



COMPREHENSIVE PLAN UPDATE & EVALUATION AND APPRAISAL REVIEW

City Council Transmittal Hearing
July 13, 2026

AGENDA

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INTRODUCTIONS



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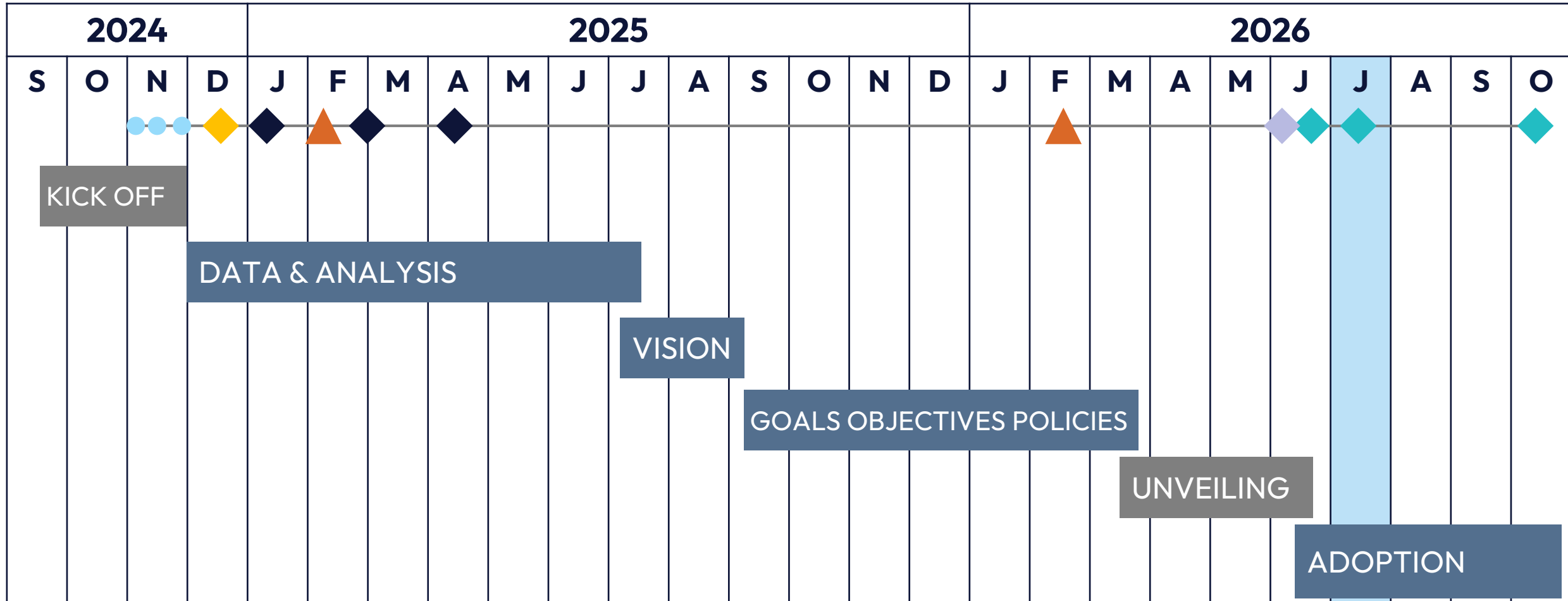


Haiden Lewis
Planner



Jonathan Paul

TIMELINE



- Briefings
- ◆ Stakeholder Interviews
- ◆ Public Workshops
- ◆ P&Z/CC Workshop
- ◆ Public Hearing
- ▲ Citizen Summits

THE PLAN UPDATE

THE PLAN UPDATE



What is a Comprehensive Plan?

