

September 2, 2021

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

Dear Acting Mayor Martin:

The Department of Economic Opportunity (“Department”) has reviewed the proposed comprehensive plan amendment for the City of Port St. Lucie (Amendment No. 21-03ESR) received on August 10, 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section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.

The Honorable Shannon Martin

September 2, 2021

Page 2 of 2

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.

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 21-3ESR - FDOT District Four Review
Date: Wednesday, September 8, 2021 3:42:00 PM
Attachments: [image001.png](#)

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 21-3ESR related to the Southern Groves DRI text and Future Land Use Amendments (FLUA).

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
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: lhymowitz@dot.state.fl.us w: www.DOT.state.fl.us



From: [Manning, Terese](#)
To: [Bridget Kean](#)
Cc: [Ray Eubanks \(DCPexternalagencycomments@deo.myflorida.com\)](mailto:Ray.Eubanks@DCPexternalagencycomments@deo.myflorida.com); ["kelly.corvin@deo.myflorida.com"](mailto:kelly.corvin@deo.myflorida.com); [Stephanie Heidt \(sheidt@tcrpc.org\)](mailto:Stephanie.Heidt@tcrpc.org); tlanahan@tcrpc.org (tlanahan@tcrpc.org)
Subject: City of Port St. Lucie, DEO #21-3ESR Comments on Proposed Comprehensive Plan Amendment Package
Date: Friday, September 10, 2021 4:10:02 PM

Dear Ms. Kean:

The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by City of Port St. Lucie (City). The package includes map and text amendments to the City's Comprehensive Plan. There appear to be no regionally significant water resource issues; therefore, the District forwards no comments on the proposed amendment package.

The District requests that the City forward a copy of the adopted amendments to the District at the following email mailbox address: SFLOCALGOVPLAN@sfwmd.gov. Please contact me if you have any questions or need additional information.

Sincerely,

Ms. Terry Manning, Senior Policy and Planning Analyst
South Florida Water Management District
Water Supply Implementation Unit
3301 Gun Club Road
West Palm Beach, FL 33406
Phone: 561-682-6779
Fax: 561-681-6264
E-Mail: tmanning@sfwmd.gov

From: [Plan Review](#)
To: [Bridget Kean](#); dcpexternalagencycomments@deo.myflorida.com
Cc: [Plan Review](#)
Subject: Port St. Lucie 21-03ESR Proposed
Date: Wednesday, September 8, 2021 4:22:32 PM
Attachments: [image001.png](#)

To: Bridget Kean, AICP, Senior Planner

Re: Port St. Lucie 21-03ESR – 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. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



From: [Stephanie Heidt](#)
To: "DEO CPA Reports (DCPexternalagencycomments@deo.myflorida.com)"; [Bridget Kean](#)
Cc: [Eubanks, Ray](#); [Kelly Corvin \(Kelly.corvin@deo.myflorida.com\)](#)
Subject: Port St. Lucie Comprehensive Plan Amendment No. 21-03ESR
Date: Friday, September 17, 2021 1:42:42 PM
Attachments: [image001.png](#)
[4B8_PSL_21-03ESR.pdf](#)

Council has reviewed the above-referenced amendments in accordance with the requirements of Chapter 163, *Florida Statutes*. A copy of the report approved by Council at its regular meeting on September 17, 2021 is attached. Please note no changes were made to the draft staff report previously sent.

Please send one copy of all materials related to these amendments directly to our office once they are adopted by your governing body.

If you have any questions, please feel free to contact me.



Stephanie Heidt, AICP

Economic Development and Intergovernmental Programs Director

Cell 772.475.3863 ~ Office: 772.221.4060 ~ Email: sheidt@tcrpc.org

421 SW Camden Avenue ~ Stuart, Florida 34994

Disclaimer: Florida has a very broad public records law. As a result, any written communication created or received by the Treasure Coast Regional Planning Council will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to this office. Instead, contact our office by phone.

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B8
From: Staff
Date: September 10, 2021
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 21-03ESR

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 August 10, 2021 and contains text amendments to the Future Land Use Element (FLUE) and amendments to the map series of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The amendments are being requested by the controlling interests of the Southern Grove Development of Regional Impact (DRI), Mattamy Palm Beach, LLC, and the Port St. Lucie Governmental Finance Corporation (GFC), which was deeded approximately 1,183 acres of land within the Southern Grove DRI in June 2018. The property is located directly west of I-95, between Tradition Parkway and the C-23 Canal, and bordered to the west by both the Tradition and Riverland/Kennedy DRIs.

