

City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984



Meeting Agenda

Monday, June 15, 2026

9:00 AM

Council Chambers, City Hall

City Council Workshop

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Anthony Bonna, Sr., Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

1. Meeting Called to Order**2. Roll Call****3. Pledge of Allegiance****4. Public to be Heard****5. Resolutions**

- 5.a** Resolution 26-R42, Appointment of a Special Magistrate, and the Approval to Authorize the City Manager to Execute an Engagement Agreement with the Special Magistrate. [2026-554](#)

6. New Business

- 6.a** P24-185 - Update to City of Port St Lucie Comprehensive Plan (Charting PSL) [2026-547](#)

- 6.b** Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of ACR Acquisition LLC, v. City of Port St. Lucie, Case No. 2025-CA-001165. [2026-570](#)

- 6.c** Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of ACR Acquisition LLC and Lewis Longman & Walker, v. City of Port St. Lucie, Case No. 2025-CA-001355. [2026-571](#)

7. Adjourn

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Notice: Public and Press are invited to review all the backup for Council Meetings. Copies are available in the City Clerk's Office on Wednesday, Thursday, Friday, and Monday before Council Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public review. Please leave the agenda and backup material in good order for others to review.

Notice: Anyone wishing to speak during Public to be Heard and/or on any Agenda Item is asked to fill out a white Participation Card and submit it to the City Clerk. Participation Cards are available on the side table in Council Chambers, at the reception desk in City Hall lobby, and in the City Clerk's Office.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

As a courtesy to the people recording the meeting, please turn all cell phones to silent or off. Thank you.



Agenda Summary

2026-554

Agenda Date: 6/15/2026

Agenda Item No.: 5.a

Placement: Resolutions

Action Requested: Motion / Vote

Resolution 26-R42, Appointment of a Special Magistrate, and the Approval to Authorize the City Manager to Execute an Engagement Agreement with the Special Magistrate.

Submitted By: Oswmer Louis, Code Compliance Administrator, Neighborhood Services Department

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): Appointment of one Special Magistrate (Jamy Ernst Barreau, Esq.) for Code Compliance, Building Department, special set hearings for Animal Control, Solid Waste, and reasonable accommodation requests (among others).

Presentation Information: There is no presentation; however, staff is available for questions.

Staff Recommendation: Move that the Council appoint Jamy Ernst Barreau, Esq. to the position of Special Magistrate, and approve the authorization of the City Manager to execute the Engagement Agreement governing the Special Magistrate's services.

Alternate Recommendations:

1. Move that the Council amend the recommendation and appoint Jamy Ernst Barreau, Esq. to the position of Special Magistrate, and approve the authorization of the City Manager to execute the Engagement Agreement governing the Special Magistrate's services.
2. Move that the Council not approve and provide staff with direction.

Background: The City of Port St. Lucie Code of Ordinances established the office of Special Magistrate per Chapter 37, Article I, Sec. 37.01 with the intent to promote, protect, and improve the health, safety, and welfare of the citizens of the City by appointing a Special Magistrate with the authority to impose administrative fines and other non-criminal penalties in order to provide an equitable, expeditious, effective, and inexpensive method of enforcing any codes and ordinances in force in the City, where a pending or repeated violation continues to exist (Sec. 37.02).

The Neighborhood Services Department and the Building Department enforce property maintenance, safety, building and zoning codes that affect the quality of life in the City of Port St. Lucie. Cities enact these regulations to help ensure attractive neighborhoods, vibrant businesses, and a safe, peaceful and enjoyable community for everyone. City staff make all available attempts to resolve code violations, however, should a code violation remain, cases may be referred to the Special Magistrate. The Special Magistrate provides legal services to the City in hearing matters over alleged violations of the provisions of the Code of Ordinances and

hears special set cases for appeals of the City’s Code for reasonable accommodation requests or dangerous dog declarations.

Issues/Analysis: Pursuant to Sec. 37.04(a), the City Manager shall, upon the recommendation and advice of the City Attorney, annually recruit qualified attorneys and retired judges to serve as Special Magistrates. Upon being provided with a slate of recommended attorneys and/or retired judges by the City Manager, the City Council shall appoint, by resolution, at least three (3) Special Magistrates per year. Due to unforeseen circumstances our most recently contracted Special Magistrate is no longer able to provide us with their services, necessitating this appointment in the middle of the year.

Financial Information: Per the attached Special Magistrate Engagement Agreements, the City would compensate the Special Magistrates each at the rate of two hundred dollars (\$200) per hour. City staff has reviewed the Engagement Agreements and has determined that the hourly rates are fair and reasonable. Funding for this project is provided in the Code Enforcement budget for fiscal year 25/26.

Special Consideration: The Department seeks Council’s appointment of Jamy Ernst Barreau, Esq. as Special Magistrate, with the approval to authorize the City Manager to execute the attached Engagement Agreement which shall govern the terms of the Special Magistrate’s services. Renewals of said Engagement Agreement shall be presented to Council for approval as required by City Code.

Location of Project: N/A

Business Impact Statement: N/A

Attachments:

1. Resolution
2. Engagement Agreement
3. Jamy Ernst Barreau Resume

NOTE: All of the listed items in the “Attachment” section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 26155-02

Legal Sufficiency Review:

Reviewed by KeAndrea Davis, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

RESOLUTION 26-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA APPROVING THE APPOINTMENT OF ONE (1) SPECIAL MAGISTRATE UPON RECOMMENDATION AND ADVICE OF THE CITY ATTORNEY; APPROVAL OF THE AGREEMENT GOVERNING SAID APPOINTMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Port St. Lucie, Florida (the “City”) pursuant to Chapter 162, Florida Statutes, adopted a code enforcement system that utilizes special magistrates who shall have all the powers and authority of a code enforcement board, per City Code of Ordinances, Chapter 37, Article I, Section 37.01; and

WHEREAS, under the City Code of Ordinances, Chapter 37, Article II, Section 37.04(a), the City Council shall appoint, by resolution, at least three (3) special magistrates per year; and

WHEREAS, pursuant to City Code of Ordinances, Chapter 37, Article II, Section 37.04(a), the City Attorney has recommended to the City Manager the appointment of Jamy Barreau, Esq., to serve as Special Magistrate for the City; and

WHEREAS, Mr. Barreau has executed an agreement memorializing the terms of the Special Magistrate’s appointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Recitals. The City Council of the City of Port St. Lucie, Florida hereby adopts and ratifies those matters set forth in the foregoing recitals.

Section 2. Appointment of Special Magistrate. The City Council hereby appoints Mr. Barreau as Special Magistrate and approves the agreement attached hereto as Exhibit “A” for his appointment pursuant to City Code of Ordinances, Chapter 37, Article II, Section 37.04.

RESOLUTION 26-R

Section 3. Execution of Documents. The City Manager or his designee is hereby authorized to execute all documents related to the appointment of the Special Magistrate, per City Code of Ordinances, Chapter 37, Article II, Section 37.04, and to take all actions necessary and proper to accomplish the aims of this Resolution.

Section 4. Conflict. If any Resolution, or parts of any resolution, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is held to be illegal, invalid, or unconstitutional by a Court of competent jurisdiction, then the remainder of this Resolution shall remain in full force and effect and this Resolution shall nevertheless stand and be construed as if the illegal or invalid part or portion had not been included herein.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this ____ day of _____, 2026.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, City Attorney

**CITY OF PORT ST. LUCIE
SPECIAL MAGISTRATE ENGAGEMENT AGREEMENT**

THIS ENGAGEMENT AGREEMENT (“Agreement”) is made and entered into this 1st day of June 2026, between the City of Port St. Lucie, a Florida municipal corporation (“City”) and Barreau Legal, PLLC (“Special Magistrate”). The City and Special Magistrate may be referred to individually as a “Party” or collectively as “the Parties.”

WHEREAS, the City, pursuant to the City’s Code of Ordinances Section 37.01 and Chapter 162, Florida Statutes has adopted a code enforcement system that utilizes special magistrates who shall have all the powers and authority of a code enforcement board; and

WHEREAS, Section 37.01 requires any special magistrate appointed to meet certain requirements, including that he or she shall be an attorney or retired judge, whose membership is in good standing with The Florida Bar, with experience in local government law generally; and

WHEREAS the Special Magistrate is qualified, willing, and able to provide the services set forth herein; and

WHEREAS the City desires to contract for the services of Special Magistrate as contained herein, as such services will inure to the benefit of the citizens of the City.

NOW THEREFORE, for and in consideration of the premises and the mutual covenants listed herein, the Parties agree as follows:

1. Special Magistrate warrants that he/she: (i) is a resident of the State of Florida; (ii) is a retired Florida judge or an attorney whose membership with The Florida Bar is in good standing; (iii) has at least 7 years’ experience; and (iv) has experience and expertise in at least one of the disciplines and a working familiarity with the areas of local government law listed in Section 37.04.

2. Designation of judicial authority shall be bestowed solely upon Jamy Ernst Barreau, Esq., of the Barreau Legal, PLLC, firm.

3. Special Magistrate will perform the duties assigned to him/her as defined in Section 37.01, and other applicable ordinances and City policies, on a non-exclusive and an as-scheduled basis.

4. The City shall compensate the Special Magistrate at the rate of Two Hundred dollars (\$200.00) per hour. Compensation shall be paid for attendance at hearings only, rounded to the .5 hour, with a two (2) hour minimum per day. No compensation shall be paid for travel time to or from City Hall. Any task taking less than 30 minutes completed outside of the hearing that is germane to the hearings including, but not limited to, the drafting and signing of orders shall be considered part of the day of hearings and shall not be separately compensated. In the event of Special Set hearings,

the Special Magistrate shall be allowed to bill for tasks germane to the hearing and for drafting and signing orders outside of the hearing.

5. The term of this Agreement shall be June 1, 2026, through October 31, 2026, and thereafter may be renewed on an annual basis upon appointment by the City Council and acceptance by Special Magistrate.

6. The City or Special Magistrate may terminate this Agreement without cause upon thirty (30) days written notice to the other Party. If this Agreement is terminated, Special Magistrate shall be paid for work performed up to the date of termination that does not involve misfeasance, malfeasance, or nonfeasance in office.

7. The Parties agree that the consideration for this Agreement shall be, for the City, the professional services provided by the Special Magistrate, and for the Special Magistrate, the sums paid by the City.

8. In the event a legal conflict arises between Special Magistrate and any respondent, Special Magistrate shall immediately advise the City and shall recuse himself/herself and take no further action in the case.

9. The Parties deem the services to be provided by Special Magistrate are personal in nature and shall not be assigned.

10. The Special Magistrate shall serve at the pleasure of the City Council, and the City reserves the right to recruit additional or replacement Special Magistrates as it deems appropriate.

11. The Special Magistrate shall allow public access to all documents, papers, letters, and other materials that are subject to the provisions of Chapter 119, Florida Statutes, and made or received by the City in conjunction with this Agreement. The Special Magistrate shall, to comply with public records laws, specifically:

- a. Keep and maintain public records required by the City to perform the service.
- b. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Special Magistrate does not transfer the records to the City.

- d. Upon completion of the Agreement, transfer, at no cost, to the City all public records in possession of the Special Magistrate or keep and maintain public records required by the City to perform the service. If the Special Magistrate transfers all public records to the City upon completion of the Agreement, the Special magistrate shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Special Magistrate keeps and maintains public records upon completion of the Agreement, the Special Magistrate shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

IF THE SPECIAL MAGISTRATE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE SPECIAL MAGISTRATE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**CITY CLERK
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 871-5157
pr@cityofpsl.com**

12. This Agreement shall be construed in accordance with the laws of the State of Florida and venue shall lie in St. Lucie County, Florida. If any provision of this Agreement is held invalid by a court of competent jurisdiction, such holding shall not affect the validity of any other covenants, conditions or provisions contained herein.

None of the provisions of this Agreement are intended to create, nor shall be deemed or construed to create any relationship between the City and Special Magistrate, other than that of independent parties contracting with each other solely for the purpose of effectuating the provisions of this Agreement. The Parties hereto shall be considered to be independent, and neither of them, nor any of their respective representatives, employees or agents shall be construed to be the agent, employee, servant, or representative of the other.

13. Nothing contained in this Agreement shall be deemed or otherwise interpreted as waiving the City's sovereign immunity protections existing under the laws of the State of Florida, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

14. This Agreement contains all the terms and provisions agreed upon by the Parties. Any alterations, variations, amendments, waivers, or modifications must be in writing and duly executed by the Parties.

IN WITNESS WHEREOF, the Parties have set their hands and seals on the day, month, and year written.

