

Dear Mayor Martin:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Port St. Lucie (Amendment No. 21-06ESR) received on October 27, 2021. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section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(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

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)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Melissa Corbett, Planning Analyst, by telephone at (850) 717-8505 or by email at [Melissa.Corbett@deo.myflorida.com](mailto:Melissa.Corbett@deo.myflorida.com).

Sincerely,



Kelly D. Corvin, Regional Planning Administrator  
Bureau of Community Planning and Growth

KDC/mc

Enclosure(s): Procedures for Adoption

cc: Bridget Kean, AICP, Senior Planner, City of Port St. Lucie

Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

## SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

### FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit electronically using the Department’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://floridajobs.secure.force.com/cp/>) **or** 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 State Land Planning Agency 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:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

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

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ 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 amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its 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 the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, 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."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency 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 State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

**From:** [Hymowitz, Larry](#)  
**To:** [DCPexternalagencycomments](#); [Bridget Kean](#)  
**Cc:** [Fasiska, Christine](#)  
**Subject:** City of Port St. Lucie 21-6ESR - FDOT District Four Review  
**Date:** Monday, November 22, 2021 11:52:39 AM  
**Attachments:** [image001.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 comprehensive plan amendment with DEO reference number 21-6ESR.

The Department requests one electronic copy 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

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a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309

e: [lhymowitz@dot.state.fl.us](mailto:lhymowitz@dot.state.fl.us) w: [www.FDOT.state.fl.us](http://www.FDOT.state.fl.us)



**From:** [Plan Review](#)  
**To:** [Bridget Kean](#); [dcpexternalagencycomments@deo.myflorida.com](mailto:dcpexternalagencycomments@deo.myflorida.com)  
**Cc:** [Plan Review](#)  
**Subject:** Port St. Lucie 21-06ESR Proposed  
**Date:** Wednesday, November 24, 2021 3:27:12 PM  
**Attachments:** [image001.png](#)

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To: Bridget Kean, AICP, Senior Planner

Re: Port St. Lucie 21-06ESR – Expedited State 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.



TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: City of Port St. Lucie

From: Staff

Date: November 23, 2021

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Port St. Lucie Comprehensive Plan  
Amendment No. 21-06ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to 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 October 27, 2021 and contains text amendments to the Future Land Use Element (FLUE) of the City's comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed amendments will amend Policy 1.1.4.13, Policy 1.2.6.1, and Policy 1.2.6.2 of the FLUE. The proposed changes address the zoning of land under the NCD (New Community Development District) future land use designation. NCD is a future land use designation for large scale mixed-use developments that are designated as Developments of Regional Impact in the City's western annexation area. This includes the Tradition, Western Grove, Southern Grove, Riverland-Kennedy, and Wilson Groves developments of regional impact.

The City's comprehensive plan requires a NCD District to be divided into defined sub-districts (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use). Policies 1.2.2.2 through 1.2.2.10 establish the development standards for each of these seven land use sub-districts including minimum size requirements, maximum building height, minimum and maximum density standards, a list of compatible uses, and other standards. Each NCD District must contain a minimum of three sub-districts. A conceptual master plan is required for each NCD District to illustrate how the land use

sub-districts are allocated, where they are located, and how they would function in relation to each other, and each master plan is adopted as part of the City's Comprehensive Plan.

Policy 1.1.4.13 and Policy 1.2.6.1 identify the two zoning districts that are compatible with the NCD District future land use classification. The two zoning districts are the General Use Zoning District (GU) and the Master Planned Unit Development Zoning District (MPUD). The GU zoning district is only allowed for public parks, publicly owned or operated buildings such as schools, and utility type uses. All other development has to be zoned as a MPUD. The proposed amendments add the Open Space Conservation Zoning District (OSC) to the list of compatible zoning districts to Policy 1.1.4.13 and to Policy 1.2.6.1. Policy 1.2.6.2 sets the standards for the adoption of a MPUD zoning district, regulation book, and concept plan, which requires a minimum size of 50 acres to establish a MPUD. The proposed amendment modifies the minimum size requirement from 50 acres to the minimum acreage required by the land use sub-district for the Neighborhood/Village Commercial, Town Center, Resort Area, Mixed Use, Regional Business Center, and the Employment Center sub-districts. A minimum size of 50 acres will still be required to rezone property to a MPUD under the Residential sub-district. The City staff report indicates that the purpose of this change is to create consistency between the acreage required to establish a land use sub-district and the acreage required to rezone property under that sub-district for non-residential and mixed use purposes. The proposed amendments are shown in ~~strikeout~~ and underline format and included as Exhibit 2.

