

**CITY OF PORT ST. LUCIE
CITY COUNCIL SPECIAL MEETING MINUTES
APRIL 23, 2012**

A Special Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Faiella on April 23, 2012, at 4:00 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

1. MEETING CALLED TO ORDER

2. ROLL CALL

Council Members

Present: Mayor JoAnn M. Faiella
Vice Mayor Linda Bartz
Councilman Jack Kelly
Councilwoman Shannon M. Martin

Council Members

Not Present: Councilwoman Michelle Lee Berger

Others Present:

Gregory J. Oravec, City Manager
Roger G. Orr, City Attorney
Pam E. Booker, Senior Assistant City Attorney
Anne Cox, Planning and Zoning Assistant Director
Edward Cunningham, Communications Director
Carol M. Heintz, Assistant City Clerk
Daniel Holbrook, Planning and Zoning Director
Bridget Kean, Senior Planner
Margie L. Wilson, Deputy City Clerk

3. PLEDGE OF ALLEGIANCE

Mayor Faiella led the assembly in the Pledge of Allegiance.

4. FIRST READING OF ORDINANCES

a) ORDINANCE 12-19, PUBLIC HEARING, AMENDING THE CITY OF PORT ST. LUCIE COMPREHENSIVE PLAN BY ADOPTING THE EVALUATION AND APPRAISAL REPORT (EAR)-BASED COMPREHENSIVE PLAN AMENDMENTS; AMENDING THE GOALS, POLICIES AND OBJECTIVES IN THE FUTURE LAND

USE ELEMENT, TRANSPORTATION ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION AND COASTAL MANAGEMENT ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, ECONOMIC DEVELOPMENT ELEMENT, AND CAPITAL IMPROVEMENTS ELEMENT; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Holbrook stated, "I'd like to give you an overview of the presentations. I will have opening comments. The City's consultant will present the Comprehensive Plan updates. That will be followed by a staff review of those updates. This is a Public Hearing, so the public will be invited to speak. We would like to provide responses to any questions or comments that may be raised. We will then ask the City Council to make a motion to transmit the amendment to the state, if you find it suitable. I want to introduce the technical team who assisted the review and draft. First is the City's consultant, Lorraine Tappen, from Calvin Giordano. Bridget Kean is the City's principal planner, who primarily focuses on long-range planning. Anne Cox is Assistant Director of Planning and Zoning. We have also had assistance from Ms. Booker from Legal. Almost all City departments have participated at one point or another. I would like to acknowledge the City Manager's Office, Parks and Recreation, Engineering, Utilities, Police, and lastly, I would like to thank the public for their participation at numerous meetings throughout the years. This has been almost a three-year process. None of this has been done in haste."

Mr. Holbrook continued, "The State of Florida does require that each municipality have a Comprehensive Plan. The City has had a Comprehensive Plan for over 30 years. Part of the responsibility of having a Comprehensive Plan is that you evaluate it from time to time and make necessary changes. Since the City first adopted its Comprehensive Plan, the City has changed dramatically in land area and population, infrastructure and diversity, and demographics. The Comprehensive Plan before you is about change and how we perceive it for the future. Throughout the years we have heard that we needed more opportunity. We're creating two new future land use designations. I would like to mention that as a part of this change we are not proposing a change to anyone's future land use on their personal property. Many times communities do that when they do a Comprehensive Plan update. We are also looking at expanding connectivity options to allow for people to get around in different modes versus the automobile. We acknowledge that the auto is a very important transportation mode for the residents. This is the second of three Public

Hearings required by state law for the Comprehensive Plan update. I will turn this over to Ms. Tappen."

Lorraine Tappen, Calvin Giordano and Associates Senior Planner, said, "It's my pleasure to present to you the EAR-based amendments. The elements of the Comprehensive Plan are the chapters in the update. The City was incorporated in 1961. The Comprehensive Plan was adopted in 1980. The Conversion Manual was incorporated into the Comprehensive Plan later. In 2001 you designated your Community Redevelopment Area. In 2004 the City adopted the Urban Land Institute's Development Strategy, which outlines some of the strategies that are carried through to the EAR and these Comprehensive Plan amendments. I'll mention them as we go along. This project has a very unsexy title: EAR-Based Comprehensive Plan Amendments. But the good news is that this is a strategy to align your planning documents and your current practices, and to adapt for the future. You adopted the EAR Report in April 2010. The state approved it, and this is part of the two-step process to bring the Comprehensive Plan up to date with what you're doing now."

