

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8M

From: Staff

Date: March 20, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the St. Lucie County Comprehensive Plan  
Amendment No. 15-1ESR

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 St. Lucie County includes a change to the Future Land Use Map and a text amendment 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

**Ruffin Properties, LLC Future Land Use Map Amendment**

The proposed amendment is to change the future land use designation on an 11.93-acre parcel from Residential Medium to Commercial. The subject property is located at the northeast corner of the intersection of Shorewind Drive and North Highway A1A on North Hutchinson Island. The property previously was the site of a Radisson Hotel, which was closed following the 2004/2005 hurricane season. All of the existing buildings on the site were removed in 2007 and the site is currently vacant. The future land use designations on adjacent properties are: Residential Medium (9 dwelling units/acre) to the north; Residential Urban (5 dwelling units/acre) to the south; Residential Medium and Residential Urban to the west; and the Atlantic Ocean is adjacent to the east side of the property. If approved, the proposed change in land use would permit general commercial development uses or a hotel/motel development of up to 36-

units per acre, depending on the final zoning designation applied to the property. The applicant has indicated the intent to redevelop the property as a resort hotel with related amenities. The St. Lucie County staff report indicates the subject parcel is located within the urban services boundary and utility services are available. The site has available water and sewer services provided by St. Lucie County Utilities.

### **Ruffin Properties, LLC Text Amendment**

The proposed text amendment is to modify Policies 1.1.1.1, 1.1.10.2, and Table 1-3 in the Future Land Use Element. The proposal is to modify Policy 1.1.1.1 to clarify the maximum height and lot coverage permissible in future land use designations; amend Policy 1.1.10.2 to clarify that the Commercial Resort zoning district is excluded from the Hutchinson Island Residential District residential density requirement; and update Table 1-3, the Zoning District/Land Use Compatibility Chart, to reflect the addition of Commercial Resort zoning district as permissible under the Commercial and Mixed Use Development future land use designations. The specific edits are included in the attached exhibits. The proposed text amendment provides for the inclusion of the proposed Commercial Resort zoning district and its associated framework to support the future land use map amendment described above.

### Regional Impacts

Regional resources or facilities that could potentially be impacted by the project include North Highway A1A, North Causeway Bridge over the Atlantic Intracoastal Waterway, and the beach dune system on the Atlantic Ocean side of the property. Discussions with county staff indicate that the regional roadway network has adequate capacity for the proposed use. Also, protection of the dunes system and other issues will be addressed when the site plan is submitted to the county for review. 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 January 19, 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 St. Lucie County and the Florida Department of Economic Opportunity.

