



Large Scale Comprehensive Plan Text Amendment Application
Transportation Element - Mobility
Project No. P23-182

SUMMARY

Request:	A large scale comprehensive plan text amendment to the Transportation Element of the City’s comprehensive plan.
Applicant:	City of Port St. Lucie
Application Type:	Large Scale CPA Text Amendment
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description and Proposed Amendment

This is a City initiated application to amend the City’s comprehensive plan. The application will amend the goals, objectives, and policies of the Transportation Element to reflect of the City’s adoption of a mobility plan and a mobility fee. The proposed amendment will delete Policy 2.4.1.5 and add Goal 2.7, Objective 2.7.1 Policies 2.7.1.1.to 2.7.1.5, Objective 2.7.2 and Policies 2.7.2.1 to 2.7.2.4. Policy 2.4.1.5 is proposed for deletion because it no longer needed. The policy states that the City may consider the adoption a mobility fee to fund alternative modes of transportation. Since the fee has already been adopted, the policy is outdated. Goal 2.7 and subsequent objectives and policies support the transition from a concurrency based transportation system to a mobility based transportation system that emphasizes multimodal transportation options and the movement of people over vehicles.

The proposed amendment was prepared with assistance from the City’s mobility consultant, the City’s transportation consultant, and the Public Works Department. The City’s comprehensive plan will be further amended to address mobility when the City undertakes a complete update of its comprehensive plan in 2024.

The proposed revisions to the Goals, Objectives, and Policies of the Transportation Element are provided as Exhibit “A” with additions shown as underlined and deletions shown as ~~striketrough~~.

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 and a Mobility Fee Ordinance to replace transportation concurrency and the City’s roadway impact fee program. The mobility plan was prepared by NUE Urban Concepts, LLC.

Following the Planning and Zoning Board hearing, the proposed amendment will be scheduled for a transmittal hearing before the City Council. If the Council approves the amendment, it will be transmitted to the state land planning agency, Department of Commerce, for review and comment. Following state review, the adoption hearing for the proposed amendment will be scheduled before the City Council.

STAFF 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 as provided for in Exhibit "A" with additions shown as underlined and deletions shown as ~~striketrough~~.

Planning and Zoning Board Action Options:

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

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