

February 28, 2024

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:

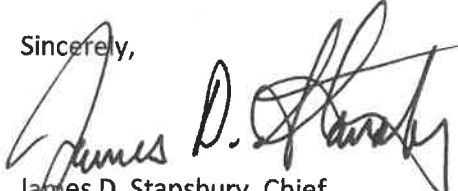
The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for the City of Port St. Lucie (Amendment No. 24-01ESR) received on January 29, 2024. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section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 transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact David Pullin, Planning Analyst, by telephone at (850)-717-8503 or by email at [david.pullin@commerce.fl.gov](mailto:david.pullin@commerce.fl.gov).

Sincerely,



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

JDS/dp

Enclosure(s): Procedures for Adoption

cc: Anne Cox, AICP, Assistant Director of Planning and Zoning, 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 FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldco.my.salesforce-sites.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:** [Plan\\_Review](#)  
**To:** [Bridget Kean](#); [DCPexternalagencycomments](#)  
**Cc:** [Plan\\_Review](#)  
**Subject:** Port St. Lucie 24-01ESR Proposed  
**Date:** Tuesday, February 27, 2024 5:06:37 PM  
**Attachments:** [image001.png](#)

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To: Bridget Kean, AICP, Deputy Director

Re: Port St. Lucie 24-01ESR – 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.





## *Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.  
SECRETARY

February 28, 2024

Ms. Bridget Kean, AICP  
Deputy Planning and Zoning Director  
City of Port St. Lucie  
121 S.W. Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984

**Subject: City of Port St. Lucie Comprehensive Plan Amendment (24-01ESR)**

Dear Ms. Kean:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the proposed amendment **Port St. Lucie 24-01ESR**.

The proposed large-scale amendment received requests to change the **Future Land Use Map (FLUM)** on an approximately **464.5-acre** site (Figure 1) that abuts Glades Cut-Off Road to the west, **from 90 acres** of Service Commercial (CS) / Light Industrial (LI) / Heavy Industrial (HI), **311.5 acres** of CS / LI / Residential, Office, and Institutional (ROI), and **63 acres** of General Commercial (GC) / (ROI), **to 397.89 acres** of Low-Density Residential (RL), **34.25 acres** of GC / CS / Institutional (I), **13.93 acres** of Open Space Recreation (OSR), and **18.43 acres** of Open Space Conservation (OSC), **and** to amend **Future Land Use Element (FLUE) Policies 1.1.4.18 and 1.1.4.19**.

The proposed change indicates a mixture of land uses, densities, and intensities on the site by removing 2,400,000 maximum square feet of industrial, reducing maximum office, retail, and institutional uses by 200,000 total square feet, adding residential and park / open space land uses, and converting 397.89 acres to residential (85.5% of the site area). The change will allow for 1,350 maximum low-density residential units, as geographically distributed in Figure 2.

FDOT is providing technical assistance comments in accordance with Section 163.3168(3), Florida Statutes. The technical assistance comments will not form the basis of a challenge. These technical assistance comments can strengthen the local government's comprehensive plan in order to foster a vibrant, healthy community or are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.





# Florida Department of Transportation

RON DESANTIS  
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Fort Lauderdale, FL 33309

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SECRETARY



Figure 1. Site Aerial (property boundaries generalized)

Source: [FDOT District Four Roadway Atlas Viewer \(2023\)](#), Hybrid Imagery (additional labels added)

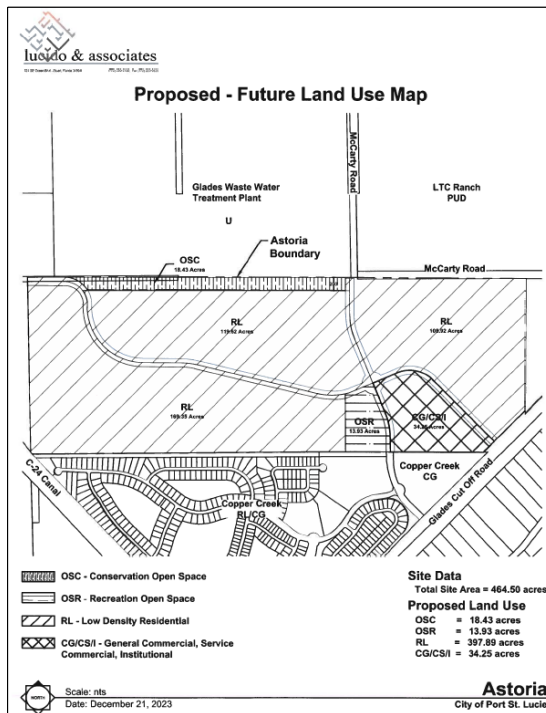


Figure 2. Proposed Future Land Use Map

Source: Port St. Lucie 24-01ESR, page 28



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As proposed, FDOT is providing the following technical assistance comments:

### Technical Assistance Comment #1

*There appears to be minimal roadway network and transportation facility capacity to efficiently route and distribute trips from origin to destination for the proposed mixture of residential, commercial, institutional, and open space recreation land uses. Glades Cut-Off Road to the east of the site is presently a two-lane urban minor arterial roadway without access. Further, the proposed is bordered by the jurisdiction of Unincorporated St. Lucie County (Figure 3).*

### Recommendation for Technical Assistance Comment #1

*Coordinate with the St. Lucie Transportation Planning Organization (St. Lucie TPO) and St. Lucie County to ensure that sufficient transportation facilities are provided for the development.*

