

Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

December 4, 2020

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. 20-02ESR) received on November 6, 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:

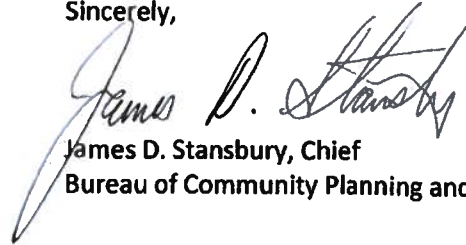
- **Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing, 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plan amendments, must be held within 180 days of your receipt of agency comments or the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1.,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 Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at ed.zeno-gonzalez@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is written in a cursive style with a large, sweeping initial "J".

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

JDS/ez

Enclosure(s): Procedures for Adoption

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

Bridget Kean

From: Bridget Kean
Sent: Friday, December 4, 2020 8:06 AM
To: Autumn@ajentitlements.com; Steve Garrett
Subject: FW: City of Port St. Lucie Comprehensive Plan Amendment No. 20-02ESR
Attachments: PSL_20-02ESR.pdf

Bridget Kean, AICP
Senior Planner
Planning & Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984
772-873-6489
Cell: 772-418-3987

From: Stephanie Heidt <sheidt@tcrpc.org>
Sent: Wednesday, December 2, 2020 4:46 PM
To: 'DEO CPA Reports (DCPexternalagencycomments@deo.myflorida.com)'
<DCPexternalagencycomments@deo.myflorida.com>; Bridget Kean <BKean@cityofpsl.com>
Cc: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>; Kelly Corvin (Kelly.corvin@deo.myflorida.com)
<Kelly.corvin@deo.myflorida.com>; Ed Zeno (ed.zeno-Gonzalez@deo.myflorida.com) <ed.zeno-Gonzalez@deo.myflorida.com>
Subject: City of Port St. Lucie Comprehensive Plan Amendment No. 20-02ESR

Council staff has reviewed the above-referenced amendments in accordance with the requirements of Chapter 163, *Florida Statutes*. The next scheduled Council meeting is December 11, 2020. In order to avoid unnecessary delay and meet the 30 day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approves the attached report and authorizes its transmittal to the City and the Florida Department of Economic Opportunity.

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*
TREASURE COAST REGIONAL PLANNING COUNCIL
cell: 772.475.3863
sheidt@tcrpc.org

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: City of Port St. Lucie
From: Staff
Date: November 25, 2020
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 20-02ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Port St. Lucie was received on November 2, 2020 and contains text amendments to the Future Land Use Element (FLUE) of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed text amendments revise Figure 1-4 in the FLUE. Figure 1-4 is the Conceptual Land Use Plan for the Southern Grove New Community Development (NCD) District. Southern Grove is an approved Development of Regional Impact (DRI) 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. NCD is the future land use designation for DRIs to facilitate the development of mixed use communities.

Policy 1.2.1.3 of the FLUE requires that the comprehensive plan illustrate how the land use subcategories are allocated, where they are located, and how they will function in relation to each other within an NCD district. NCD districts may be divided into sub-categories at the discretion of the developer. The amendments are being requested by the owner of the amendment property, Mattamy Palm Beach, LLC, to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Regional Business Center sub-districts to accommodate new development proposals. Overall, the amendment increases Residential

acreage by 366 acres; Neighborhood Center increases by 52 acres; Mixed-Use Commercial decreases by 455 acres; Regional Business Center increases by 36 acres; Employment Center acreages have not changed; and rights-of-way have increased by 1 acre. Related changes to development intensity and density, and associated level of service impacts, will be addressed in the companion DRI Development Amendment for Southern Grove (P20-067) being reviewed by the City.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 10, 2020. No extrajurisdictional impacts have been identified.

