



**EAR-Based Amendments to Comprehensive Plan
 Large-Scale Comprehensive Plan Amendment
 P24-185**

SUMMARY

Applicant’s Request:	Proposed EAR-based Amendments to City’s Comprehensive Plan
Applicant:	City of Port St. Lucie
Application Type:	Large Scale CPA Text Amendment
Project Planners:	Mary Savage-Dunham, AICP, CFM, Director Bridget Kean, AICP, Deputy Director Sofia Trail, Planner I

Background

Chapter 163, Part II, Florida Statutes, also known as the Local Government Comprehensive Planning Act, requires all local governments within the State of Florida to maintain an adopted local government comprehensive plan. The Act requires each local government to evaluate its comprehensive plan at least once every seven years to determine if plan amendments are necessary to reflect changes in state requirements since its last update and to notify the state land planning agency (Florida Department of Commerce) of its findings. The process is referred to as an Evaluation and Appraisal Report (EAR). If the local government determines amendments are necessary, it has to prepare and transmit the amendments within one year. The amendments to update the comprehensive plan are referred to as the EAR-based amendments.

The most recent EAR-based amendments to the City of Port St. Lucie’s Comprehensive Plan were completed in 2020. The City’s next Evaluation and Appraisal Report is due in September 2026. In 2024, the City hired Inspire Placemaking to assist the Planning and Zoning Department with evaluation of and update to the City’s comprehensive plan. The draft EAR-based amendments are based on background information, updated data and analysis, and recommendations that were collected by staff and consultants. The update is organized into eleven chapters or elements that address future land use, transportation, housing, infrastructure, conservation and coastal management, intergovernmental coordination, recreation and open space, economic development, capital improvements, public schools, and property rights. Any changes that were recommended were reviewed through the lens of Senate Bill 180, so as to avoid challenge for being more burdensome to property owners and developers.

The consultant provided a memo outlining the proposed changes to the elements of the comprehensive plan. The memo is attached for the Board’s review.

Public Outreach

The City of Port St. Lucie, with Inspire Placemaking, conducted a public survey, held three public workshops, stakeholder meetings, and met frequently with interdepartmental staff to present the EAR-based comprehensive plan amendments and obtain feedback from the public. The first workshop was held on January 6, 2025. and it provided a background on the purpose of a comprehensive plan, recent development trends, and requested participant feedback on what they appreciated about the City’s

current land use, transportation, infrastructure, housing, and economy and what they would like to see in the future. The second workshop was held on February 5, 2025, and presented participants with the anticipated population projections for 2045 and requested feedback on population growth, residential and non-residential uses and locations, housing types, and transportation modes. The third workshop was held on April 21, 2025, and allowed participants to share insights on the strategies to achieve the community's vision for the City's future. Public input was also collected at the 2024 and 2025 Citizens Summit and the 2025 Fam Fest.

In addition to public outreach, the same engagement activities were used with City staff and leadership to receive their insight. All public comments were review and considered by staff and the City's consultant. The EAR-based amendments were revised, where appropriate, to reflect the input from the public meetings and to address changes in state requirements.

Overview of Proposed Changes

Population projections were updated to 2050. Two new future land uses were added to the Future Land Use Element of the Comprehensive Plan and two existing land uses were modified to promote economic development and to promote Mixed Use Development. The two new future land uses are: Activity Center 1 and Activity Center 2. Activity Center 1 is intended as a new future land use for the Walton and One project on U.S. 1 (formerly known as City Center). It allows for large scale recreation uses, civic uses, hotels, multi-family residential, retail, restaurant, breweries, and structured parking in a compact development pattern with high-quality design, pedestrian connectivity, and integrated public open space. The Activity Center 1 future land use category will require a minimum of 3 uses, one of which must be Residential. It allows for a maximum height of 120 feet and a maximum density of 25 units per acre. The compatible zoning district is PUD (Planned Unit Development). Activity Center 2 is intended for both new development and redevelopment. It allows similar development as Activity Center 1 but with less development intensity. It allows for a maximum height of 75 feet and a maximum density of 15 units per acre. The compatible zoning district is PUD (Planned Unit Development).

The Planned Industrial Park (PIP) future land use category was modified to support the creation of future job corridors and promote economic development. It provides for a mix of uses such as industrial, manufacturing, logistics, warehouse and distribution, research and development, financial and technology focused industries, and the City's Targeted Industries List. It allows for hotels, office, restaurants, retail, and multi-family housing (max. 15% of gross land area) to support the workforce and the region.

The Mixed Use future land use category was modified to allow for both horizontal and vertical mixed use. At present, the Mixed Use future land use category only allows for vertical mixed use where commercial/retail uses are located on the ground floor with residential uses on the upper floor(s). The proposed modification will allow for vertical and horizontal mixed use to allow for single-use buildings such as multifamily apartment building, a retail building and an office building to be within the same complex or mixed-use zoning district.

The Transportation Element was updated to support the City’s adopted mobility plan mobility plan and connectivity and the Recreation and Open Space Element was updated to support the City’s adopted Park and Recreation Master Plan. All of the elements were reviewed for changes in state requirements and changes in local conditions and updated as necessary.

Staff Analysis

Staff from the Public Works, Utility Services, Building, Parks and Recreation, Emergency Management, and Solid Waste Departments assisted in the review and revisions of the EAR-based amendments. The Community Redevelopment Agency, St. Lucie County School District, and Economic Development Council of St. Lucie County also reviewed and provided feedback on the proposed EAR-based amendments.

The City is adopting only the new and revised Goals, Objectives, and Policies by ordinance. Each element has a support document that includes data and analysis to clarify and elaborate on the rationale for adopting the goals, objectives, and policies. The support documents are for reference purposes and are not being adopted as part of the EAR-based amendments. This will allow the City to update the data and analysis as conditions change over time, without having to process these changes as large-scale comprehensive plan amendments.

Following the public hearings before the Planning and Zoning Board and the City Council, the amendments will be transmitted to the Florida Department of Commerce (state land planning agency) for review and issue of the Objections, Recommendations, and Comments (ORC) report within 60 days of receiving the transmittal package. The City may make adjustments to the plan and then hold the adoption hearing (October 26, 2026) with the City Council. The adopted comprehensive plan with the EAR-based amendments will then be sent to the Florida Department of Commerce for their determination as to its compliance. The Florida Department of Commerce will issue their decision (Notice of Intent) within 45 days of receiving the adopted plan.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed amendments.

PLANNING AND ZONING BOARD ACTION OPTIONS

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, the Board may exercise the right to table or continue the hearing or review to a future meeting,