

January 12, 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. 23-06ESR) received on December 13, 2023. 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section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,



Yazmin Valdez, Regional Planning Administrator  
Bureau of Community Planning and Growth

YV /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.

## Bethany Grubbs

---

**From:** Mary Savage-Dunham  
**Sent:** Thursday, December 14, 2023 5:25 PM  
**To:** Anne Cox; Bethany Grubbs  
**Cc:** Bridget Kean  
**Subject:** FW: City of Port St. Lucie Comprehensive Plan Amendment No. 23-05ESR



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

**Mary F. Savage-Dunham, AICP, CFM**  
*Director*

**Planning & Zoning Department**

o. 772-873-6350      c. 772-259-1515  
a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



---

**From:** Stephanie Heidt <[sheidt@tcrpc.org](mailto:sheidt@tcrpc.org)>  
**Sent:** Thursday, December 14, 2023 10:05 AM  
**To:** Bridget Kean <[BKean@cityofpsl.com](mailto:BKean@cityofpsl.com)>; Mary Savage-Dunham <[mdunham@cityofpsl.com](mailto:mdunham@cityofpsl.com)>  
**Subject:** City of Port St. Lucie Comprehensive Plan Amendment No. 23-05ESR

This is to notify you that the Treasure Coast Regional Planning Council will be reviewing the above-referenced plan amendment, which we received on December 12, 2023.

Council staff will review the amendment for extrajurisdictional impacts and impacts on significant regional resources and facilities. Council will provide a written report to the City and a copy of the report to the State Land Planning Agency within 30 calendar days of receipt.

If you have any questions or comments, 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](mailto: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: January 12, 2024  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Port St. Lucie Comprehensive Plan  
Amendment No. 23-06ESR

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 amendment 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 13, 2023 and contains a text amendment to the Future Land Use Element (FLUE) of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed text amendment revises Policy 1.1.4.10 of the FLUE to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional future land use designation from 35 feet to 65 feet.

The City staff report indicates that the City's increasing population requires a proactive approach to urban development through investing in building space and supporting vital public projects. It is noted that this proposed amendment will facilitate the ongoing plans for the City Hall complex, which includes a new policy training facility and vertical parking garage, both of which will exceed the current 35 foot height limit. The proposed amendment, shown in ~~strikeout~~ and underline format is 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 December 14, 2023. 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 FloridaCommerce.

### Council Action – January 19, 2024

Vice Mayor Marino from Palm Beach County moved approval of the staff report. Councilmember Bournique, Gubernatorial Appointee for Indian River County, seconded the motion, which carried unanimously.