Ms. Tappen said, "I will go over the key proposed amendments in each element. The purpose of the Future Land Use Element is to ensure that there is an adequate mix of land uses for current and future residents, while looking out for the environment and ensuring that the infrastructure meets the demands of current and future development. One of the recommendations in the EAR Report was to consider neighborhood plans, particularly for the eastern area. You have shiny new neighborhoods coming up in the west, and you want to make sure that property values are maintained in the east, as well. This would be done by multi-department teams. It would include public participation with neighborhood groups. It could include commercial façade programs, capital improvements, and landscape enhancement grants. Promotion of mobility and connectivity were also recommended in the ULI Study. Proposed amendments include transit supportive development, upgrading roadways to complete streets, looking for shortcuts and greater connectivity between neighborhoods and commercial areas, and locating schools close to residential areas. The City has grown tremendously over the last few years by annexation. It is recommended in the EAR Study and in other planning documents that the City Council have criteria for reviewing annexations. Give yourself a guidebook, so to speak, for decision making. Does it provide a mix of uses? Does it provide facilities such as stormwater quality/quantity measures, park and ride facilities, and parks? Will the annexation be a real benefit in the long term for the City?"

There should be additional opportunities for commercial development. That is a big focus in the EAR-based amendments. We need to support commercial and industrial development and provide opportunity for people to expand economically. Mixed use is a new category. This is vertical mixed use with commercial and services on the first floor and residents on the upper floors. Another new land use is Planned Industrial Park to accommodate owners who want to develop property based upon the targeted industries list. At the same time they want complimentary uses, such as hotels and offices. No one's land use category is being changed, as Daniel said. We're introducing these new criteria for decisions by the City Council on future land use map amendments. Map amendments can be analyzed based on the criteria, giving you more information for your decision making. We will mention commercial development a few times, because it is very important for the City. In the older GDC areas there are very few services close to residents. We would like more opportunities opened up in the future, such as the redevelopment of strip centers, looking for potentials for commercial nodes, and possible conversion of homes on arterials into offices. The Zoning Code should be amended for greater flexibility. The City should look for opportunities for businesses to expand or come in, and to make sure they are not hampered by anything in the Zoning Code."

Ms. Tappen said, "The Transportation Element ensures that you have an efficient and safe transportation system for cars, pedestrians, cyclists, and transit. A key component of the Transportation Element is the auto Level of Service (LOS). The LOS standards for Port St. Lucie are D and E, but this is to be sure you can accommodate development. Property owners are not overly obligated to continually pay for expansion of the roadways. You want development to move forward without significant cost, but you need to make sure the roadways are efficient. You have a park and ride by the turnpike that is being used, and a proposed policy is to encourage more park and ride facilities. Other methods to improve efficiency include improving intersections and signalization and managing access to and from properties. There are suggested policies to continue supporting east-west connections, particularly the Crosstown Parkway. We mentioned complete streets, which are streets that accommodate all users. Veterans' Memorial Parkway is an example. Proposed policies include encouraging using a complete street format for new roadways and for reconfigured streets if feasible, physically and financially. Another policy is having the City consider a quality LOS for other modes of transit. Bicycle facilities could be encouraged on collectors and

arterials, as well as on utility right of ways, within parks, and on canal banks. The City has been very active with its sidewalk program. Over ten miles of sidewalk have been constructed. The City has received Safe Routes to School grant funding and is prioritizing sidewalk projects based upon schools, parks, and existing sidewalks. This would give you a proposed policy that reflects your existing practice. With the EAR-based amendments we are taking many things that you have been talking about and doing for years and putting them into one document that you can use as a tool to guide future development. For transit, policies include coordinating with the Regional Transit Development Plan, supporting new bus stops, and supporting transfer centers like the one on Deacon Avenue."

Ms. Tappen said, "We will move to the Housing Element. There needs to be adequate housing for residents. Substandard conditions should be eliminated. Affordable workforce housing should be accommodated. The City Council has already adopted an Affordable Housing Incentive Plan, which has been incorporated into the Housing Element and the Goals, Objectives, and Policies. These include expedited permitting for affordable housing projects, looking at flexibility in the setback requirements, and having affordable housing convenient to transit. Other suggestions including making sure to accommodate people of all ages, including seniors. You have a significant senior population now, and the projections show an increase over time. You will need recreation and services close to neighborhoods. The City should use the new neighborhood plans to review housing stock. How old are the homes? Do the residents need assistance with repairs? Another recommendation is to encourage energy efficiency in homes."