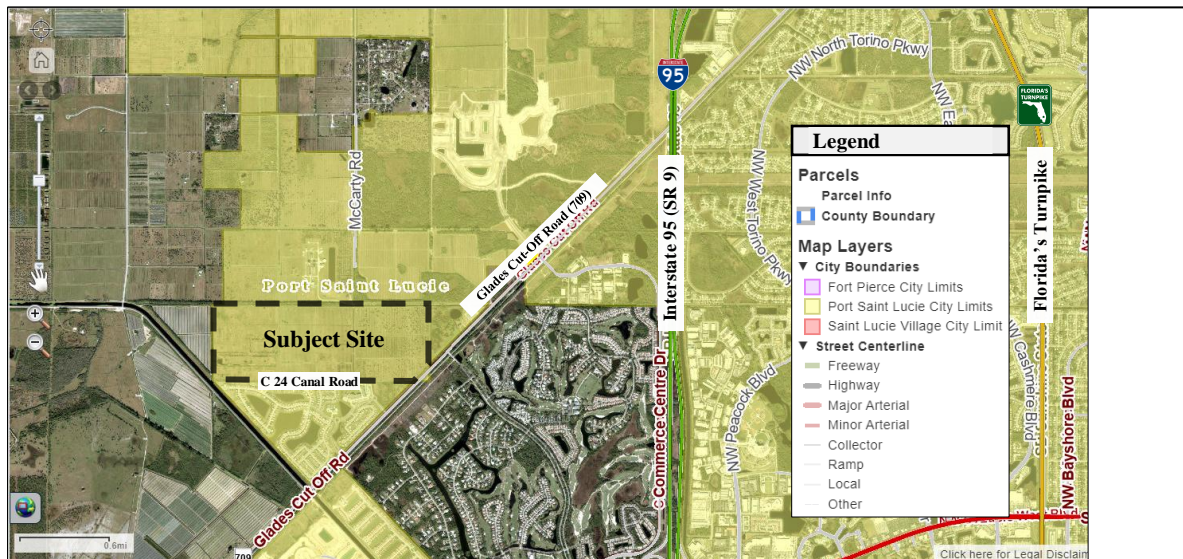


Figure 3. City / County Boundaries Map (property boundaries generalized)

Source: [Saint Lucie County Property Appraiser \(pasc.gov\)](http://pasc.gov) (modified with graphical and text overlays)

### Technical Assistance Comment #2

*The traffic analysis provided indicates the proposed changes will result in an overall reduction of 4,051 net daily trips, from 20,745 net new daily trips to 16,694 net daily trips (Figure 4). Net peak hour trips will be reduced by 1,192 new net Peak AM trips, and 1,016 new net PM trips. The analysis, however, does not demonstrate how the projected trips will be distributed efficiently throughout the surrounding transportation network, as trips characteristic of industrial, commercial, and institutional uses will differ from the residential and other uses. In*





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general, there can be significant differences between the characteristics of trips associated with industrial land uses compared to residential uses, specifically during morning and evening peak hours.

