

INTERGOVERNMENTAL COORDINATION

6



DRAFT

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CHAPTER 6. INTERGOVERNMENTAL COORDINATION ELEMENT

I. Introduction

The purpose of the Intergovernmental Coordination Element, as identified by Chapter 163, Florida Statutes, F.S., is to identify relationships and procedures with local, regional and state agencies to implement the goals, objectives, and policies of the Comprehensive Plan. Port St. Lucie strongly believes that a well-developed communication network among applicable public and quasi-public entities will enhance the long-range growth and prosperity of the City. The effective implementation of federal, state, regional and local planning policies requires to:

1. Assess and analyze the existing interlocal agreements established between the City and its local, regional, state, and federal partners, and
2. Explore potential opportunities for new agreements that could enhance the community's health, safety, and welfare.
- ~~1. The identification of all agencies with which the local government must coordinate;~~
- ~~2. A thorough understanding of the roles of each agency; and~~
- ~~3. The creation of adequate intergovernmental coordination mechanisms to carry out policies.~~

This element provides an overview of the intergovernmental coordination mechanisms currently in place and seeks to accomplish these objectives through a systematic identification and analysis of current and future intergovernmental coordination issues. -Each analysis addresses deficiencies and determines actions to improve coordination. Ultimately the refinement of this process should allow Port St. Lucie to coordinate comprehensive planning with other entities, assuring compatible development and adequate public services across jurisdictional boundaries. -The coordination process is continuous and should provide for effective monitoring systems. The Element concludes with a discussion of additional efforts that could strengthen the delivery of public services within Port St. Lucie.

II. Inventory of Existing Intergovernmental Coordination Mechanisms

~~EXISTING DATA AND CONDITIONS~~

To ensure the adequate provision and coordination of services within and adjacent to the City's corporate city limits, it is imperative that Port St. Lucie continue to coordinate with its public and private partners. Table 6-1 identifies the interlocal agreements currently in place between the City and its public and private sector partners.

~~Port St. Lucie currently has either formal or informal coordination agreements, or interacts through standard operating procedures under statutory authority, with the following agencies or jurisdictions:~~

~~The following abbreviations are used in Table 8-1.~~

AE—Advise and Encourage	AP—Approval, Permit
CA—County Agency	FA—Formal Agreement

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FN – Formal Notice
 OA – Outside Agencies
 TA – Technical Assistance
 IN – Informal Notice
 PM – Periodic Meetings to Coordinate Programs

Table 6 - 1. ~~Table 8-1~~ Intergovernmental Coordination ~~Inventory~~ Agreements

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms Year last amended	Port St. Lucie Office with Primary Responsibility for Coordination Expiration date
MUNICIPALITIES & COUNTY:					
City of Fort Pierce	Port of Fort Pierce Transportation	PM	Informal Coordination	Effective	Planning and Zoning, City Manager
COUNTY:					
Martin County	Comprehensive Planning, Regional Transportation Plan, St. Lucie River, Utility Services	PM	Informal Coordination	Effective	Planning and Zoning, Public Works, Utility Systems
Martin County	2-Way Water Interconnection for Emergency Use			1994	Ongoing
	Direct water service by PSL to Martin Correctional Facility (State Prison)			2010	2029
St. Lucie County	Comprehensive Planning, Economic Development, Impact Fees, Disaster Preparation, Annexation, Utility Services, Transportation, Recordings, (plat, liens, etc.) Adjacent land uses, Solid Waste	AE	Informal Coordination Formal Coordination (annexation)	Effective	Planning and Zoning, Public Works, Utility Systems, Neighborhood Services
St. Lucie County	Road Impact Fees			2022	2027
	Fire/EMS Impact Fees			2005	Ongoing
	Cost share agreement relating to improvements for a stormwater treatment area for Hog Pen Slough			2024	Ongoing
	Joint Planning Agreement			2007	Ongoing
	HUD Home Investment Partnership Act Program Consortium			2018	Ongoing
	Use of St. Lucie County Baling and Recycling Facility			2010	2030
St. Lucie Village, Fort Pierce, and St. Lucie County	Distribution of local option fuel tax levies			2015	2015
St. Lucie County, St. Lucie County	CAD System Shared Network			2013	Continuing Services