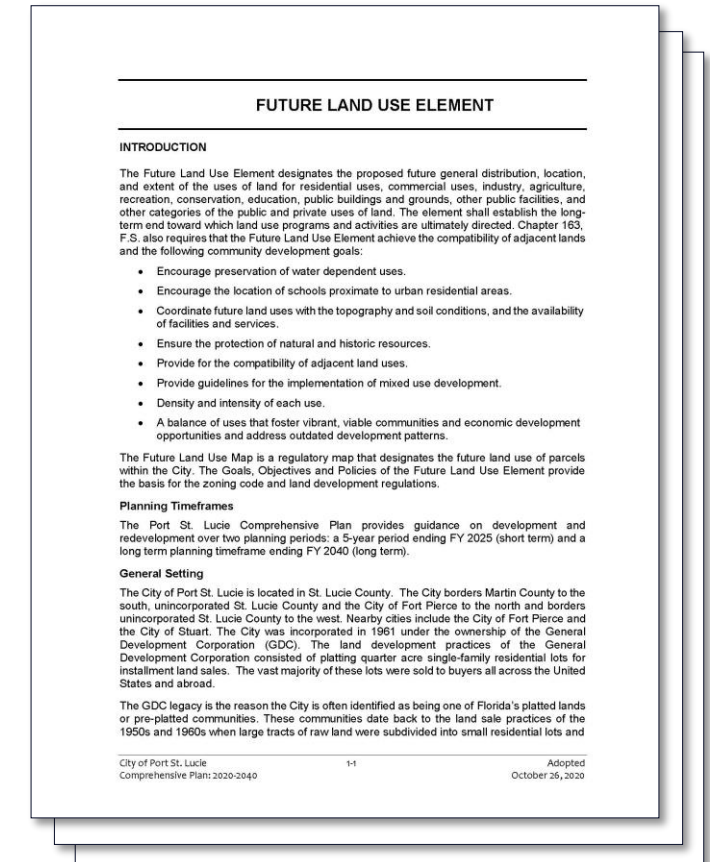
A long-term vision and blueprint for the City's future growth and development

Guiding principles for decision making on development

11 elements

Why update the Comprehensive Plan?

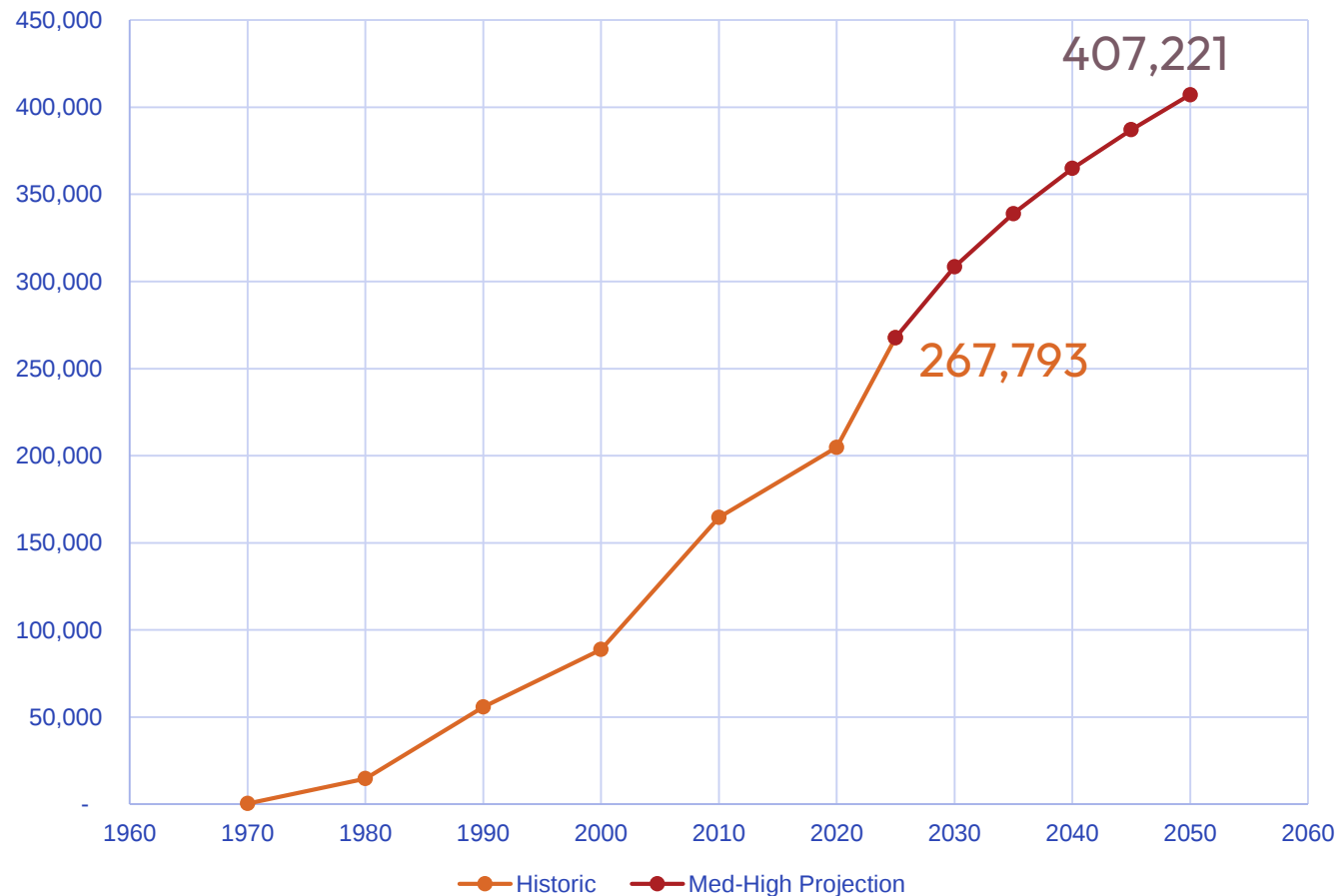
- Required by Florida Statutes: Updates every 7 years
 - Last Major Update: 2012
 - Last EAR Transmittal: 2019
 - Minor Update: 2020
 - Next Update Due: 2026
- Understand public insight for the City's future
- Reflect new transportation mobility strategies