SPECIAL MAGISTRATE

By: _____

Authorized Agent
Barreau Legal, PLLC

Dated: June 3, 2026

CITY OF PORT ST. LUCIE

By: _____

Jesus Merejo
City Manager

Dated: _____

ATTEST:

By: _____

Sally Walsh
City Clerk

APPROVED AS TO FORM

By: _____

Richard Berrios, Esq.
City Attorney

Jamy Ernst Barreau
Port St. Lucie, FL
772-254-3367 | jamy@bleg.fl.com

EDUCATION

Attorney, educator, and experienced Special Magistrate with a demonstrated commitment to the fair and efficient administration of justice, seeking appointment as Special Magistrate for the City of Port St. Lucie. Brings experience presiding over quasi-judicial proceedings, resolving complex legal issues, and serving the community through teaching, leadership, and public service, with a steadfast dedication to due process and equitable code enforcement.

BOSTON UNIVERSITY SCHOOL OF LAW

LL.M., Taxation, September 2021

- Concentration in Estate Planning

BARRY UNIVERSITY SCHOOL OF LAW

J.D., May 2017

- Barry Law Review, *Editorial Board* – Research and Technical Editor
- Research Assistant to Professor Wes E. Henricksen
- Volunteer Income Tax Assistant Program – Certified Volunteer 2016, 2017

UNIVERSITY OF CENTRAL FLORIDA

B.S., Legal Studies, December 2013

EXPERIENCE

Legal Experience

THE CITY OF FORT PIERCE, Fort Pierce, FL

Special Magistrate, December 2024 – Present

Preside over quasi-judicial hearings involving alleged violations of municipal codes and ordinances, ensuring proceedings are conducted in accordance with applicable law and principles of due process.

- Conduct evidentiary hearings, administer oaths, evaluate testimony, and rule on the admissibility and weight of evidence presented by code inspectors, respondents, and other witnesses.
- Issue written orders adjudicating liability and compliance, including the imposition of fines, liens, and other remedies authorized by law.
- Make findings of fact and conclusions of law in matters involving property maintenance, building codes, zoning, and related regulatory issues.
- Adjudicate post-hearing matters, including requests for compliance extensions, lien reductions, and other relief, applying legal standards to individualized circumstances.
- Manage all aspects of the hearing process, including issuance of subpoenas and oversight of procedural fairness for all parties.
- Ensure impartial and consistent application of governing statutes and ordinances while maintaining courtroom decorum and procedural integrity.

BARREAU LEGAL, PLLC, Port St. Lucie, FL

Founder and Owner, November 2021 - Present

Effectively counsel clients by advising on estate planning and probate administration.

- Counsel clients on complex estate planning and probate matters, applying statutory and case law to develop tailored legal strategies addressing asset protection, wealth transfer, and fiduciary obligations.
- Draft and oversee the preparation of comprehensive estate planning instruments, including wills, trusts, amendments, powers of attorney, and business succession plans, ensuring legal sufficiency and alignment with client objectives.
- Represent clients in probate and estate administration proceedings, guiding personal representatives through court-supervised processes, including preparation of pleadings, inventories, accountings, and final distributions.
- Analyze and resolve legal issues arising in estate administration, including creditor claims, asset distribution disputes, and compliance with statutory requirements.
- Prepare and review real property conveyance documents in furtherance of estate planning and administration, including deeds designed to effectuate ownership transfers and implement planning strategies.
- Advise clients on the formation and governance of business entities, including limited liability companies and corporations, with attention to legal compliance and long-term operational considerations.
- Manage all aspects of firm operations, including supervision, training, and mentorship of staff, implementation of office procedures, and oversight of client matters to ensure efficient and professional service delivery.
- Exercise independent professional judgment in managing a diverse caseload, maintaining high standards of client service, ethical compliance, and legal accuracy.
- Serve as a Florida Supreme Court Certified Circuit Civil Mediator, facilitating the resolution of disputes through neutral evaluation, effective case management, and the application of legal principles to guide parties toward equitable outcomes.

THE PROBATE LAW FIRM, Remote

Associate Attorney, May 2021 – October 2021

Effectively counsel clients by advising on estate planning and probate administration.

- Represented clients in probate and estate administration proceedings, including appearances before the court in matters involving estate administration, guardianship, and related disputes.
- Advocated on behalf of personal representatives and interested parties in hearings addressing procedural and substantive issues, including petitions for administration, distribution of assets, and resolution of contested matters.
- Prepared and filed pleadings, inventories, accountings, and closing documents in accordance with statutory requirements and court procedures.
- Analyzed and resolved legal issues arising in estate administration, including creditor claims, beneficiary disputes, and compliance with fiduciary obligations.
- Counseled clients on estate planning strategies and drafted comprehensive estate planning instruments, including wills, trusts, amendments, and powers of attorney.
- Prepared real property conveyance documents in furtherance of estate planning and administration, ensuring compliance with applicable law and effective transfer of ownership interests.

THE LAW OFFICES OF TRAVIS R. WALKER, PA, Stuart, FL

Associate Attorney, May 2020 – May 2021

Effectively counsel clients by advising on estate planning, probate administration, business planning and formation, and commercial litigation.

- Represented clients in a variety of civil matters, including breach of contract, debt collection, constitutional, and residential and commercial eviction proceedings.
- Managed cases from initial consultation through resolution, including case evaluation, preparation of pleadings, motion practice, and coordination of litigation strategy.
- Appeared before the court in hearings and proceedings, advocating on behalf of clients and addressing both procedural and substantive legal issues.
- Analyzed legal claims and defenses, applying statutory and case law to advise clients and develop effective litigation strategies.
- Prepared and reviewed legal documents, including pleadings, motions, and agreements, ensuring compliance with applicable rules and procedural requirements.
- Counseled clients on estate planning matters and drafted estate planning instruments, including wills, trusts, and powers of attorney.
- Prepared real property conveyance documents, including deeds, to effectuate transfers of ownership in connection with estate planning and related matters.
- Advised clients on the formation and governance of business entities, including limited liability companies and corporations.
- Assisted in probate and estate administration matters, including preparation of required filings and guidance to personal representatives regarding fiduciary responsibilities and asset distribution.

MCCABE WEISBERG & CONWAY, LLC, West Palm Beach, FL

Associate Attorney, February 2019 – May 2020

Responsible for managing approximately 250 residential foreclosure cases in active litigation throughout various counties in Florida.

- Appeared before the court in non-jury trials and hearings, presenting evidence and advocating for final judgment.
- Drafted and argued dispositive and procedural motions, including motions for summary judgment and responses in opposition, applying statutory and case law to contested issues.
- Conducted legal research and analysis to develop litigation strategy and prepare written submissions, including memoranda of law and closing arguments.
- Managed cases through all stages of litigation, ensuring compliance with procedural rules, court deadlines, and evidentiary requirements.
- Supervised and trained legal staff, delegating tasks and overseeing case progression to promote efficiency and accuracy across a large docket.
- Exercised independent professional judgment in evaluating claims, assessing risk, and advancing matters toward resolution in a timely and efficient manner.

APFELBAUM LAW, PLLC, Port St. Lucie, FL

Associate Attorney, October 2017 – February 2019

Represented clients in commercial and civil litigation matters, including breach of contract, debt collection, and residential and commercial eviction proceedings.

- Managed cases from inception through resolution, including case evaluation, preparation of pleadings, motion practice, and development of litigation strategy.
- Appeared before the court in hearings and proceedings, advocating on behalf of clients and addressing procedural and substantive legal issues.

- Analyzed contractual disputes and legal claims, applying statutory and case law to advise clients and advance matters toward resolution.
- Drafted and negotiated contracts for small businesses, including franchise agreements and buy-sell agreements, addressing risk allocation and enforceability.
- Assisted clients in the formation and governance of business entities, including limited liability companies and corporations.
- Provided guidance in probate and estate administration matters, including preparation of filings and advising personal representatives regarding fiduciary duties and asset distribution.
- Prepared real property conveyance documents, including deeds, to effectuate transfers of ownership in connection with estate planning and related matters.

Academic Appointments

NATIONAL UNIVERSITY, Remote

Assistant Professor, February 2024 – Present

Teach Contract Law; Legal Writing; and Legal Theory & Ethics.

- Teach courses in Contract Law, Legal Writing, and Legal Theory & Ethics to paralegal students, emphasizing practical application of legal principles, statutory interpretation, and the use of precedent in real-world legal settings.
- Instruct students in case analysis and the synthesis of legal authorities, reinforcing skills essential to reasoned decision-making and judicial writing.
- Design and facilitate problem-based exercises requiring evaluation of complex legal issues, identification of dispositive facts, and articulation of legally supported conclusions.
- Provide detailed written and oral feedback on legal writing assignments, strengthening clarity, precision, and analytical rigor in students' legal arguments.
- Exercise discretion in evaluating student requests, including extensions and accommodations, applying consistent standards while balancing fairness, accountability, and individualized circumstances.
- Manage course administration and student interactions with an emphasis on professionalism, organization, and equitable treatment of all participants.
- Engage students in structured discussions addressing ethical considerations, professional responsibility, and the role of law in promoting fairness and justice.
- Continuously incorporate developments in case law and legislation to ensure instruction reflects current legal standards and evolving jurisprudence.

PURDUE GLOBAL LAW SCHOOL, Remote

Adjunct Professor of Law, December 2022 - Present

Teach Torts II; Virtual Law Practice; Civil Procedure; and Future of Law Practice.

- Teach courses in Civil Procedure, Torts II, Virtual Law Practice, and the Future of Law Practice, emphasizing procedural analysis, application of legal standards, and the practical administration of justice.
- Employ Socratic and discussion-based teaching methods to challenge students to analyze precedent, identify dispositive facts, and articulate well-reasoned legal conclusions.
- Instruct students in the structure and progression of civil litigation, including jurisdiction, pleadings, motion practice, and pretrial procedure.
- Guide students in evaluating complex legal issues and developing clear, persuasive written and oral legal analysis.
- Provide individualized feedback and mentorship to support the development of professional judgment, ethical reasoning, and effective advocacy.

- Exercise discretion in evaluating student requests, including extensions and accommodations, applying consistent standards while balancing fairness and individual circumstances.
- Manage course administration and student engagement with an emphasis on professionalism, organization, and equitable treatment of all students.
- Foster a disciplined and inclusive learning environment that promotes critical thinking, professional responsibility, and respect for the rule of law.

INVER HILLS COMMUNITY COLLEGE, Remote

Adjunct Professor, November 2022 - Present

Teach Probate Law; Legal Writing; Employment Law; Introduction to Law and Paralegal Profession; and UCC.

- Teach courses in Probate Law, Legal Writing, Introduction to Law and the Paralegal Profession, Employment Law, and the Uniform Commercial Code, emphasizing statutory interpretation, procedural analysis, and practical application of legal principles.
- Instruct students in the administration of estates, including probate procedures, fiduciary duties, and the resolution of disputes arising in estate and trust contexts.
- Employ structured, Socratic, and discussion-based instruction to guide students in analyzing legal issues, identifying controlling law, and articulating reasoned conclusions.
- Develop and deliver curriculum addressing diversity, equity, and inclusion within the legal system, particularly as it relates to access to justice and equitable outcomes in probate and estate matters.
- Provide detailed feedback on written assignments to strengthen students' legal writing, analytical reasoning, and ability to apply law to fact patterns.
- Exercise discretion in evaluating student requests, including extensions and accommodations, applying consistent standards while balancing fairness and individualized circumstances.
- Manage course administration and student engagement with an emphasis on professionalism, organization, and equitable treatment of all students.
- Foster a disciplined and inclusive learning environment that promotes critical thinking, ethical awareness, and respect for the rule of law.

SOUTHERN NEW HAMPSHIRE UNIVERSITY, Remote

Adjunct Professor, October 2021 – September 2024

Teach Business Law.

- Instruct Business Law in an online learning environment, guiding students through the application of legal principles, statutory frameworks, and case law to practical business scenarios.
- Facilitate discussion-based instruction, requiring students to analyze legal issues, apply governing law, and articulate reasoned conclusions in written form.
- Provide detailed feedback on assignments to strengthen students' legal writing, analytical reasoning, and ability to apply law to fact patterns.
- Support student development through individualized guidance, reinforcing clarity, precision, and logical structure in legal analysis.
- Exercise discretion in evaluating student requests, including extensions and accommodations, applying consistent standards while balancing fairness and individual circumstances.
- Manage course administration and student engagement with an emphasis on professionalism, organization, and equitable treatment of all participants.

- Foster a structured and inclusive learning environment that promotes critical thinking, ethical awareness, and respect for legal and regulatory frameworks.

VOLUNTEERING

PHI ALPHA DELTA LAW FRATERNITY, INTERNATIONAL

District Justice, District XXXII, October 2025 – Present

Serve as regional representative overseeing law school and alumni chapters throughout South Florida, providing leadership, guidance, and governance support to promote engagement and organizational continuity.