#### 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 October 27, 2021. No extrajurisdictional impacts have been identified.

#### Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

#### Council Action- November 23, 2021

The next scheduled Council meeting is December 10, 2021. In order to avoid unnecessary delay and meet the 30-day agency review deadline, 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

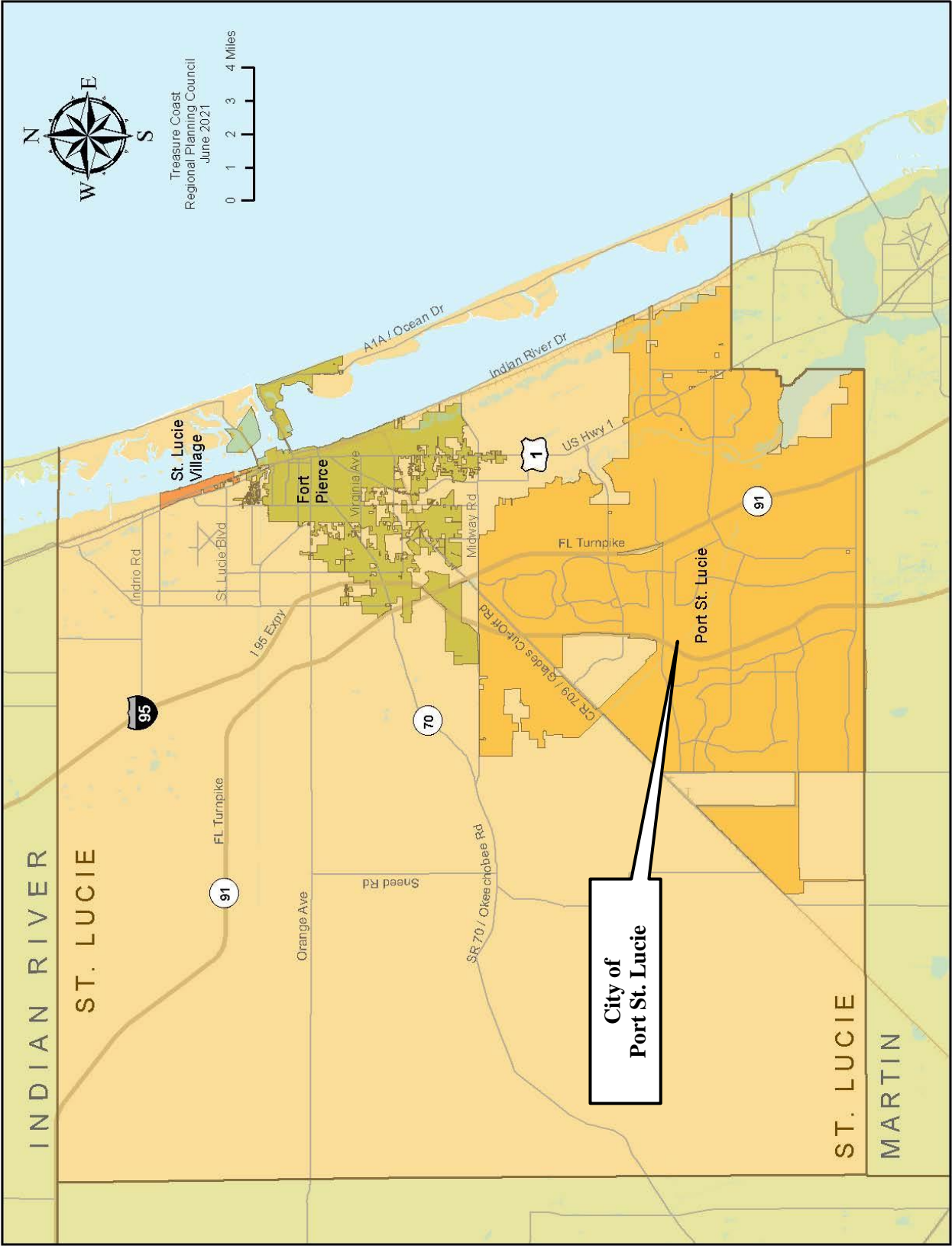


# List of Exhibits

## Exhibit

- 1 General Location Map
- 2 Text Amendments in ~~Strikeout~~ and Underline Format