THE PLAN UPDATE



POPULATION PROJECTIONS



The plan must be based on at least the minimum amount of land required to accommodate the **medium projections** as published by the Office of Economic and Demographic Research

Port St. Lucie

139,428

ADDITIONAL POPULATION 2026-2050



COMMUNITY INPUT

- City University Attendees
- Developers
- Land Use Attorney
- Citizens Advisory Board Members
- Realtors
- Econ Dev Council
- Treasure Coast Builders Association

**December 2024
Stakeholder Meetings**

**February 2025
Citizen Summit**

**February 2025
Fam Fest**

**February 2026
Citizen Summit**



**November 2024
Started Online Survey**

**January 2025
Workshop 1**

**February 2025
Workshop 2**

**April 2025
Workshop 3**

SUMMARY OF PUBLIC INPUT



**Promote Responsible
and Strategic Growth**



**Establish a Sense
of Place**



**Diversify the
Local Economy**



**Advance a Connected and
Inclusive Transportation Future**



**Foster Housing Diversity
To Improve Affordability**



**Preserve and
Conserve Nature**



PROPOSED PLAN CHANGES

OVERALL CHANGES

- ❖ Extended plan to 2050
- ❖ Incorporated new State requirements
- ❖ Included changes to support the Mobility Plan, Parks Master Plan Update, and the Planning & Infrastructure Study
- ❖ Included changes to support economic development and preservation of open space



