

December 28, 2023

The Honorable Shannon M. Martin
Mayor, City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Dear Mayor Martin:

The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for the City of Port St. Lucie (Amendment No. 23-04ESR) received on November 30, 2023. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact David Pullin, Planning Analyst, by telephone at (850)-717-8503 or by email at david.pullin@commerce.fl.gov.

Sincerely,



Yazmin Valdez, Regional Planning Administrator
Bureau of Community Planning and Growth

YV /dp

Enclosure(s): Procedures for Adoption

cc: Anne Cox, AICP, Assistant Director of Planning and Zoning, City of Port St. Lucie
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldco.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: City of Port St. Lucie
From: Staff
Date: December 27, 2023
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Port St. Lucie Comprehensive Plan
Amendment No. 23-04ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Port St. Lucie was received on November 30, 2023 and contains text amendments to the Transportation Element of the City's comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

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 and a Mobility Fee Ordinance to replace transportation concurrency and the City's roadway impact fee program.

The proposed amendments to the Transportation Element will:

- delete Policy 2.4.1.5 because with the adoption of a mobility fee this policy is outdated; and
- add new Goal 2.7 and underlying objectives and policies to reflect the City's adoption of a mobility plan and mobility fee.

The City's staff report indicates that the new goal, objectives, and policies support the transition from a concurrency-based transportation system to a mobility-based system that emphasizes

multimodal transportation options and the movement of people rather than a focus on vehicles. The report also indicates that the comprehensive plan will be further amended to address mobility when the City undertakes a complete update of the plan in 2024.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on December 5, 2023. On December 21, 2023, Council received correspondence from St. Lucie County requesting additional language be added to Policy 2.7.1.4. A copy of the correspondence is included as Exhibit 3.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Council supports efforts that provide mobility without the need for automobiles and which enhance the safety and functionality of all transportation modes throughout the Region. Access to multiple modes of transportation is a characteristic of a livable community and part of the desired future of the Region called for in the Strategic Regional Policy Plan. Council supports a collaborative approach at the countywide and local levels and encourages the City to continue to coordinate transportation needs with St. Lucie County, the Florida Department of Transportation, the St. Lucie Transportation Planning Organization, and transit providers. With the anticipated growth and recently approved development and potential development in the city and county, it is important to recognize that some trips begin or end outside of the city limits using countywide or regional transportation resources and facilities; and build on the existing transportation foundations to improve all modes to provide a better mobility future.

Council Action – December 27, 2023

The next scheduled Council meeting is January 19, 2023. In order to avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approves this report and authorizes its transmittal to the City of Port St. Lucie and the FloridaCommerce.

Attachments

List of Exhibits

- 1 General Location Map
- 2 Text Amendments Shown in ~~Strikeout~~ and Underline
- 3 Letter dated December 21, 2023 from St. Lucie County