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Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms Year last amended	Port St. Lucie Office with Primary Responsibility for Coordination Expiration date
Sheriff, City of Fort Pierce, and City of Port St. Lucie	Public safety emergency communications center and 911 Board of Governors			2024	Active
COUNTY AGENCIES:					
St. Lucie County Fire District	Fire Rescue Services, Development Review	FA	Interlocal Agreement	Effective	City Manager, Site Plan Review Committee
St. Lucie County Property Appraiser	GIS Data Tax Revenues	CA	Informal Coordination	Effective	Planning and Zoning, Finance
St. Lucie County Supervisor of Elections	Elections	OA	Informal Coordination	Effective	City Manager
St. Lucie County Tax Collector	Revenue	CA	Informal Coordination	Effective	Finance
SCHOOLS:					
St. Lucie County School Board	Comprehensive Planning, Development Review, Joint Facilities, Economic Development, Public Education, Transportation	OA	Interlocal Agreement and Informal Coordination	Effective	Planning and Zoning, Site Plan Review Committee, Planning and Zoning Board
St. Lucie County School Board	Interlocal Agreement (ILA) for Public School Facility Planning			2008	Active
	Mutual use of facilities			2012	Active
	Supplement to ILA for mutual use of facilities for summer programs			2025	Active
UTILITY AGENCIES					
St. Lucie West Services District	2-Way Water Interconnection for Emergency Use			2005	2025
Fort Pierce Utilities Authority	2-Way Water Interconnection for Emergency Use			1994	Ongoing
Fort Pierce Utilities Authority & City of Fort Pierce	Resolution of Service Area Boundary Dispute			2013	Ongoing
OTHER:					
Bureau of Economic and Business Research (University of Florida)	Population Projections	OA	Informal Coordination	Effective	Planning and Zoning
Council of Aging of St. Lucie, Inc.	Transit	OA	Informal Coordination	Effective	Planning and Zoning, Public Works

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Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms Year last amended	Port St. Lucie Office with Primary Responsibility for Coordination Expiration date
Economic Development Council of St. Lucie County	Economic Development	OA	Informal Coordination	Effective	City Manager
Fort Pierce Housing Authority	Housing Program	OA	Informal Coordination	Effective	Neighborhood Services
Enterprise Florida	Economic Development	OA	Informal Coordination	Effective	City Manager
St. Lucie Chamber of Commerce	Economic Development	OA	Informal Coordination	Effective	City Manager
St. Lucie Transportation Planning Organization (TPO)	Transportation	OA	Informal Coordination	Effective	Planning and Zoning, Public Works
Treasure Coast Education, Research and Development Authority	Economic Development	OA	Informal Coordination	Effective	City Manager
Treasure Coast Regional Planning Council	Comprehensive Planning, Developments of Regional Impact, Intergovernmental Coordination	OA	Formal Coordination	Effective	Planning and Zoning, Public Works
FCC Environmental Services	Solid Waste Service			2022	2029
FLORIDA DEPARTMENTS AND AGENCIES:					
Agriculture and Consumer Services, Division of Forestry	Forest fires	OA	Informal Coordination	Effective	City Manager, Communication
Economic Opportunity, Division of Community Development	Comprehensive planning, Developments of Regional Impact	AP, TA	Oversight of Comprehensive Plan, EAR, Regulation of Land Development Code	Effective	Planning and Zoning
Governor's Office, Division of Emergency Management	Mutual Aid Agreement	OA, TA	Informal Coordination	Effective	Police
Department of Children and Family Services	Group homes, foster care facilities	FN, OA	Informal Coordination	Effective	Neighborhood Services

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Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms Year last amended	Port St. Lucie Office with Primary Responsibility for Coordination Expiration date
Department of Environmental Protection	Hazardous Waste, Parks, Water Management, Water Quality, Air Quality, Wetland Protection, Solid Waste, Septic Tanks, Water Facility Development, Water Use Permits, Wastewater Management, Comprehensive Plan Review	AP	Permitting, Informal Coordination	Effective	Planning and Zoning, Public Works, Utility Systems, Parks and Recreation,
Department of Health	Septic Tanks	OA	Informal Coordination	Effective	Utility Systems
Department of Revenue	Tax Administration	OA	Informal Coordination	Effective	Finance
Division Of Historic Resources	Historic lands and buildings	TA, AE	Informal Coordination	Effective	Planning and Zoning
Department of Transportation	Transportation Planning, Comprehensive Plan Review, Highway Construction, Right Of Way, Alignments, Access Management, Transit	AE, TA	Informal Coordination	Effective	Public Works Planning and Zoning
Fish and Wildlife Conservation Commission	Comprehensive Plan Review, Conservation Issues, Endangered species	AE, TA	Informal Coordination	Effective	Planning and Zoning
South Florida Water Management District	Comprehensive Plan Review, Dredge and fill permits, stormwater management, wetlands mitigation, water quality, and water supply	TA, AE, AP	Permitting, Informal Coordination	Effective	Planning and Zoning, Public Works, Utility Systems
UNITED STATES DEPARTMENTS AND AGENCIES:					
Agriculture, Natural Resources Conservation Service	Soil Stabilization St. Lucie River Shoreline	OA	Informal Coordination	Effective	Public Works
Army Corps of Engineers	Dredge and Fill Permitting, Wetland Mitigation, Navigable Waterways	TA, AP	Permitting, Informal Coordination	Effective	Public Works, Utility Systems
Commerce, Census Bureau	Decennial Census	TA	Informal Coordination	Effective	Planning and Zoning
Environmental Protection Agency	Wetland Mitigation/impacts	TA, AP	Permitting, Informal Coordination	Effective	Public Works, Utility Systems
Federal Emergency Management Agency	Community Rating for Floodplain Management Disaster Assistance	TA	Formal Coordination	Effective	Building, Communications