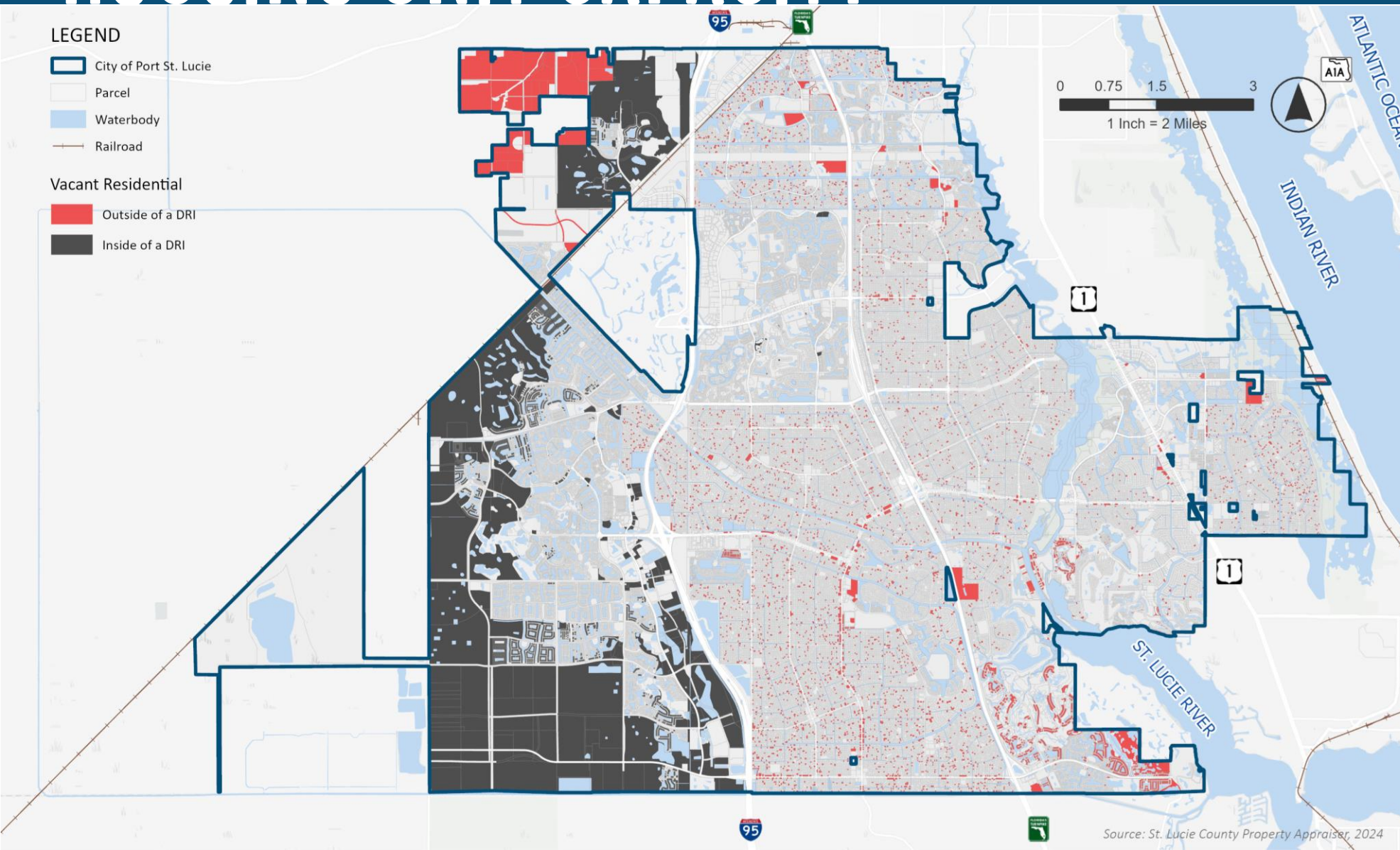
HOUSING UNIT CAPACITY

LEGEND

-  City of Port St. Lucie
-  Parcel
-  Waterbody
-  Railroad

Vacant Residential

-  Outside of a DRI
-  Inside of a DRI



44,687

HOUSING UNITS
NEEDED BY
2046

41,051

ESTIMATED UNITS TO
BE AVAILABLE BY 2046
*includes existing entitlements
and vacant land

FUTURE LAND USE



- ❖ Amended the **Planned Industrial Park (PIP)** Land Use Category to strengthen economic development and job growth opportunities outside the Southern Grove jobs corridor.
- Provides for a mix of uses such as industrial, manufacturing, logistics, warehouse and distribution, research and development, financial and technology focused industries, and the City's Targeted Industries List.
- Allows hotels, office, restaurants, retail, and multi-family housing (max. 15% of gross land area) to support the workforce and the region.
- Minimum size: 30 acres
- Maximum building height: 100 feet
- Up to 15% for multi-family housing

FUTURE LAND USE

Master Plan Principles



Master Plan Principles



Activity Center 1:

- To support the Walton & One Plan Master Plan
- Supports Opportunity Zones
- Allows for large scale recreation uses, civic uses, hotels, multi-family residential (may include live work studios, workforce and affordable units), retail, restaurant, breweries, and structured parking in a compact development pattern with high-quality design, pedestrian connectivity, and integrated public open space
- Requires a minimum of 3 uses, one of which must be Residential
- Maximum height: 120 feet
- Maximum density: 25 units per acre

FUTURE LAND USE



Activity Center 2:

- Encourage redevelopment along major corridors
- Supports Opportunity Zones
- Allows similar uses to Activity Center 1 but with less development intensity
- Requires a minimum of 3 uses
- Maximum height: 75 feet
- Maximum density: 15 units per acre

FUTURE LAND USE



- ❖ Updated **Mixed Use** Land Use Category to allow both horizontal and vertical mixed-use to allow for the arrangement of residential, commercial, and retail uses side by side on the same site or area or stacked vertically within the same building



Image: Orlando Business Journal

FUTURE LAND USE



❖ New policies for voluntary annexations:

- Ensure wildlife corridors and preservation of open space is included
- Evaluate the mixture of residential and non-residential uses to ensure a minimum of 20% is dedicated to non-residential uses as recommended by the Planning & Infrastructure Study
- Future land use designations shall be identified on annexation maps
- Require a fiscal impact assessment of the proposed annexation.
- Ensures public park or recreational land dedication align with the minimum LOS in Parks Master Plan
- Require an assessment of the expected infrastructure and transportation improvements

TRANSPORTATION

- ❖ Continued implementation of the mobility plan and mobility fee
- ❖ At this time, no major proposed changes to roadway LOS policies or standards. In the future, any changes to roadway LOS should be coordinated with St. Lucie TPO, FDOT, and St. Lucie County
- ❖ Only minor changes:
 - Policy 2.1.1.4: instead of implement ~~2010~~ highway capacity manual, implement latest edition of highway capacity manual
 - Policy 2.1.2.5: replace ~~impact~~ with mobility



QUALITY OF SERVICE

- ❖ Removed policy 2.1.2.13: city may consider establishment of multimodal quality of service (QOS) standards
- ❖ Add Objective 2.5: Evaluate QOS for streets and multimodal facilities, including on-street (e.g., bike lanes) and off-street (e.g., sidewalks) infrastructure.
 - Purpose: for mobility planning & performance measures – not a regulatory tool like concurrency or LOS
 - Policies 1-4: May adopt **street QOS standards** based on posted speed limits. Allows for street design flexibility if lower speed are desired and changes are made to ROW to slow down vehicles.
 - Policies 5-7: May adopt **on-street multimodal QOS** standards based on presence of bike lanes, buffered or separated bike lanes, and paths.
 - Policies 8-9: May adopt **off-street multimodal QOS** standards based on presence of sidewalks, paths, & trails.
 - Policies 5-9 allows the City to regulate motorized multimodal devices and low speed vehicles.
 - Policies 10-11: May adopt **transit QOS** standards in the future.





TRANSPORTATION CONCEPTS & INCREASED ACCESSIBILITY

- ❖ New policy 2.7.1.6: Pursue acquisition of property for increased connectivity.
- ❖ New policy 2.7.1.7: Evaluate unique roadway design for constrained areas.
- ❖ New policy 2.7.1.8: Evaluate unique access management for platted lots.
- ❖ New policy 2.7.1.9: Evaluate unique approaches to add multimodal areas on residential roads.
- ❖ Purpose: Increased accessibility for public to transportation related maps and more timely updates of maps to reflect rapid changes in Port St. Lucie.
- ❖ New objective 2.7.3 and subsequent policies: Update and maintain transportation map series through updates of LOS report, mobility plan, and multimodal program of the capital improvements program.