Exhibit 1 General Location Map

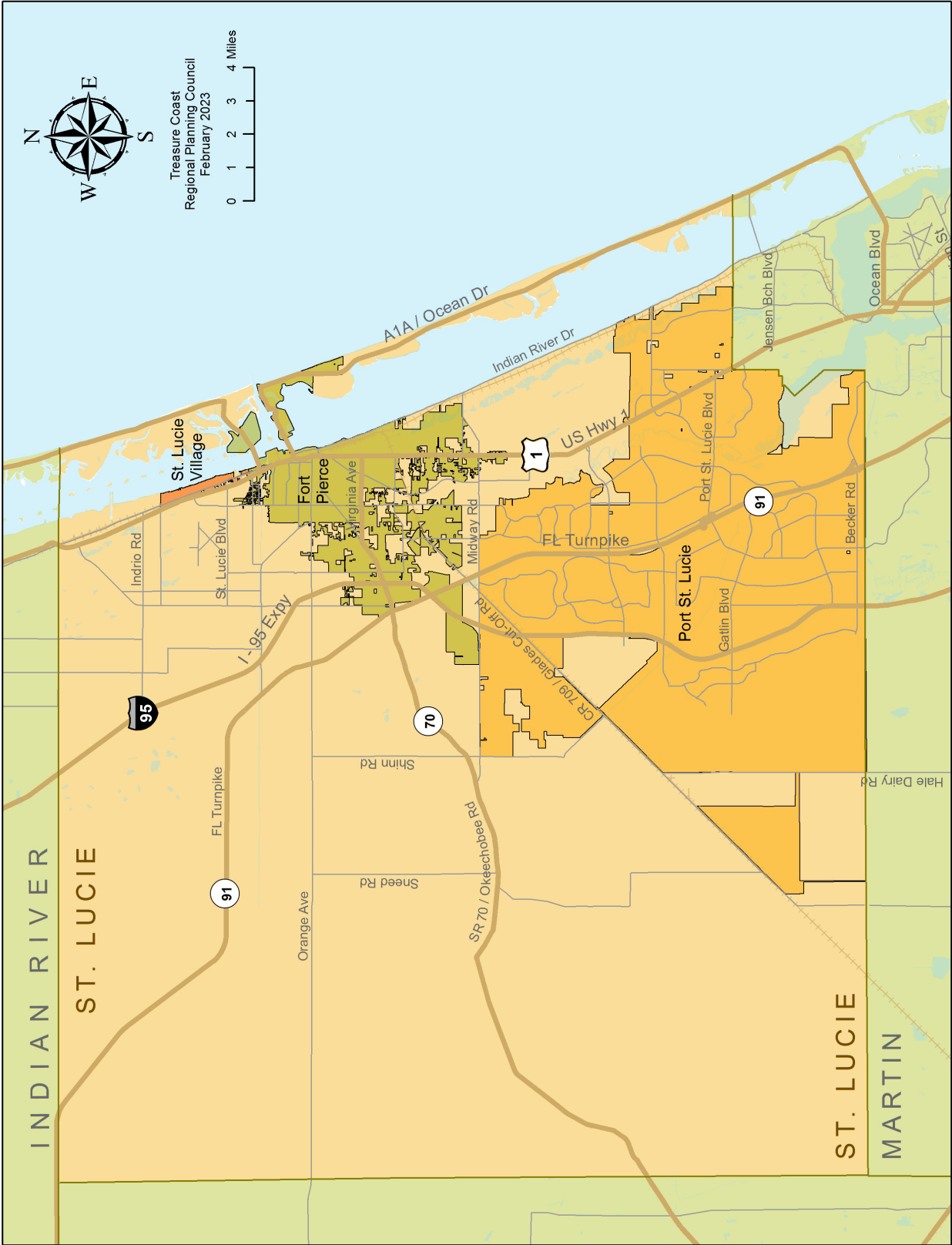


Exhibit 2

Text Amendments Shown in ~~Strikeout~~ and Underline

GOAL 2.4: COORDINATE TRANSPORTATION-RELATED ISSUES WITH THE FDOT, THE TREASURE COAST REGIONAL PLANNING COUNCIL, ST. LUCIE COUNTY, THE TPO, THE DIVISION OF COMMUNITY DEVELOPMENT, AND OTHER PRIVATE OR PUBLIC TRANSPORTATION-RELATED AGENCIES.

Objective 2.4.1: Share common transportation goals, objectives, and policies with the transportation-related agencies listed above where common interests are involved. The City should coordinate with adjacent jurisdictions on multi-modal approaches to transportation planning and implementation of concurrency or mobility.

Policy 2.4.1.1: Review the existing Goals, Objectives, and Policies of other agencies when revising or altering Goals, Objectives, and Policies for the City.

Policy 2.4.1.2: Continue to ensure that all interested agencies listed above are informed of transportation related activities and improvements via copies of correspondence.

Policy 2.4.1.3: As part of the Capital Improvements Element update process, annually review transportation improvements planned for the City indicating the agency responsible for the improvement and the estimated date of completion.

Policy 2.4.1.4: The City shall consult with the Department of Transportation when proposed plan amendments affect facilities on the strategic intermodal system.

