

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8D  
From: Staff  
Date: June 19, 2015 Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Port St. Lucie Comprehensive Plan  
Amendment No. 15-2ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council 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 contains one proposed Future Land Use Map change and one proposed text change to the Future Land Use Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

**Gatlin Commons**

The proposed amendment is to change the future land use designation from Service Commercial (CS) to Residential, Office, Institutional (ROI) on a 14.45-acre property located on the southwest corner of Aledo Lane and Rosser Boulevard. The subject property is currently vacant and is part of the existing Gatlin Commons Planned Unit Development (PUD), which was also designated as a Regional Activity Center. The uses on adjacent properties include a Sam's Club retail store to the north; single family residential to the east; an existing water management tract within the PUD to the south; and an area platted for townhomes within the PUD to the west.

The proposed amendment has been requested to allow residential development on the subject property in the Gatlin Commons PUD. Residential development is prohibited in the existing

Service Commercial land use designation. The proposed change would allow up to 289 dwelling units and 190,000 square feet of office use. The proposed change is expected to result in a significant decrease in traffic impacts to the roadway network. The city staff report indicated that there are adequate facilities and services available to support the proposed amendment, and concluded that the change in land use is compatible with surrounding land uses. The proposed amendment is not expected to result in significant adverse effects on regional resources or facilities.

### **Text Change**

The proposed amendment modifies Policy 1.1.4.13 in the Future Land Use Element. This policy provides a table that identifies the compatible zoning districts associated with each future land use classification. Currently, the General Use (GU) zoning district is not listed as being compatible with the Utility (U) future land use classification. The proposed amendment adds GU as a compatible zoning district associated with the Utility designation. The proposed amendment will allow both public facilities and public recreational uses to be permitted under the Utility land use designation. The proposed change will provide greater flexibility in the colocation of major public facilities and satellite recreational uses. The proposed amendment is not expected to have adverse effects on regional resources or facilities.

### 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 May 5, 2015. 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.