HOUSING



HOUSING

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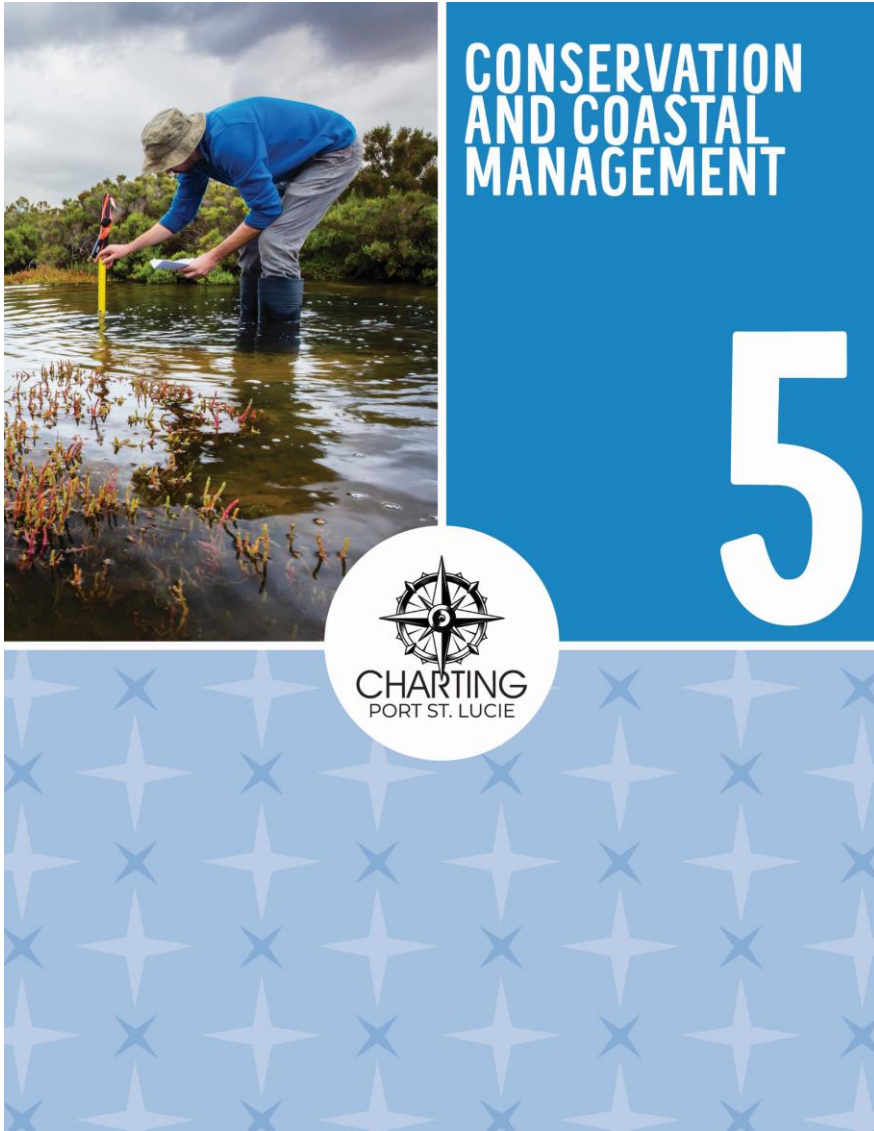
- ❖ Added policies to:
 - Consider amending land development code to allow a wide range of housing types in appropriate zoning districts with standards to complement existing housing
 - Consider adopting a system of development bonuses and incentives to encourage affordable housing
 - Support the partnership with Habitat for Humanity and other non-profit housing agencies to provide homeownership opportunities.
 - Consider establishing a system of incentives for the provision of affordable housing along key corridors

INFRASTRUCTURE

- ❖ Updates to level of service for sanitary sewer and potable water
- ❖ Require new developments within the utility service area to connect to the central sewer system.
- ❖ Encourage new development to incorporate interconnected large open spaces into site design
- ❖ Removed policy regarding the implementation of the Eastern Watershed Improvement Project which has already been completed



CONSERVATION & COASTAL MANAGEMENT



- ❖ Added policies to:
 - Protect marine habitats and restrict harmful activities
 - Partner with the County to improve hazardous waste disposal capacity and efficiency
 - Prioritize the conservation or low-impact development of areas with poorly drained soils, particularly within floodplains, wetlands, or near surface waters
 - Advance strategies to reduce vulnerability to sea level rise, storm surge, and flooding
 - Support the implementation of the Naturally PSL Green Spaces & Places Initiative

INTERGOVERNMENTAL COORDINATION

- ❖ Incorporated the 2024 Planning and Infrastructure Study
- ❖ Maintained procedures to coordinate with St. Lucie County, School Board, and regional and state agencies
- ❖ Updated agency names



RECREATION & OPEN SPACE



- ❖ Incorporated Parks and Recreation Master Plan directives
- ❖ Removed language regarding mandatory dedication of park sites by GDC
- ❖ Added policies to:
 - Seek funding opportunities to acquire conservation lands
 - Consider implementing consistent wayfinding and educational signage to improve accessibility and public awareness

ECONOMIC DEVELOPMENT

- ❖ Added policies to:
 - Protect industrial and commercial land to maintain adequate land supply for job growth and economic development within the city
 - Promote infill development and redevelopment
 - Support employment corridors
 - Update targeted industries list
 - Establish industry clusters
 - Promote continued support for workforce & small business development