~~Policy 2.4.1.5: The City may consider reviewing existing fee structures to fund alternative modes of transportation including a mobility fee based upon multi-modal capital improvement projects, system efficiency, and congestion management.~~

Objective 2.4.2: Applicable agencies listed in Goal 2.4 shall be advised of development proposals which may have impacts within their respective jurisdictions and request comments, as applicable.

Policy 2.4.2.1: Continue to utilize the standard checklist procedure to advise applicable agencies of proposed developments.

Policy 2.4.2.2: Evaluate existing policies relating to design standards for reconstructed roadways to incorporate requirements for bicycle and pedestrian facilities.

GOAL 2.7 ENHANCE MOBILITY FOR RESIDENTS, BUSINESSES, AND VISITORS THROUGH AN INTERCONNECTED MULTIMODAL TRANSPORTATION SYSTEM THAT EMPHASIZES THE MOVEMENT OF PEOPLE OVER VEHICLES AND PROVIDES ALL USERS OF THE SYSTEM WITH THE CHOICE TO SAFELY, COMFORTABLY, AND CONVENIENTLY WALK, BICYCLE, RIDE TRANSIT, DRIVE A VEHICLE, OR USE SHARE MOBILITY TECHNOLOGY.

Objective 2.7.1: The City shall transition from a roadway facility-based level of service system that implements transportation concurrency towards a multimodal system, that provides mobility for all users.

Policy 2.7.1.1: The City shall implement the Port St. Lucie Mobility Plan to provide people the opportunity to walk, bicycle, ride transit, use shared mobility technology, or continue to drive their vehicles through the following:

1. Identification of multimodal projects to develop and update the Mobility Plan;
2. Determine multimodal capacities for multimodal projects in the Mobility Plan;
3. Prioritize multimodal projects for annual capital improvement programming;
4. Develop Complete Streets design standards for new and retrofitted streets;
5. Implement FDOT's Context Classifications for Complete Streets;
6. Develop mobility solutions, standards, and strategies for new development;
7. Develop multimodal site access analysis and internal street evaluation requirements;
8. Develop multimodal criteria to review Comprehensive Plan amendments; and
9. Develop a connectivity index for access connection spacing to define the distances and required number of access connections to existing mobility of multimodal corridors, and
10. Any other standards the City determines appropriate for advancing this objective.

Policy 2.7.1.2: Review all proposed development for consistency with the goals, objectives, and policies of the Comprehensive Plan, the Mobility Plan, and other adopted infrastructure plans.

Policy 2.7.1.3: Prioritize mobility projects for planning, design, right-of-way acquisition, and construction through the Multimodal Program as part of the annual update of Capital Improvements Program.

Policy 2.7.1.4: Development shall mitigate its impacts to the transportation system through payment of a Mobility Fee to the City. Development shall also be required to pay a portion of the County's transportation impact fee 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.

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 or trips, and adequate access for first responders.

Objective 2.7.2: Implement and periodically update the Mobility Plan and Mobility Fee.

Policy 2.7.2.1: The City shall implement the vision of the Mobility Plan through the planning, design, funding, and construction of multimodal projects that strengthen mobility, accessibility, safety, and connectivity and result in:

1. A complete and connected primary multimodal network of greenways, multi-use paths, multimodal ways, and multimodal lanes that connect neighborhoods with schools, parks, places of assembly, civic uses, employment and retail centers;
2. Providing people the opportunity to walk, bicycle, ride transit, use shared mobility technology, or continue to drive their vehicles;
3. Providing more visible and safe multimodal crossings through high visibility crosswalks, advanced warning crossing systems, and reductions in the unprotected crossing width of streets, driveways, access connections, and intersections; and
4. Ensuring that new development and redevelopment, along with new, upgraded, or widened roads are planned, designed, funded, and constructed using a Complete Streets approach.

Policy 2.7.2.2: Reduce vehicle congestion and improve traffic circulation by adding turn lanes or roundabouts at busy intersections, upgrading and interconnecting traffic signals, and ensuring new development and redevelopment plan, design, and construct mobility projects through or adjacent to the development along with the addition of road capacity to existing mobility corridors.