Conclusion

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

Council Action – December 2, 2020

The next scheduled Council meeting is December 11, 2020. In order to avoid unnecessary delay and meet the 30 day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approves this report and authorizes its transmittal to the City of Port St. Lucie and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Existing Figure 1-4: Conceptual Land Use Plan
- 3 Proposed Figure 1-4: Conceptual Land Use Plan

Exhibit 1 General Location Map

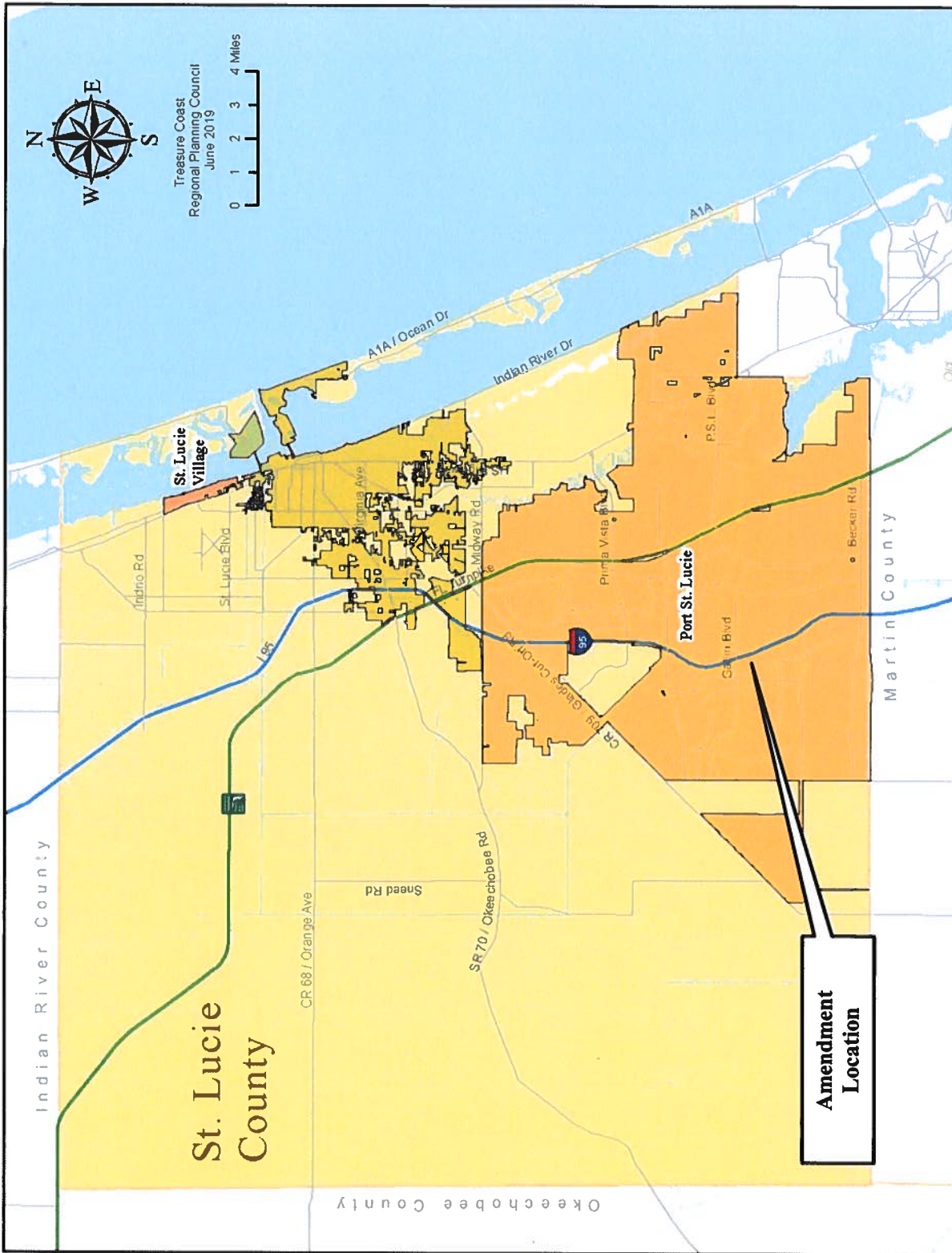


Exhibit 2

Existing Figure 1-4: Conceptual Land Use Plan

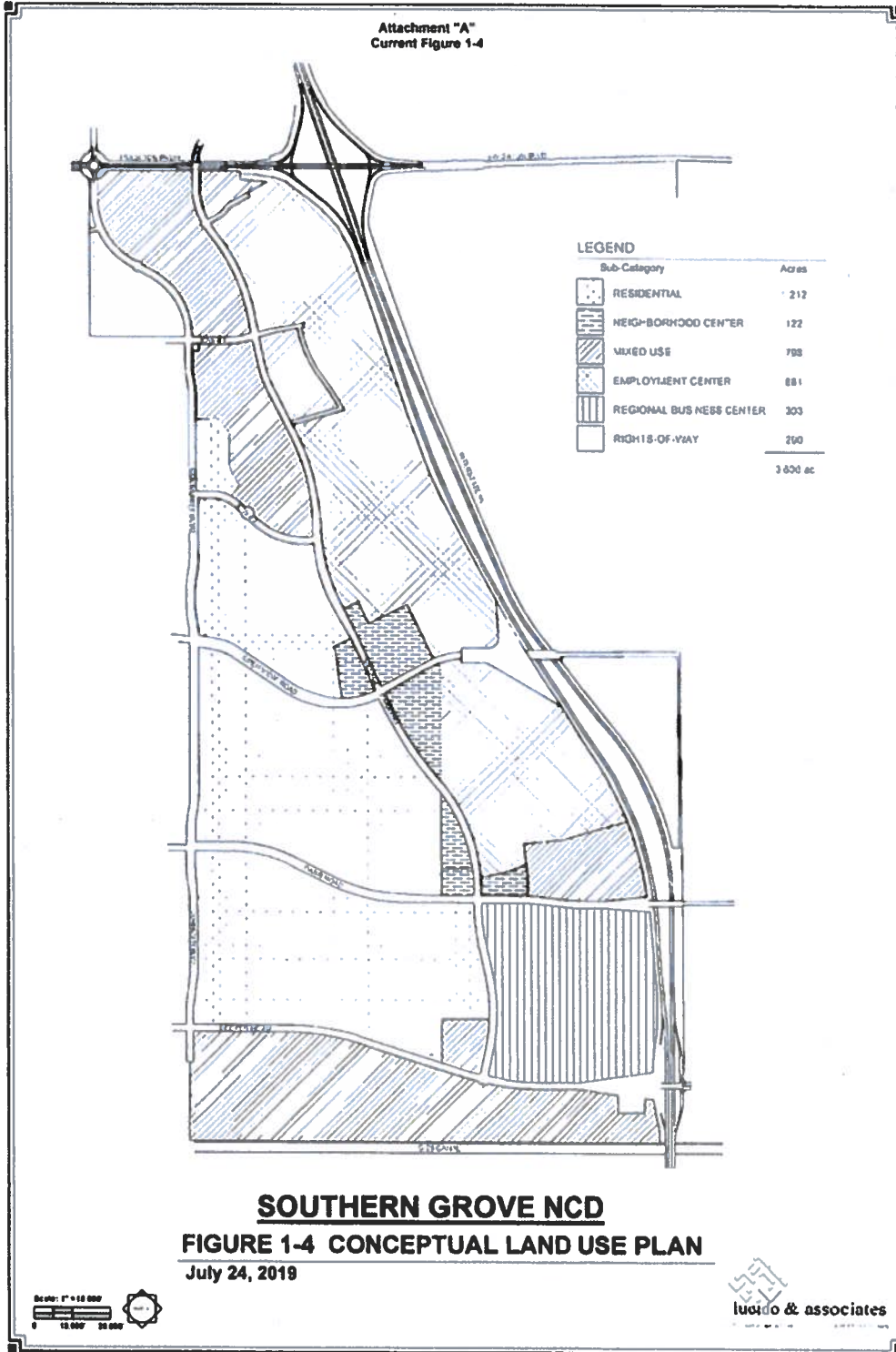
