

# City of Port St. Lucie Large Scale Comprehensive Plan Text Amendment

(P23-182 )  
Planning and Zoning Board Meeting  
November 7, 2023



# Request Summary

- This is a City initiated text amendment to the Transportation Element of the Comprehensive Plan to add goals, objectives, and policies in recognition of the city's adoption of a mobility plan and mobility fee.



# Project Background

- In 2020, the City of Port St Lucie began the process of replacing the City's road impact fee with a mobility fee.
- 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
- The City of Port St. Lucie 2045 Mobility Plan was completed in May 2023.



# 2045 MOBILITY PLAN & FEE

## Mobility Plan Technical Report Executive Summary

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

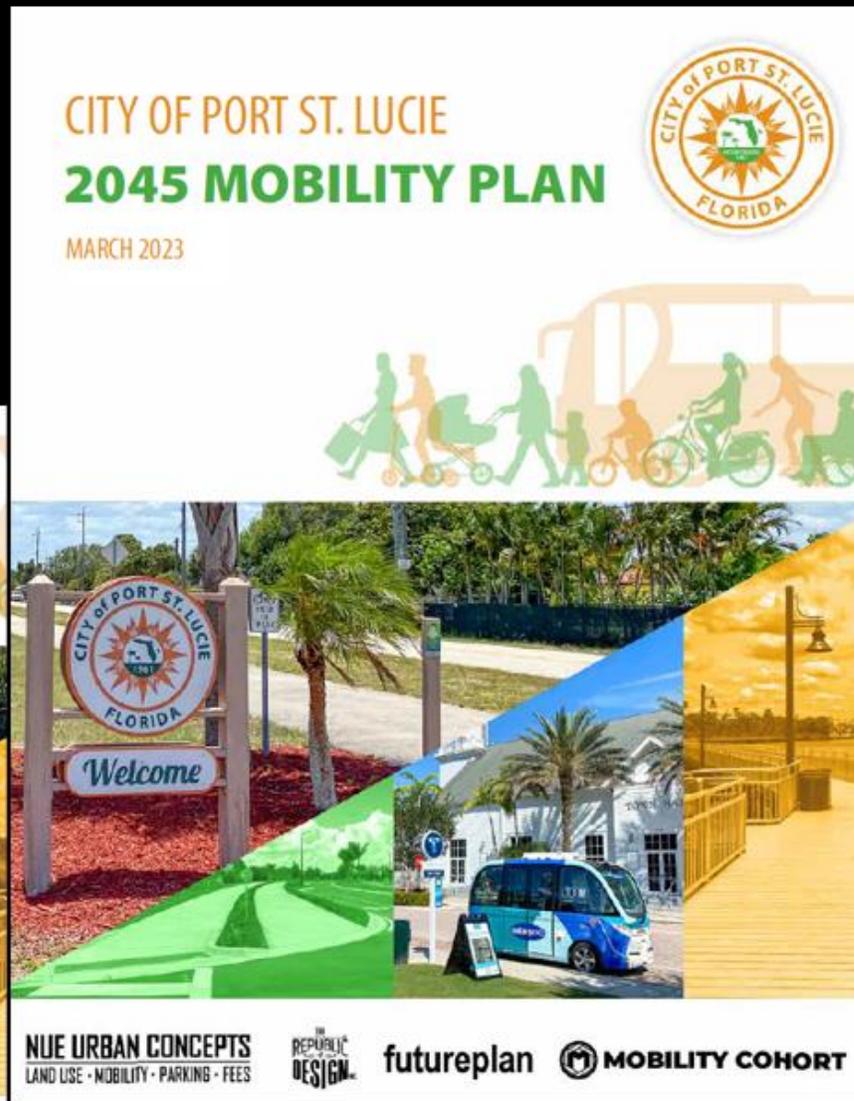


MARCH 2023

 **NUE URBAN CONCEPTS**  
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CITY OF PORT ST. LUCIE  
**2045 MOBILITY PLAN**  
MARCH 2023