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms Year last amended	Port St. Lucie Office with Primary Responsibility for Coordination Expiration date
Housing and Urban Development	Community Development Block Grants	OA	Formal Coordination	Effective 2024	Neighborhood Services Ongoing (Annual)
U.S. Fish and Wildlife Service	Habitat/wildlife conservation	TA, AP	Permitting, Informal Coordination	Effective	GIS Division
U.S. Postal Service	Address development, mail delivery	OA	Informal Coordination	Effective	Planning and Zoning, Building
Transportation	Transportation planning	TA	Informal Coordination	Effective	Planning and Zoning, Public Works
REGULATED UTILITIES:					
AT&T	Telephone service	OA	Informal Coordination	Effective	Public Works,
Hometown Cable	Cable services, underground utilities	OA	Informal Coordination	Effective	Public Works,
Florida Power & Light	Underground utilities	OA	Informal Coordination	Effective	Public Works,

Source: City of Port St. Lucie, 2025.

Joint Planning Areas

Comparison with Regional Policy Plan

The Strategic Regional Policy Plan for the Treasure Coast Region (1995) has been reviewed and considered during the process of revising this Comprehensive Plan. The Comprehensive Plan conforms to the Regional Policy Plan.

A. Specific Coordination Issues in Each Element

Through the adoption and continued improvement of interlocal agreements, the City of Port St. Lucie, in cooperation with St. Lucie County, is able to provide more efficient and effective services to their constituents. The following is a summary of the interagency coordination services needs associated with each element of this the Comprehensive Plan.

1. Future Land Use

Significant issues include coordination of future City annexations with the County. The City and County have a current agreement on notification procedures for upcoming annexations and site plan reviews. In order to better address future annexations, the City recently completed a Planning and Infrastructure Study to address challenges with development around City boundaries. The City and County would will continue and/or to pursue additional coordination on future annexations to ensure compatibility of economic development and land use goals.

2. Transportation

The St. Lucie Transportation Planning Organization (TPO) is responsible for the planning and programming of State and Federal funding for transportation improvements for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and the unincorporated areas of St. Lucie County. The organization works with local governments, the U.S. Department of Transportation, and the Florida Department of Transportation (FDOT), the TPO conceives, plans, prioritizes, and funds projects which address the mobility needs of the TPO area.

The City works with St. Lucie County, the City of Fort Pierce, the ~~St. Lucie Transportation Planning Organization~~TPO, Martin County, and ~~the Florida Department of Transportation~~FDOT to coordinate the implementation of the ~~2035~~-Long Range Regional Transportation Plan, and transit planning including the Regional Transit Development Plan for the Port St. Lucie Urbanized Area. Additionally, ~~the~~ City also participates in the St. Lucie TPO Advisory Committee to improve coordination of multimodal transportation improvements with St. Lucie County, the City of Fort Pierce, FDOT, and USDOT. Interagency coordination with FDOT is also required for the development of FDOT's annual Work Program. Further, ~~The City also coordinates with the Council of Aging of St. Lucie, Inc. on existing and future transit routes.~~ the City partners with St. Lucie County's Transit Department, the cities of Fort Pierce, Port St. Lucie, St. Lucie Village, and St. Lucie County to provide Area Regional Transit (ART) services. ART is a fare-free transit service offering buses, paratransit, micro transit, and direct connection transportation services for participating jurisdictions.