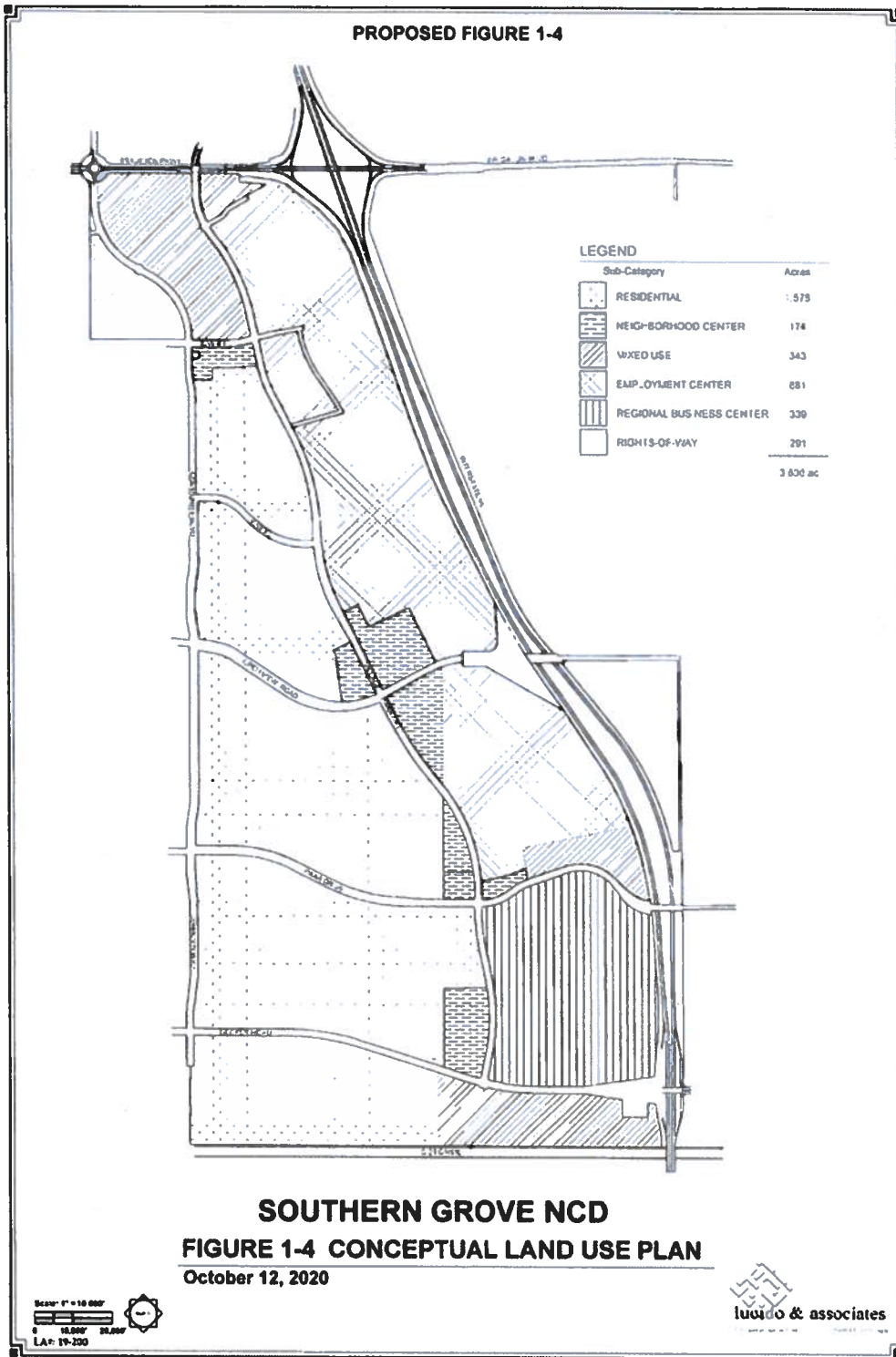


Exhibit 3

Proposed Figure 1-4: Conceptual Land Use Plan



Bridget Kean

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Monday, November 30, 2020 3:52 PM
To: Bridget Kean; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Port St. Lucie 20-02ESR Proposed

To: Bridget Kean, AICP, Senior Planner

Re: Port St. Lucie 20-02ESR – 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.



Bridget Kean

From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Wednesday, November 25, 2020 6:51 AM
To: Teresa Lamar-Sarno
Cc: 'kelly.corvin@deo.myflorida.com'; Ray Eubanks (ray.eubanks@deo.myflorida.com); Bridget Kean; Stephanie Heidt (sheidt@tcrpc.org); tlanahan@tcrpc.org; Daniel Robinson; DEO Planning Group Email (DCPexternalagencycomments@deo.myflorida.com)
Subject: City Port St. Lucie, DEO # 20-2ESR and # 20-3ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Ms. Lamar-Sarno:

The South Florida Water Management District (District) has completed its review of the proposed amendment packages from City of Port St. Lucie (City). The amendment packages amend the subdistricts within the Southern Grove DRI and the Riverland/Kennedy New Community Districts. 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 packages.

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