

Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

January 6, 2021

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 reviewed the proposed comprehensive plan amendment for the City of Port St. Lucie (Amendment No. 20-04ESR) received on December 7, 2020. 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:

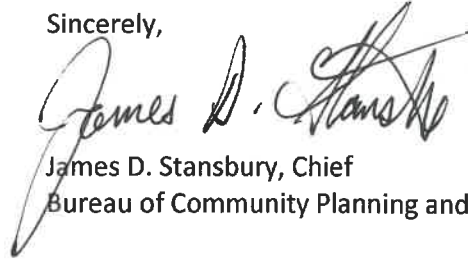
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section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
www.twitter.com/FLDEO | 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.

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/mc

Enclosure(s): Procedures for Adoption

cc: Teresa Lamar-Sarno, AICP, Assistant to the City Manager for Land Development Services, 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 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.

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: December 28, 2020

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 20-04ESR

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 December 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 Figure 1-5 in the FLUE. Figure 1-5 is the Conceptual Land Use Plan for the Tradition/Western Grove New Community Development (NCD) District. Both Tradition and Western Grove are approved Developments of Regional Impact (DRIs) in western Port St. Lucie. The proposed changes apply only to the Western Grove DRI, which is located west of Interstate I-95, east of Range Line Road, north of SW Discovery Way, and south of the Crosstown Parkway road right-of-way.

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, being requested by the owner of the property, Mattamy Palm Beach, LLC, are described below:

1. Approximately 8.12 acres located west of the N/S Road A right-of-way between the Westcliffe Lane road right-of-way and the Tradition Parkway road right-of-way are being re-assigned from the Neighborhood/Village sub-district to the Residential sub-district classification to accommodate new development proposals.
2. The extension of Tradition Parkway from N/S Road A west to Range Line Road has been added. The extension of Tradition Parkway was deleted from the Western Grove DRI in 2016 and added back in 2018.
3. Re-alignment of the portion of N/S Road A located north of Westcliffe Lane and south of future Crosstown Parkway to accommodate a utility site.

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 December 10, 2020. No extrajurisdictional impacts have been identified.