Ms. Tappen said, "The Infrastructure Element is made of services that we may take for granted, such as potable water, sanitary sewer, stormwater, and solid waste. We updated the LOS standards to make sure they're current. When an application comes in, Planning and Zoning reviews how much water the development will need. They coordinate with Utilities to make sure the capacity is there. If you live in the eastern part of the City, you're probably still traumatized by Tropical Storm Fay. The City has undertaken the Eastern Watershed Improvement Project (EWIP) to increase collection and transmission of water in that area. Proposed infrastructure policies included encouraging low impact development procedures. That is a very un-descriptive term. It means using vegetative areas for stormwater. It can be vegetative swales or permeable pavements. That also reduces the load on municipal stormwater systems. We updated the stormwater

LOS and included a proposed policy to encourage management facilities that provide passive recreational opportunities, such as Patio Pond. All solid waste is brought to the St. Lucie County baling and recycling facility. They have sufficient capacity through 2024. New policies include continuing to support curbside recycling and household hazardous waste collection."

Ms. Tappen said, "The Conservation and Coastal Management Element includes policies for acquisition, conservation, and preservation of natural habitats. We are lining up the Conservation Element with your Natural Resource Code and requiring environmental assessments on developments of two acres or more as well as continuing to protect native communities and listed species. Hazard mitigation is the coastal part of the element. Where's the beach in Port St. Lucie? The North Fork of the St. Lucie River is a very important coastal area that has tidal influence. The state requires that you map the coastal high hazard area, which is that area that could be affected by storm surge from a Category 1 hurricane. The good news is that your high hazard area is largely a conservation area with very little developed land. Another policy is to prepare for post-disaster redevelopment. This is to ensure that if you do have a major disaster, people can come back to Port St. Lucie."

Ms. Tappen continued, "The Intergovernmental Coordination Element is to ensure that impacts from development and annexation are coordinated with the right agencies. The Recreation and Open Space Element is extremely important for a high quality of life. Proposed policies include coordinating the City's trail system with the county's trail system, using the Conservation Trust Fund to purchase additional upland preserves, and encouraging development of new parks. Your parks are a bit scattered. Over time it would be good to have a strategy where they are equitably distributed. Parks and open space are a very important component for attracting more companies. The City has done an amazing job attracting high profile companies. Most cities do not have an Economic Development Element in their Comprehensive Plans. This is not a required part of the Comprehensive Plan, but because this is a very important part of the City's mission, we have updated it to align with your current practices. This would encourage development within the targeted industries list with the aim of creating higher than average salaries, increasing capital flow, and diversifying the economic base. We want to make sure sufficient land is allocated for these industries. We want to coordinate with the Chamber of Commerce, the Economic Development Council of St. Lucie County,

and the Florida Research Coast, and to ensure that the colleges and schools are providing the skill sets that are needed. Economic development supports maintaining a high quality of life. Continue to support arts and culture and your public art program. We don't want to forget local businesses. Local preference should be continued in the City's bid processes. Make sure there is flexibility in the Zoning Code and adequate infrastructure."

Ms. Tappen said, "The Capital Improvements Element is to make sure your infrastructure is planned for existing and future development. Make sure funds are allocated and have everything organized to move forward. A proposed policy requires a fiscal impact analysis for future annexations. Some of your capital improvements include widening Port St. Lucie Boulevard, the Crosstown Parkway, the sidewalk projects, EWIP, canal excavation, a dog park, and a boat launch."

Ms. Tappen said, "I will review the schedule for this project. Last fall we held two public workshops and broke into small groups to get input on the Comprehensive Plan amendments. A couple of weeks ago we went to the Planning and Zoning Board meeting with this presentation. They recommended that the City Council consider transmittal to the DEO. After the Public Hearing, the City Council may recommend that the EAR-based amendments are transmitted to the DEO. They will send back a report with recommendations, objections, and comments. They also gather comments from the Water District, FDOT, and others. We will review that, make the appropriate changes, and bring it back to Council in the fall."