Policy 2.7.2.3: Mobility fees shall be used as a funding source, along with gas taxes, sales taxes, and other available revenue sources for multimodal projects.

Policy 2.7.2.4: Update the Mobility Plan and Mobility Fee at least once every five (5) years.

Exhibit 3

Letter dated December 21, 2023 from St. Lucie County



ST. LUCIE WORKS

Board of County Commissioners

Chris Dzadovsky
DISTRICT 1
Vice Chair

Larry Leet
DISTRICT 2

Linda Bartz
DISTRICT 3

Jamie Fowler
DISTRICT 4

Cathy Townsend
DISTRICT 5
Chair

Administration

George Landry
COUNTY
ADMINISTRATOR

Dan McIntyre
COUNTY ATTORNEY

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

Balcerb@stlucieco.org
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(772) 467 - 2822

(772) 462 - 1589

(772) 462 - 1581

From: [Hymowitz, Larry](#)
To: [DCPexternalagencycomments](#); [Bridget Kean](#)
Cc: [Walia, Kent](#); [Harari, Laurie](#); [Bush, Lois](#); [Gehrke, Tiffany](#); [Naselius, Ben](#); [MPA Kori Benton](#); [De Los Santos, Claudette](#); [Fasiska, Christine](#); [Anne Cox](#)
Subject: City of Port St. Lucie 23-4ESR - FDOT District Four Review
Date: Friday, December 22, 2023 4:08:31 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Sections 163.3184(1)(c) and 163.3184(4)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the proposed Port St. Lucie 23-4ESR comprehensive plan amendment relating to text changes to the goals, objectives and policies of the Transportation Element in support of the City's adoption of a mobility plan and mobility fee.

FDOT is providing the following technical assistance comment and recommendation consistent with Section 163.3168(3), F.S. The technical assistance comment is intended to strengthen the City's comprehensive plan to foster a vibrant, healthy community and is designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

Technical Assistance Comment #1

The Department notes the pending inclusion of context classification in the Comprehensive Plan through new Policy 2.7.1.1 in support of advancing compatibility of multimodal transportation options with the design of the roadway network.

Policy 2.7.1.1: The City shall implement the Port St. Lucie Mobility Plan to provide people the opportunity to walk, bicycle, ride transit, use shared mobility technology, or continue to drive their vehicles through the following:

1. Identification of multimodal projects to develop and update the Mobility Plan;
2. Determine multimodal capacities for multimodal projects in the Mobility Plan;
3. Prioritize multimodal projects for annual capital improvement programming;
4. Develop Complete Streets design standards for new and retrofitted streets;
5. Implement FDOT's Context Classifications for Complete Streets;
6. Develop mobility solutions, standards, and strategies for new development;
7. Develop multimodal site access analysis and internal street evaluation requirements;
8. Develop multimodal criteria to review Comprehensive Plan amendments;
9. Develop a connectivity index for access connection spacing to define the distances and required number of access connections to existing mobility or multimodal corridors, and
10. Any other standards the City determines appropriate for advancing this objective.

Recommendation for Technical Assistance Comment #1

The Department has years of experience implementing a system of context classification that is becoming ever more integrated into transportation decision-making. Examples include design components of roadways, determinations of levels of service, and access management. Mobility Plan implementation is yet another avenue integrating the value of context classification into transportation planning and decision-making. The Department is interested in assisting the City as appropriate with the integration of context classification. Please feel free to contact Lois Bush at 954-777-4654 (lois.bush@dot.state.fl.us) in this regard.

The Department requests one electronic copy of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.



Larry Hymowitz

Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: larry.hymowitz@dot.state.fl.us w: www.dot.state.fl.us



Together our actions have the power to save lives!



From: [Plan Review](#)
To: [Bridget Kean](#); [DCPexternalagencycomments](#)
Cc: [Plan Review](#)
Subject: Port St. Lucie 23-04ESR Proposed
Date: Friday, December 22, 2023 1:31:38 PM
Attachments: [image001.png](#)

To: Bridget Kean, AICP, Deputy Director

Re: Port St. Lucie 23-04ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