In October 2019, the City engaged Council to create an updated land development and infrastructure master plan for the GFC-owned land in Southern Grove, including a financial and market analysis, review of competitive markets, and strategies for property disposition. Based on a review of market conditions, the Southern Grove Master Plan recommended a reorganization of the land uses and infrastructure, and modifications to the DRI development entitlements to

produce a more sustainable, economically viable development program for Southern Grove. The proposed amendments will facilitate the implementation of the master plan.

New Community Development (NCD) is the future land use classification for DRIs in Port St. Lucie to facilitate the development of mixed use communities. Figure 1-4 is required by Policy 1.2.1.3 of the Comprehensive Plan to illustrate how the land use sub-categories of the NCD classification (Residential, Neighborhood/Village Commercial, Employment Center, Regional Business Center and Mixed Use) are allocated, where they are located, and how they would function in relation to each other in the Southern Grove DRI.

The adopted Southern Grove Master Plan recommended increases to industrial and workplace uses, multifamily residential units, and hotel rooms and decreases to retail, office, and research/development square footage to better align with market conditions. The proposed text amendments:

- Revise Figure 1-4 to reclassify approximately 7.8 acres of land located at the northeast corner of the intersection of Paar Drive and SW Village Parkway from the Neighborhood/Village Commercial subdistrict to the Employment Center subdistrict.
- Reclassify approximately 48 acres of land located on the north side of Paar Drive and directly west of Interstate 95 from the Mixed Use subdistrict designation to the Employment Center and the Regional Business Center subdistricts.
- Remove the eastern portion of Paar Drive from SW Anthony F. Sansone, Sr. Blvd east to Interstate 95 and the Paar Drive/I-95 overpass.
- Revise Future Land Use Element Policy 1.2.9.1 to increase residential density by 286 units from 7,388 residential units to 7,674 units; increase non-residential square footage by 182 square feet from 13,187,743 square feet to 13,187,925 square feet; and increase hotel room capacity by 260 rooms from 791 rooms to 1,051 rooms.
- Delete Policy 1.2.9.2 that sets a minimum overall average density of 3.75 dwelling units for a residential area that is located within a quarter mile of an Employment Center or a Mixed Use area. Staff has indicated that this policy is unnecessary because the comprehensive plan establishes the residential density thresholds for each of the land use subdistricts, and specific requirements can be included in the zoning regulations.

As part of the Southern Grove Master Plan, the City evaluated the necessity for an I-95 overpass at Paar Drive. The proposed overpass would connect Southern Grove to existing residential neighborhoods to the east. When the Southern Grove DRI was adopted in 2006, it was assumed that the southern portion of the DRI (the northwest quadrant of the I-95 and Becker Road Interchange) would be developed as a regional mall. The area is now developing as a warehouse and distribution hub. To avoid the intrusion of truck/freight traffic into residential neighborhoods, the comprehensive plan amendment updates the various maps to remove extension of Paar Drive over I-95.

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 August 13, 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 – September 17, 2021

Commissioner Smith from Martin County moved approval of the staff report. Commissioner Johnson from the City of Fort Pierce seconded the motion, which carried unanimously.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Proposed Text Amendments Shown in ~~Strikeout~~ and Underline Format
- 3 Proposed Figure 1-4: Conceptual Land Use Plan
- 4 Proposed Map FLU-2b – Vacant Lands
- 5 Proposed Map TRN-2 – Future Number of Lanes
- 6 Proposed Map TRN-3a – Future Functional Class
- 7 Proposed Map TRN-11 – Existing/Future Transportation (2035)
- 8 Proposed Map TRN-12 – Annexation Area Roadway Plan