# Exhibit 1 General Location Map



## Exhibit 2

### Text Amendments in ~~Strikeout~~ and Underline Format

Policy 1.1.4.13: The following conversion chart is established to illustrate compatible land use and zoning categories:

<u>FUTURE LAND USE CLASSIFICATION</u>	<u>COMPATIBLE ZONING DISTRICT (S)</u>
RGC (Residential Golf Course)	PUD, GU, I
RL (Low Density Residential)	GU, RE, RS-1 through RM-5, RMH
RM (Medium Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre
RH (High Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-15 units per acre, I
ROI (Residential, Office & Institutional)	P, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre
NCD (New Community Development)	MPUD, GU, <u>OSC</u>
O (Office)	P
CL (Limited Commercial)	GU, CN, P, LMD
CG (General Commercial)	CN, CG, P, GU, LMD
CH (Highway Commercial)	CH, GU
CS (Service Commercial)	CS, GU, WI
I (Institutional, Private & Public)	I, GU
U (Utility)	U, GU
OSR (Open Space - Recreation)	OSR, GU
OSC (Open Space - Conservation)	OSC, GU
OSP (Open Space - Preservation)	OSC, GU
LI (Light Industrial)	WI, GU, IN
HI (Heavy Industrial)	WI, GU, IN*
MU (Mixed Use)	PUD
PIP (Planned Industrial Park)	PUD

NOTE: Planned Unit Developments (PUD's) can be compatible with all Future Land Use Classifications depending on the range of permitted uses submitted as part of the PUD Concept Plan.

\* Special Exception Uses have been designated for all heavy industrial land uses.

Policy 1.2.6.1: The City shall allow development of part or all of the NCD District, or any sub- district, as a Master Planned Unit Development (MPUD) zoning category and will require the preparation, submission and approval of a Conceptual Master Plan and MPUD Regulation book prior to the initiation of construction within the NCD District, or any sub-districts, or portion thereof. Map H, as approved and appended to a DRI Development Order, may serve as the Conceptual Master Plan. The MPUD Regulation Book shall contain planning and design principles and standards that shall govern development within the MPUD. Where the MPUD Regulation Book conflicts with City Land Development Regulations, the MPUD Regulation book shall prevail. The City shall also allow parcels within the NCD District to be zoned General Use (GU), and Open Space Conservation (OSC) where appropriate.

Policy 1.2.6.2: Adoption of MPUD zoning must be accompanied by a MPUD Conceptual Master Plan and Regulation Book that will serve as the District or sub-district zoning and meet the following criteria:

- a. The minimum area required for the establishment of a MPUD zoning district for land under a specific NCD sub-district shall be consistent with those minimum size requirements established for each such sub-district, except the establishment of a MPUD for the Residential sub-district shall require ~~Contain~~ a minimum area of 50 acres;
- b. Identification of MPUD boundaries;
- c. Identification of extent and location of natural features in the MPUD area;
- d. Identification of the preliminary areas suitable to address stormwater management requirements;
- e. Identification of Residential, Neighborhood/village Commercial, Town Center, Resort or Mixed-Use Areas consistent with Policies 1.2.2.1 through 1.2.2.10. A computation of residential density and non-residential intensity shall be provided along with permitted uses, the character of proposed uses and proposed lot sizes;
- f. Identification of open space and recreational areas consistent with Policy 1.2.2.1;
- g. Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding areas. For each facility to be included in the MPUD, design criteria shall be included addressing:
  - Right-of-way width
  - On-street parking (if applicable)
  - Design cross-sections
  - Streetscape design
- h. Preliminary design criteria for each land use proposed including, but not limited to:
  - Minimum lot size
  - Setbacks and build-to lines
  - Building Height
  - Density
  - Building Coverage