- Coordinate district-wide initiatives and programming, including leadership training and professional development for chapter officers and members.
- Organize and lead the District Leadership and Transition Conference, delivering instruction on organizational governance, ethical leadership, and professional responsibility.
- Facilitate mentorship opportunities connecting attorneys and law students, fostering professional development and strengthening the legal community.
- Collaborate with the International Executive Board to monitor chapter compliance with organizational policies and ensure adherence to established standards and deadlines.
- Promote participation in service initiatives and professional programming aligned with the organization's mission to serve the student, the school, the profession, and the community.
- Provide ongoing leadership guidance and support to chapter officers, drawing on experience in legal practice, education, and bar leadership.

Member, Diversity, Equity, and Inclusion Advisory Council, February 2025 – Present

Appointed to the Diversity, Equity, and Inclusion Advisory Council (DEIAC) to support Phi Alpha Delta's mission of fostering an inclusive and equitable environment for members across all chapters.

- Collaborate with council members to identify opportunities for growth in representation, accessibility, and cultural awareness within the fraternity's student and alumni divisions.
- Contribute to the development of resources, programs, and recommendations presented to the International Executive Board to enhance member engagement and promote belonging throughout the organization.
- Participate in drafting and reviewing initiatives and reports designed to strengthen chapter-level diversity practices and align them with the fraternity's values of compassion, professionalism, and service.
- Serve as an advocate for underrepresented voices within the legal community, promoting mentorship, collaboration, and inclusive leadership throughout the fraternity's international network.

Member, Disciplinary Committee, December 2024 – Present

Appointed to the Disciplinary Committee, responsible for reviewing and investigating alleged violations of organizational policies and ethical standards across student and alumni chapters.

- Evaluate investigative materials and supporting evidence, applying governing rules and policies to assess responsibility and recommend appropriate outcomes.
- Participate in deliberations regarding disciplinary matters, ensuring decisions are grounded in fairness, consistency, and adherence to established procedures.
- Maintain strict confidentiality and impartiality throughout the investigative and decision-making process, safeguarding the integrity of proceedings.

- Provide recommendations to the International Executive Board concerning disciplinary action or resolution of complaints.
- Uphold standards of professional conduct and accountability while promoting ethical leadership within a diverse, international legal organization.

THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF FLORIDA

Member – Committee to Oversee Commemorating Black History Month, 2024 – Present

Appointed to serve on a federal court committee responsible for planning and coordinating Black History Month programming and community engagement initiatives.

- Contributed to the development and execution of the Court’s Youth Black History Month Program, promoting civic education and awareness of the judicial system among students.
- Led outreach and recruitment efforts for student participants, including coordination of invitations and communication with schools and community stakeholders.
- Supported program planning and implementation in collaboration with members of the judiciary, court staff, and community partners.
- Assisted in advancing the Court’s efforts to promote public understanding of the legal system and encourage engagement with the judiciary.

THE FLORIDA BAR ELDER LAW SECTION

Member – Inclusion, Diversity & Engagement Committee, August 2025 – Present

Serve on the Inclusion, Diversity & Engagement Committee, contributing to initiatives aimed at promoting equity, representation, and accessibility within the practice of elder law.

- Assist in the development and implementation of programming designed to increase participation and leadership opportunities among diverse members of the Section.
- Lead a spotlight initiative highlighting law students from diverse backgrounds with an interest in elder law, supporting mentorship and professional development within the field.
- Provide feedback on Section communications and outreach efforts to ensure alignment with inclusive practices and broader professional standards.

TREASURE COAST BAR ASSOCIATION

Treasurer, 2025-2027

Serve as inaugural Treasurer and chartering member of a regional bar association representing attorneys across Indian River, St. Lucie, Martin, and Okeechobee Counties, contributing to the organization’s formation and governance.

- Establish and oversee the Association’s financial infrastructure, including budget development, accounting procedures, and fiscal policies to ensure transparency, accountability, and long-term sustainability.
- Manage financial operations, including oversight of sponsorship funds, event budgets, and expenditures supporting professional development and member engagement.
- Provide fiduciary oversight for organizational activities, including launch events, membership initiatives, and community outreach programs, ensuring responsible allocation of resources.
- Contribute to the development of governing documents, including bylaws and membership structures, and assist in shaping strategic initiatives to support the Association’s growth and mission.
- Collaborate with legal and community leaders to promote professionalism, service, and cooperation within the regional legal community.

ST. LUCIE BAR ASSOCIATION

Secretary, 2024-2025 | Treasurer, 2025-2026 | President-Elect, 2026-2027

Serve as an elected officer on the Board of Directors, contributing to the governance, administration, and strategic direction of a leading regional bar association.

- Oversee financial operations as Treasurer, including budgeting, sponsorship management, and fiscal reporting, ensuring transparency, accountability, and responsible stewardship of organizational resources.
- Maintain official corporate records and facilitate Board communications as Secretary, supporting effective governance and operational continuity.
- Chair the Young Lawyers Committee, developing programs that promote mentorship, leadership development, and professional engagement among emerging attorneys.
- Lead the Website Committee, overseeing the redesign and modernization of the Association's digital platform, including negotiation and implementation of a cost-effective vendor agreement to improve accessibility and member services.
- Coordinate and support professional programming, including continuing legal education (CLE) events, membership initiatives, and community outreach efforts that strengthen the local legal community.
- Co-organize regional networking and professional development events, including a collaborative inter-bar initiative uniting attorneys across multiple counties.
- Secure external funding through successful grant presentations and applications, supporting the Association's long-term programming and member engagement efforts.
- Participate in civic education initiatives promoting understanding of the legal system and the importance of civil discourse in resolving complex issues.

UNIVERSITY OF CENTRAL FLORIDA ALUMNI ASSOCIATION

Chair, Treasure Coast Alumni Community, 2024 – 2025

Serve as Chair of a regional alumni community representing University of Central Florida graduates across multiple counties, providing leadership and strategic direction for local engagement initiatives.

- Lead and coordinate a council of alumni volunteers in planning and executing community programs designed to strengthen professional and social connections among members.
- Organize and oversee regional events and programming, including negotiation with venues, coordination of logistics, and management of participant engagement.
- Direct outreach and communication efforts to expand participation, utilizing digital platforms, alumni networks, and local partnerships to increase visibility and engagement.
- Build and maintain relationships with community stakeholders, including local businesses and alumni leaders, to support programming and enhance community presence.
- Collaborate with the broader Alumni Association to align regional initiatives with organizational goals and promote continued alumni involvement.

THE FLORIDA BAR YOUNG LAWYERS DIVISION

Board of Governors, 19th Judicial Circuit, February 2024 – Present

Serve as the elected representative for the 19th Judicial Circuit on a statewide governing body, acting as liaison between local bar associations, young lawyers, and Division leadership.

- Contribute to the governance and strategic initiatives of the Division, promoting professionalism, mentorship, and leadership development within the legal community.
- Chair the Robert Orseck Moot Court Competition, overseeing all aspects of a statewide appellate advocacy program, including judicial recruitment, problem selection, volunteer coordination, and event execution at the Florida Bar Annual Convention.

- Serve on multiple committees, including the Pro Bono Committee, Affiliate Outreach Conference Committee, and statewide job fair initiatives, supporting access to professional opportunities and legal resources.
- Lead and support initiatives designed to expand pro bono participation and improve access to justice throughout the state.
- Collaborate with local and regional bar associations to coordinate continuing legal education programs, professional development events, and community engagement initiatives.
- Report on circuit-level needs and initiatives to Division leadership, ensuring alignment between local priorities and statewide objectives.

PUBLICATIONS

Florida's Contradiction and the Tipped Employees' Plight: Why the Florida Civil Rights Act of 1992 Mandates that Florida Raise the Tipped Minimum Wage and the Necessary Standard of Review, 22 BARRY L. REV. 295 (2d ed. 2017).

MEDIA AND SPEAKING ENGAGEMENTS

Taxation in America: A Multilevel Policy Forum, University of Central Florida – Office of Public Policy Events, panel discussion, Orlando, Florida (April 7, 2026).

Probate 101: Turning Inheritance Into Inventory, Women's Council of Realtors – St. Lucie County, Port St. Lucie, Florida (November 5, 2025).

From Quill to Cloud: A New Era for Florida Wills, 19th Judicial Circuit Bench Bar Conference, Jensen Beach, Florida (October 24, 2025).

Trusts and Estates for Paralegals, Paralegal Association of Florida, Inc., Treasure Coast, Virtual CLE (October 22, 2025).

Tools You Can Use to Make Tax-Advantageous Gifts in Post-OBBBA Era, Association of Black Estate Planning Professionals, Virtual Webinar (October 20, 2025).

Trusts and Estates for Paralegals, Orange County Bar Association, Paralegal Section, Virtual CLE (July 23, 2025).

What is Probate, and How Do You Avoid It?, The Black Men's Legacy Summit III, keynote speaker, Minneapolis, Minnesota (October 26, 2024).

What is a will and how does it work?, Bankrate (June 20, 2024).

How Black families can build generational wealth, according to experts, Bankrate (April 18, 2024).

United States District Court, Southern District of Florida, Black History Month Youth Celebration, Connecting and Celebrating the African Diaspora, panel discussion, Fort Pierce, Florida (March 6, 2024).

Mosaic Multicultural Network, How to Build & Secure Wealth, virtual panel discussion (February 3, 2023).

National Council of Negro Women Headquarters, Inc., “NCNW Estate Planning 2023,” virtual panel discussion (February 1, 2023).

Tax Alpha Solutions, Podcast interview with Matt Chancey “Things Get Messy Unless Prepared” (November 8, 2022).

Probate Weekly, Podcast interview with Bill Gross “Probate Law” (March 31, 2022).

National Newspaper Publishers Association, *Let it Be Known with Stacy Brown* interview “Generational Wealth” (February 25, 2022).

Top Federal Tax Policies of 2020, Law 360 Tax Authority (December 18, 2020).

ADDITIONAL INFORMATION

- Bar Admissions:
- Florida – 1005169
 - Minnesota – 0504832
 - Washington, DC – 90001903
 - United States Tax Court – BJ2164
 - United States District Court for the Southern District of Florida
 - Supreme Court of the United States – 322170
- Certifications
- Florida Circuit & County Civil Certified Mediator – 44176 CR
- Awards:
- The National Black Lawyers Top 40 Under 40, 2020-2025
 - 3rd Edition, Best Lawyers: Ones to Watch in America™
 - 4th Edition, Best Lawyers: Ones to Watch in America™
 - 5th Edition, Best Lawyers: Ones to Watch in America™
 - 6th Edition, Best Lawyers: Ones to Watch in America™
- Memberships:
- 2025 – Present: Orange County Bar Association
 - 2025 – Present: Paul C. Perkins Bar Association
 - 2025 – Present: Virgil Hawkins Florida Chapter – National Bar Association
 - 2022 – Present: Elder Law College
 - 2021 – Present: Association of Black Estate Planning Professionals
 - 2021 – Present: Haitian Lawyers Association
 - 2021 – Present: Caribbean Bar Association
 - 2019 – 2020: Craig S. Barnard American Inn of Court
 - 2015 – Present: Lifetime Member, Phi Alpha Delta Law Fraternity
- Languages
- Conversational Haitian Creole
 - Conversational French



Agenda Summary

2026-547

Agenda Date: 6/15/2026

Agenda Item No.: 6.a

Placement: New Business

Action Requested: Discussion

P24-185 - Update to City of Port St Lucie Comprehensive Plan (Charting PSL)

Submitted By: Bridget Kean, AICP, Deputy Director Planning and Zoning Department

Strategic Plan Link: The City's Goal of planning for Strategic Growth for a Resilient Future.

Executive Summary (General Business): In 2024, the City contracted with Inspire Placemaking to assist the Planning and Zoning Department with the Evaluation and Appraisal of the City's Comprehensive Plan and to update the plan based on changes to state requirements and to reflect changes in local conditions. The 2026 update to the comprehensive plan includes updated population projects, updated data and analysis, and revisions to the goals, policies, and objectives of the comprehensive plan. 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. In addition, the population projections were updated to 2050.

Presentation Information: The consultant will provide a presentation.

Staff Recommendation: Request that the Council review the proposed changes and provide staff direction.

Background: Per Chapter 163, Part II, Florida Statutes, the City is required to maintain an adopted local government comprehensive plan and to evaluate the comprehensive plan every seven years to determine if plan amendments are necessary to reflect changes in state requirements since the last update of the comprehensive plan and to notify the state land planning agency as to its determination. This process is known as an Evaluation and Appraisal Report (EAR) and the update to the comprehensive plan is known as EAR-based amendments. The Statute also requires local governments to comprehensively evaluate and update the comprehensive to reflect changes in local conditions and to demonstrate the City has the capacity and the minimum amount of land required to accommodate population growth for at least a 10-year planning period. The City's last Evaluation and Appraisal Report was in 2019. The City's Comprehensive Plan was adopted in 2020. The City's next Evaluation and Appraisal Report is due in September 2026. The update to the City's comprehensive plan is due in 2027.

