



City of Port St. Lucie Large Scale Comprehensive Plan Text Amendment
P23-182
City Council Meeting February 12, 2024

Request Summary

- Adoption hearing for a large scale comprehensive plan text amendment to the Transportation Element of the City's comprehensive plan.
- A City initiated text amendment to add a new goal, objectives, and associated policies to the Transportation Element to reflect the City's adoption of a mobility plan and mobility fee.
- A transmittal hearing was held on November 27, 2023.

Background

- In 2020, the City of Port St Lucie began the process of replacing the City's road impact fee with a mobility fee. In 2023 the **2045 Mobility Plan** was adopted by the City of Port St Lucie.
- The purpose of the mobility fee is to provide a mechanism for funding transportation improvements that serve all users including pedestrians, cyclists, and transit users based on an adopted mobility plan.
- The City contracted with NUE Urban Concepts, LLC, to create a Mobility Plan and Mobility Fee Ordinance.
- The Port St. Lucie 2045 Mobility Plan includes mobility and transportation infrastructure projects and brings together various city initiatives to address future growth.

2045 MOBILITY PLAN & FEE

Mobility Plan Technical Report Executive Summary

CITY OF PORT ST. LUCIE
2045 MOBILITY PLAN & FEE
EXECUTIVE SUMMARY



MARCH 2023

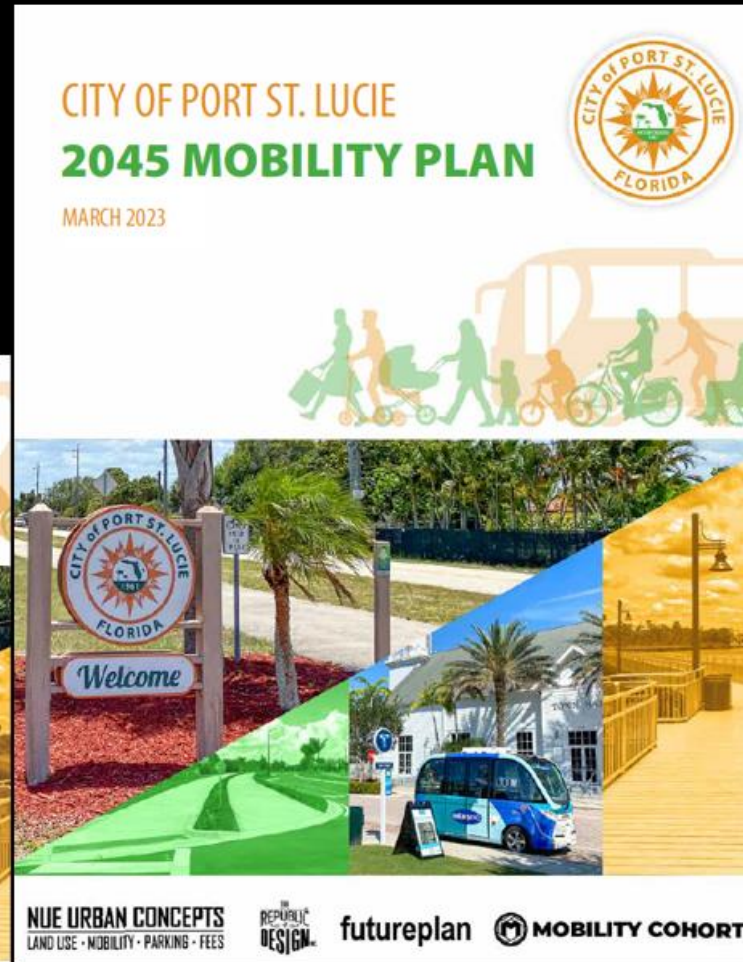
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MOBILITY COHORT