Exhibit 1 General Location Map

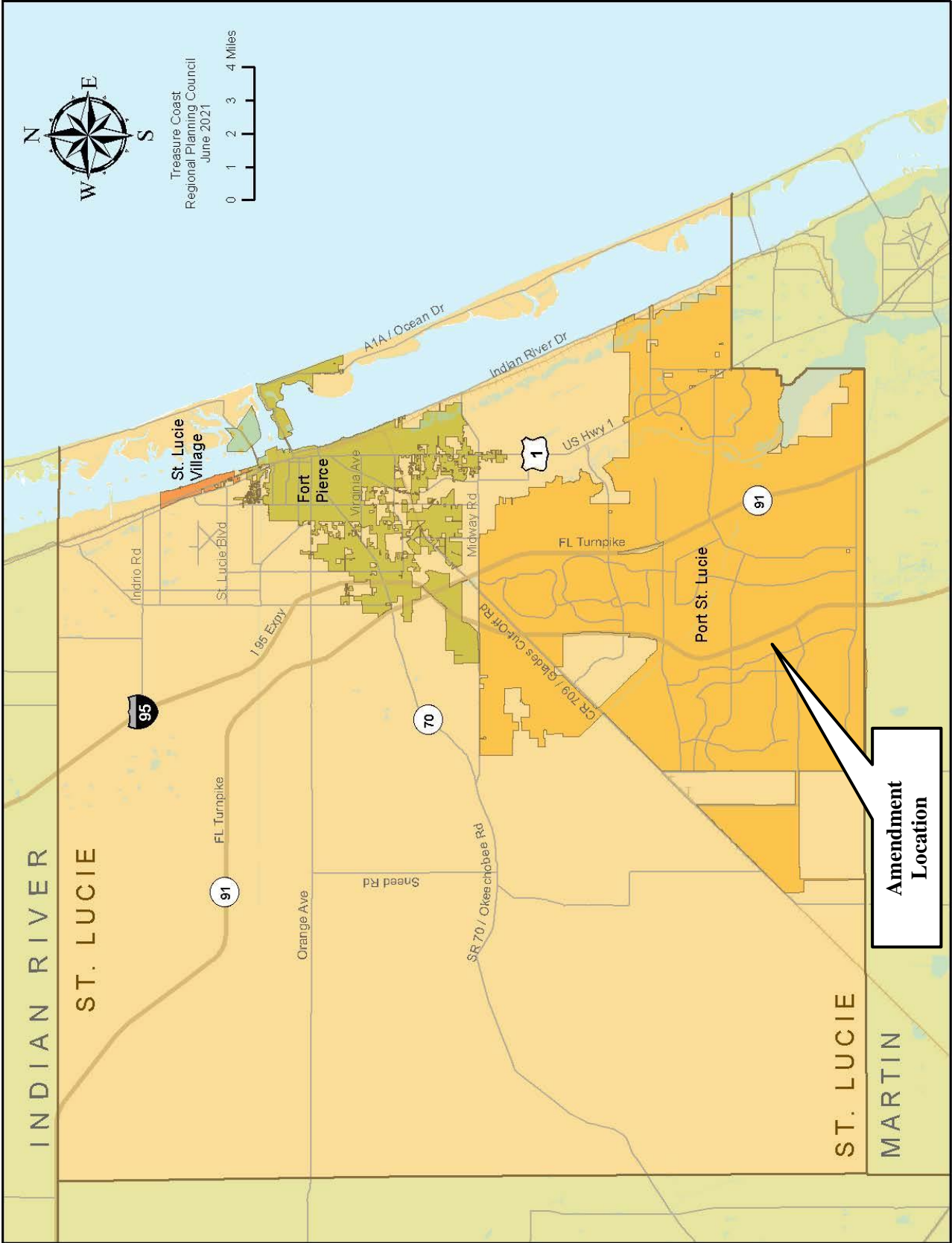


Exhibit 2

Proposed Text Amendment in ~~Strikeout~~ and Underline Format

Policy 1.2.7.1: Development within the NCD District shall be included in a Development of Regional Impact approval, as specified in Chapter 380, F.S. (as may be amended from time to time), prior to development within the NCD District.

Policy 1.2.7.2: A written status report shall be provided to the City for the NCD District or any sub-district every two years. If the property has an approved DRI Development Order in effect at the time, the required DRI biennial report may be submitted in lieu of the written status report. The biennial status report shall include the following information:

- a. A summary of the development completed for the prior two years;
- b. A summary of ongoing agricultural uses on undeveloped tracts of land;
- c. A cumulative total of all development completed;
- d. Identification of undeveloped tracts of land that have been sold to a separate entity or developer; and,
- e. Identification of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of permit.
- f. A summary of any dwelling units, hotel rooms, and non-residential square footage transferred between sub-districts.

Objective 1.2.8: *The Tradition/Western Grove NCD District is hereby established.*

Policy 1.2.8.1: The density and intensity of the of the Tradition/Western Grove NCD District shall be limited to 11,307 residential units, 2,358,810 non-residential square feet, 150 hotel rooms, and institutional, civic, recreation and accessory uses. The City may increase or decrease the above development units as may be provided for in an Equivalency Matrix adopted as part of an approved DRI Development Order.