### Attachments

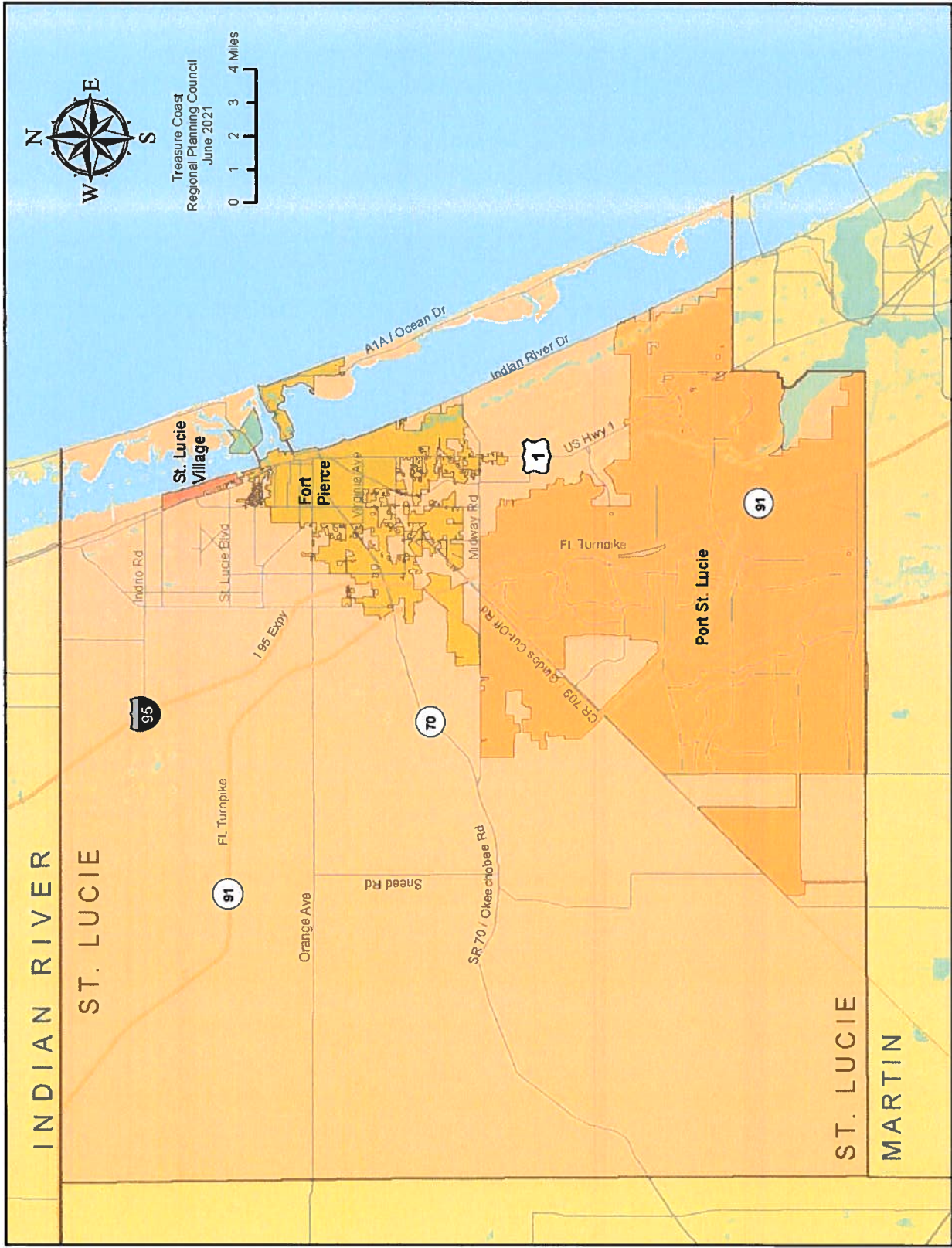
## List of Exhibits

### Exhibit

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



# Exhibit 1 General Location Map



**Exhibit 2**  
**Text Amendment in Strikeout and Underline Format**

# EXHIBIT A

**Policy 1.1.4.10:** The following densities and intensities shall apply to the future land use designations:

LAND USE DESIGNATIONS	DENSITY	MAXIMUM INTENSITIES -----		
		COVERAGE	HEIGHT	IMPERVIOUS <sup>1</sup>
RGC (Residential Golf Course)	1-5du/acre	50%		
RL (Low Density Residential)	1-5du/acre	50%		
RM (Medium Density Residential)	1-11 du/acre	50%		
RH (High Density Residential)	1-15du/acre	50%		
ROI (Medium Density Residential)	1-11 du/acre			
Office	N/A	30%	35/75* feet	80%
Institutional	N/A	30%	35/75* feet	80%
Office/Com <sup>2</sup>	N/A	40%	35/75*feet	80%
NCD-New Community District <sup>3</sup>	1-35du/acre***	60%/80%	35/50/100/150 feet***80%/90%	
O (Office)	N/A	40%	35/75* feet	80%
CL (Limited Commercial)	N/A	40%	35 feet	80%
CG (General Commercial) <sup>4</sup>	N/A	40%	35/75*/120** feet	80%
CS (Service Commercial)	N/A	40%	35 /75* feet	80%
CH (Highway Commercial)	N/A	40%	50 feet	80%
I (Institutional)	N/A	30%	35/65****/75*feet	80%
U (Utility)	N/A	30%	50 feet	80%
OSR (Open Space Recreation)	N/A	30%	35 feet	80%
OSC (Open Space Conservation)	N/A	10%	35 feet	20%
OSP (Open Space Preservation)	N/A	10%	35 feet	20%
LI (Light Industrial)	N/A	50%	35/75* feet	80%
HI (Heavy Industrial)	N/A	50%	35/75* feet	80%
MU (Mixed Use)	1-11 du/acre	60%	35/75*feet	80%
PIP (Planned Industrial Park)	NA	50%	35/75*feet	80%

N/A - Not Applicable

<sup>1</sup>Impervious coverage is subject to upland preservation as required by land development regulations. 80% coverage may not always be possible if 25% of the site consists of native upland vegetation.