Table 1 - Trip Generation - Existing FLU																							
Table 1a: Daily																							
Land Use	FTE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Multi-family Housing (Low-Rise)	220	500	DU	$T = 6.41(X) + 75.31$	50%	50%	1,440	1,440	2,880	83	40	1,443	43.9%	820	1,020	1,840	-	-	-	820	1,020	1,840	
General Office	710	10,000,000	SR	$L_{a(T)} = 0.87(L_{a(X)} + 3.05)$	50%	50%	1,938	1,938	3,876	53	152	205	5.3%	1,885	1,786	3,671	-	-	-	1,885	1,786	3,671	
Light Industrial	110	2,400,000	SR	$T = 3.76(X) + 50.47$	50%	50%	4,537	4,537	9,074	124	357	481	5.3%	4,413	4,180	8,593	-	-	-	4,413	4,180	8,593	
Shopping Center	820	200,000	SR	$T = 26.11(X) - 380.73$	50%	50%	5,543	5,543	11,086	997	865	1,862	16.8%	4,546	4,678	9,224	1,292	1,291	2,583	3,254	3,267	6,521	
TOTALS							13,658	13,658	27,316	1,994	1,994	3,988	14.6%	11,664	11,664	23,328	1,292	1,291	2,583	11,1%	10,372	10,373	20,745
Source: ITE 11 <sup>th</sup> Edition Trip Generation Rates (1) Includes 200,000 SF of Institutional																							
Table 1b: AM Peak Hour																							
Land Use	FTE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Multi-family Housing (Low-Rise)	220	500	DU	$T = 0.31(X) + 21.83$	24%	76%	43	135	178	1	4	5	2.8%	42	131	173	-	-	-	0.0%	42	131	173
General Office	710	10,000,000	SR	$L_{a(T)} = 0.86(L_{a(X)} + 1.16)$	88%	12%	486	66	552	8	13	21	3.8%	478	53	531	-	-	-	0.0%	478	53	531
Light Industrial	110	2,400,000	SR	$T = 0.68(X) + 3.31$	88%	12%	1,440	196	1,636	23	37	60	3.7%	1,417	139	1,576	-	-	-	0.0%	1,417	139	1,576
Shopping Center	820	200,000	SR	$T = 0.59(X) + 133.55$	62%	38%	156	96	252	51	29	80	31.7%	105	67	172	24	24	48	28.0%	81	43	124
TOTALS							2,125	493	2,618	83	83	166	6.3%	2,042	410	2,452	24	24	48	2.6%	2,018	384	2,404
Source: ITE 11 <sup>th</sup> Edition Trip Generation Rates (1) Includes 200,000 SF of Institutional																							
Table 1c: PM Peak Hour																							
Land Use	FTE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Multi-family Housing (Low-Rise)	220	500	DU	$T = 0.43(X) + 20.55$	63%	37%	149	87	236	35	40	115	48.7%	74	47	121	-	-	-	0.0%	74	47	121
General Office	710	10,000,000	SR	$L_{a(T)} = 0.87(L_{a(X)} + 1.29)$	17%	83%	89	436	525	5	11	14	2.7%	86	425	511	-	-	-	0.0%	86	425	511
Light Industrial	110	2,400,000	SR	$T = 0.65(X) + 3.02$	14%	86%	218	1,242	1,460	10	31	41	20.1%	208	1,311	1,519	-	-	-	0.0%	208	1,311	1,519
Shopping Center	820	200,000	SR	$L_{a(T)} = 0.72(L_{a(X)} + 1.02)$	48%	52%	446	484	930	73	79	152	16.3%	373	405	778	108	110	218	28.0%	265	293	560
TOTALS							902	2,349	3,251	161	161	322	9.9%	741	2,188	2,929	108	110	218	7.4%	633	2,078	2,711
Source: ITE 11 <sup>th</sup> Edition Trip Generation Rates (1) Includes 200,000 SF of Institutional																							
Table 2 - Trip Generation - Proposed FLU																							
Table 2a: Daily																							
Land Use	FTE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Single Family Detached	210	1,350	DU	$L_{a(T)} = 0.92(L_{a(X)} + 2.68)$	50%	50%	3,531	3,531	7,062	1,462	775	2,237	20.2%	4,069	4,756	8,825	-	-	-	0.0%	4,069	4,756	8,825
General Office	710	10,000,000	SR	$L_{a(T)} = 0.87(L_{a(X)} + 3.05)$	50%	50%	1,661	1,661	3,322	633	365	1,000	30.4%	729	827	1,556	-	-	-	0.0%	729	827	1,556
Shopping Center	820	200,000	SR	$T = 26.11(X) - 380.73$	50%	50%	5,543	5,543	11,086	766	1,532	2,318	20.9%	4,777	3,991	8,768	1,228	1,227	2,455	28.0%	3,249	3,764	7,013
TOTALS							12,135	12,134	24,269	2,560	2,560	5,120	21.1%	9,575	9,574	19,149	1,228	1,227	2,455	12.8%	8,347	16,694	25,041
Source: ITE 11 <sup>th</sup> Edition Trip Generation Rates (1) Includes 50,000 SF of Institutional																							
Net Change: (4,051)																							
Table 2b: AM Peak Hour																							
Land Use	FTE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Single Family Detached	210	1,350	DU	$L_{a(T)} = 0.91(L_{a(X)} + 0.12)$	26%	74%	207	589	796	4	14	18	2.3%	203	575	778	-	-	-	0.0%	203	575	778
General Office	710	10,000,000	SR	$L_{a(T)} = 0.86(L_{a(X)} + 1.16)$	88%	12%	268	36	304	19	10	29	9.5%	249	26	275	-	-	-	0.0%	249	26	275
Shopping Center	820	200,000	SR	$T = 0.59(X) + 133.55$	62%	38%	156	96	252	16	15	31	12.3%	140	81	221	31	31	62	28.0%	109	50	159
TOTALS							631	721	1,352	39	39	78	5.8%	592	682	1,274	31	31	62	4.9%	561	681	1,242
Source: ITE 11 <sup>th</sup> Edition Trip Generation Rates (1) Includes 50,000 SF of Institutional																							
Net Change: (1,192)																							
Table 2c: PM Peak Hour																							
Land Use	FTE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Single Family Detached	210	1,350	DU	$L_{a(T)} = 0.94(L_{a(X)} + 0.27)$	63%	37%	723	425	1,148	131	62	193	16.8%	592	363	955	-	-	-	0.0%	592	363	955
General Office	710	10,000,000	SR	$L_{a(T)} = 0.83(L_{a(X)} + 1.29)$	17%	83%	50	245	295	27	41	68	23.1%	23	204	227	-	-	-	0.0%	23	204	227
Shopping Center	820	200,000	SR	$L_{a(T)} = 0.72(L_{a(X)} + 3.02)$	48%	52%	446	484	930	81	136	217	23.3%	365	348	713	99	101	200	28.0%	266	247	513
TOTALS							1,219	1,154	2,373	239	239	478	20.1%	980	915	1,895	99	101	200	16.6%	881	814	1,695
Source: ITE 11 <sup>th</sup> Edition Trip Generation Rates (1) Includes 50,000 SF of Institutional																							
Net Change: (1,016)																							

Figure 4 - Existing FLU and Proposed FLU Trip Generation Tables

Source: Port St. Lucie 24-01ESR, pages 55-56

Figure 4. Existing FLU and Proposed FLU Trip Generation Tables

Source: Port St. Lucie 24-01ESR, pages 55-56

### Recommendation for Technical Assistance Comment #2

Coordinate with the St. Lucie TPO, St. Lucie County, and FDOT to conduct a traffic assessment that reflects the proposal to ensure that the transportation network can efficiently distribute the trips characteristic of the residential and other proposed use changes. Trip characteristics should be further analyzed in this study.

### Technical Assistance Comment #3



## *Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.  
SECRETARY

*Proposed land use changes are not reflected in the Treasure Coast Regional Planning Model (TCRPM), Version 5.0, Travel Demand Model, for Forecast Year 2045. The changes are expected to increase future population (residential uses) and employment (commercial and institutional uses) projections.*

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

*To address this technical assistance comment, work with the St. Lucie TPO to update the TCRPM Travel Demand Model to ensure that the model is providing the most up-to-date forecasting to support regional long-range transportation planning efforts.*

We appreciate the opportunity to review the proposed amendment and request that a final copy of the adopted amendment, along with the supporting data and analysis be transmitted within ten working days of adoption.