Conclusion

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

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 – January 15, 2021

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

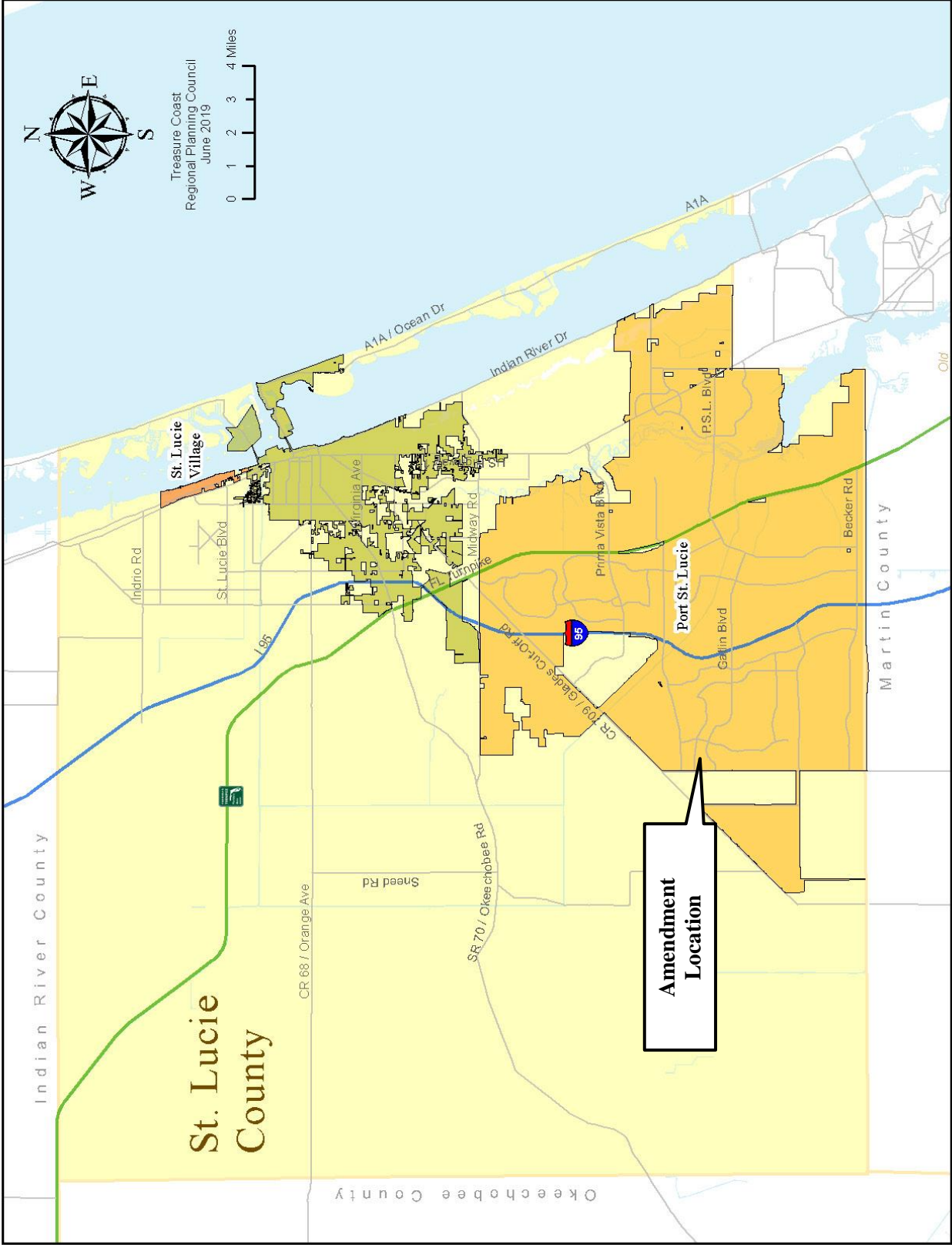


Exhibit 2

Existing Figure 1-3: Conceptual Land Use Plan

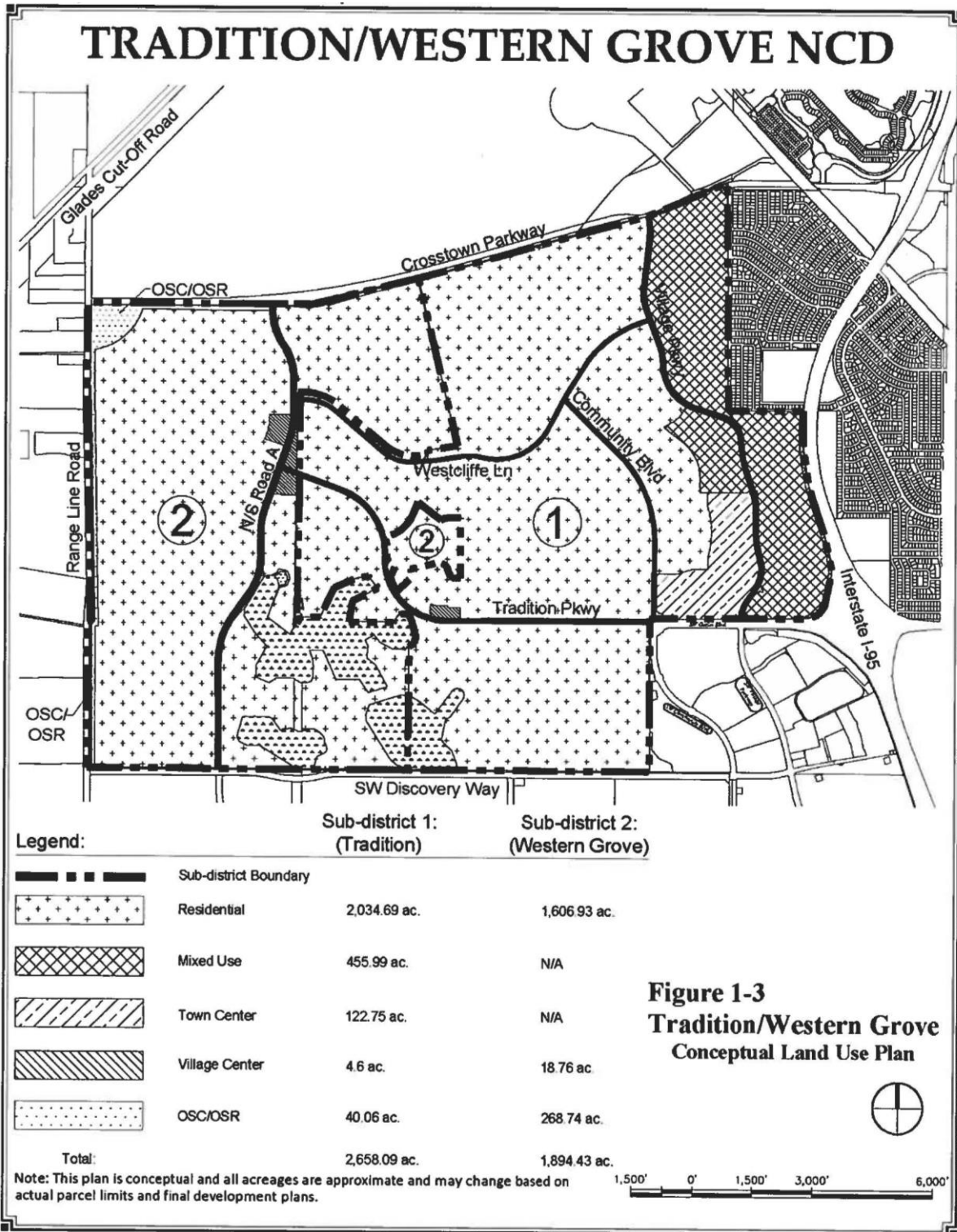
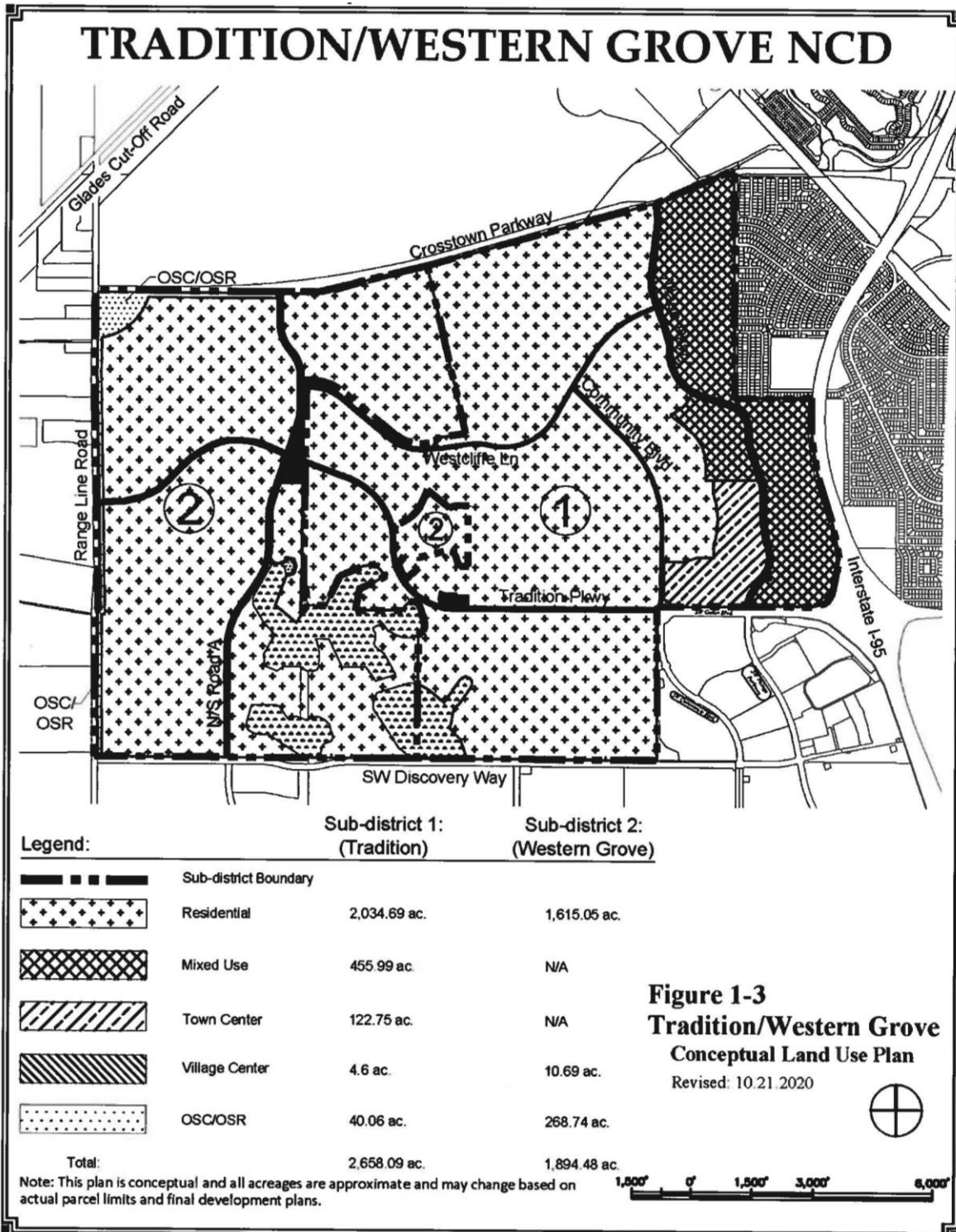