Objective 1.2.9: *The Southern Grove NCD District is hereby established.*

Policy 1.2.9.1: The density and intensity ~~of the~~ of the Southern Grove NCD District shall be limited to ~~7,388~~ 7,674 residential units, ~~13,187,743~~ 13,187,925 non-residential square feet, ~~794~~ 1,051 hotel rooms, 300 hospital beds and institutional, civic, recreation and accessory uses. The City may increase or decrease the above development units as may be provided for in an Equivalency Matrix adopted as part of an approved DRI Development Order. The Southern Grove NCD District shall, at a minimum, contain the Residential, Mixed Use and Employment Center as the three areas required by Policy 1.2.2.1.

~~Policy 1.2.9.2: The Residential Area will be developed at a minimum overall average density of 3.75 du/ac, when the Residential Area is located within one quarter mile of Employment Center or Mixed Use Areas.~~

Objective 1.2.10: *The Riverland/Kennedy NCD District is hereby established and shall be developed consistent with the development order adopted by the City pursuant to section 380.06, F.S.*

Policy 1.2.10.1: The density and intensity of the Riverland/Kennedy NCD District shall be limited to 11,700 residential units and a maximum 3,942,495 GSF of retail, research and office, light industrial and institutional and civic, plus amenities and ancillary uses.