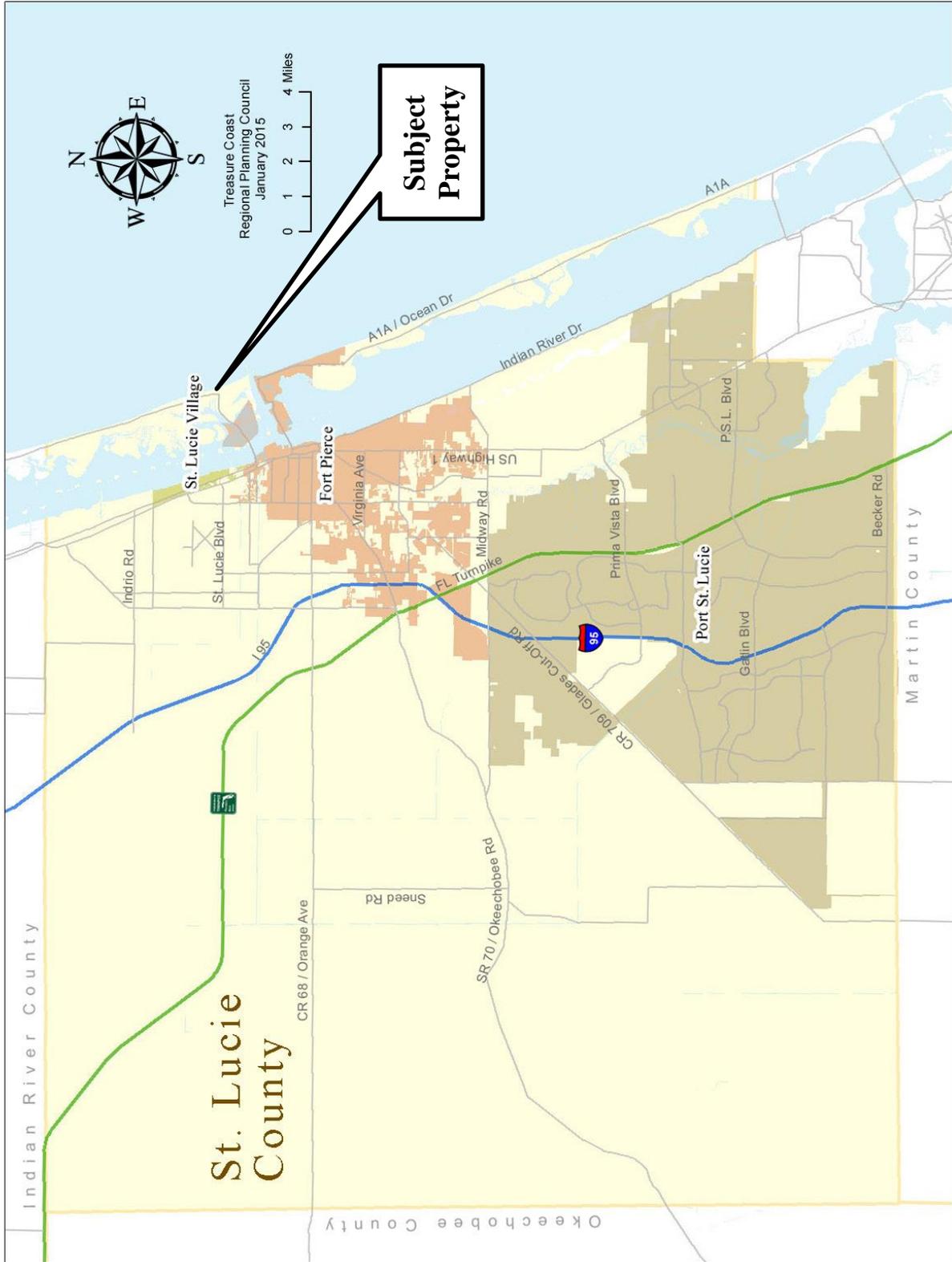
### Attachments

## **List of Exhibits**

### **Exhibit**

- 1 General Location Map
- 2 Aerial Photograph
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map
- 5 Text Changes to Table 1-3
- 6 Text Changes to Policies 1.1.1.1 and 1.1.10.2

# Exhibit 1 General Location Map



# Exhibit 2 Aerial Photograph

FLUMA-520144770  
Ruffin Properties LLC



Map prepared May 22, 2014

Subject property  
500 ft. notification area

Aerial date: 2012





## Exhibit 5 Text Changes to Table 1-3

Text amendment to the adopted Comprehensive Plan, Future Land Use Element:

Table 1-3																	
St. Lucie County Zoning District/Land Use Category Compatibility Chart																	
Zoning District	Land Use Category																
	AG-5	AG-2.5	RE	RS	RU	RM	RH	R/C	CPUB	COM	IND	P/F	MXD <sup>2</sup>	SD	H	TU>	TVC
AG-5	X	X	X	X				X				X	X				
AG-2.5		X	X	X								X	X				
AG-1			X	X	X	X							X				X
R/C			X	X	X	X	X	X					X				
AR-1			X	X	X	X							X				
RE-1			X	X	X	X							X				
RE-2				X	X	X	X						X				
RS-2				X	X	X	X						X				
RS-3					X	X	X						X				
RS-4					X	X	X						X				
RM-5					X	X	X						X				
RMH-5					X	X	X						X				
RM-7						X	X						X				
RM-9						X	X						X				
RM-11							X						X				
RM-15							X						X				
CN	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>2</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>			X			X				
CO	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>2</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>			X			X				
CG										X	X		X				
CR										X			X				
IL											X		X				X
IH											X		X				X
IX	X	X	X	X	X	X	X			X	X	X	X				
U	X	X							X	X	X	X	X	X	X	X	X
I	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
RF	X	X	X	X	X	X	X	X		X		X	X		X		
PCS																	X
PUD	X	X	X	X	X	X	X	X				X	X	X	X		X
PNRD	X	X	X	X	X	X	X	X		X	X	X	X	X	X		
PMUD	X	X	X	X	X	X	X	X		X	X	X	X	X	X		
PRW																	X
PTV																	X
HIRD			X	X	X	X	X	X				X	X	X	X		
RVP										X			X				
CPUB	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Notes:

