

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8G
From: Staff
Date: June 17, 2016 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 16-2ESR

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 change to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the FLUM designation from Service Commercial (CS) to Residential, Office and Institutional (ROI) on 18.59 acres located at the southwest corner of Aledo Lane and Rosser Boulevard. The subject property is within the Gatlin Commons Planned Unit Development (PUD), which is a mixed-use development designed to incorporate residential, retail, and professional office. Surrounding uses include commercial retail to the north; an existing water management tract to the south; single family residential to the east; and an area platted for townhomes to the west.

The property is currently vacant. The application materials indicate the intent of the proposed change is to increase the opportunity to create more multifamily apartment units within the city. The proposed change in land use designation would allow about 190,000 square feet of office and 203 residential units. A traffic study concluded the proposed change in land use will result in

a decrease in trips in the roadway network. The city staff report concluded the proposed amendment is compatible with surrounding uses and will not have an adverse impact on the provision of public facilities or services. The proposed amendment is not expected to result in significant 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 on May 9, 2016 from local governments and organizations expressing an interest in reviewing the proposed amendment. 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 the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Location Map
- 3 Aerial Map
- 4 Existing Future Land Use Map
- 5 Proposed Future Land Use Map

Exhibit 1 General Location Map



Exhibit 2 Location Map

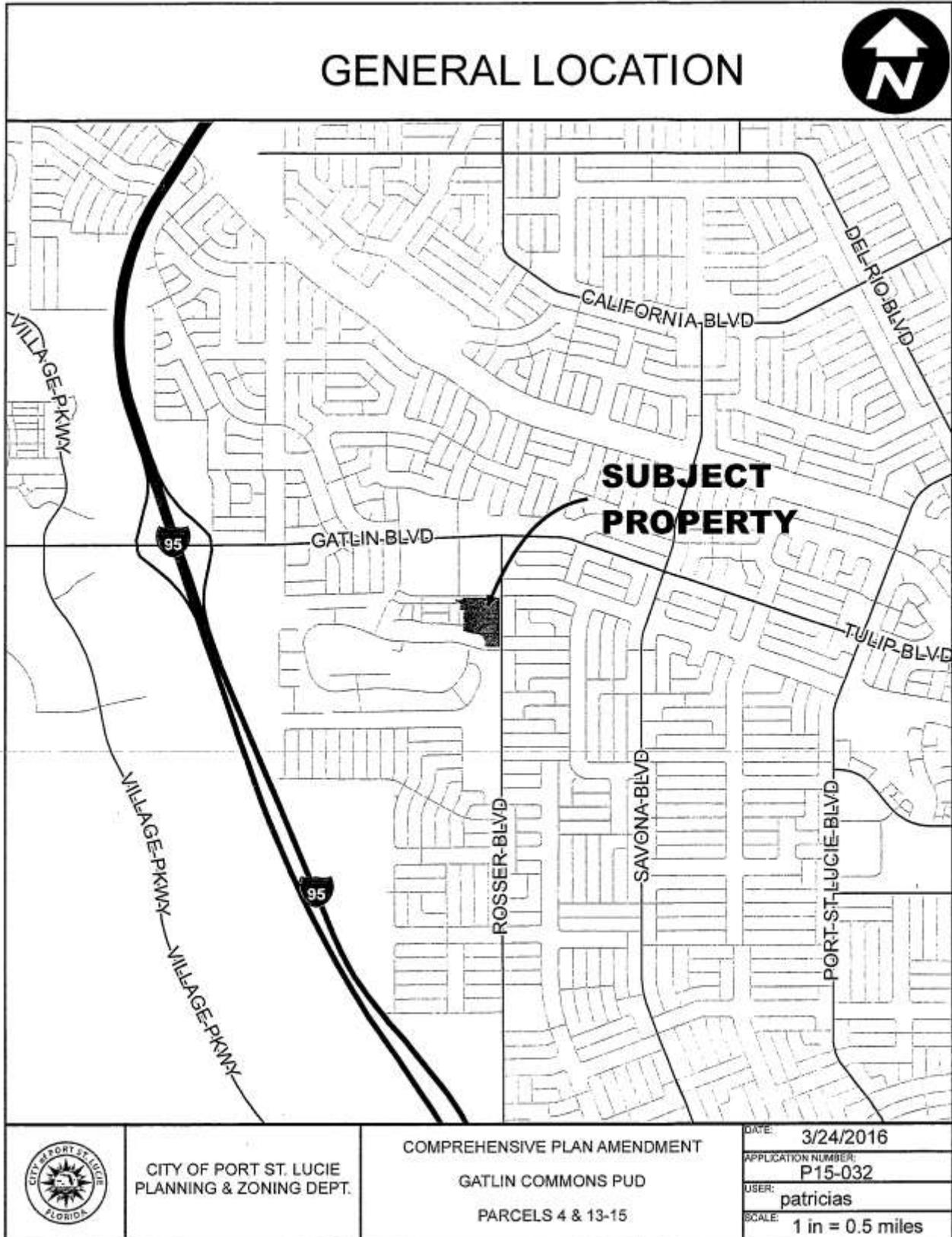


Exhibit 3 Aerial Map



Exhibit 5 Proposed Future Land Use Map

