

April 28, 2022

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 Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Port St. Lucie (Amendment No. 22-01ESR) received on March 29, 2022. 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section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.

If you have any questions concerning this review, please contact Melissa Corbett, CFM, FCCM, Planning Analyst, by telephone at (850) 717-8505 or by email at Melissa.Corbett@deo.myflorida.com.

Sincerely,



Kelly Corvin, CPM, 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

From: [Hymowitz, Larry](#)
To: [DCPexternalagencycomments](#); [Bridget Kean](#)
Cc: [Fasiska, Christine](#)
Subject: City of Port St. Lucie 22-1ESR - FDOT District Four Review
Date: Thursday, April 28, 2022 4:49:15 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.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 22-1ESR.

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 w: www.dot.state.fl.us



Together our actions have the power to save lives!



List of Exhibits

Exhibit

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

From: [Stephanie Heidt](#)
To: [DEO CPA Reports \(DCPexternalagencycomments@deo.myflorida.com\)](#); [Bridget Kean](#)
Cc: [Eubanks, Ray](#); [Kelly Corvin \(Kelly.corvin@deo.myflorida.com\)](#)
Subject: City of Port St. Lucie Comprehensive Plan Amendment No. 22-01ESR
Date: Wednesday, March 30, 2022 11:09:22 AM
Attachments: [image001.png](#)

This is to notify you that the Treasure Coast Regional Planning Council will be reviewing the above-referenced plan amendment, which we received on March 29, 2022.

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

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 4B_
From: Staff
Date: April 21, 2022
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 22-01ESR

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 March 29, 2022 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 amendments are being requested by Mattamy Palm Beach, LLC (Mattamy) as the developer of the Southern Grove Development of Regional Impact (DRI). The proposed changes amend the land use sub-districts for property owned by Mattamy and the Port St. Lucie Governmental Finance Corporation, 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.

The amendments change Figure 1-4 of the Future Land Use Element. Figure 1-4 is the Conceptual Land Use Plan for the Southern Grove New Community Development (NCD) District. 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 proposed text amendment will amend Figure 1-4 to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts to accommodate new development proposals as follows:

1. Approximately 30.86 acres of land located at the northwest quadrant of the intersection of SW Village Parkway and Paar Drive from 23.98 acres of Neighborhood/Village Commercial subdistrict classification and 6.88 acres of Residential subdistrict classification to the Mixed Use subdistrict classification.
2. Approximately 40.05 acres of land located at the northwest quadrant of the intersection of SW Village Parkway and Becker Road from Neighborhood/Village Commercial subdistrict classification to the Mixed Use subdistrict classification.
3. Approximately 39.20 acres of land located at the southeast quadrant of the intersection of SW Village Parkway and Marshall Parkway from Neighborhood/Village Commercial subdistrict classification to the Mixed Use subdistrict classification.
4. Approximately 15.49 acres of land located at the northeast quadrant of the intersection of SW Village Parkway and Marshall Parkway from Neighborhood/Village Commercial subdistrict classification to the Employment Center subdistrict classification.

The acreage data has been adjusted in the legend with acreage totals rounded to the nearest whole number. Overall, the Mixed Use acreage will increase by 110 acres, Employment Center acreage will increase by 15 acres; Neighborhood/Village Commercial will decrease by 119 acres; and Residential will decrease by 7 acres.

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 March 30, 2022. 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 City of Port St. Lucie and the Florida Department of Economic Opportunity.

