



# TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

# PLANNING & ZONING DEPARTMENT

## OVERVIEW

The Planning & Zoning Department is dedicated to shaping the future built environment to ensure it contributes to a prosperous, sustainable and beautiful city for all residents. The department's core values include maintaining high ethical standards, accountability, and excellence in customer service. Additionally, the department is committed to educating both the public and applicants on the city's codes and development standards to enhance the overall quality of life for the citizens of Port St Lucie.

**FY 26/27**

## DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

- Continued implementation of Southern Grove Master Plan.
- Continue to support redevelopment of Walton & One.
- Continue to support the Towne Center Plan and Port District Redevelopment Projects.
- Advance the Recommendations from the Planning & Infrastructure Study.
- Update the Mobility Plan and Fee Schedule in response to new legislation.
- Continue working on Charting PSL 2045 - the Comprehensive Plan update.
- Update Law Enforcement and Parks Impact Fees.

**In 2025, 54% of residents positively rated the overall quality of new development in Port St. Lucie**

*(similar to the national benchmark).*



## CULTURE, NATURE & RECREATION

- Continued collaboration with the Botanical Gardens to support art installations.
- Evaluating opportunities for gateway & signage enhancements.
- Implement a maintenance plan for all public art owned by the City.
- Continued collaboration with Public Works to install artwork in upcoming roundabouts.
- Advancing the City's Sense of Place Through Placemaking and High-Performance Public Spaces:
  - Developing Prioritized Gateway Enhancements.
  - Work to activate two conservation parcels: Peacock and Commerce Center North.
  - Assist HPPS Team with development of master plans for HPPS sites.
  - Advance Environmental Review & Landscape Plan Compliance.

**32% of respondents in the National Community Survey ranked overall opportunities for education, culture, and the arts, much lower than national benchmarks.**



## HIGH-QUALITY INFRASTRUCTURE AND FACILITIES

**Lead the implementation of the Multimodal Plan and Mobility Plan. The goal of this project is to provide the City Council and residents with a clear plan for transportation mobility improvements that will improve safety, related landscaping, multimodal opportunities, and include funding estimates and sources.**

- Updating the 2045 Mobility Plan and Fee consistent with new legislation and continue implementation. Provide quarterly reports.
- Incorporate Mobility into the Comprehensive Plan.
- Review and recommend revisions to the Code which encourage multimodal development or redevelopment.
- Foster an environment of coordination between city departments, towards the common goal of enhanced mobility, by hosting monthly Multimodal Team Meetings.
- Maintain and update the City's Development and Impact Fee Schedule.
- Advance the City's Complete Street Transportation Network.
- Measure the impacts of multimodal improvement through infrastructure improvements and citizen input.
- Work to remove invasives, restore hydrology and develop a master plan for 92 acre conservation land parcel.
- Advance recommendations from the Planning & Infrastructure Study.
- Complete the update of the Comprehensive Plan of Development which is a 10 & 20 year master plan for the community.
- Update Departments fee schedule.

**Strengthen the City's Core Neighborhoods and support Vibrant Neighborhoods.**

- Develop land use ratio targets for City by planning area.
- Recalibrate Land Development Code to Support Adaptive Reuse & Infill (focus on townhouse).
- Create City Core Strategy Team.
- Update the conversion manual to facilitate customer requests and evaluate conversion areas to see if any changes are indicated.