Based on these requirements, the Planning and Zoning Department began the process of updating the City's Comprehensive Plan in Fall 2024 to ensure a thorough evaluation and update of the comprehensive plan. With Inspire Placemaking's assistance, the Planning and Zoning Department conducted stakeholder interviews, held three public workshops, and participated in two Citizen Submits and other city events to

gather public input on the growth and development of the city. Each element has a support document that includes data and analysis to clarify and elaborate on the rationale for adopting the updates to goals, objectives, and policies. The data and analysis sections have been updated to reflect changing conditions in the City and the population projections have been updated to 2050. The proposed changes were reviewed for compliance with Senate Bill 180.

Issues/Analysis: The proposed EAR-based amendments are tentatively scheduled for a special meeting of the Planning and Zoning Board on June 23, 2026. The transmittal hearing is tentatively scheduled for the July 13, 2026 City Council meeting. The City is adopting only the Goals, Objectives, and Policies, as revised, by ordinance. This allows the City to make changes to the data and analysis as conditions change without going through an amendment to the comprehensive plan.

Financial Information: N/A

Special Consideration:

Location of Project: N/A

Attachments:

1. City Council Workshop Presentation
2. Draft Future Land Use GOPs
3. Draft Transportation GOPs
4. Draft Housing GOPs
5. Draft Infrastructure GOPs
6. Draft Conservation and Coastal Management GOPs
7. Draft Intergovernmental Coordination GOPs
8. Draft Recreation and Open Space GOPs
9. Draft Economic Development GOPs
10. Draft Capital Improvement GOPs
11. Draft Public Schools GOPs
12. Draft Property Rights

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 26085-07 (Pertaining to Public Schools element. At time of approval for agenda publication, final versions of the Infrastructure and Transportation elements have not been submitted for review.)

Legal Sufficiency Review:

Reviewed by Russell Ward, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.



COMPREHENSIVE PLAN UPDATE & EVALUATION AND APPRAISAL REVIEW

City Council Workshop
June 15, 2026

AGENDA

INTRODUCTIONS

1

THE PLAN UPDATE

2

COMMUNITY INPUT

3

PROPOSED PLAN CHANGES

4

NEXT STEPS

5

INTRODUCTIONS



Mary Savage-Dunham
Planning & Zoning
Director

Bridget Kean
Planning & Zoning
Deputy Director

Sofia Trail
Planning & Zoning
Planner I



Pat Tyjeski
Project Manager



Gabriela Castro
Deputy PM



Jess Hays
GIS Lead

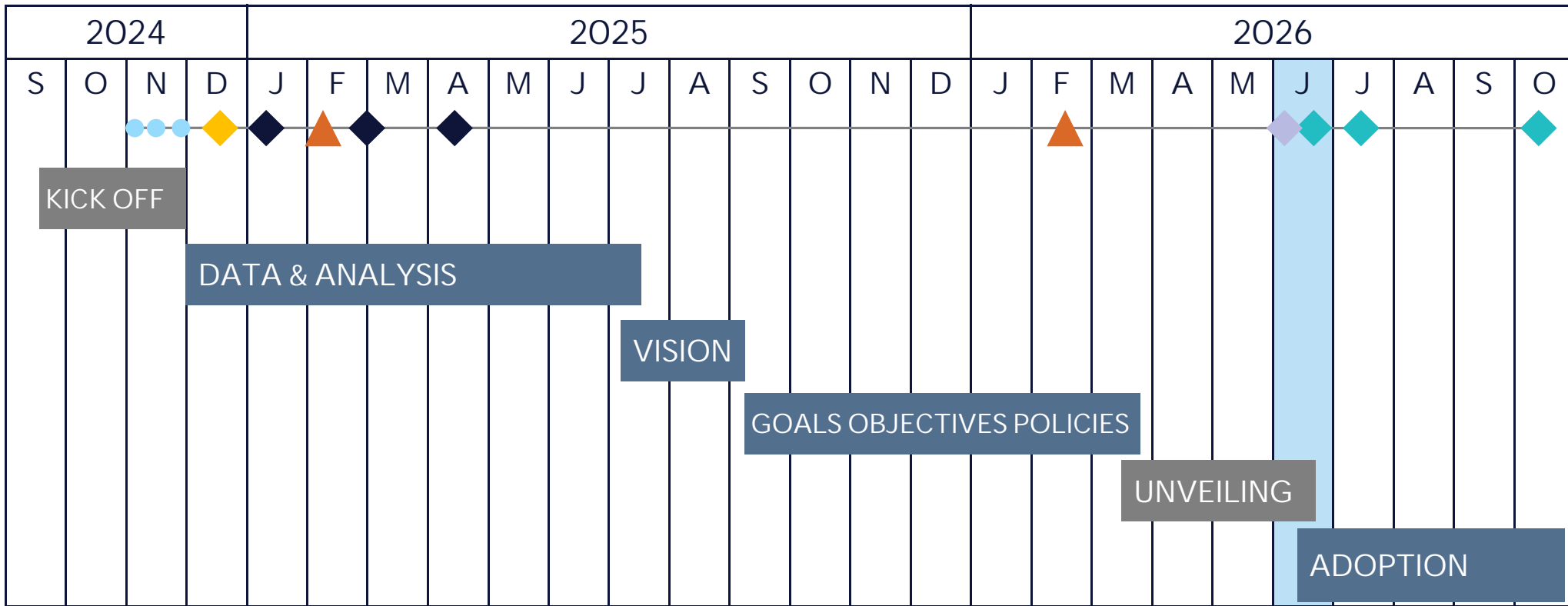


Haiden Lewis
Planner



Jonathan Paul

TIMELINE



- Briefings
- ◆ Stakeholder Interviews
- ◆ Public Workshops
- ◆ P&Z/CC Workshop
- ◆ Public Hearing
- ▲ Citizen Summits



THE PLAN UPDATE

THE PLAN UPDATE



What is a Comprehensive Plan?

A long-term vision and blueprint for the City's future growth and development

Guiding principles for decision making on development

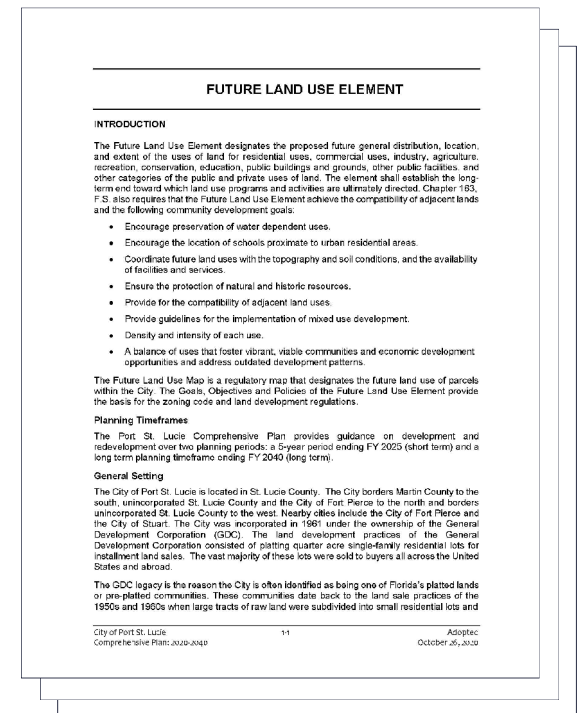
11 elements

THE PLAN UPDATE



Why update the Comprehensive Plan?

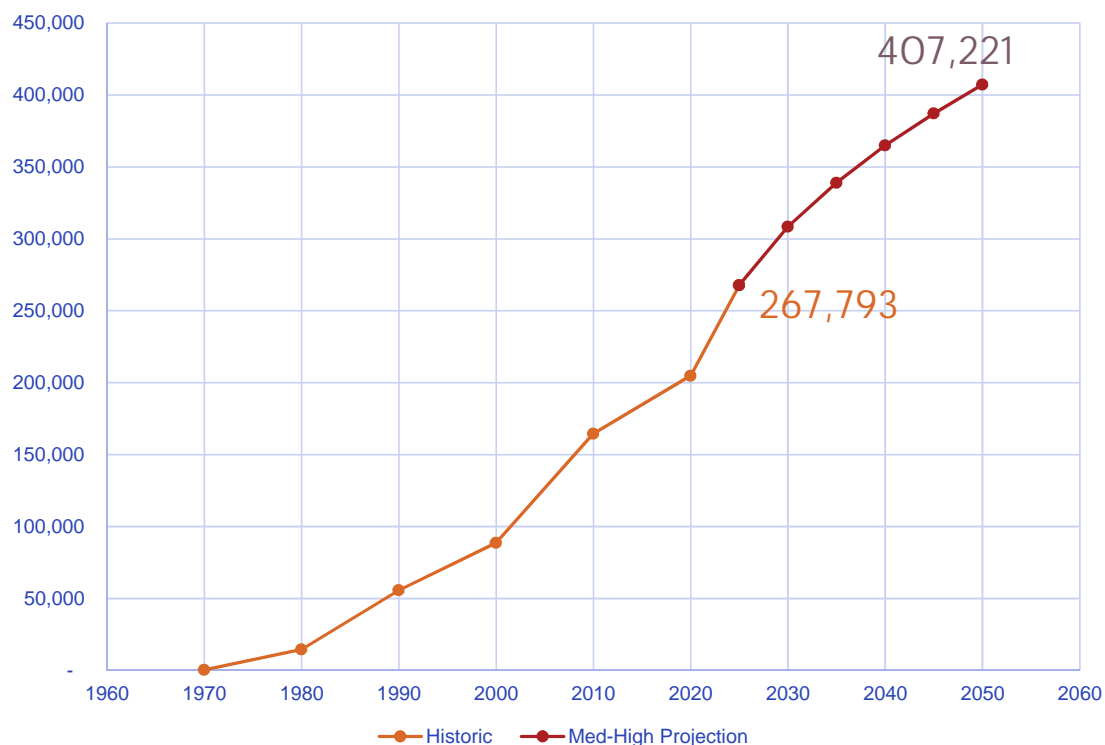
- Required by Florida Statutes: Updates every 7 years
 - Last Major Update: 2012
 - Last EAR Transmittal: 2019
 - Minor Update: 2020
 - Next Update Due: 2026
- Understand public insight for the City's future
- Reflect new transportation mobility strategies



THE PLAN UPDATE



POPULATION PROJECTIONS



Port St. Lucie

139,428

ADDITIONAL POPULATION 2026-2050

The plan must be based on at least the minimum amount of land required to accommodate the **medium projections** as published by the Office of Economic and Demographic Research



COMMUNITY INPUT

- City University Attendees
- Developers
- Land Use Attorney
- Citizens Advisory Board Members
- Realtors
- Econ Dev Council
- TCBA

December 2024
Stakeholder Meetings

February 2025
Citizen Summit

February 2025
Fam Fest

February 2026
Citizen Summit



November 2024
Started Online Survey

January 2025
Workshop 1

February 2025
Workshop 2

April 2025
Workshop 3

SUMMARY OF PUBLIC INPUT



Promote Responsible
and Strategic Growth



Establish a Sense
of Place



Diversify the
Local Economy



Advance a Connected and
Inclusive Transportation Future



Foster Housing Diversity
To Improve Affordability



Preserve and
Conserve Nature



PROPOSED PLAN CHANGES

OVERALL CHANGES

- ❖ Extended plan to 2050
- ❖ Incorporated new State requirements
- ❖ Included changes to support the Mobility Plan, Parks Master Plan Update, and the Planning & Infrastructure Study
- ❖ Included changes to support economic development and preservation of open space
- ❖ Reviewed changes for compliance with Senate Bill 180 (aka Section 28 of Chapter 2025-190)