Council Action – May 20, 2022

Attachments

From: [Plan_Review](#)
To: [Bridget Kean](#); dcpexternalagencycomments@deo.myflorida.com
Cc: [Plan_Review](#)
Subject: Port St. Lucie 22-01ESR Proposed
Date: Thursday, April 28, 2022 2:52:50 PM
Attachments: [image001.png](#)

To: Bridget Kean, AICP, Senior Planner

Re: Port St. Lucie 22-01ESR – 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. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



Exhibit 1
General Location Map

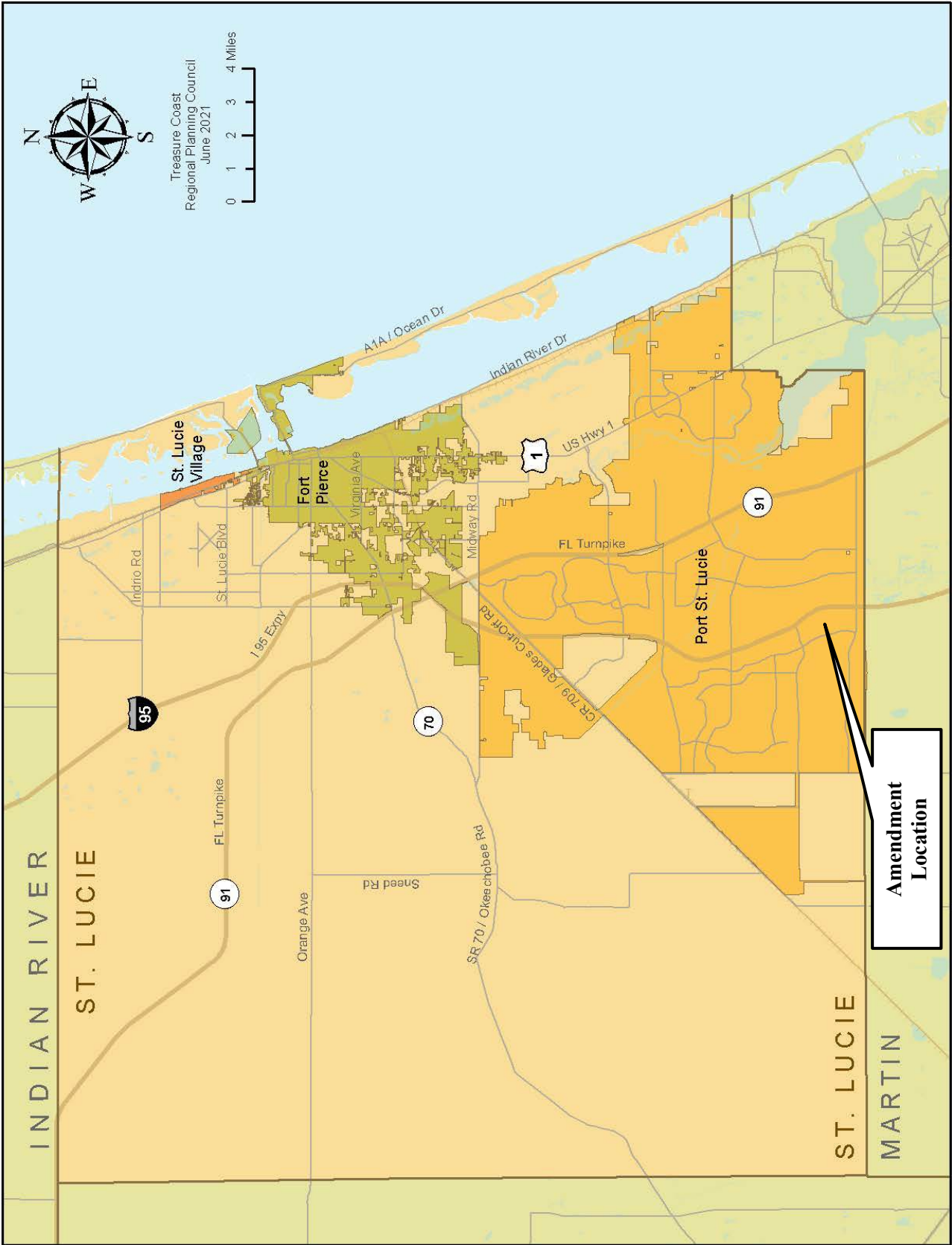


Exhibit 2
Aerial Location Map

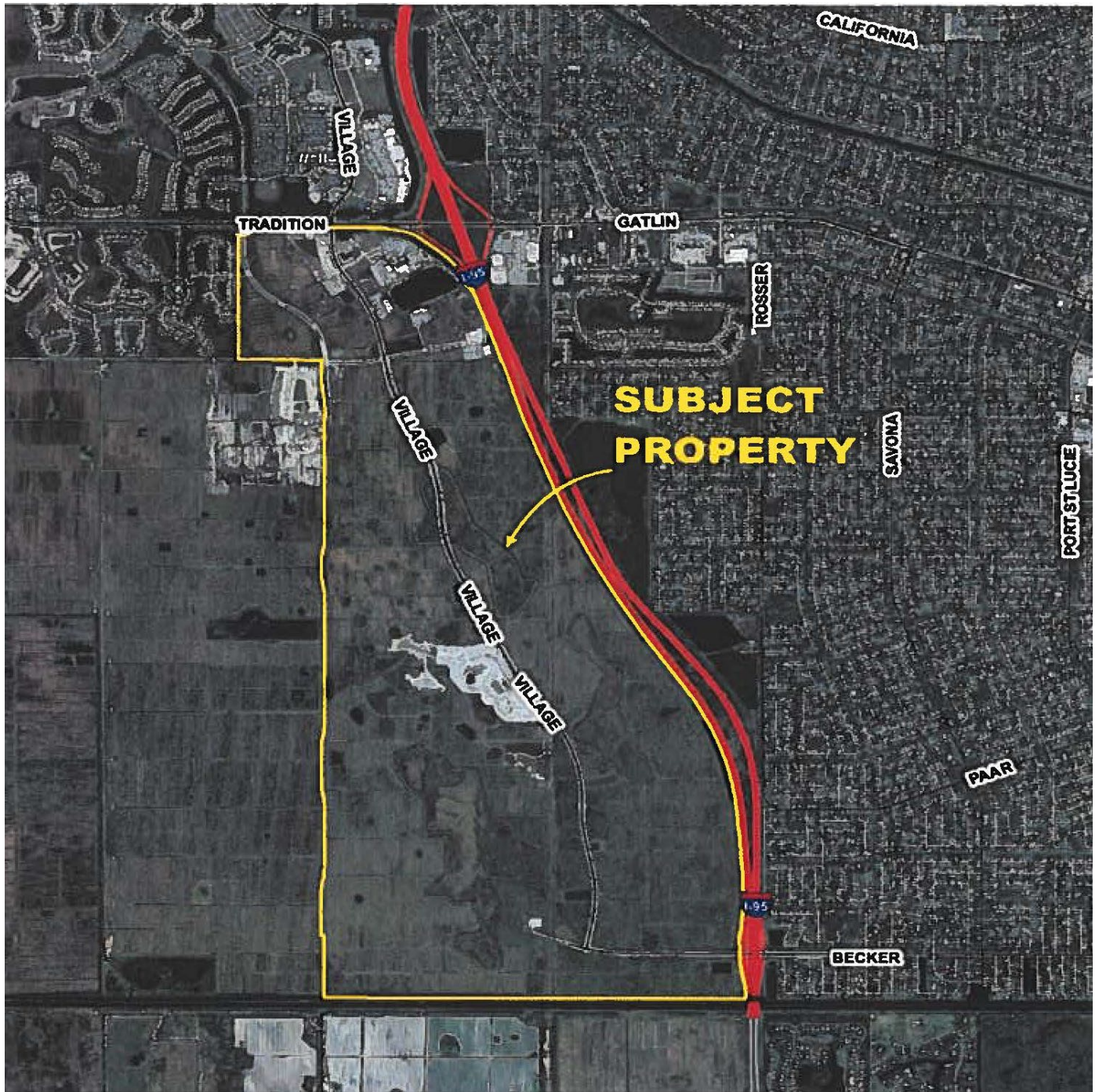


Exhibit 3

Existing Figure 1-4 Conceptual Land Use Plan

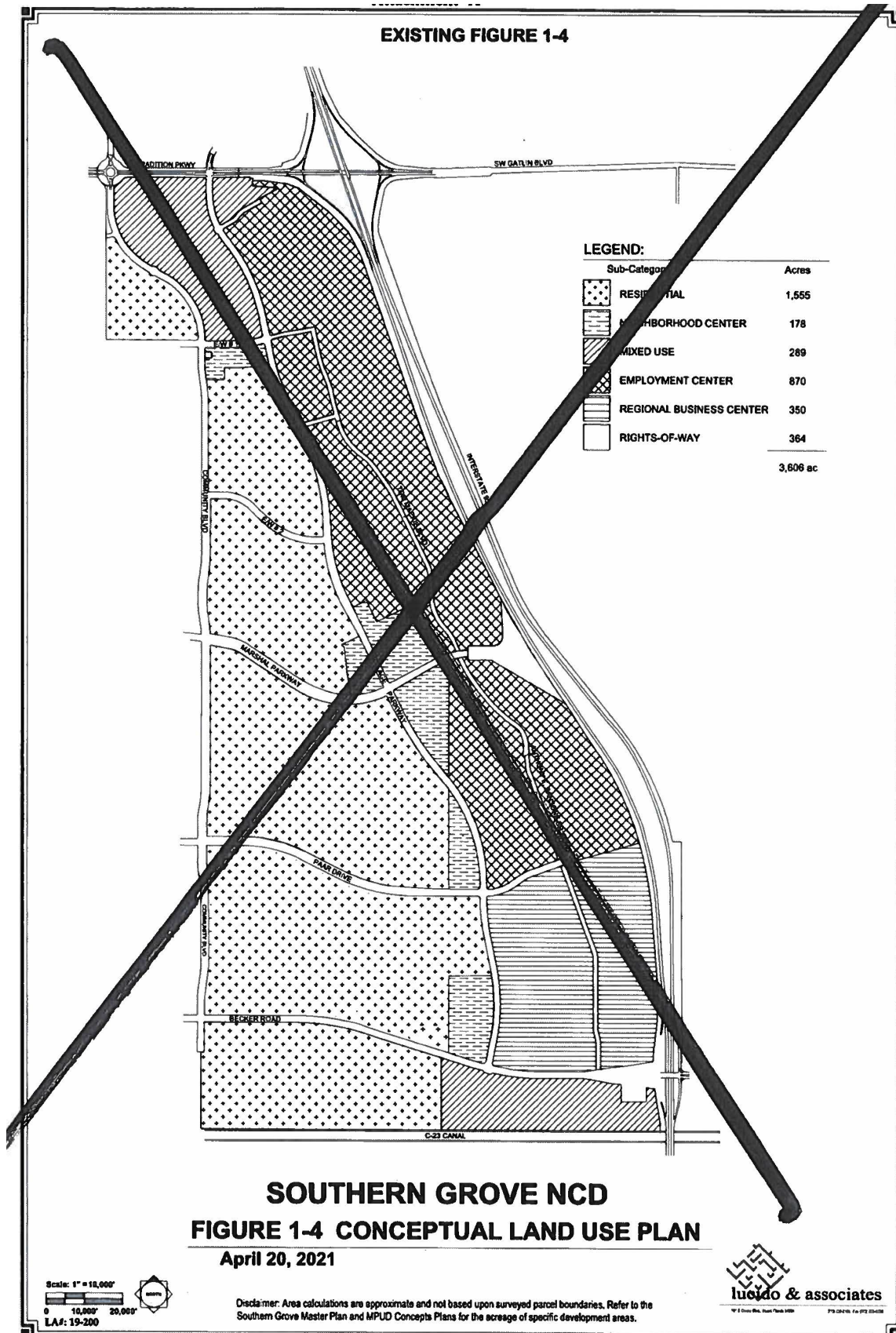


Exhibit 4 Proposed Figure 1-4 Conceptual Land Use Plan