Ms. Kean stated, "I want to point out that all of this information is available on the City's website. It is updated regularly. The City is only adopting the Goals, Objectives, and Policies for the elements by ordinance. The data analysis section is not being adopted; it is there as a reference. It forms the basis for the Goals, Objectives, and Policies. So if the City wants to make changes to the data, it can be done without going through the amendment process. The submittal packet includes a memo from Calvin Giordano and Associates summarizing the proposed changes based on the recommendations contained in the EAR. A second memo is based on the comments received at the public workshops. If you wish you can include one or all of those amendments. The ordinance also amends the recommendations of the City's Affordable Housing Advisory Committee (AFAC). In 2008 the City Council adopted a list of recommendations based on recommendations from the Affordable

Housing Advisory Committee. They are listed as Objectives 3.1 and subsequent Policies 3.1.10 to 3.1.10.7. They are included, because that was the decision of the AFAC. They met again in 2012 and made some changes to those recommendations. We have included them as part of the ordinance, and we are recommending that you adopt the revised policy. The current draft also includes updated traffic counts from the St. Lucie County TPO. They released 2011 updates, so we were able to include that. The document has been reviewed by other departments. The Planning and Zoning Department staff finds that the update is consistent with the recommendations in the EAR Report and recommends approval and transmittal to the DEO."

The Assistant City Clerk read Ordinance 12-19 aloud by title only. Mayor Faiella opened the Public Hearing. There being no comments, Mayor Faiella closed the Public Hearing.

Councilman Kelly asked how often the Comprehensive Plan must be updated. Mr. Holbrook answered, "It is required to be reviewed every seven years. The state did delay that because of the hurricanes in the past decade." Councilman Kelly said, "The packet we have is vague. It does have detail, but look at the first page. It has the goals under Chapter 163. They are very vague goals. It leaves a huge interpretation. What is good is that we didn't put any impositions on personal property. There was no change in that. But this is vague and open to interpretation. It has a goal and a focus, but how you get there. . . ." Mr. Holbrook said, "I will agree with you that people can interpret texts many different ways. The Goals, Objectives, and Policies are being proposed for adoption ultimately. The introduction is part of the data analysis. If there are any changes you would like to the introduction, we can consider that. If the Council decides to transmit this to the state, there is opportunity after that to make changes."

Councilman Kelly said, "On the mixed use, it said that there can be no less than 10% of one use. So if I wanted to put up 300 residences and I had a mixed use of commercial at 10%, that would be allowable. It seems low. And again, it's vague. Somebody could put in a barber shop and a coffee shop, and that would be the 10%. Am I reading it wrong?" Mr. Holbrook replied, "Out west in Tradition in the DRI's, those are NCD land use. This is a new future land use that is providing another option for people to choose if they want to. We may look back and see that no one used it. This is one thing we have heard about from the public and the development community. The market will dictate whether it is acceptable. Speaking to your exact

question, the language under mixed use at Policy 1.1.4.8 says that this category allows for vertical mixed use where commercial retail uses are located on the ground floor with residential uses on the upper floors. The second point is that a minimum of two uses are required within the development and a minimum percentage of 10% for any one use. Residential is a required use. If you want that mixed use, residential has to be part of it. If you don't, we have other future land uses that don't have the residential requirement." Councilman Kelly said, "I'm moving on to the transit section. Missing from it was encouraging regional transportation plans and working with the TPO and RTO. That's the only way you will get regional money. When she talked about the bike lanes, I have never been in favor of having them on major highways like Port St. Lucie Boulevard. On US 1, I don't know how you would have a safe bicycle lane unless it was separate. Lastly, we talk about preservation of land along the river and in our parks. We have a plethora of parks in the City. The preservation on the river is about 90% or more. In the next five years, if we're going to put money into anything, the emphasis should be on economic development plans. I think we're there with the amount of open land and parks. I want to mention the EDC, which most cities don't have. When I was in San Antonio ten years ago they had their own EDC as part of the city. I think it was one of the first in the country. You know how well they did with their Riverwalk. They have other problems, but their EDC works for the city. Some day we will have to have our own." Mr. Holbrook noted, "Concerning the bike lanes, the proposed policies don't dictate design. It is a facility that should be accommodated." Councilman Kelly asked if bicycles are allowed on sidewalks. Mr. Holbrook replied that the Comprehensive Plan doesn't speak to that. Councilman Kelly **moved** to approve Ordinance 12-19. Councilwoman Martin **seconded** the motion. The Assistant City Clerk restated the motion as follows: to approve Ordinance 12-19. The **motion passed unanimously** by roll call vote.

5. ADJOURN

There being no further business, the meeting adjourned at 4:45 p.m.

Carol M. Heintz, Assistant City Clerk

Margie L. Wilson, Deputy City Clerk