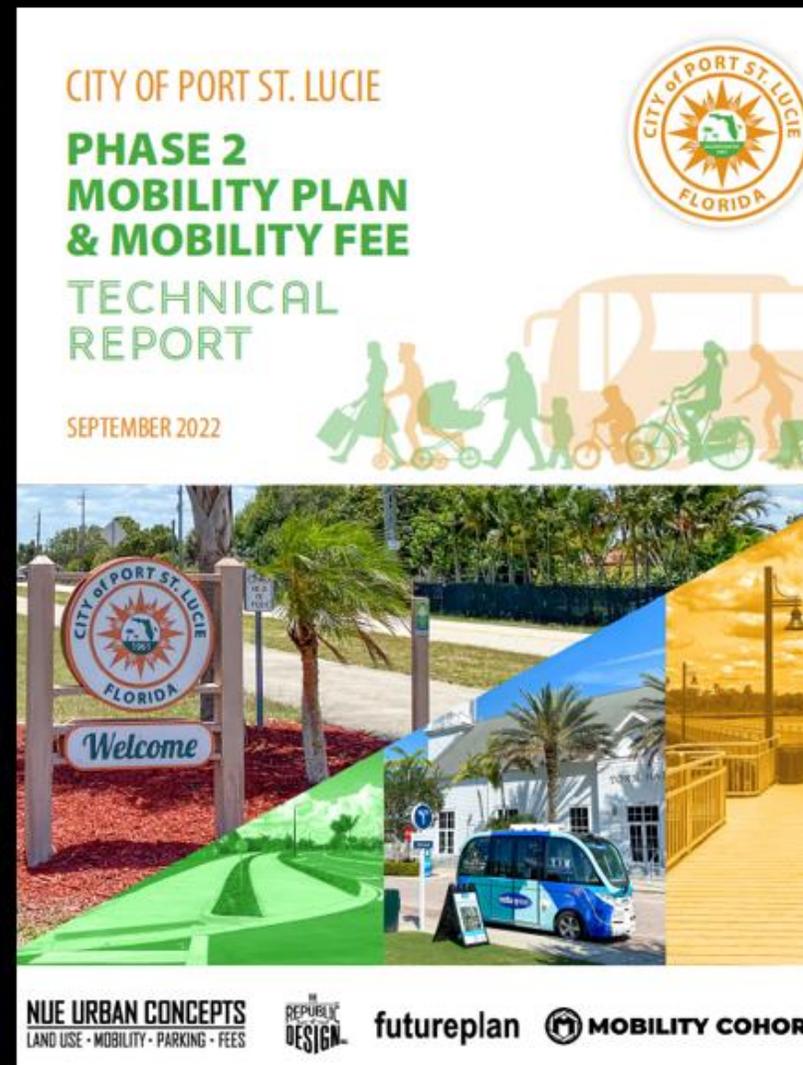




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CITY OF PORT ST. LUCIE  
**PHASE 2  
MOBILITY PLAN  
& MOBILITY FEE**  
TECHNICAL  
REPORT



SEPTEMBER 2022



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# 2045 Mobility Plan Overview

- The Port St. Lucie 2045 Mobility Plan includes mobility and transportation infrastructure projects and brings together various city initiatives to address future growth.
- The Mobility Plan is a vision and strategy, over the next 22 years, to both strengthen the downtown core in the east and support new development in the west through the planning for multimodal transportation projects that provide people choices: whether they want to walk, bicycle, ride transit, or continue to drive their cars.
- The City's Comprehensive Plan has a Transportation Element and it being revised to recognize the adoption of the Mobility Plan 2045.
- A future comprehensive plan update will incorporate mobility in greater detail as part of the full updated to the Comprehensive Plan that is anticipated to start in spring 2024.



# 2045 Mobility Plan Overview

- In Port St. Lucie East, the 2045 Mobility Plan seeks to further emphasize and build upon initiatives such as the City Center Master Plan, Village Green Drive Master Plan, the Multimodal Plan, and the Port District Master Plan to improve mobility and accessibility for multimodal travel east of Interstate 95.
- In Port St. Lucie West, the 2045 Mobility Plan seeks to ensure new development is implemented with a Complete Streets approach that supports diverse mobility options.
- The 2045 Mobility Plan consists of three (3) distinct plans: (1) Corridors Plan; (2) Intersections Plan; and (3) Transit Circulation Plan. The three plans include sidewalks, multi-use paths, bicycle lanes, multimodal lanes, and enhanced landscaping.
- The Mobility Plan serves as the basis for the establishment of a Mobility Fee system that functions as an alternative to transportation concurrency.



# 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 since 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.



# 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.



# Recommendation

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.