<sup>1</sup> Limited to a maximum of ten acres per parcel as per Policy 1.1.8.4 and 1.1.5.11.

<sup>2</sup> See Future Land Use Element of the St. Lucie County Comprehensive Plan for zoning restrictions/options.

## Exhibit 6

### Text Changes to Policies 1.1.1.1 and 1.1.10.2

**Policy 1.1.1.1 -** The following land use designations/intensities, as indicated on the Future Land Use Maps are provided as the pattern for the future development of the area within unincorporated St. Lucie County.

	Land Use Category	Residential Density	Intensity (Max Height/Max Lot Coverage By Structure)	Maximum Height (Primary Structures)	Max. Lot Coverage (By Primary Structure)
AG-5	Agriculture-5	1 du/5 acres (.2 du/1 acre)	=	-	-
AG-2.5	Agriculture-2.5	1 du/2.5 acres (.4 du/1 acre)	=	-	-
RE	Residential Estate	1 du/1 acre	=	-	-
RS	Residential Suburban	2 du/1 acre	=	-	-
RU	Residential Urban	5 du/1 acre	=	-	-
RM	Residential Medium	9 du/1 acre	=	-	-
RH	Residential High	15 du/1 acre	=	-	-
R/C	Residential/Conservation	1 du/5 acres (.2 du/1 acre)	=	-	-
Cpub	Conservation-Public	0 du <sup>1</sup>	<del>20 ft/5-10%</del>	20 ft	5-10%
COM	Commercial	0 du <sup>1</sup>	<del>60 ft/40-50%</del>	60 ft <sup>2</sup>	40-50%
IND	Industrial	0 du <sup>1</sup>	<del>80 ft/40-50%</del>	80 ft	40-50%
P/F	Public Facilities	0 du <sup>1</sup>	<del>80 ft/40-50%</del>	80 ft	40-50%
T/U	Transportation/Utilities	0 du <sup>1</sup>	<del>40 ft/40-50%</del>	40 ft	40-50%
MXD	Mixed Use Development	.2-15 du/acre <sup>2</sup>	<del>80 ft/40%-50%</del>	80 ft	40-50%
H	Historic	0 du <sup>1</sup>	<del>40 ft/40-50%</del>	40 ft	40-50%
SD	Special District	.2-15 du/acre	<del>80 ft/40%-50%</del>	80 ft	40-50%
TVC	Towns, Villages, & Countryside	Variable pursuant to special areas plan. See TVC Element Goals, Objectives, and Policies. <del>1-9 du/acre</del>			
Notes:					
1)	Residential uses permitted <del>only as accessory to primary permitted use</del> under specific conditions only. Refer to Zoning/Land Development Code for special restrictions in individual zoning districts.				
2)	Maximum Densities subject to compliance with intensity plans for each mixed use area, as set forth in Policy 1.1.7.4				
3)	For motel or hotel uses, the building spacing formula as identified in the Land Development Code shall be used to establish maximum building height, unless otherwise restricted by Code or Ordinance of the County.				

**Policy 1.1.10.2 -** Recognize that in accordance with the regulations of the Hutchinson Island Residential District, as described in the St. Lucie County Land Development Code, the maximum hotel/motel density may not exceed the maximum residential densities set forth through the Future Land Use designations, as determined on land above mean high water. The foregoing Policy shall not apply to the Commercial Resort zoning district.