3. Housing

The City coordinates with U.S. Housing and Urban Development to coordinate Community Development Block Grants and administration of the Neighborhood Stabilization Program. The City also works with the Florida Housing Finance Corporation on State Housing Initiatives Partnership (SHIP) program funding (when available) intended to produce and preserve affordable homeownership and multifamily housing. ~~The City also coordinates~~ Other coordination issues include communication with the Fort Pierce Housing Authority.

4. Infrastructure

The City of Port St. Lucie maintains utility partnerships with a number of agencies and municipalities in the region. Through strategic planning partnerships with the City of Fort Pierce, St. Lucie County, and the South Florida Water Management District (SWFWMD), water and sewer services are administered, reviewed, and maintained. The SWFWMD is the largest of the five (5) regional agencies responsible for water quality, flood control and water conservation in the state. Serving 16 counties within south Florida and over 9 million residents, the agency maintains regulatory control over all water-based resources within the region, including (but not limited to) wetland conservation, water supply planning, aquifer water withdrawals, stormwater treatment, and policy coordination.

~~The Infrastructure Element provides for potable water, sewer, drainage, and solid waste facilities to meet the needs of existing and future development.~~—The City continues to coordinate with the South Florida Water Management District and potable water providers on implementation of the 10-Year Water Supply Facilities Work Plan and development of alternate water supplies. ~~Coordination will continue with the South Florida Water Management District and the Department of Environmental Protection on~~

~~stormwater management and water quality.~~ There have also been instances of direct partnership with federal agencies like the U.S. Army Corps of Engineers on specific projects, like the C-23/C-24 Stormwater Treatment Area and Hog Pen Slough Stormwater Treatment Area.

Port St. Lucie also coordinates with private companies to provide essential services to its residents. The City contracts with FCC Environmental Services to provide waste management services for over 82,000 households and 1,300 commercial customers. The contract was executed in 2022 and has a term of 7 years, expiring in 2029.

5. Parks and Recreation

Most parks and recreation services are handled by the City's Parks and Recreation Department. ~~Needs within this element include~~ However, ongoing work with the Florida Department of Environmental Protection and its oversight of Savannas Preserve State Park located within the City ~~continue.~~ In 2012, the School Board of St. Lucie County and the City of Port St. Lucie entered into an Interlocal Agreement to allow mutual use of each other's indoor and outdoor facilities for events and programs that serve the public. Facility use is coordinated through designated contacts, with the City working through the Superintendent to reach school staff and the School District working through the City Manager to coordinate with the Parks and Recreation Director. A supplemental agreement was approved in April 2025 to enable the City and the School Board to provide summer youth programs (the "Summer Program") for public school children using School Board facilities.

6. Conservation and Coastal Management

The City shall continue to coordinate with the Florida Department of Environmental Protection, South Florida Water Management District (SFWMD), and the U.S. Army Corps of Engineers on natural resource protection ~~to protect wetlands and native habitats.~~ Coastal concerns and emergency management shall continue to be coordinated with the Federal Emergency Management Administration (FEMA), Florida Division of Emergency Management and the U.S. Army Corps of Engineers.

7. Capital Improvements

The City continues to coordinate with the entities that provide and monitor public facilities affecting concurrency such as the St. Lucie West Services Department, The Reserve, Florida Department of Transportation, the St. Lucie Transportation Planning Organization, St. Lucie County, the Florida Department of Environmental Protection, and the South Florida Water Management District.

8. Economic Development

Economic development is a high priority in the City and the City works continuously with St. Lucie County, the Economic Development Council, the St. Lucie County Chamber of Commerce, and Enterprise Florida on attracting new businesses and encouraging the expansion of new businesses in Port St. Lucie.

9. Public School Facilities ~~Element~~

The City continues to coordinate with the St. Lucie School Board on school concurrency through implementation of the interlocal agreement.

B. Other Coordination

1. Regional Coordination

To effectively manage issues at the regional level, the City of Port St. Lucie continues to coordinate with several regional partners. These agencies include the Treasure Coast Regional Planning Council, St. Lucie Transportation Planning Organization, and the South Florida Water Management District.

The Treasure Coast Regional Planning Council (TCRPC) is the regional forum for elected and appointed officials to discuss complex regional issues and build consensus for accomplishing regional goals. TCRPC is made up of nineteen elected officials and nine gubernatorial appointees. TCRPC is one of the 10 regional planning councils in the state of Florida and consists Indian River, St. Lucie, Martin, and Palm Beach counties along with 52 participating municipalities. Port St. Lucie works with TCRPC to, among other things, develop formal dispute resolution practices, utilize cost-sharing and minimize duplicative services, assure compliance with state and federal requirements, and respond to local government requests for assistance on strategic planning efforts.