Exhibit 3 Proposed Figure 1-3: Conceptual Land Use Plan



From: [Oblaczynski, Deborah](#)
To: [Teresa Lamar-Sarno](#)
Cc: "[kelly.corvin@deo.myflorida.com](#)"; [Ray Eubanks \(ray.eubanks@deo.myflorida.com\)](#); [Bridget Kean](#); [Stephanie Heidt \(sheidt@tcrpc.org\)](#); [lanahan@tcrpc.org](#); [DEO Planning Group Email \(DCPexternalagencycomments@deo.myflorida.com\)](#)
Subject: City of Port St. Lucie, DEO #20-4ESR Comments on Proposed Comprehensive Plan Amendment Package
Date: Wednesday, December 23, 2020 11:32:58 AM

Dear Ms. Lamar-Sarno:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from City of Port St. Lucie (City). The amendment amends Future Land Use Element Figure 1-3 in the Western Grove DRI. 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 or
Cell Phone: 561-315-1474

From: [Patti Tobin](#)
To: [Bridget Kean](#)
Cc: [Teresa Lamar-Sarno](#)
Subject: FW: City of Port St. Lucie 20-4ESR - FDOT District Four Review
Date: Tuesday, December 29, 2020 1:37:56 PM
Attachments: [image002.png](#)

FYI

Patti

Patricia A. Tobin, AICP
Long Range Planning Administrator
Planning & Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984
772.873.6350

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Tuesday, December 29, 2020 1:36 PM
To: 'DCPexternalagencycomments' <DCPexternalagencycomments@deo.myflorida.com>; Patti Tobin <PTobin@cityofpsl.com>
Cc: Gardner-Young, Caryn <Caryn.Gardner-Young@dot.state.fl.us>; Wong, Chon <Chon.Wong@dot.state.fl.us>; Shanmugam, Raj <Raj.Shanmugam@dot.state.fl.us>; Stephanie Heidt <sheidt@tcrpc.org>
Subject: City of Port St. Lucie 20-4ESR - FDOT District Four Review

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 20-4ESR relating to the Western Groves Development of Regional Impact (DRI) comprehensive plan amendment.

- The Department appreciates if the City could provide a copy of the revised DRI development order as amended by this comprehensive plan change.

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



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

From: [Plan_Review](#)
To: [Bridget Kean; DCPexternalagencycomments@deo.myflorida.com](mailto:Bridget.Kean:DCPexternalagencycomments@deo.myflorida.com)
Cc: [Plan_Review](#)
Subject: Port St. Lucie 20-04ESR Proposed
Date: Wednesday, December 30, 2020 6:03:48 PM
Attachments: [image001.png](#)

To: Bridget Kean, AICP, Senior Planner

Re: Port St. Lucie 20-04ESR – 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.