Exhibit 3

Proposed Figure 1-4: Conceptual Land Use Plan



Exhibit 4 Proposed Map FLU-2b – Vacant Lands

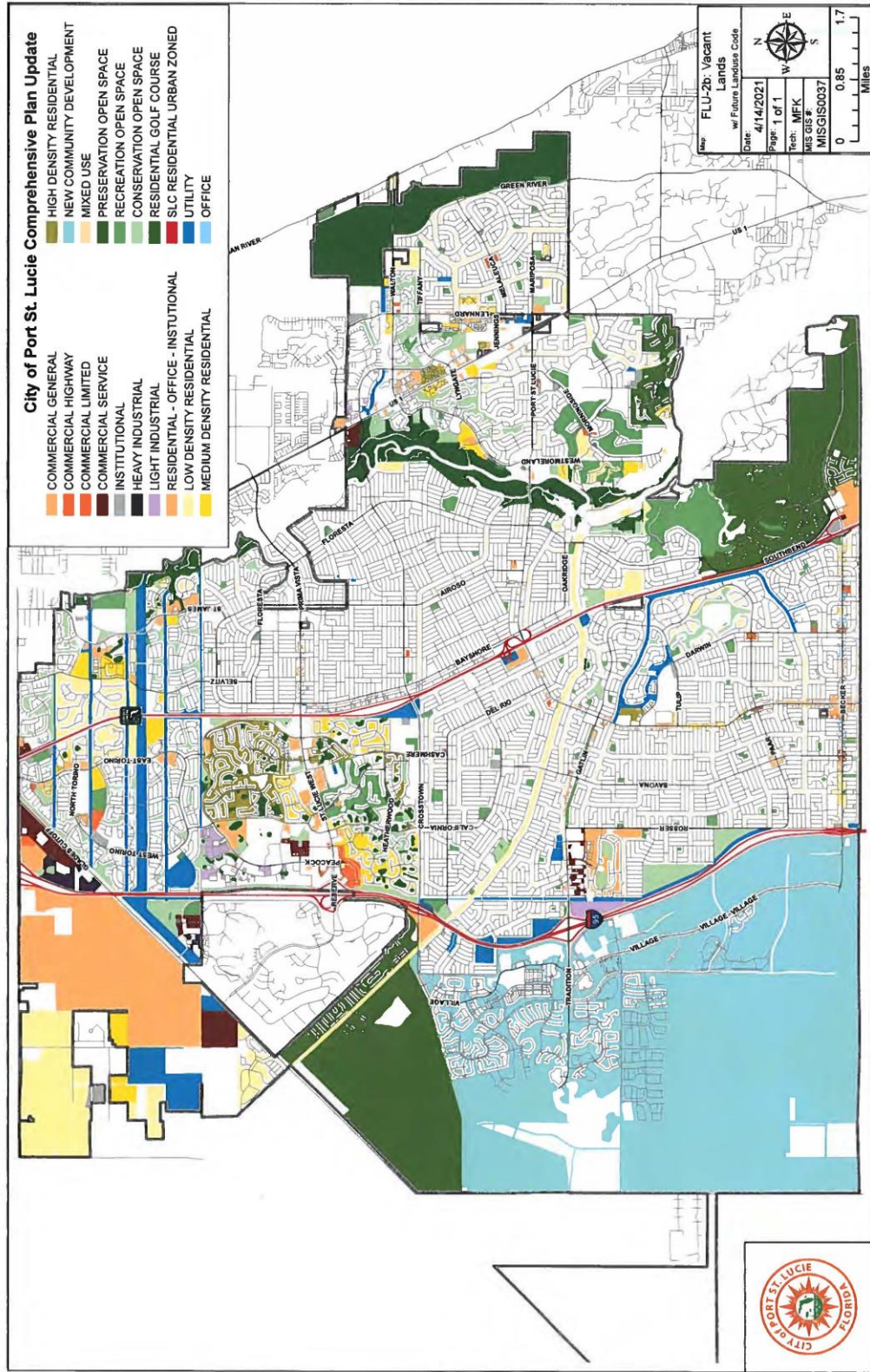


Exhibit 6

Proposed Map TRN-3a – Future Functional Class

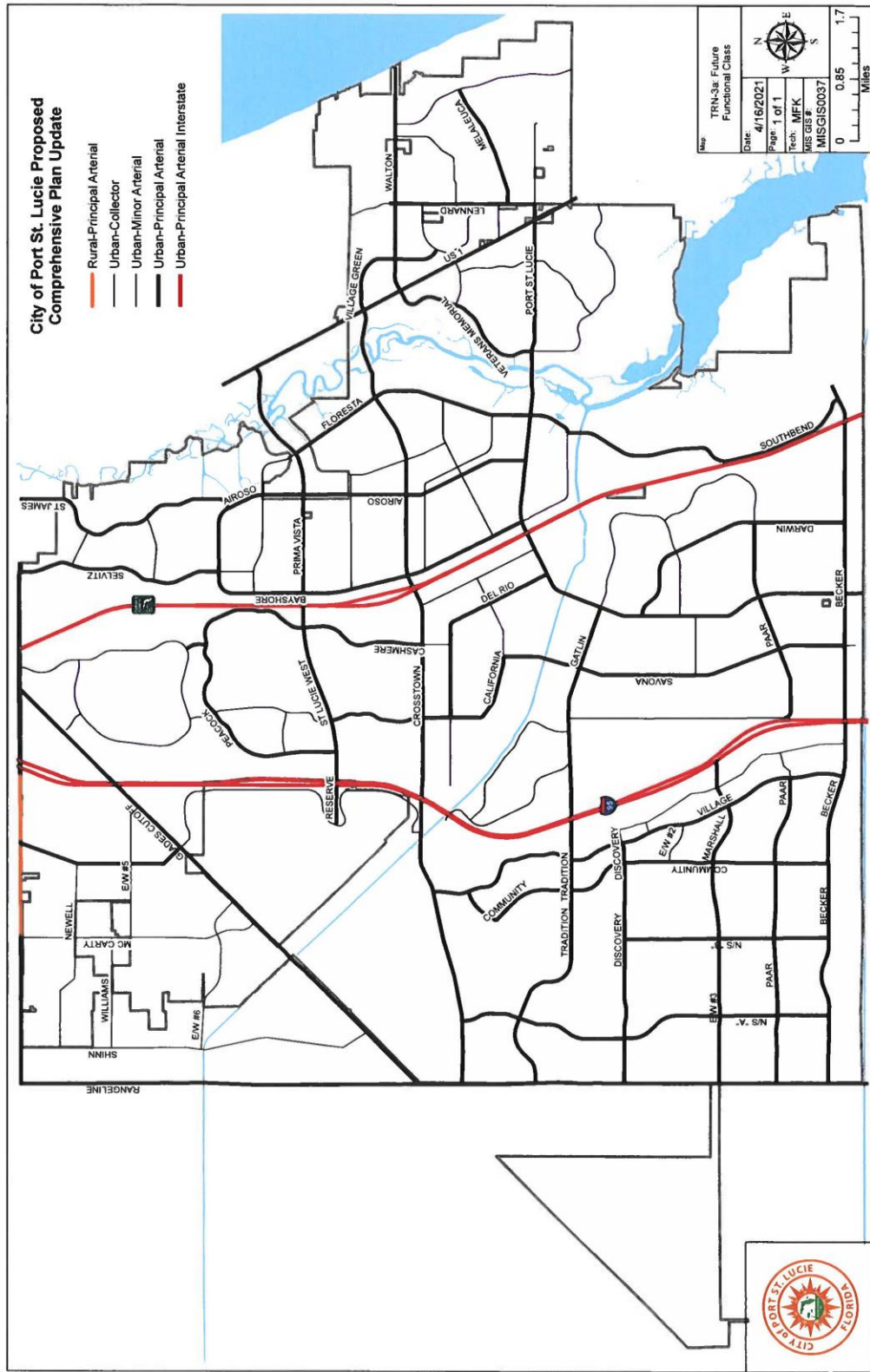


Exhibit 7

Proposed Map TRN-11 – Existing/Future Transportation (2035)