HOUSING UNIT CAPACITY

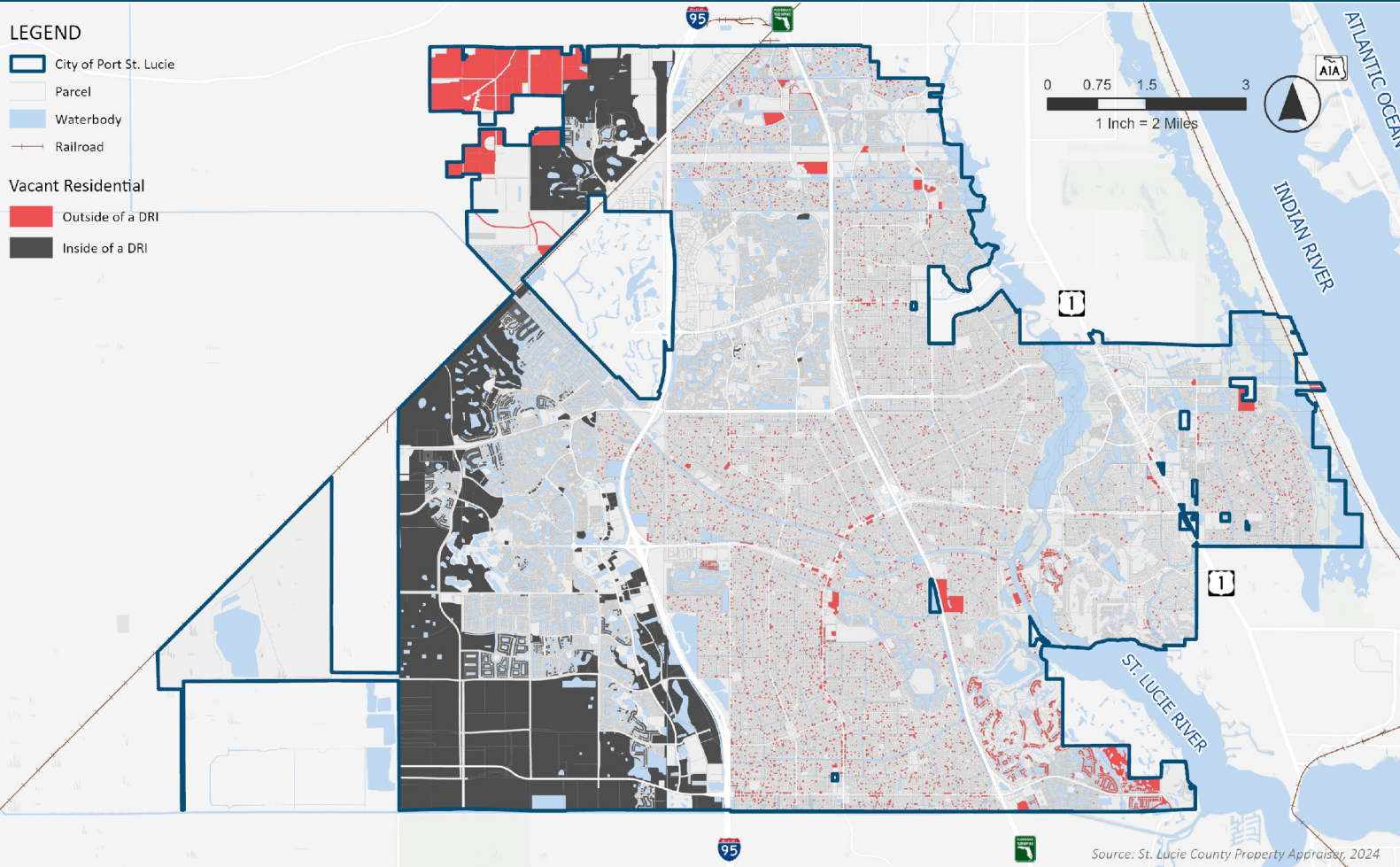


LEGEND

- City of Port St. Lucie
- Parcel
- Waterbody
- Railroad

Vacant Residential

- Outside of a DRI
- Inside of a DRI



44,687

HOUSING UNITS
NEEDED BY 2046

41,051

ESTIMATED #UNITS TO BE
AVAILABLE BY 2046*

*includes existing entitlements
and vacant land 14

Source: St. Lucie County Property Appraiser, 2024

FUTURE LAND USE



- ❖ Amended the Planned Industrial Park (PIP) Land Use Category to strengthen economic development and job growth opportunities outside the Southern Grove jobs corridor.
 - 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.
 - Allows hotels, office, restaurants, retail, and multi-family housing (max. 15% of gross land area) to support the workforce and the region.
 - Minimum size: 30 acres
 - Maximum building height: 75 feet
 - Up to 15% for multi-family housing

FUTURE LAND USE



Activity Center 1:

- To support the Walton & One Plan Master Plan
- Supports Opportunity Zones
- 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
- Requires a minimum of 3 uses, one of which must be Residential
- Maximum height: 120 feet
- Maximum density: 25 units per acre

FUTURE LAND USE



Activity Center 2:

- Encourage redevelopment along major corridors
- Supports Opportunity Zones
- Allows similar uses to Activity Center 1 but with less development intensity
- Requires a minimum of 3 uses
- Maximum height: 75 feet
- Maximum density: 15 units per acre

FUTURE LAND USE



- ❖ Updated Mixed Use Land Use Category to allow both horizontal and vertical mixed-use to allow for the arrangement of residential, commercial, and retail uses side by side on the same site or area or stacked vertically within the same building



FUTURE LAND USE



❖ New policies for voluntary annexations:

- Require traffic study and right-of-way needs assessment
- Evaluate the mixture of residential and non-residential uses to ensure a minimum of 20% is dedicated to non-residential uses as recommended by the Planning & Infrastructure Study
- Encourage grid roadway network with connections to arterial and collector roads for new development
- Ensure wildlife corridors and preservation of open space is included
- Future land use designations shall be identified on annexation maps
- Require a fiscal impact assessment of the proposed annexation.
- Ensures public park or recreational land dedication align with the minimum LOS in Parks Master Plan

TRANSPORTATION

- ❖ Continued implementation of the mobility plan and mobility fee
- ❖ At this time, there are no major proposed changes to roadway LOS policies or standards. In the future, any changes to roadway LOS should be coordinated with St. Lucie TPO, FDOT, and St. Lucie County
- ❖ Add Objective 2.5: Evaluate QOS for streets and multimodal facilities, including on-street (e.g., bike lanes) and off-street (e.g., sidewalks) infrastructure.
 - Purpose: for mobility planning & performance measures – not a regulatory tool like concurrency or LOS
- ❖ Add Objective 2.7.3 and subsequent policies: Update and maintain transportation map series through updates of LOS report, mobility plan, and multimodal program of the capital improvements program.



TRANSPORTATION CONCEPTS & INCREASED ACCESSIBILITY

❖ New Policies:

- ❖ Policy 2.7.1.6: Pursue acquisition of property for increased connectivity.
- ❖ Policy 2.7.1.7: Evaluate unique roadway design for constrained areas.
- ❖ Policy 2.7.1.8: Evaluate unique access management for platted lots.
- ❖ Policy 2.7.1.9: Evaluate unique approaches to add multimodal areas on residential roads.
- ❖ Purpose: Increased accessibility for public to transportation related maps and more timely updates of maps to reflect rapid changes in Port St. Lucie.

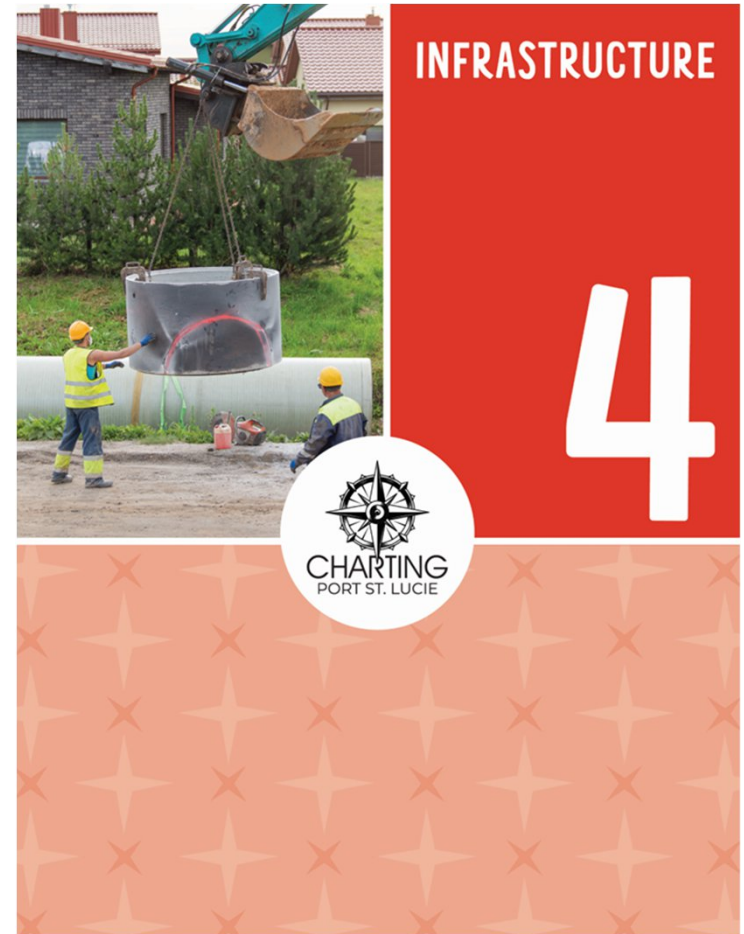




- ❖ Added policies to:
 - Consider amending land development code to allow a wide range of housing types in appropriate zoning districts with standards to complement existing housing
 - Consider adopting a system of development bonuses and incentives to encourage affordable housing
 - Support the partnership with Habitat for Humanity and other non-profit housing agencies to provide homeownership opportunities.
 - Consider establishing a system of incentives for the provision of affordable housing along key corridors 22

INFRASTRUCTURE

- ❖ Updates to level of service for sanitary sewer and water
- ❖ Require new developments within the utility service area to connect to the central sewer system.
- ❖ Encourage new development to incorporate interconnected large open spaces into site design
- ❖ Removed policy regarding the implementation of the Eastern Watershed Improvement Project which has already been completed



CONSERVATION & COASTAL MANAGEMENT



- ❖ Added policies to:
 - Protect marine habitats and restrict harmful activities
 - Partner with the County to improve hazardous waste disposal capacity and efficiency
 - Prioritize the conservation or low-impact development of areas with poorly drained soils, particularly within floodplains, wetlands, or near surface waters
 - Advance strategies to reduce vulnerability to sea level rise, storm surge, and flooding
 - Support the implementation of the Naturally PSL Green Spaces & Places Initiative

INTERGOVERNMENTAL COORDINATION

- ❖ Incorporated the 2024 Planning and Infrastructure Study
- ❖ Maintained procedures to coordinate with St. Lucie County, School Board, and regional and state agencies
- ❖ Updated agency names



RECREATION & OPEN SPACE



- ❖ Incorporated Parks and Recreation Master Plan directives
- ❖ Removed language regarding mandatory dedication of park sites by GDC
- ❖ Added policies to:
 - Seek funding opportunities to acquire conservation lands
 - Consider implementing consistent wayfinding and educational signage to improve accessibility and public awareness

ECONOMIC DEVELOPMENT

- ❖ Added policies to:
 - Protect industrial and commercial land to maintain adequate land supply for job growth and economic development within the city
 - Promote infill development and redevelopment
 - Support employment corridors
 - Update targeted industries list
 - Establish industry clusters
 - Promote continued support for workforce & small business development