If you have any questions, please do not hesitate to contact me by email at [laurie.harari@dot.state.fl.us](mailto:laurie.harari@dot.state.fl.us) or (954) 777-4294.

Laurie Harari  
Planning Specialist II

cc: Jennifer Carver, FDOT Central Office, Office of Policy Planning  
DCP External Agency Comments, Florida Commerce ([dcpexter@commerce.fl.gov](mailto:dcpexter@commerce.fl.gov))  
D4 Planning Reviews, FDOT District Four ([d4-planningreviews@dot.state.fl.us](mailto:d4-planningreviews@dot.state.fl.us))

## TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

AGENDA ITEM 4B5

From: Staff

Date: February 9, 2024

Subject: Local Government Comprehensive Plan Review  
 Draft Amendment to the City of Port St. Lucie Comprehensive Plan  
 Amendment No. 24-01ESR

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 January 29, 2024 and contains an amendment to the Future Land Use Map (FLUM) and 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 FLUM amendment changes the designation on 464.5 acres known as Lulfs Groves, is generally located west of Glades Cut-Off Road, south of Midway Road, and north of the C-24 Canal, as shown below to accommodate a proposed Planned Unit Development:

Future Land Use Designation	Current	Proposed
Service Commercial/Light Industrial/Heavy Industrial (CS/LI/HI)	90 acres	0
Service Commercial/Light Industrial/Residential Office and Institutional (CS/LI/ROI)	311.5 acres	0
General Commercial/Residential and Institutional (CG/ROI)	63 acres	0
Low Density Residential (RL)	0	397.89
General Commercial/Service Commercial/Institutional (CG/CS/I)	0	34.25
Open Space Conservation (OSC)	0	18.43
Open Space Recreation (OSR)	0	13.93

The current and proposed development potential is shown in the table below:

Use	Current	Proposed	Development Potential
<b>Industrial</b>	1,000,000 sf – 2,400,000 sf	0	-2,400,000 sf
<b>Retail</b>	100,000 sf – 200,000 sf	100,000 sf – 200,000 sf	No Change
<b>Office</b>	50,000 sf – 200,000 sf	50,000 sf – 150,000 sf	-50,000 sf
<b>Institutional</b>	50,000 sf – 200,000 sf	15,000 sf – 50,000 sf	-150,000 sf
<b>Residential</b>	Up to 500 dwelling units	Up to 1,350 dwelling units	+ 850 dwelling units

Adjacent land use designations include Utility and Residential, Office, and Institutional to the north; Low Density Residential/Commercial General to the south; Utility to the east; and St. Lucie County Agricultural to the west. The Lulfs Groves property was annexed into the City on June 9, 2008. As outlined in the annexation agreement, the intended uses for the Lulfs Groves property are no more than 500 residential dwelling units and up to 3,000,000 square feet of commercial, industrial, retail, professional office and/or institutional uses. The annexation agreement outlines the roadway and other infrastructure improvements required to serve the development.

Following annexation, a large scale comprehensive plan amendment was approved for Lulfs Groves on May 11, 2009. The amendment revised the land use for Lulfs Groves from St. Lucie County Agriculture to the current designations. At that time, the text of Policy 1.1.81 in the FLUE was amended and policies were added to establish Lulfs Groves as a compact, high-intensity, multi-use area that includes industrial, commercial, retail and residential uses intended to support the City's economic development goals.

The currently proposed text amendments revise Policy 1.1.4.18 to remove any references to Lulfs Groves as a business park and rename the area the Astoria Development Area; and revise Policy 1.1.4.19, the development program for the property, from up to 2.4 million square feet of industrial entitlements and 600,000 square feet of commercial, office, and institutional square feet to 400,000 square feet of commercial, office, and institutional square feet and 1,350 residential dwelling units.

The City staff report states that with respect to water and sanitary sewer services, the proposed amendment will reduce the demand from what is approved based on the proposed cap of 1,350 dwelling units; the project is found to be in compliance with the adopted level of service standards for transportation; there is adequate capacity available for solid waste; and the project will be required to address concurrency requirements with the St. Lucie County School District.

The City staff recommended denial of the proposed amendments because of the reduction of the limited supply of land needed for commercial, industrial, and institutional uses and that there is already sufficient land to accommodate future residential growth; it does not support economic development goals in the City's comprehensive plan to support retention and growth of the industrial sector and retaining employment-generating land uses in appropriate locations; and there are potential incompatibilities between the wastewater treatment plant and the proposed residential development. The City staff report does recognize that the applicant is proposing measures to mitigate any potential incompatibilities, such as landscape buffering and locating residential away from the treatment plant. However, over the years the City has received complaints from another residential community in the area regarding the plant's odors and operation, and City staff feels that the current uses of industrial and commercial are more compatible with a utility use than single-family residential development. The staff report notes that if the proposed amendments are

approved, the annexation agreement will need to be revised to reflect changes in entitlements, and update the level of service requirements.

### 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 January 30, 2024. No extrajurisdictional impacts have been identified.

### Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. However, the following is offered for consideration by the City before approval of the land use designation change:

1. With respect to potential transportation impacts, Council encourages the City to coordinate transportation needs with St. Lucie County, the Florida Department of Transportation, the St. Lucie County Transportation Planning Organization, and transit providers. With all the recently approved development in this area, it is suggested that a coordinated multi-jurisdictional transportation and roadway study of the impacts of all the recently approved development and potential development in this area should be undertaken in lieu of piecemeal development approvals.
2. The City should carefully consider converting industrial and commercial lands, which retain and create jobs, to residential uses. Industrial land especially is hard to get back once it has changed to other designations. To create a sustainable and competitive economy, there needs to be diversification of industries and jobs. Protecting land that is classified as industrial and commercial is needed to ensure that there are employment opportunities available for the City's residents. Consideration of how much land is needed, and the appropriate location for these uses, is important to how the City plans for economic and population growth.

### Recommendation

Council should approve this report and authorize its transmittal to the City of Port St. Lucie and FloridaCommerce.

### Council Action – February 16, 2024

Attachments

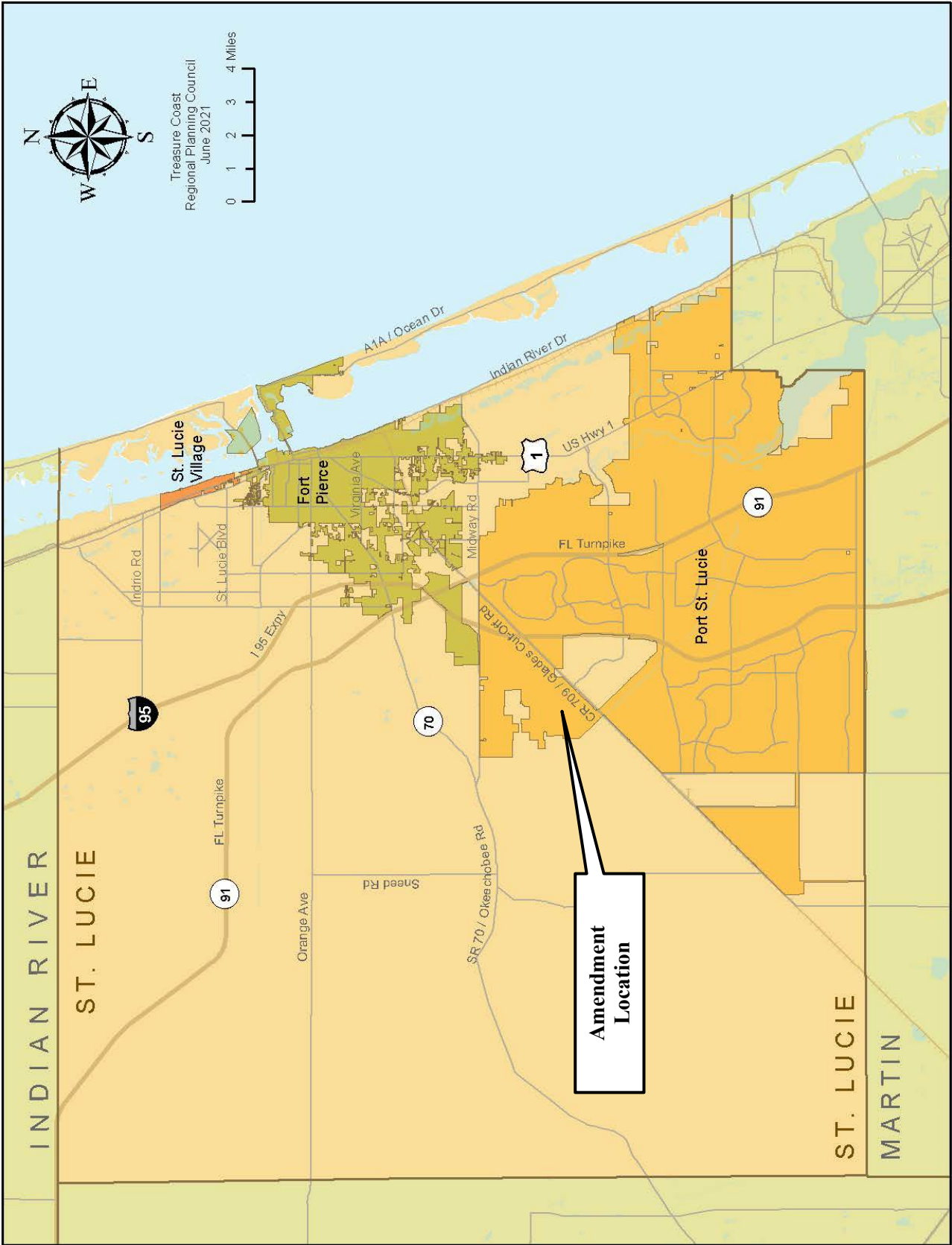


## List of Exhibits

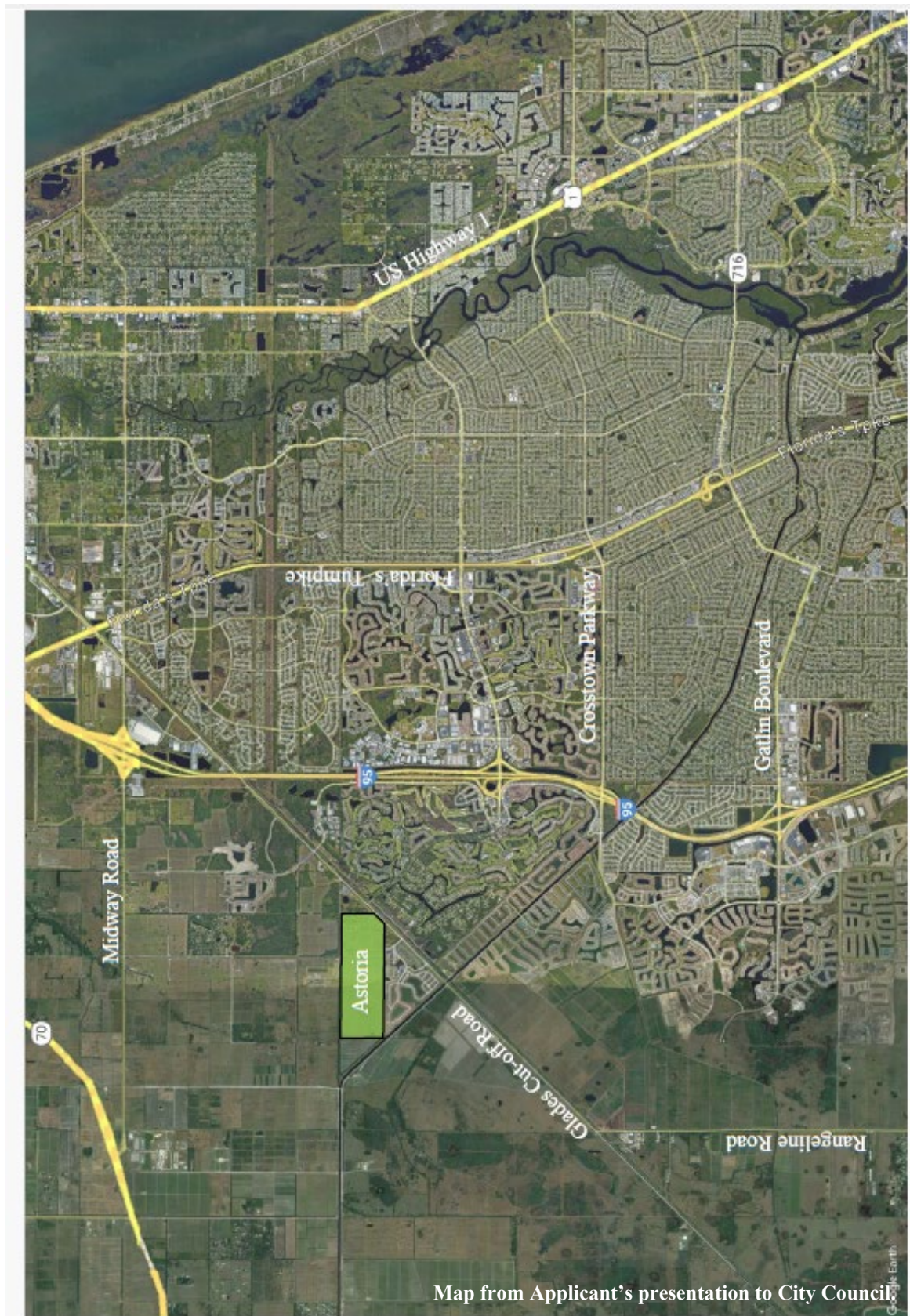
### Exhibit

- 1 General Location Map
- 2 Aerial Location Map
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map
- 5 Proposed Text Amendments in ~~Strikeout~~ and Underline Format

