

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: City of Port St. Lucie

From: Staff

Date: November 25, 2020

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 20-03ESR

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 November 2, 2020 and contains text amendments to the Future Land Use Element (FLUE) of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed text amendments revise Policy 1.2.10.2 and Figure 1-5 in the FLUE. Figure 1-5 is the Conceptual Land Use Plan for the Riverland/Kennedy New Community Development (NCD) District. Riverland/Kennedy is an approved Development of Regional Impact (DRI) located south of Discovery Way and west of Community Boulevard. NCD is the future land use designation for DRIs to facilitate the development of mixed use communities.

Policy 1.2.1.3 of the FLUE requires that the comprehensive plan illustrate how the land use subcategories are allocated, where they are located, and how they will function in relation to each other within an NCD district. NCD districts may be divided into sub-categories at the discretion of the developer. The amendments are being requested by the owner of the amendment property, Riverland/Kennedy II, LLC. The amendments to Figure 1-5 adjust the locations for the 16 acres of Residential, 31 acres of Mixed Use, and 42 acres of Neighborhood/Village Commercial sub-districts to accommodate new development proposals. The amendment does not change the net acreage of any designation.

The proposed amendment to Policy 1.2.10.1 updates the labeling of the conceptual master plan as follows:

Policy 1.2.10.2: The allocation of land uses within the Riverland/Kennedy NCD shall be as shown in Figure 48 1-5 providing for 166 acres of Neighborhood/Village Commercial Areas, 367 acres of Mixed-Use, and 3,095 acres of Residential.

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 November 12, 2020. No extrajurisdictional impacts have been identified.

Conclusion

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

Council Action

The next scheduled Council meeting is December 11, 2020. 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 Existing Figure 1-5: Conceptual Land Use Plan
- 3 Proposed Figure 1-5: Conceptual Land Use Plan