CITY OF PORT ST. LUCIE
2045 MOBILITY PLAN
MARCH 2023



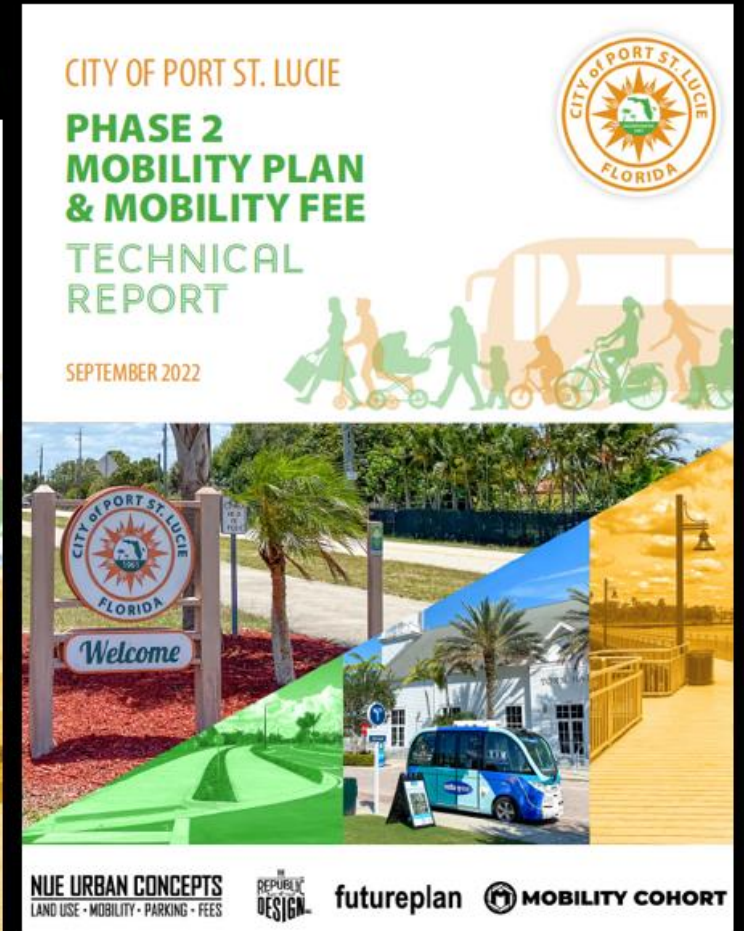
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CITY OF PORT ST. LUCIE
PHASE 2
MOBILITY PLAN & MOBILITY FEE
TECHNICAL REPORT



SEPTEMBER 2022

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Proposed Amendment

- The proposal will delete Policy 2.4.1.5 and add Goal 2.7, Objectives 2.7.1 and 2.7.2, Policies 2.7.1.1. to 2.7.1.5, and Policies 2.7.2.1 to 2.7.2.4 to the Transportation Element.
- Policy 2.4.1.5 is proposed for deletion because it is outdated. The City has adopted a mobility fee.
- Goal 2.7 and subsequent objectives and policies support the City's transition from a roadway facility-based level of service system that implements transportation concurrency towards a multimodal system that emphasizes people over vehicles.
- The proposed amendment was prepared with assistance with the City's mobility consultant, the City's transportation consultant, and the Public Works Department.

Revision

- Proposed Policy 2.7.1.5 was revised since the transmittal hearing to include additional text in support of the City's adoption of amendments to the Zoning Code and Subdivision Code regarding the minimum number of access points for residential development as shown below:

Policy 2.7.1.5: Development shall be required to construct mobility and multimodal corridors shown on the Mobility Plan that are internal to the development or that are adjacent to an external property boundary to ensure connectivity, the dispersal of trips, and adequate access for first responders consistent with either the latest National Fire Protection Association requirements, a traffic study conducted and accepted by the City, or as required by the Fire Marshall, whichever is more stringent.

Implementation

- Objective 2.7.1 recognizes that there will be a transition period between the current roadway facility-based level of service that implements transportation concurrency and a multimodal system that provides mobility for all.
(This will occur through Comprehensive Plan and Land Development Code Updates)
- Policy 2.7.1.4 addresses mobility fees as mitigation of development impact, while recognizing that the mobility fees do not relieve development of obligations to comply with existing agreements that have monitoring and improvement requirements.
- Policies 2.7.1.1 and 2.7.1.5 address development accessibility, connectivity, and consistency with the mobility and multimodal corridors shown on the Mobility Plan.

Florida Dept of Commerce and Agency Review

- There were no objections to the proposed amendment from the state, TCRPC, or reviewing agencies.
- St. Lucie County did provide a letter to FDOC suggesting changes to proposed Policy 2.7.1.4.
- Proposed Policy 2.7.1.4 addresses the need for development to mitigate its impacts through the payment of a mobility fee to the City and the payment of a portion of the County's transportation impact fee consistent with adopted and valid interlocal agreements between the City and the County.
- County wanted it to be revised to include text requiring development to mitigate its impacts to the County's transportation system as identified in the County's Comprehensive Plan or by the FDOT through payment of a portion of the County's transportation impact fee, based on an Impact Fee Study updated at least once every five (5) years.
- City staff and the City's Mobility Consultant do not think the revision is necessary.
- The proposed policy was not updated as requested by the County.

Analysis

- In 2020, the City amended the Transportation Element of the Comprehensive Plan to consider the adoption of a mobility fee to fund multimodal capital improvements to encourage walking, bicycling, transit ridership, and the efficient use of the transportation system.
- In 2021, the City adopted the Port St. Lucie Mobility Plan Phase 1 and a Mobility Fee to replace transportation concurrency and the City's roadway impact fee program. In 2023 the City adopted the 2045 Mobility Plan.
- A future comprehensive plan update will incorporate mobility in greater detail as part of a full update to the City's Comprehensive Plan that is anticipated to start in spring 2024.

Recommendation

- The Planning and Zoning Board recommended approval at their meeting on November 7, 2023.
- The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval of the proposed amendment.