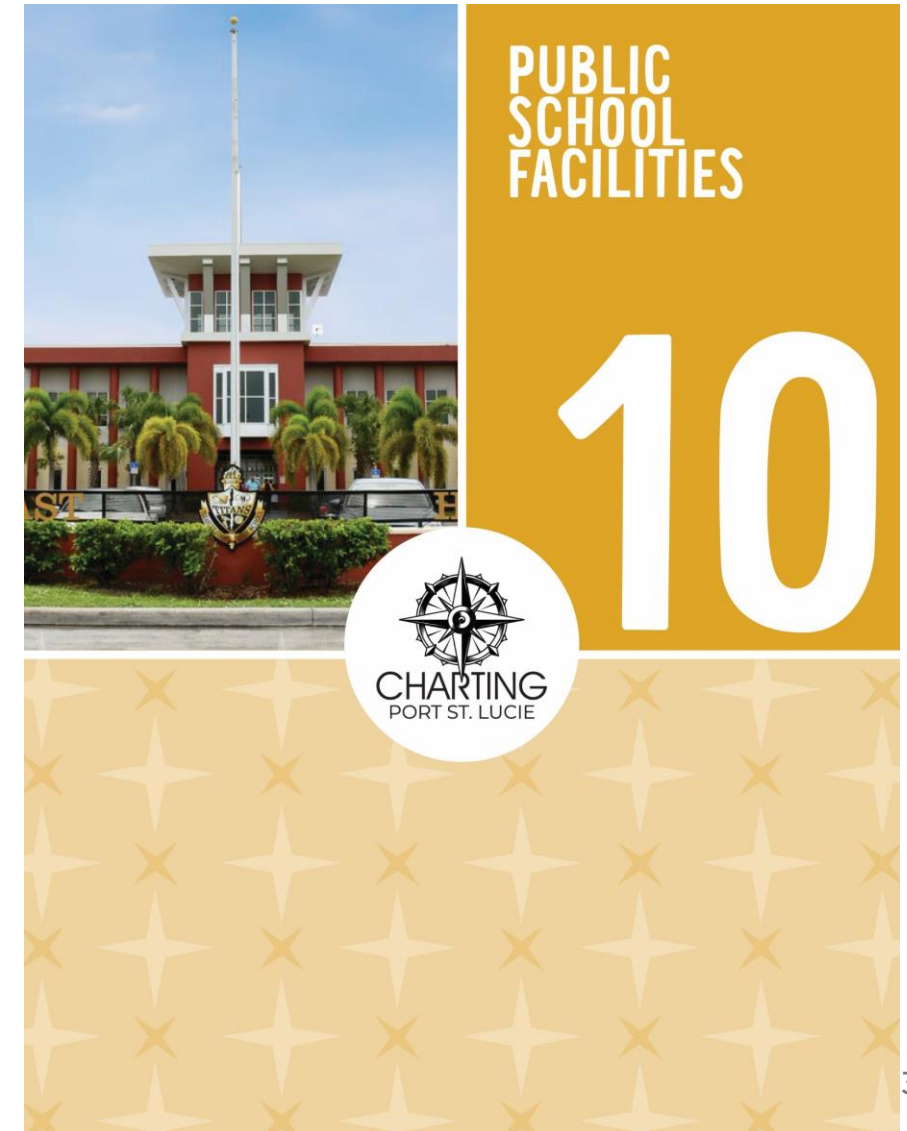
CAPITAL IMPROVEMENTS



- ❖ Updated LOS to be consistent with Infrastructure element
- ❖ Removed the requirement for financial feasibility from the element per state statute

PUBLIC SCHOOLS

- ❖ Incorporated the Interlocal Service Agreement references and policies
- ❖ Removed concurrency requirements no longer required by state statute
- ❖ Added policies to:
 - Document and map all dedicated school sites
 - Encourage public school location within walking distance of residential areas and prioritize pedestrian and bicycle infrastructure improvements around existing and proposed school sites



PROPERTY RIGHTS



❖ No Proposed Changes

CITY COUNCIL WORKSHOP DIRECTIVES

- ❖ Future Land Use
 - ❖ Revised a policy to require developments in newly annexed areas to incorporate a connected local grid network with multiple connections to roadways and stub-outs to adjacent parcels
 - ❖ Added a policy to establish connectivity and street network standards for development within annexed areas to support mobility and emergency response
 - ❖ Added a policy to require roadway and multimodal infrastructure improvements to be constructed in advance of development impacts.
- ❖ Transportation
 - ❖ Added policy to incorporate emerging mobility technologies, including autonomous and aerial transportation, into future Mobility Plan updates, right-of-way planning, and transportation facility design.

NEXT STEPS

Check the project website for additional updates!

Council Public Hearing 2: Oct. '26



www.cityofpsl.com/compplan



THANK YOU!