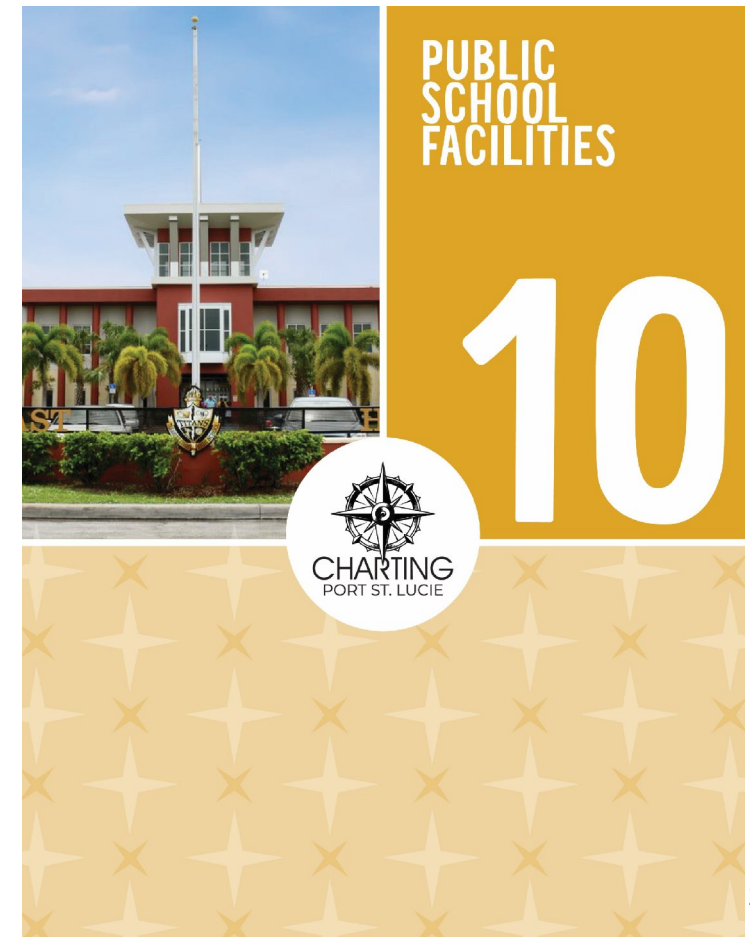
CAPITAL IMPROVEMENTS



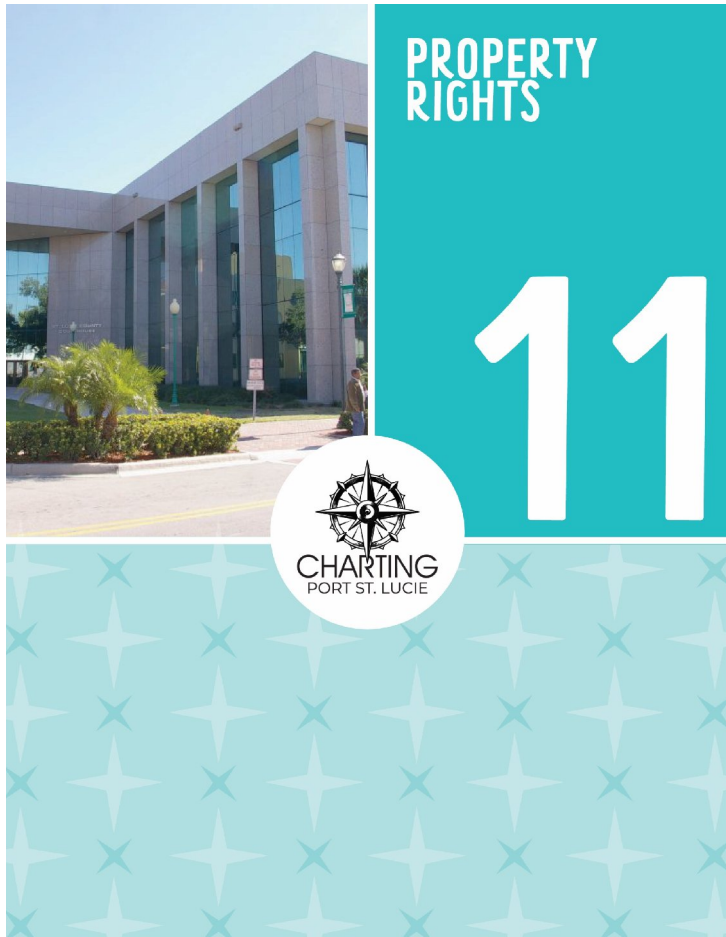
- ❖ Updated LOS to be consistent with Infrastructure element

PUBLIC SCHOOLS

- ❖ Incorporated the Interlocal Service Agreement references and policies
- ❖ Removed concurrency requirements no longer required by state statute
- ❖ Added policies to:
 - Document and map all dedicated school sites
 - Encourage public school location within walking distance of residential areas and prioritize pedestrian and bicycle infrastructure improvements around existing and proposed school sites

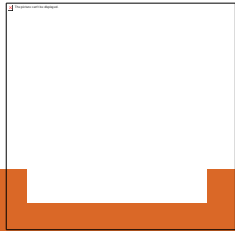


PROPERTY RIGHTS



- ❖ No Proposed Changes

NEXT STEPS



P&Z Public Hearing: June 23, 2026
Council Public Hearing 1: July 13, 2026
Council Public Hearing 2: Oct. '26

Check the project website for additional updates!



www.cityofpsl.com/compplan



THANK YOU!



FUTURE LAND USE

1



DRAFT **GOALS, OBJECTIVES,** **& POLICIES**

April 2026



GOAL 1.1. MIX OF USES

Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.

OBJECTIVE 1.1.1.

NATURAL & HISTORIC RESOURCES

Development orders and permits for development or redevelopment activities shall be issued only if the protection of natural and historic resources is ensured and consistent with the goals, objectives, and policies of the Conservation and Coastal Management Elements of this Comprehensive Plan.

Policy 1.1.1.1. No development activities shall occur within areas designated on the Future Land Use Map as Open Space Preservation.

Policy 1.1.1.2. Species of flora and fauna listed in the Conservation and Coastal Management Elements of this Comprehensive Plan as endangered, threatened or species of special concern shall be protected through inclusion of their habitats in the Preservation designations.

Policy 1.1.1.3. The City shall protect potable water wellfields and prime aquifer recharge areas through the implementation of a Wellfield Protection Ordinance. The Ordinance shall include types of permitted uses and buffer area requirements around such sites in order to protect water supplies.

Policy 1.1.1.4. Proposals for development within the 100-year floodplain as identified by the Federal Emergency Management Agency shall conform with local regulations for development in such areas.

Policy 1.1.1.5. Through the site plan review process the developer/owner of any site shall be responsible for the on-site management of stormwater runoff so that post development runoff rates, volumes, and pollutant loads do not exceed adopted level of service standards.

Policy 1.1.1.6. A soil erosion and sedimentation control plan shall be required as part of an application for a building permit or grading and excavating permit whenever a development will involve any clearing, grading, transportation, or other form of disturbing land by the movement of earth, including the mining of minerals, sand and gravel.

Policy 1.1.1.7. Extraction of natural resources shall be permitted only where compatible with existing and proposed land uses and in a manner consistent with the goals, objectives, and policies of the Conservation Element of this Comprehensive Plan.

Policy 1.1.1.8. Continue to implement existing Land Development Regulations which contain criteria for the identification, designation and protection of historic resources. Sites shall be identified either on the Florida State Master Site File; by the City as part of a historic site survey; or by property owners, qualified professionals or site developers. The City shall apply to designate historic sites based on historic significance. Historic significance

shall be determined utilizing the criteria for listing in the National Register of Historic Places. The City shall protect significant sites by requiring preservation, reorientation of project sites, sensitive reuse or other similar actions.

Policy 1.1.1.9. An Environmental Assessment Report should be submitted for all future land use map amendments. An Environmental Assessment Report may be required for all development or redevelopment plans that are greater than two acres.

Policy 1.1.1.10. The City may encourage the preservation of recreational and commercial waterfronts for water dependent uses.

Policy 1.1.1.11. and development activities within the identified Coastal High Hazard Area should be consistent with evacuation plans and the Conservation and Coastal Management Element.

Policy 1.1.1.12. The City may consider hazard mitigation options and post-disaster redevelopment plans when reviewing future land use map amendments and development applications.

Policy 1.1.1.13. The City may prohibit residential development where physical constraints or hazards exist; or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm or slope hazards and unstable soil or geologic conditions.

Policy 1.1.1.14. The floodplain administrator shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities; all new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the City Flood Prevention Code.

Policy 1.1.1.15. The City may explore the development of an Adaptation Action Area (AAA) which will assist the City in the prioritization of funding for infrastructure needs and adaptation planning. An AAA designation identifies an area of the City that experiences coastal flooding due to extreme high tides and storm surge making it vulnerable to the related impacts of rising sea levels.

OBJECTIVE 1.1.2.

SITE SUITABILITY

Development orders and permits for development and redevelopment activities shall be issued only in those areas where suitable topography and soil conditions exist to support such development.

Policy 1.1.2.1. All proposed development, other than individual residences, may ~~include be required to submit~~ a soil analysis prepared by a registered professional engineer which may include the ability of the soil structure to support the proposed development.

Policy 1.1.2.2. All proposed development shall be located in a manner such that consider the natural topographic features of a site are not adversely altered so as to negatively affect the drainage of neighboring properties or visual aesthetics of the area.

OBJECTIVE 1.1.3.

AVAILABILITY OF PUBLIC FACILITIES

Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic Transportation, Infrastructure, Recreation and Open Space, Public School Facilities, and Capital Improvements Elements of this Comprehensive Plan) are available concurrent with the impacts of development.

Policy 1.1.3.1. The development of residential, commercial and industrial land shall be timed and staged in conjunction with the provision of supporting community facilities and services identified as being required such as:

- a. Potable water;
- b. Sanitary sewers;
- c. Solid waste removal;
- d. Vehicular and pedestrian access and circulation and mobility;
- e. Public safety;
- f. Recreation;
- g. Public schools;
- h. Electricity; and
- i. Drainage.

Policy 1.1.3.2. The City shall incorporate the best available data and science into its policy and planning decisions for public facilities recognizing resiliency and the need to withstand increased storm surge and flooding in evaluating public infrastructure decisions.

Policy 1.1.3.3. ~~The City shall P~~ permit only those proposed public facilities and utilities through the Capital Improvements Element which maximize the efficiency of services provided, minimize their costs, minimize their impacts on the natural environment, and maximize consistency with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.1.3.4. Potable Water: ~~The City shall require~~ all new development and encourage ~~and~~ existing development with private wells shall be required to connect to a public water system or a private central water system regulated by ~~the City's Utility Department~~ the State of Florida. Where a regulated system for central water service is unavailable, the applicant shall:

- a. Provide an interim water system approved by the utility having jurisdiction ~~City Engineer~~ and the St. Lucie County Director of Public Health;
- b. Agree to connect to a regulated central water utility when the central water service becomes available;

- c. Pay all connection charges and other improvement costs with no such costs being absorbed by the utility having jurisdiction ~~City~~; and
- d. Be consistent with the Infrastructure Element of this plan.

Policy 1.1.3.5. Wastewater Service: The City shall require ~~All~~ new and existing development shall be required to connect to central wastewater utility regulated by the City's Utility Systems Department or other ~~public-private~~ wastewater system. Where such a system for central wastewater service is unavailable, the applicant shall:

- a. Provide an interim wastewater system approved by the ~~City Engineer~~ utility having jurisdiction and other applicable regulatory agencies;
- b. Agree to connect to a public wastewater utility or other public wastewater system when such central wastewater service becomes available (within 300 feet);
- c. Pay all connection charges and other improvement costs with no such costs being absorbed by the utility having jurisdiction ~~City~~;
- d. Ensure that all lots accommodating individual wastewater systems must be one acre or greater if such lot is serviced by a private well, and such lot shall accommodate only one dwelling unit;
- e. Ensure that all lots accommodating individual wastewater systems must be at least one-half acre when the subdivision, including the respective lot, is serviced by a regulated central water system, and such lot shall accommodate only one dwelling unit; and
- f. Be consistent with the Infrastructure Element of this plan.

Policy 1.1.3.6. The City shall ensure the availability of suitable land for utility facilities to support proposed development.

Policy 1.1.3.7. Development reviews may be scheduled with a limited number of reviews per month to ensure that the City of Port St. Lucie has adequate staff and time to review the impacts of proposed developments. Development orders and permits for development and redevelopment activities shall be issued only after there is adequate staff review. The City Manager, in his or her sole discretion, may create a special staff review task force to ~~insure~~ ensure timely and thorough reviews of specific projects that the City Manager deems appropriate.

Policy 1.1.3.8. All relevant ~~city~~ City of Port St. Lucie departments with responsibility for city infrastructure ~~will~~ shall participate in the development review process to ensure that adequate infrastructure is available concurrent with the impacts of development ~~for potable water, sanitary sewers, vehicular and pedestrian circulation, public safety, recreation, and drainage.~~

Policy 1.1.3.9. Central water and sewer facilities and other municipal services, requiring capital investment shall be extended ~~and provided in the service districts to facilitate compact development in accordance with as~~ specified in the Capital Improvement Element.

Policy 1.1.3.10. ~~The City shall encourage~~ Future development ~~will to~~ be ~~encouraged to~~ located within the utility service area.

OBJECTIVE 1.1.4.

URBAN SPRAWL

Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl, energy efficiency, natural limitations and constraints; and align with the goals, objectives, and policies ~~contained within of~~ this Comprehensive Plan; and the desired community character, and to ensure sufficient availability of land and infrastructure to meet for future ~~demand and utility facilities needs~~.

Policy 1.1.4.1. The following residential future land use designations and associated maximum densities (as outlined in Policy 1.1.4.10) shall apply to the City:

- a. Low Density Residential (RL) - a maximum density of 5.0 DUs per gross acre.
- b. Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre.
- c. High Density Residential (RH) - a maximum of density 15.0 DUs per gross acre.
- d. Residential Golf Course (RGC) - a maximum density of 5.0 DUs per gross acre. Each development designated RGC shall include a minimum of one 18-hole golf course.
 - I. No more than ten percent of the land area of each development designated RGC, excluding the actual golf course area, shall be developed with non-residential uses. Which uses may include: hotel, retail, conference center, recreational and maintenance facilities, institutional uses as defined in this land use plan, and office.
 - II. A minimum of twenty percent and a maximum of thirty-five percent of the residential dwellings within the land area of each development designated RGC shall be multifamily dwelling units.
 - III. Where an area designated RGC is part of a "multiuse" Development of Regional Impact (DRI) which meets or exceeds the guidelines and standards of Section 380.0651(3)(i), F.S. and Rule 28-24.032(2), F.A.C., and contains at least 100 residential dwelling units or 10% of the applicable residential threshold in St. Lucie County, whichever is greater, and otherwise meets the criteria of Section 163.3180(5), F.S., such DRI may satisfy the transportation concurrency requirements of the City of Port St. Lucie Comprehensive Plan, the City of Port St. Lucie's concurrency management system and Chapter 380, F.S., by payment of a proportionate share contribution that is sufficient to pay for one or more required improvements that will benefit a regionally significant transportation facility. The proportionate share contributions shall be determined in accordance with the proportionate share methodology of Section 163.3180(5).