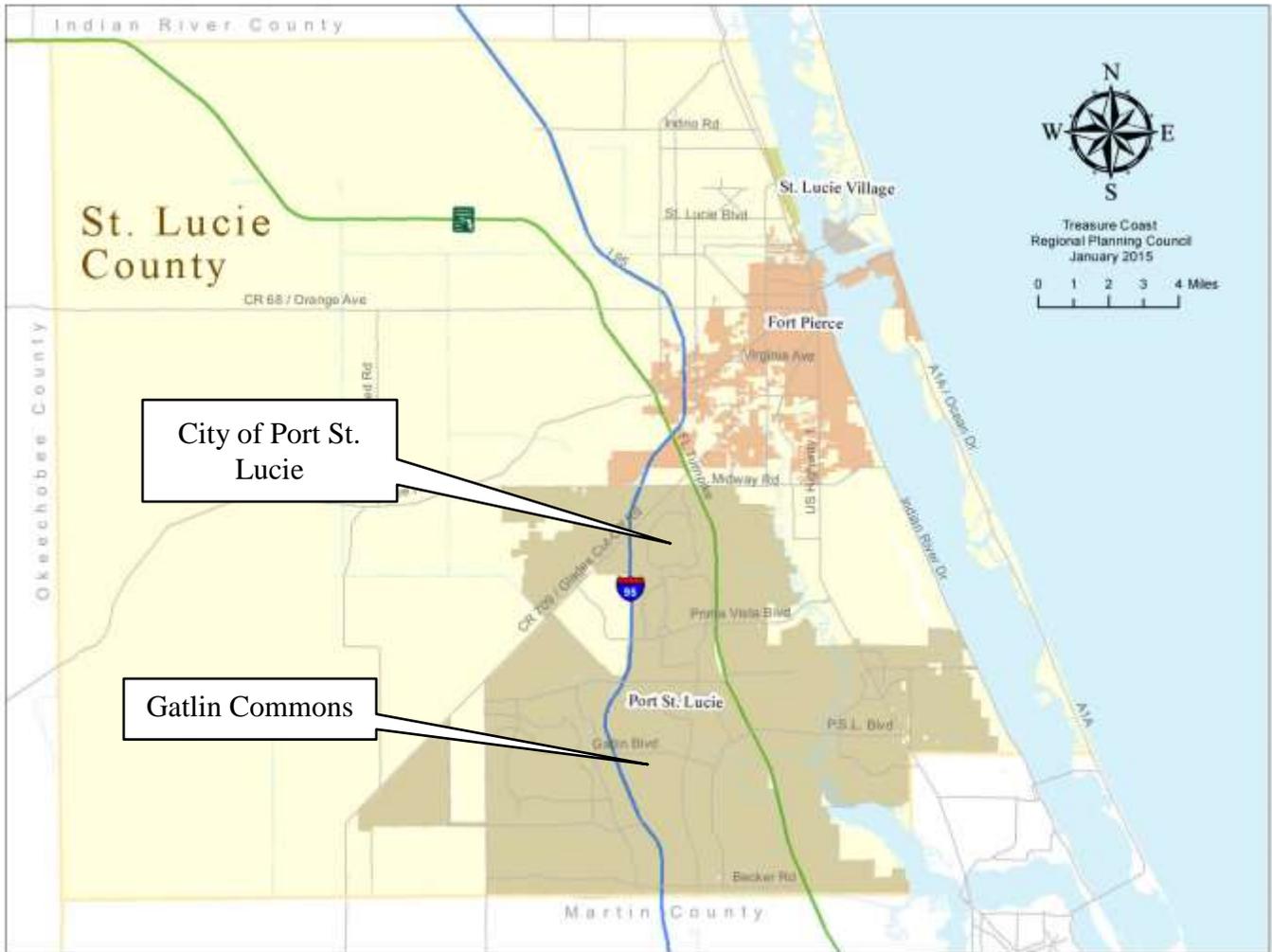
### Attachments

## **List of Exhibits**

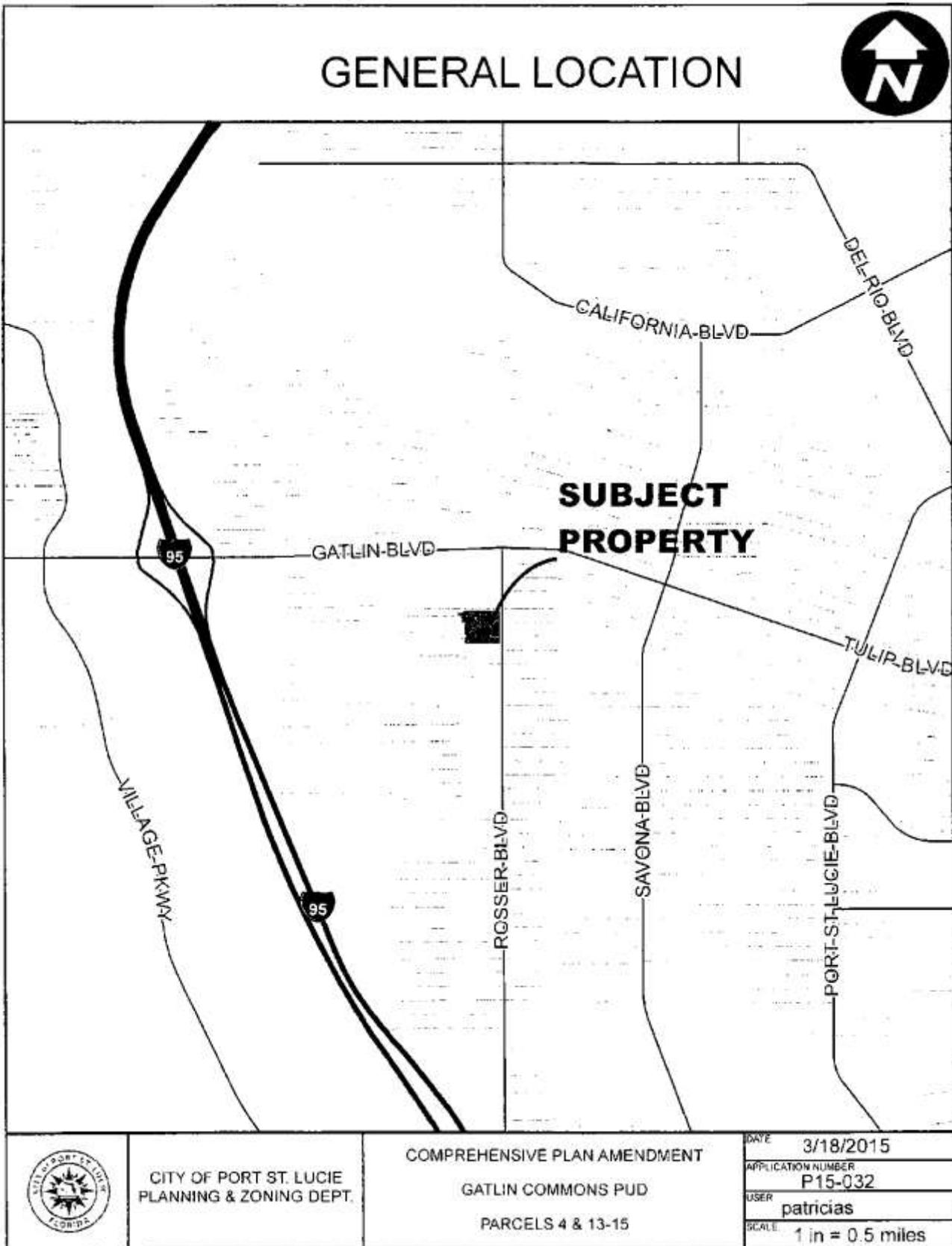
### **Exhibit**

- 1 General Location Map
- 2 Gatlin Commons – General Location Map
- 3 Gatlin Commons – Aerial Map
- 4 Gatlin Commons – Future Land Use Map
- 5 Proposed Text Changes in Underline and Strikethrough Format