<sup>2</sup>Office/Com. Per LMD zoning allows up to 50% retail personal service related, or a maximum of 5,000 sf, in conjunction with other office uses.

<sup>3</sup>See the Objectives and Policies contained under Goal 1.2 for provisions related to the NCD – New Community Development District.

<sup>4</sup>Commercial districts allow for one dwelling unit for owner/manager through special exception public hearing process.

\*Within a PUD, greater than five acres, the maximum height permitted is 75 feet. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

\*\*The maximum height for commercial, uses within a PUD located in the Port St. Lucie Community Redevelopment Area may be 120 feet or 10 stories, whichever is less. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed

height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

\*\*\*The 35 dwelling units per acre maximum density allowance and 150 foot maximum height limit are only permitted in the Regional Business Centers. The 150 foot maximum height shall also be permitted for hospital uses in Employment Centers.

\*\*\*\*The maximum building height may be increased to 65 feet for publicly owned or operated buildings or uses.

December 13, 2023

RESPONSE VIA EMAIL ONLY

Ms. Bethany Grubbs  
Planner III  
City of Port St. Lucie  
Planning and Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984-5099

RE: P 23-215

Dear Ms. Grubbs:

Thank you for submitting Port Saint Lucie's proposed comprehensive plan amendment for our review pursuant to the Expedited State Review process. The reference number for this amendment package is 23-06ESR.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than January 12, 2024.

Pursuant to 163.3184(3)(c)1. If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendments shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.

Pursuant to 163.3184(3)(c)2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the second public hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2.

If you have any questions please contact Donna Harris, Plan Processor at (850) 717-8491 or Yazmin Valdez, Regional Planning Administrator, who will be overseeing the review of the amendments, at (850)717-8524.

Sincerely,



Barbara Powell, Deputy Bureau Chief  
Bureau of Community Planning and Growth

BP/dh

cc: External Agencies

## Bethany Grubbs

---

**From:** CompPlans <CompPlans@fldoe.org>  
**Sent:** Thursday, December 14, 2023 2:29 PM  
**To:** Bethany Grubbs  
**Cc:** DCPexternalagencycomments@deo.myflorida.com  
**Subject:** RE: City of Port St Lucie Proposed Comprehensive Plan Amendment P23-215

Dear Ms. Grubbs,

The Office of Educational Facilities within the Florida Department of Education has reviewed the Port St. Lucie 23-06ESR 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

---

**From:** Bethany Grubbs <bgrubbs@cityofpsl.com>  
**Sent:** Wednesday, December 13, 2023 9:28 AM  
**To:** 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>; Larry.Hymowitz@dot.state.fl.us; NICOLE.FOGARTY@stlucieschools.org; Cesar.martinez@dot.state.fl.us  
**Subject:** City of Port St Lucie Proposed Comprehensive Plan Amendment P23-215

Good morning,

The City of Port St. Lucie has uploaded a proposed comprehensive plan text amendment to the Florida Department of Commerce to amend Policy 1.1.4.10 of the Future Land Use Element.

The proposed amendment is attached.

Please feel free to contact me directly should you have any questions.

Regards,

**Bethany Grubbs**  
*Planner III / Public Art Manager*  
**Planning and Zoning Department**

o. 772-344-4362      c. 772-342-5057  
a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

## Bethany Grubbs

---

**From:** Bridget Kean  
**Sent:** Monday, January 8, 2024 3:57 PM  
**To:** Bethany Grubbs; Mary Savage-Dunham  
**Subject:** FW: City of Port St. Lucie 23-6ESR - FDOT District Four Review



[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



---

**From:** Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>  
**Sent:** Monday, January 8, 2024 3:52 PM  
**To:** DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>; Bridget Kean <BKean@cityofpsl.com>  
**Cc:** Walia, Kent <Kent.Walia@dot.state.fl.us>; Harari, Laurie <Laurie.Harari@dot.state.fl.us>  
**Subject:** City of Port St. Lucie 23-6ESR - 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 23-6ESR relating to a text amendment to increase the maximum height in the Institution future land use category.

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: [larry.hymowitz@dot.state.fl.us](mailto:larry.hymowitz@dot.state.fl.us) w: [www.dot.state.fl.us](http://www.dot.state.fl.us)



*Together our actions have the power to save lives!*