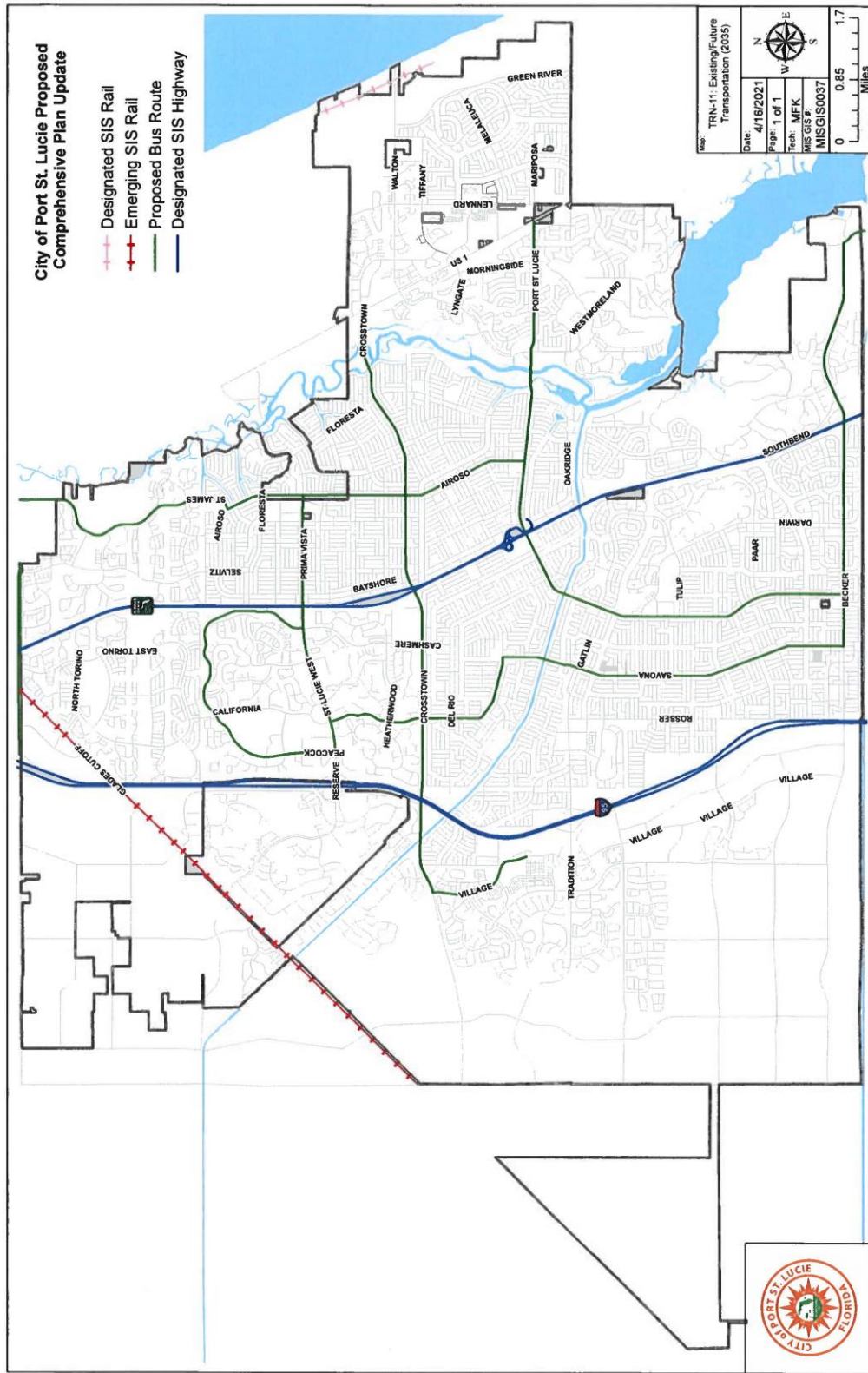


Exhibit 8

Proposed Map TRN-12 – Annexation Area Roadway Plan