Policy 1.1.4.2. The City shall provide the following commercial land use designation for commercial development (a more detailed description of each is provided ~~for~~ in the land use element ~~text~~ Data and Analysis):

- a. Residential, Office and Institutional (ROI). A mixed use category to serve development along major corridors as transitional land uses between more intensive commercial areas.
- b. Commercial Limited (CL). Commercial sites accessible to major thoroughfares near residential neighborhoods. Intended to provide essential household services with certain restrictions on more intensive uses such as gasoline stations, fast foods, automotive services, department stores, etc. as stipulated by the zoning code.
- c. Office (O). A category designated to provide a limited land use accommodating primarily office uses. This category can also provide another option as a transitional land use between more intensive commercial areas.
- d. Commercial General (CG). Designated to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses.
- e. Commercial Service (CS). Intended for the most intensive commercial development including wholesale, warehouses, vehicle sales, lumber yards, etc. Adequate buffering is required based on site plan reviews.
- f. Commercial Highway (CH). Highway oriented commercial uses designed to service the traveling public and located adjacent to major arterials.

Policy 1.1.4.3. The City shall provide the following industrial land uses:

- a. Light Industrial (LI). Primarily for light manufacturing and assembling warehousing and storage. Excludes the more intensive industrial uses as defined in the zoning code.
- b. Heavy Industrial (HI). Uses with access to major transportation corridors and allows for traditionally more intensive industrial uses, as well as those within the LI designation. Large scale manufacturing and assembling, citrus processing and other intensive uses as defined by the zoning code. Standards shall be included in the zoning code to prohibit harmful materials and wastes.

Both land use categories shall be controlled through appropriate zoning regulations which address concerns such as buffering and limitations on uses considered hazardous or a nuisance.

- c. Planned Industrial Park (PIP). Economic activity center primarily designed to accommodate the City's targeted industries list and implement the City's economic development directives. Uses include industrial uses, manufacturing, logistics, warehouse/distribution, research and development, financial and technology focused industries, public facilities (including utilities) and other value-added activities and support uses. Uses such as hotels, offices, restaurants, breweries, microbreweries, craft distilleries, retail, commercial and institutional uses that serve the employees projected workforce and the region and residential population and/or encourage internal automobile trip capture shall be permitted, along with accessory uses. No more than 15% of the gross land area may be allocated for residential development. Permitted housing types are limited to vertical multi-family buildings, including apartments and condominiums. A minimum size of 30 acres is required for PIP.

- i. [Maximum Building Lot Coverage: 80%](#)
- ii. [Maximum Impervious Lot Area: 90%](#)
- iii. [Maximum Building Height: 75 feet.](#)
- iv. [Minimum Density of Residential Area: 5.0 units/gross acre](#)
- v. [Maximum Density of Residential Areas: 15.0 units/gross acre](#)

Policy 1.1.4.4. The City shall provide the following land use designation for institutional land uses:

- a. Institutional (I). This category combines both public and private institutional land uses from previous plans into one category. It is designed to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, child care, various group home categories as well as other uses defined in the zoning code.

Policy 1.1.4.5. The City shall provide the following land use designation for utility land uses:

- a. Utility (U). The Future Land Use Map allocates a utility designation to lands accommodating major public and private utilities generally requiring two or more acres of land.

Policy 1.1.4.6. The Future Land Use Map allocates an open space designation to: a) recreation areas; b) conservation areas; c) preservation areas.

- a. Open Space Recreation (OSR). These areas are designated for existing or future parks.
- b. Open Space Conservation (OSC). Conservation areas are comprised of lands that should, to the maximum reasonable extent, maintain the natural character of the land.
- c. Open Space Preservation (OSP). Preservation areas are those areas having unique ecological, hydrological, physiographic, historical or socioeconomic importance.

Policy 1.1.2.2.Policy 1.1.4.7. The City shall review and revise as needed land development regulations and modify the site plan development review process to, at a minimum ensure:

- a. Residential.
 1. Require 50 percent of site remain as open space (30 percent open space shall be required for residential areas within the NCD land use as defined under Policy 1.2.5.1);
 2. Require one half of designated open space area (15 percent to 25 percent as applicable) remain in native state when native vegetation exists in enough quantity to satisfy this requirement;
 3. Require wildlife corridors between preserved areas; and
 4. In situations where preserved areas would be ten acres or less, and could not be interconnected with other preserved areas which would result in an area of ten acres or more, the City Council shall consider accepting a monetary donation to its Conservation Trust Fund to be used towards purchase of habitats of ten acres or more.
- b. Non-residential.

1. When native upland habitat exists on the property, a minimum of twenty-five (25) percent of the total native upland habitat on site shall be preserved. ~~Require 25 percent of site remain as open space (10 percent open space shall be required for non-residential areas within the NCD land use as defined under Policy 1.2.5.1);~~
2. Require wildlife corridors between preserved areas where possible; and
3. In situations where preserved areas would be ten acres or less, and could not be interconnected with other preserved areas which would result in an area of ten acres or more, the City Council shall consider accepting a monetary donation to its Conservation Trust Fund to be used towards purchase of habitats of ten acres or more.

Policy 1.1.2.3-Policy 1.1.4.8. The City shall provide the following land use designation for mixed use development. The intent of the category is to provide for a mixture of uses ~~on single parcels~~ in order to develop sites which are sensitive to the surrounding uses, desired character of the community, and the capacity of public facilities to service existing and proposed developments. This future land use category is also intended to foster infill and redevelopment efforts, to deter urban sprawl and to encourage new affordable housing opportunities, as well as lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project.

a. Mixed Use (MU). This category allows for horizontal or vertical mixed use to allow for the arrangement of residential, commercial, office, retail, and institutional side by side on the same site or area or stacked vertically within the same building.

~~1. This category allows for vertical mixed use where commercial/retail uses are located on the ground floor with residential uses on the upper floor(s).~~

~~2.~~ A minimum of two (2) uses are required within the development and a minimum percentage of 10% for any one use. Residential development is a required use. Requests for rezoning under the Mixed Use land use requires Planned Unit Development zoning and will require the preparation, submission, and approval of a Conceptual Master Plan and PUD Regulation book.

~~3. The City shall amend the zoning code to create mixed use zoning district regulations.~~

b. Activity Center (AC-1 and AC-2). The AC-1 category shall serve to implement the Walton & One Master Plan. The AC-2 category is intended to encourage the redevelopment of private sites along major transportation corridors that are considered prime for redevelopment. The AC categories shall implement the following directives:

i. Activity Center 1 (AC-1). shall include commercial and office uses, sports and entertainment, hotels, restaurants, breweries, microbreweries, craft distilleries, medical uses, institutional uses, recreational facilities, public facilities (including utilities), residential, live/work studios, and other similar services designed to serve an urban center. A minimum of three uses, as described above, is required. Residential development is a required use.



1. A compact development pattern with high-quality design, pedestrian connectivity, and integrated public spaces shall be required and may include structured parking and accessible public open space.
2. The three uses shall be identified as part of a Planned Unit Development (PUD) zoning Regulation Book and a Conceptual Master Plan.
 - a. Maximum Building Lot Coverage: 80%
 - b. Maximum Impervious Lot Coverage: 90%
 - c. Maximum Building Height: 120 feet
 - d. Minimum Density of Residential Area: 5.0 units/gross acre
 - e. Maximum Density: 25 units/gross acre ~~per acre~~
- ii. Activity Center 2 (AC-2) shall include commercial and office uses, sports and entertainment, hotels, restaurants, breweries, microbreweries, craft distilleries, medical uses, institutional uses, recreational facilities, public facilities (including utilities), residential, and other similar uses designed to meet the needs of the larger area. A minimum of three uses, as described above, is required.
 1. The three uses shall be identified as part of a Planned Unit Development (PUD) zoning Regulation Book and a Conceptual Master Plan.
 - a. Maximum Building Lot Coverage: 60%
 - b. Maximum Impervious Lot Coverage: 80%
 - c. Maximum Building Height: 75 feet
 - d. Minimum Density of Residential Area: 5.0 units/gross acre
 - e. Maximum Density: 15 units/gross acre ~~per acre~~

Policy 1.1.4.9. Upon completion of any update of the Treasure Coast Regional Planning Council's Hurricane Evacuation Plan, or during any update of the City's Comprehensive Plan, the City ~~will~~shall review, and revise as necessary, its coastal area densities to ensure that they do not result in an increase in hurricane evacuation times or shelter capacity deficiencies as contained in the Region's Plan.

Policy 1.1.4.10. The following densities and intensities shall apply to the future land use designations established above:

LAND USE DESIGNATIONS	MAXIMUM INTENSITIES			
	DENSITY	COVERAGE	HEIGHT	IMPERVIOUS ¹
Residential				
RGC (Residential Golf Course)	1-5du/acre	50%		
RL (Low Density Residential)	1-5du/acre	50%		
RM (Medium Density Residential)	1-11du/acre	50%		
RH (High Density Residential)	1-15du/acre	50%		
Commercial				

FUTURE LAND USE ELEMENT



LAND USE DESIGNATIONS	MAXIMUM INTENSITIES			
	DENSITY	COVERAGE	HEIGHT	IMPERVIOUS ¹
ROI (Residential, Office, and Institutional)	1-11du/acre			
(Medium Density Residential)				
- Medium Density Residential,	11du/acre			
- Office	N/A	430%	35/75* feet	80%
- Institutional	N/A	430%	35/75* feet	80%
- Office/Com²	N/A	40%	35/75*feet	80%
NCD-New Community District³	1-35du/acre***	60%/80%	35/50/100/150 feet***	80%/90%
O (Office)	N/A	40%	35/75* feet	80%
CL (Limited Commercial)	N/A	40%	35 feet	80%
CG (General Commercial) ⁴	N/A	40%	35/75*/120** feet	80%
CS (Service Commercial)	N/A	40%	35 /75* feet	80%
CH (Highway Commercial)	N/A	40%	50 feet	80%
Institutional				
I (Institutional)	N/A	430%	35/75*feet	80%
Utilities				
U (Utility)	N/A	5030%	50 feet	80%
Open Space				
OSR (Open Space Recreation)	N/A	30%	35 feet	80%
OSC (Open Space Conservation)	N/A	10%	35 feet	20%
OSP (Open Space Preservation)	N/A	10%	35 feet	20%
Industrial				
LI (Light Industrial)	N/A	50%	35/75* feet	80%
HI (Heavy Industrial)	N/A	50%	35/75* feet	80%
PIP (Planned Industrial Park)	NA	80%	75 feet	90%
Mixed-Use				
AC-1 (Activity Center 1)	25 du/acre	80%	120	90%
AC-2 (Activity Center 2)	15 du/acre	60%	75	80%
MU (Mixed Use)	1-11du/acre	60%	35/75*feet	80%
NCD-New Community District³²	1-35du/acre***	60%/80%	35/50/100/150 feet***	80%/90%
PIP (Planned Industrial Park)	NA	50%	35/75*feet	80%

N/A - Not Applicable

¹—Impervious coverage is subject to upland preservation as required by land development regulations. 80% coverage may not always be possible if 25% of the site consists of native upland vegetation.

²Office/Com. Per LMD zoning allows up to 50% retail personal service related, or a maximum of 5,000 sf, in conjunction with other office uses.

³—See the Objectives and Policies contained under Goal 1.2 for provisions related to the NCD – New Community Development District.

⁴Commercial districts allow for one dwelling unit for owner/manager through special exception public hearing process.



* Within a PUD, greater than five acres, the maximum height permitted is 75 feet. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

**The maximum height for commercial, uses within a PUD located in the Port St. Lucie Community Redevelopment Area may be 120 feet or 10 stories, whichever is less. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

***The 35 dwelling units per acre maximum density allowance and 150 foot maximum height limit are only permitted in the Regional Business Centers. The 150 foot maximum height shall also be permitted for hospital uses in Employment Centers.