# Exhibit 1 General Location Map



## Exhibit 2 Gatlin Commons - General Location Map



# Exhibit 3 Gatlin Commons – Aerial Map

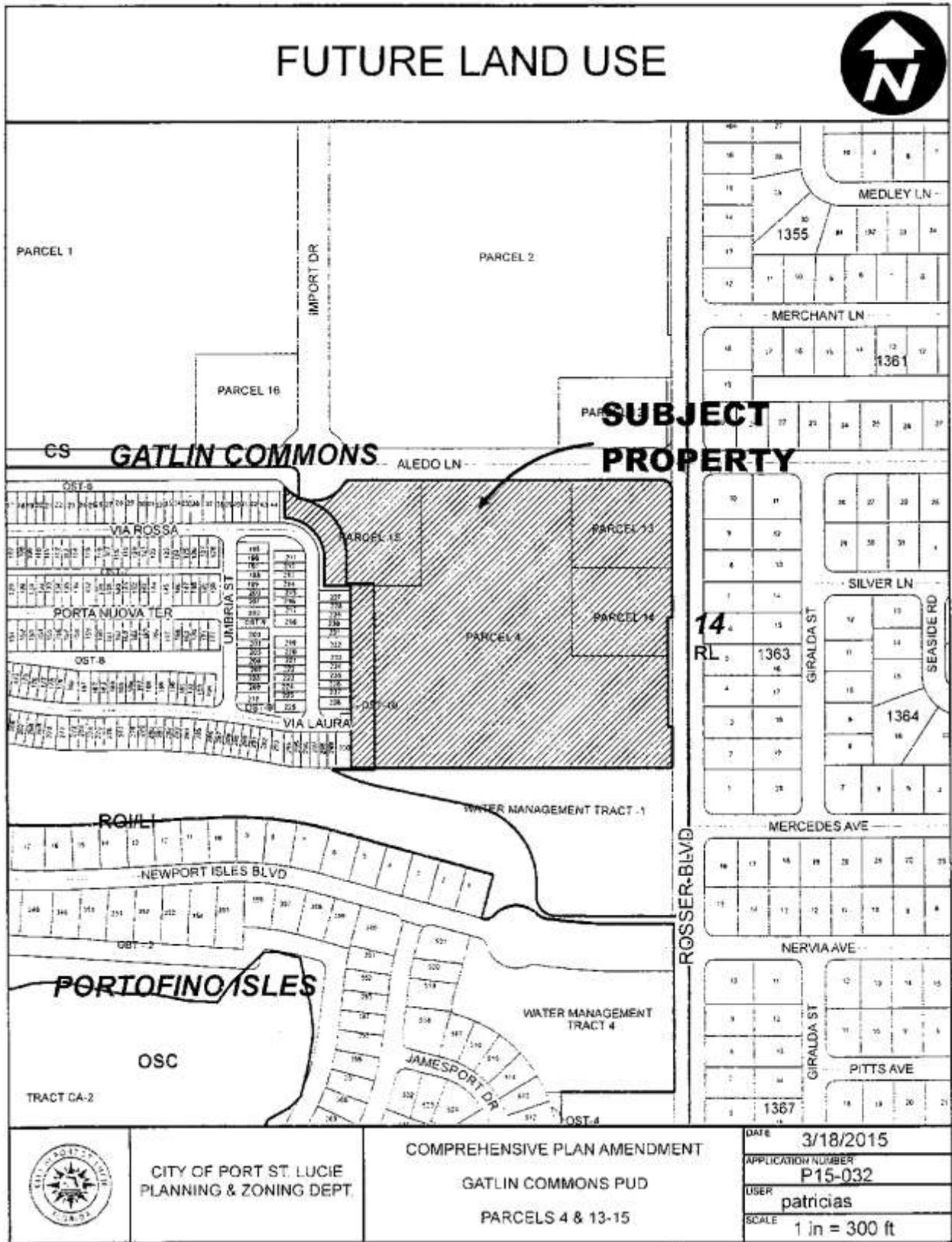


CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMENDMENT  
GATLIN COMMONS PUD  
PARCELS 4 & 13-15  
AERIAL DATE 4/2012

DATE	3/18/2015
APPLICATION NUMBER	P15-032
USER	patricias
SCALE	1 in = 200 ft

# Exhibit 4 Gatlin Commons – Future Land Use Map



# Exhibit 5

## Proposed Text Changes in Underline and Strikethrough Format

### Exhibit A

Policy 1.1.4.13: The following conversion chart is established to illustrate compatible land use and zoning categories:

<u>FUTURE LAND USE CLASSIFICATION</u>	<u>COMPATIBLE ZONING DISTRICT(S)</u>
RGC (Residential Golf Course)	PUD, GU, I
RL (Low Density Residential)	GU, RE, RS-1 through RM-5, RMH, I
RM (Medium Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre, I
RH (High Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-15 units per acre, I
ROI (Residential, Office & Institutional)	P, I, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre
NCD (New Community Development)	MPUD, GU
CL (Limited Commercial)	GU, CN, P, LMD
CG (General Commercial)	CN, CG, P, GU, LMD
CH (Highway Commercial)	CH, GU
CS (Service Commercial)	CS, GU, WI
I (Institutional, Private & Public)	I, GU
U (Utility)	<u>U, GU</u>
OSR (Open Space - Recreation)	OSR, GU
OSC (Open Space - Conservation)	OSC, GU
OSP (Open Space - Preservation)	OSC, GU
LI (Light Industrial)	WI, GU, IN
HI (Heavy Industrial)	WI, GU, IN*
MU (Mixed Use)	PUD
PIP (Planned Industrial Park)	PUD

NOTE: Planned Unit Developments (PUD's) can be compatible with all Future Land Use Classifications depending on the range of permitted uses submitted as part of the PUD Concept Plan.

\* Special Exception Uses have been designated for all heavy industrial land uses.

P14-130 City of PSL/Text Amendment FLU Policy 1.1.4.13 Large Scale Comprehensive Plan Amendment Application