Exhibit 1 General Location Map

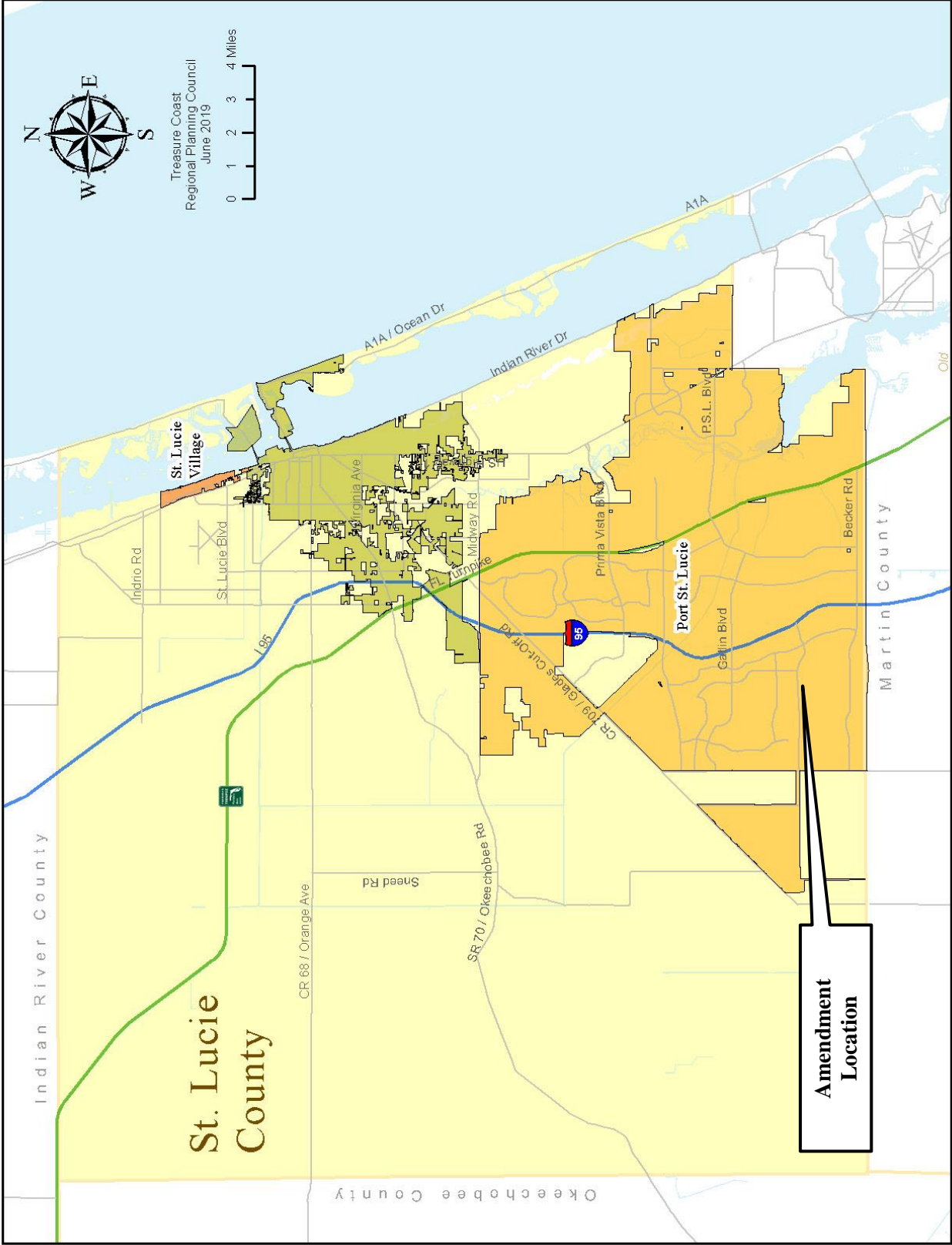


Exhibit 2

Existing Figure 1-5: Conceptual Land Use Plan

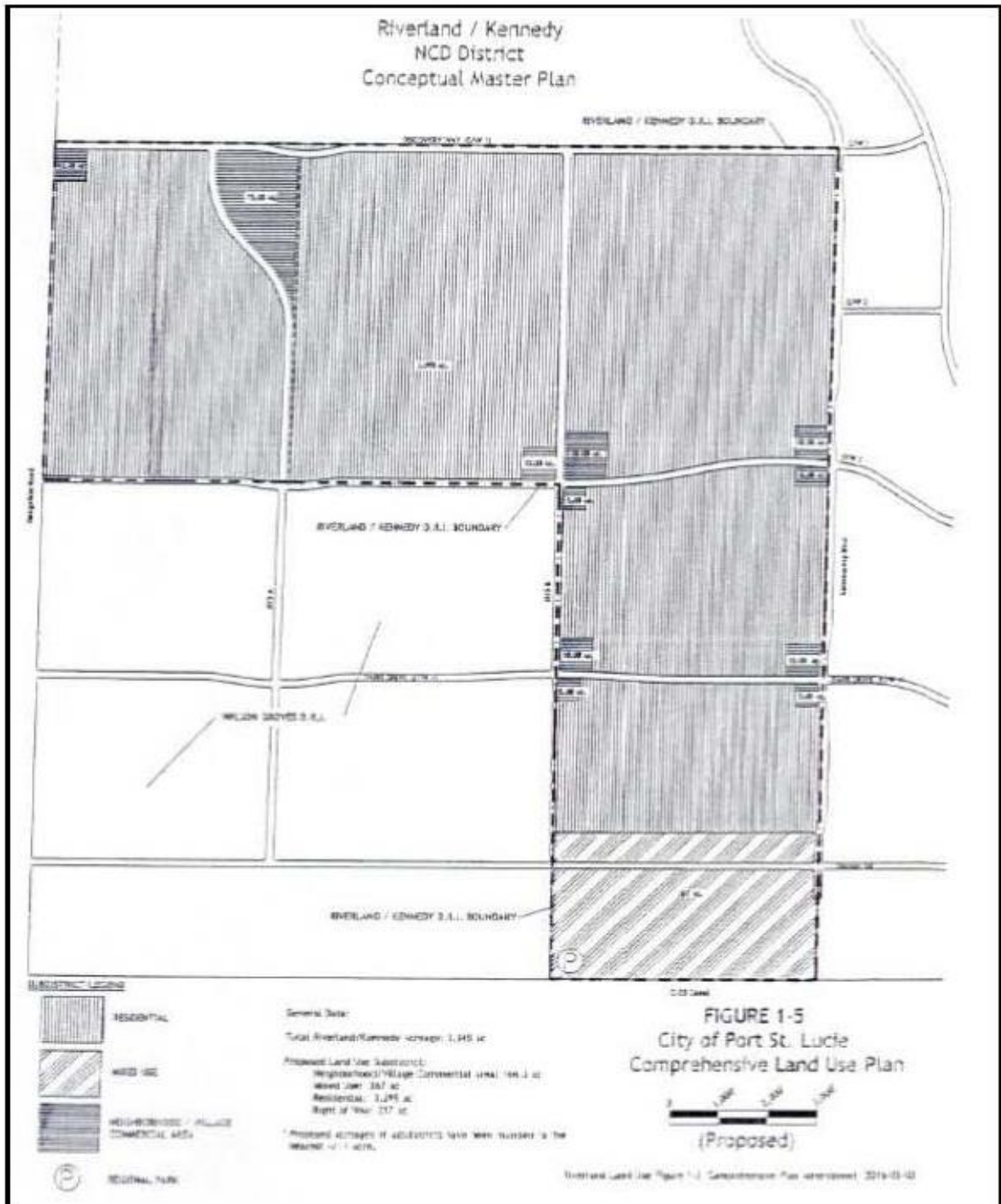


Exhibit 3

Proposed Figure 1-5: Conceptual Land Use Plan