2. State Coordination

In addition to the agencies with which the City has formal agreements, as noted in Table 6-1 and Section A above, the City also coordinates—formally or informally—with the following agencies on matters related to state grants, programs, resources, and regulations.

- Florida Department of Agriculture and Consumer Services (FDACS)
- Florida Department of Business and Professional Regulation (DBPR)
- Florida Department of Children and Families (DCF)
- Florida Department of Corrections (DOC)
- Florida Department of Commerce
- Florida Department of Health (DOH)
- Florida Department of State (FDOS)
- Florida Department of State, Division of Historical Resources (DHR)
- Florida Fish and Wildlife Conservation Commission (FWCC)

3. Federal Coordination

In addition to State of Florida agencies, the City of Port St. Lucie also coordinates with several federal partners for grant, program, resource, and regulation-related purposes. These agencies include:

- United States Department of Housing and Urban Development (HUD)
- United States Environmental Protection Agency (EPA)
- United States Fish and Wildlife Service (FWC)
- United States Department of Agriculture (USDA)

4. Other Coordination Efforts

a. Fire Services

The City's Code of Ordinances outlines the St. Lucie County Fire District's procedures for development review related to fire rescue services.

b. Law Enforcement/Emergency Management Service

The City of Port St. Lucie currently has a mutual aid agreement in place with the Governor's Office and Division of Emergency Management for providing law enforcement and emergency management services.

c. Geographic Information Systems

Port St. Lucie works with St. Lucie County's Property Appraiser to track and publish GIS data and tax assessments for parcels in the City's planning area.

III. Future Considerations

The City of Port St. Lucie, like much of the Treasure Coast, is undergoing significant and transformative growth. As one of Florida's fastest-growing cities, this momentum presents both opportunities and challenges in planning for infrastructure, services, and sustainable development. Effectively managing this growth will require the City to regularly assess and refine its intergovernmental agreements and coordination strategies with both public and private sector partners. Collaborative frameworks ensure that public services, including transportation, utilities, emergency response, and housing, are delivered equitably and efficiently to meet the evolving needs of residents.

- **Addressing Cross-Boundary Development Challenges.** A key emerging challenge involves coordination between the City and St. Lucie County over large-scale residential and industrial developments in the County's western areas. While these developments are outside city limits, they raise concerns about their potential impacts on infrastructure. City leaders have expressed concerns about the strain on roads, utility systems, and other public services, particularly when developers are not required to contribute to the necessary cost of infrastructure improvements. To address this concern, the City conducted a Planning and Infrastructure Study in 2024 to evaluate the potential impacts of development in the area west and northwest of the City. The study analyzed the fiscal implications of development in this region and presented three scenarios: no annexation, annexation under existing planning and policy frameworks, and annexation guided by updated planning strategies and fiscal impact analysis. The study offered policy recommendations aimed at reducing the financial burden on the City when development utilizes municipal infrastructure but occurs outside City limits. Strengthening coordination between the City and County will be essential to mitigate these challenges and impacts. Establishing clear frameworks for addressing cross-boundary developments can ensure infrastructure investments are equitably shared. Proactively negotiating agreements on infrastructure funding, service delivery, and development standards will support balanced growth across jurisdictional boundaries
- **Enhancing Intergovernmental Agreements and Dispute Resolution.** A proactive review and update of existing interlocal agreements, especially those related to transportation planning, utility service areas, and development review procedures, will prevent service inefficiencies. Clear, collaborative agreements will provide a foundation for responsible growth management. Furthermore, establishing or updating dispute resolution mechanisms can promote constructive dialogue and resolution when conflicts arise. Ensuring that comprehensive planning goals are aligned between the City and the County will also foster mutual understanding and cooperation, particularly in transition areas.

- **Building on Collaboration.** Port St. Lucie has a strong foundation of cooperation with local, regional, and state partners, demonstrated through successful partnerships in transportation planning, stormwater management, and economic development. As the region continues to grow, maintaining and expanding these partnerships will be key to ensuring that future growth enhances the quality of life for residents. The City will continue to engage with local, regional, and state partners to pursue shared goals, secure funding opportunities, and implement projects that benefit the entire Treasure Coast. Maintaining open lines of communication and seeking innovative, cooperative solutions will allow Port St. Lucie to navigate growth challenges while ensuring long-term resilience and prosperity.