**Exhibit 1**  
**General Location Map**



## Exhibit 2 Aerial Location Map





# Exhibit 3 Existing Future Land Use Map

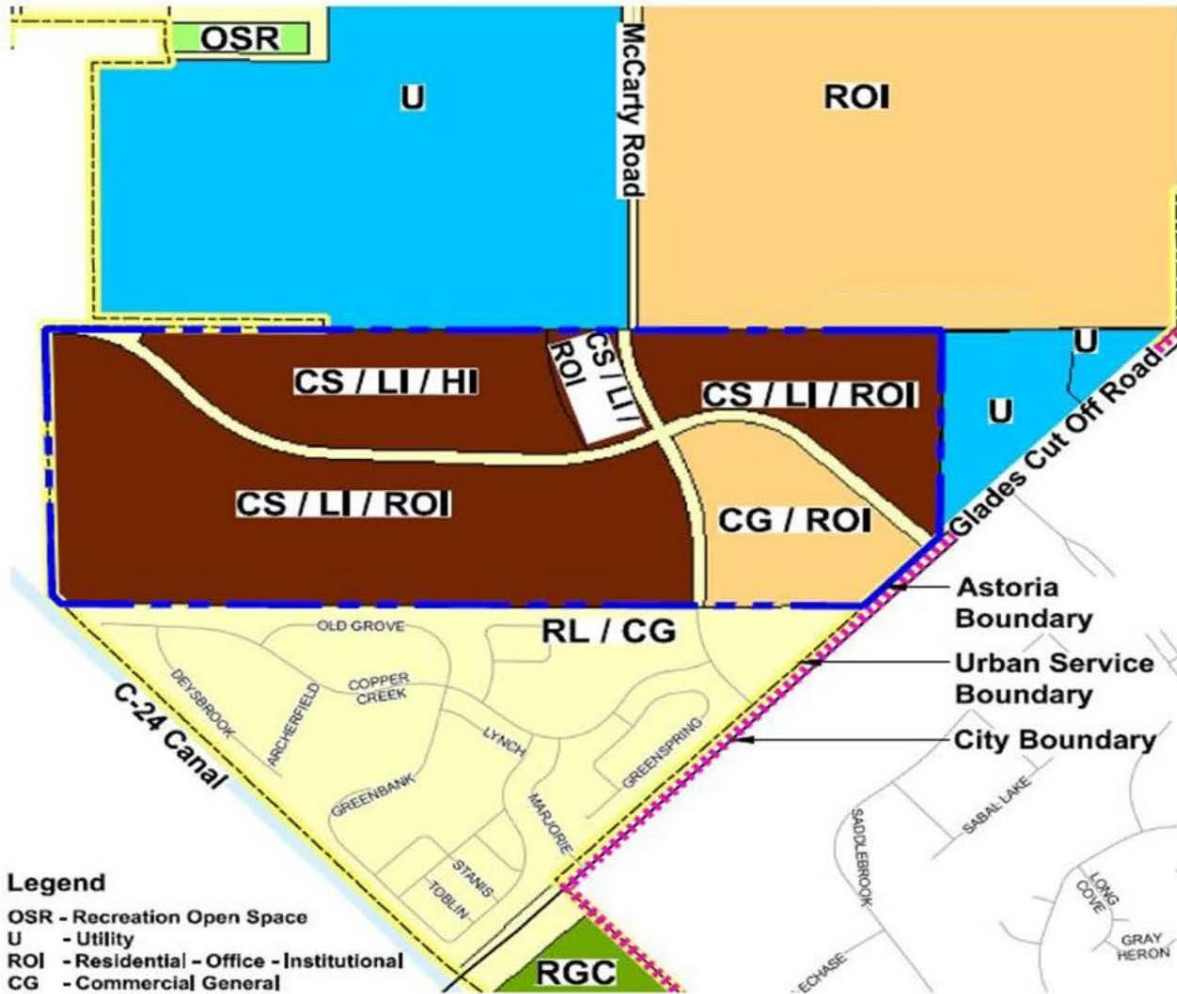


lucido & associates

721 NE Ocean Blvd., Suite 300, Ft. Lauderdale, FL 33304

954.561.1111 Fax 954.561.1112

## Existing - Future Land Use Map



### Legend

- OSR - Recreation Open Space
- U - Utility
- ROI - Residential - Office - Institutional
- CG - Commercial General
- CS - Commercial Service
- LI - Light Industrial
- HI - Heavy Industrial
- RL - Low Density Residential
- RGL - Residential Golf Course



