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December 21, 2023

James D. Stansbury, Chief  
Bureau of Community Planning and Growth  
Florida Department of Commerce, Caldwell Building  
107 E. Madison St.  
Tallahassee, FL 32399

**RE: City of Port St. Lucie Ordinance 23-76 – Proposed Large Scale Comprehensive Plan Text Amendment to the Transportation Element**

Dear Mr. Stansbury,

St. Lucie County is providing comment on the City of Port St. Lucie's proposed Comprehensive Plan Text Amendment to the Transportation Element. The proposed language seeks to amend the goals, objectives, and policies of the Transportation Element to reflect the City's adoption of a mobility plan and mobility fee.

The proposed language was reviewed by County staff, who provided a suggestion that the underlined language be included within proposed Policy 2.7.1.4.

**Policy 2.7.1.4:** Development shall mitigate its impacts to the City's transportation system through payment of a Mobility Fee to the City. Development shall also be required 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, consistent with adopted and valid interlocal agreements between the City and the County. Payment of the Mobility Fee shall not relieve developments of development order or developer agreement requirements for monitoring impacts, constructing improvements, or being required to construct future improvements to mitigate impacts.

We appreciate the opportunity to review and comment on the proposal.

Respectfully submitted,



Benjamin Balcer, AICP  
Planning and Development Services Director

Cc: George Landry, County Administrator  
Mayté Santamaria, Deputy County Administrator  
Jesus Merejo, City Manager  
Teresa Lamar-Sarno, Deputy City Manager  
Mary Savage-Dunham, AICP, Director, Port St. Lucie Planning and Zoning  
Bridget Kean, AICP, Deputy Director, Port St. Lucie Planning and Zoning  
Colt Schwerdt, P.E., PSL Interim Public Works Director & City Engineer  
Joseph Sabater, SLC Impact Fee Program Manager  
Peter Buchwald, AICP, SLC TPO  
Stephanie Heidt, AICP, TCRPC

**PLANNING & DEVELOPMENT SERVICES DEPARTMENT**