Scale: nts

Date: November 9, 2022

**Astoria**

City of Port St. Lucie

# Exhibit 4 Proposed Future Land Use Map

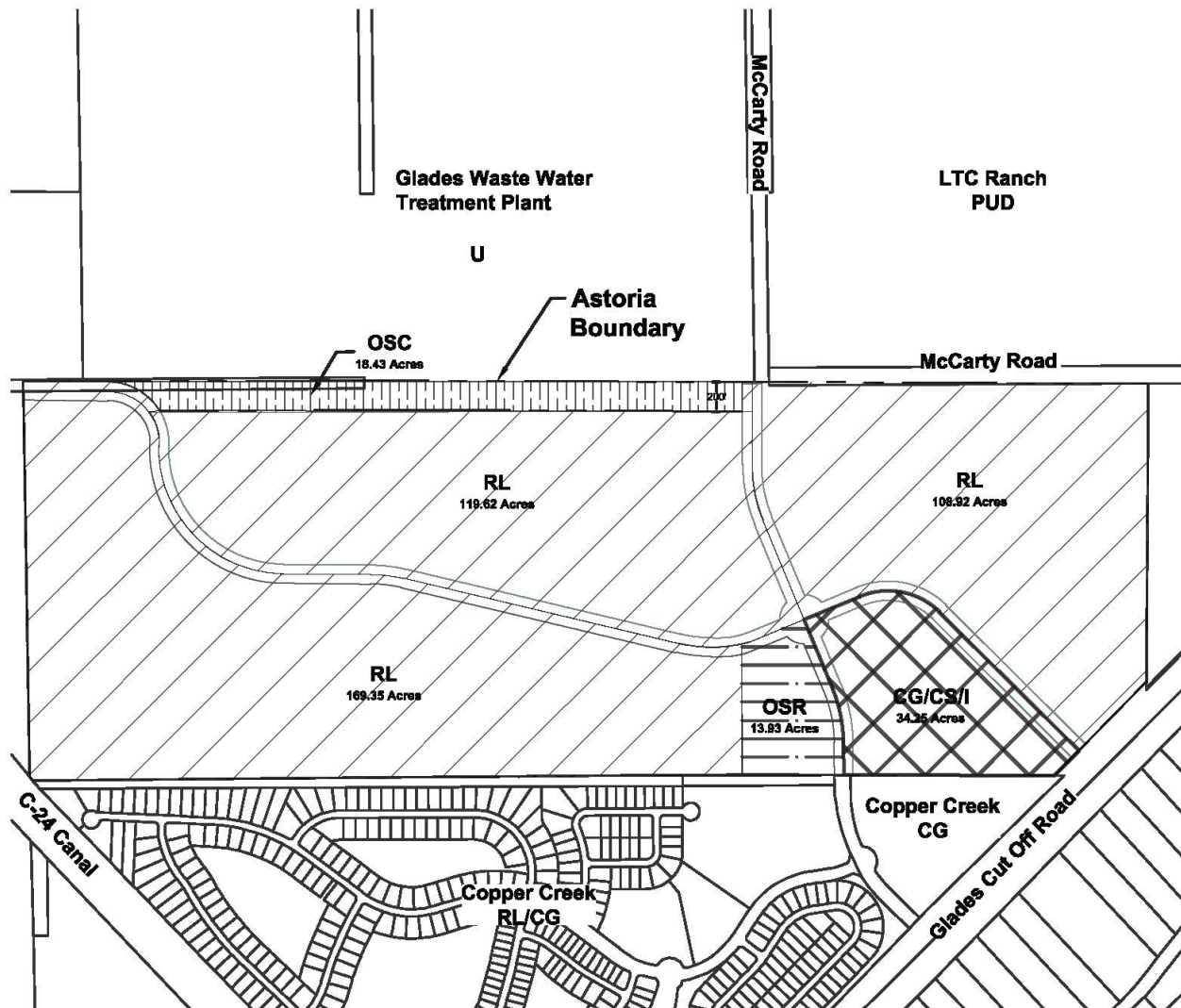


**lucido & associates**

701 SE Ocean Blvd., Suite 1, Fort Lauderdale, FL 33304

(772) 228-2100, Fax (772) 223-3025

## Proposed - Future Land Use Map



-  **OSC - Conservation Open Space**
-  **OSR - Recreation Open Space**
-  **RL - Low Density Residential**
-  **CG/CS/I - General Commercial, Service Commercial, Institutional**

### Site Data

Total Site Area = 464.50 acres

### Proposed Land Use

OSC = 18.43 acres  
 OSR = 13.93 acres  
 RL = 397.89 acres  
 CG/CS/I = 34.25 acres



Scale: nts

Date: December 21, 2023

**Astoria**

City of Port St. Lucie



# Exhibit 5

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

Policy 1.1.4.18: Lulfs Groves Business Park Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, in order to promote the development of a compact, high intensity, multi use area, and to designate an area for intensive growth that includes land uses such as industrial, commercial, retail, and residential, which supports the City's biotech and life sciences industries. Astoria Development Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, to utilize PUD zoning, and design and architectural controls to better integrate mixed uses into neighborhoods and Objective 1.1.11, in order to promote mobility through viable transportation and land uses that incorporate walking, bicycling, and transit. This area generally includes the property west of Glades Cut-Off Road, north of the Copper Creek PUD, and south of the City's Glades Road Wastewater Treatment Facility and LTC Ranch. The total acreage of the ~~Lulfs Groves Business Park~~ Astoria Development Area is approximately 464.5 acres.

Policy 1.1.4.19: Development within the ~~Lulfs Groves Business Park~~ Astoria Development Area shall be consistent with the land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

- a. Within the ~~Lulfs Groves Business Park~~ Astoria Development Area, the following land uses shall be allowed either individually or in combination:
  - i. ~~Residential, Office and Institutional (ROI);~~
  - i. General Commercial (CG);
  - ii. Service Commercial (CS);
  - iii. Institutional
  - iv. Low Density Residential (RL)
  - v. Open Space Recreation (OSR)
  - vi. Open Space Conservation (OSC)
  - ~~iv.~~ Light Industrial (LI); and
  - ~~v.~~ Heavy Industrial (HI).

- b. Overall distribution of mix of uses/density and intensity proposed:

Table A.1 - Distribution Mix of Uses/Density and Intensity Proposed (Overall)

Use	Square Feet/Units
Industrial	1,000,000 s.f.- 2,400,000 s.f.
Retail	100,000 s.f. -200,000 s.f.
Office	50,000 s.f. <del>20</del> 150,000 s.f.
Institutional	<del>50</del> 15,000 s.f. -20 50,000 s.f.
Residential	up to 500 <u>1,350</u> units

- c. ~~Distribution of mix of uses/density and intensity proposed by 2013:~~

~~Table A.2 Distribution Mix of Uses/Density and Intensity Proposed (5 Year)~~

Use	Square Foot/Units
Industrial	Up to 675,000 s.f.
Retail	Up to 50,000 s.f.
Office or Institutional	Up to 100,000 s.f.
Residential	Up to 135 units

~~These figures are based on the traffic analysis prepared by Susan O'Rourke, P.E., Inc. stating that the maximum number of vehicular trips permitted within the first 5 years is 227 trips in and 628 trips out.~~

**From:** [CompPlans](#)  
**To:** [Bridget Kean](#); [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)  
**Subject:** RE: City of Port St. Lucie Proposed Comprehensive Plan Amendment - Lulfs Groves  
**Date:** Thursday, February 1, 2024 4:22:27 PM  
**Attachments:** [image001.png](#)

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Dear Ms. Keen,

The Office of Educational Facilities within the Florida Department of Education has reviewed the Port St. Lucie 24-01ESR proposed comprehensive plan amendment in accordance with section 163.3180 and 163.3184, Florida Statutes. Based on review of the submitted materials, staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

Morgan Runion, AICP  
Office of Educational Facilities  
Florida Department of Education

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**From:** Bridget Kean <BKean@cityofpsl.com>  
**Sent:** Monday, January 29, 2024 3:16 PM  
**To:** cesar.martinez@dot.state.fl.us; CompPlans <CompPlans@fldoe.org>; Plan.Review@dep.state.fl.us; CompliancePermits@DOS.MyFlorida.com; sheidt@tcrpc.org; SFLOCALGOVPLAN@SFWMD.gov; Benjamin Balcer <Balcerb@stlucieco.org>; Hymowitz, Larry <larry.hymowitz@dot.state.fl.us>; NICOLE.FOGARTY@stlucieschools.org  
**Subject:** City of Port St. Lucie Proposed Comprehensive Plan Amendment - Lulfs Groves

Good afternoon. Attached is a proposed comprehensive plan amendment from the City of Port St. Lucie for your review. It was uploaded to the Department of Commerce this afternoon. Please contact me if you have any questions.



[www.CityofPSL.com](http://www.CityofPSL.com)

**Bridget Kean**

*Deputy Director*

**Planning and Zoning Department**

o. 772-873-6489      c. 772-418-3987

a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