Policy 1.1.4.11. The City Council may limit the densities or intensities to less than the maximums allowed by Policy 1.1.4.10. These limitations shall be illustrated on the Future Land Use Map and included in the adopting ordinance. If the property owner desires to increase the density or intensity limitation imposed by an ordinance amending the Future Land Use Map, a new comprehensive plan future land use amendment application shall be submitted and reviewed pursuant to the amendment procedures outlined in Chapter 163, F.S. ~~Or 94-54-10/94.~~

Policy 1.1.4.12. ~~The City shall continue implementing the land use conversionA manual shall be established to encourage the transition of residential zoning to commercial uses along certain corridors implement conversion areas of the Future Land Use Map. It shall include development of performance standards to allow conversions and include and empower the Planning and Zoning Board to approve specific development variances to facilitate those conversions procedures for exception to such standards only in appropriate locations. The Planning and Zoning Board shall review these variance requests and forward a recommendation to the City Council for final approval or denial authority regarding such requests. Ord. 95-48-11/95. Development levels within conversion areas may be reviewed to determine if any changes to these areas should be considered.~~

Policy 1.1.4.13. The following conversion chart is established to illustrate compatible land use and zoning categories:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RGC (Residential Golf Course)	PUD, GU, I
RL (Low Density Residential)	GU, RE, RS-1 through RM-5, RMH
RM (Medium Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre
RH (High Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-15 units per acre, I
ROI (Residential, Office & Institutional)	P, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre
NCD (New Community Development)	MPUD, GU, OSC
O (Office)	P
CL (Limited Commercial)	GU, CN, P, LMD



FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CG (General Commercial)	CN, CG, P, GU, LMD
CH (Highway Commercial)	CH, GU
CS (Service Commercial)	CS, GU, WI
I (Institutional, Private & Public)	I, GU
U (Utility)	U, GU
OSR (Open Space - Recreation)	OSR, GU
OSC (Open Space - Conservation)	OSC, GU
OSP (Open Space - Preservation)	OSC, GU
LI (Light Industrial)	WI, GU, IN
HI (Heavy Industrial)	WI, GU , IN*
MU (Mixed Use)	PUD
PIP (Planned Industrial Park)	PUD, <u>I</u> TP
<u>AC-1 (Activity Center 1)</u>	<u>PUD</u>
<u>AC-2 (Activity Center 2)</u>	<u>PUD</u>

NOTE: Planned Unit Developments (PUD's) can be compatible with all Future Land Use Classifications depending on the range of permitted uses submitted as part of the PUD Concept Plan.

* Special Exception Uses have been designated for all heavy industrial land uses.

Policy 1.1.4.14. The City may encourage economic development by revising the zoning code to allow for more flexibility in non-residential zoning districts.

Policy 1.1.4.15. The City shall allow agricultural uses in ~~the~~ all future land use categories except RGC, RL, RM, RH, ROI, I, OSC, OSP, ~~and~~ MU, and AC.

Policy 1.1.4.16. Gatlin Commons Regional Activity Center. The purpose of this overlay is the development of a compact, high-intensity, high-density, multi-use area, and to designate an area for intensive growth that includes land uses such as residential, commercial, retail, cultural, recreational, hospital/medical and entertainment facilities. This area generally includes the property located east of Interstate 95, south of Gatlin Boulevard and west of Rosser Boulevard. The total acreage of the Gatlin Commons RAC is approximately 124.59 acres.

Policy 1.1.4.17.: Pursuant to Section 380.06(2)(e). Florida Statutes and Rule 28-24.014(10)(a), Florida Administrative Code, the Gatlin Commons Regional Activity Center Overlay shall be used to increase the Development of Regional Impact ("DRI") development thresholds on the property located with the RAC boundaries. As such, the development thresholds within the Gatlin Commons RAC shall be increased by the following:

- a. The thresholds shall be increased by 50 percent for the following land uses:
 - residential (to 1,500 dwelling units);
 - hotel/motel (to 525 rooms);
 - office (to 450,000 square feet); and
 - retail (to 600,000 square feet).



Policy 1.1.4.18. Lulfs Groves Business Park Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, in order to promote the development of a compact, high-intensity, multi-use area, and to designate an area for intensive growth that includes land uses such as industrial, commercial, retail, and residential, which supports the City’s biotech and life sciences industries. This area generally includes the property west of Glades Cut-Off Road, north of the Copper Creek PUD, and south of the City’s Glades Road Wastewater Treatment Facility and LTC Ranch. The total acreage of the Lulfs Groves Business Park Area is approximately 464.5 acres.

Policy 1.1.2.4.Policy 1.1.4.19. Development within the Lulfs Groves Business Park Area shall be consistent with the land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

- a. Within the Lulfs Groves Business Park Area, the following land uses shall be allowed either individually or in combination:
 - i. Residential, Office and Institutional (ROI);
 - ii. General Commercial (CG);
 - iii. Service Commercial (CS);
 - iv. Light Industrial (LI); and
 - v. Heavy Industrial (HI).
- b. Overall distribution of mix of uses/density and intensity proposed:

Table A.1 - Distribution Mix of Uses/Density and Intensity Proposed (Overall)

Use	Square Feet/Units
Industrial	1,000,000 s.f. - 2,400,000 s.f.
Retail	100,000 s.f. - 200,000 s.f.
Office	50,000 s.f. - 200,000 s.f.
Institutional	50,000 s.f. - 200,000 s.f.
Residential	up to 500 units

- c. Distribution of mix of uses/density and intensity proposed by 2013:

Table A.2 Distribution Mix of Uses/Density and Intensity Proposed (5 Year)

Use	Square Feet/Units
Industrial	Up to 675,000 s.f.
Retail	Up to 50,000 s.f.
Office or Institutional	Up to 100,000 s.f.
Residential	Up to 135 units

These figures are based on the traffic analysis prepared by Susan O'Rourke, P.E., Inc. stating that the maximum number of vehicular trips permitted within the first 5 years is 227 trips in and 628 trips out.

Policy 1.1.4.20. Orange Lake Crossings Area. This area is designated pursuant to the provisions of, Policy 1.1.7.2, and Policy 1.1.7.3, in order to promote the development of a compact, ~~mixed-use~~mixed-use community with an appropriate commercial node. This area generally includes property south of Williams Road at the



intersection of McCarty Road, north of the City of Port St. Lucie Wastewater Plant and east of Shinn Road and contains a total of approximately 177.1 acres.

Policy 1.1.4.21. Development within the Orange Lake Crossings Area shall be consistent with land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

- a. Within the Orange Lake Crossings Area, the following land uses shall be allowed.
 - i Low Density Residential (RL)
 - ii Medium Density Residential (RM)
 - iii General Commercial (CG)
 - iv. Residential/Office/Institutional (ROI)
 - v. Open Space Recreation (OSR)
 - vi. Utilities (U)
- b. Overall distribution of mix of intensity and density proposed at build-out: Table A.3 – Distribution Mix of Uses/Density and Intensity Proposed (Overall)

Table A.3 – Distribution Mix of Uses/Density and Intensity Proposed (Overall)

Use	Units/Square Footage
Single Family Residential	330 units*
Multifamily Residential	698 units*
Commercial	154,202 s.f.
ROI	161,912 s.f.
Utility	121,400 s.f.

*The mix of multifamily and single family residential units may change so long as the maximum number of residential units does not exceed 1,028 and the total traffic generation is comparable.

- c. Year 2013 overall ~~5-year~~5-year maximum distribution of mix of intensity and density or an alternative mix of uses equivalent to the PM peak hour trips generated by the following uses:

Table A.4 – Distribution Mix of Uses/Density and Intensity Proposed (5 Year)

Use	Units/Square Footage
Single Family Residential	120 units
Multifamily Residential	225 units
Commercial Office	70,000 s.f.
Retail	40,000 s.f.
Utility	121,400 s.f.
Recreation	8 Acres

These figures are based on the traffic analysis prepared by Susan O'Rourke, P.E., Inc. stating that the maximum number of vehicular trips permitted within the first 5 years is 291 trips in and 310 trips out.

Policy 1.1.4.22. Graves Brothers Area. This area is designated pursuant to the provisions of Policy 1.1.7.2 and Policy 1.1.7.3, in order to promote development with a mix of uses and an appropriate commercial node. This area generally includes property at the southeast intersection of Midway Road and Shinn Road and contains a total of approximately 304 acres.

Policy 1.1.4.23. Development within the Graves Brothers Area shall be consistent with land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

- a. Within the Graves Brothers Area, the following land uses shall be allowed:
 - i. Low Density Residential (RL)
 - ii. General Commercial (CG)
 - iii. Institutional (I)
 - iv. Open Space Recreation (OSR)
- b. Overall Distribution of mix of intensity and density proposed at build-out:

Table A.5 – Distribution Mix of Uses/Density and Intensity Proposed (Overall)

Use	Units/Square Footage
Residential	1,314 units
Commercial	175,000 s.f.
Institutional/Office	65,340 s.f.

- c. Year 2013 overall ~~5-year~~5-year maximum distribution of mix of intensity and density or an alternative mix of uses equivalent to the PM peak hour trips generated by the following uses:

Table A.6 – Distribution Mix of Uses/Density and Intensity Proposed (5 Year)

Use	Units/Square Footage
Residential	340 units
Commercial	45,000 s.f.
Institutional/Office	20,000 s.f.

These figures are based on the traffic analysis prepared by Susan O'Rourke, P.E., Inc. stating that the maximum number of vehicular trips permitted within the first 5 years is 287 trips in and 230 trips out.

OBJECTIVE 1.1.5.

USE COMPATIBILITY

The City may continue to identify existing land uses, which are incompatible or inconsistent with the Future Land Use Plan.

Policy 1.1.5.1. The City shall prohibit the ~~E~~expansion or replacement of land uses which are incompatible with the Future Land Use ~~Plan Map shall be prohibited~~. The City shall ~~include~~continue to implement non-conforming use provisions contained within the land development regulations ~~which amortize land uses which are not compatible or consistent~~.

Policy 1.1.5.2. The City ~~may~~shall continue to ~~implement regulations for~~require buffering ~~between~~ incompatible land uses as set forth in the City's land development regulations.

OBJECTIVE 1.1.6.

LAND DEVELOPMENT REGULATIONS

~~The City will manage~~ Future growth and development ~~will be managed~~ through the preparation, adoption, implementation and enforcement of land development regulations, including the use of PUD's, and mixed use projects, ~~and~~ ~~to~~shall ensure coordination and consistency with interagency hazard mitigation plans of resource planning and management plans pursuant to Chapter 380, ~~F.S.~~

Policy 1.1.6.1. The City may continue to implement land development regulations, consistent with F.S. Section 163, as amended, that may contain provisions required to implement the Comprehensive Plan, and which include the following:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with the Comprehensive Plan and ensure the compatibility of adjacent land uses and provide for open space;
- c. Protect those areas designated Open Space Conservation or Open Space Preservation on the Future Land Use Map;
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas;
- f. Regulate signage;
- g. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- h. Provide that development orders and permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the level of service standards adopted in the Comprehensive Plan; and,
- i. Provide for procedures and time schedules for amendments to the Comprehensive Plan consistent with the provisions of F.S. Section 163.
- j. Provide for the preservation of existing native and specimen trees and other vegetation during land clearing or development.

Policy 1.1.6.2. Review regional and state agency plans and amend local plans and development regulations as needed to ensure consistency between various levels of government.

Policy 1.1.6.3. The implementation of a multi-use development within a designated urban infill and redevelopment area may satisfy transportation concurrency by paying to Port St Lucie a proportionate share contribution, provided there are sufficient funds to pay for one or more improvements that will benefit a

regionally significant roadway. The proportionate fair shares shall be calculated in accordance with Chapter 163, F.S.

Policy 1.1.6.4. The City shall update the Land Development Code within one year after the adoption of the Comprehensive Plan to achieve consistency.

OBJECTIVE 1.1.7.

LAND DEVELOPMENT REGULATIONS

The City shall initiate and utilize planning and development controls to discourage the proliferation of urban sprawl, encourage innovative development, and greater diversity of land uses, and to improve community appearance.

Policy 1.1.7.1. The City shall review Future Land Use Map amendments ~~will be reviewed~~ based upon consistency with the adopted goals, objectives, and policies and the following:

~~A. The Florida Community Planning Act:~~

- ~~a. 1.~~—The amount of land required to accommodate anticipated growth
- ~~b. 2.~~—The projected permanent and seasonal population of the area
- ~~c. 3.~~—The character of undeveloped land
- ~~d. 4.~~—The availability of water supplies, public facilities and services
- ~~e. 5.~~—The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community
- ~~f. 6.~~—The discouragement of urban sprawl
- ~~g. 7.~~—The need for job creation, capital investment and economic development that will strengthen and diversity the community's economy
- ~~h. 8.~~—The need to modify land uses and development patterns within antiquated subdivisions

~~B. Consistency with the Goals, Objectives, and Policies of all Elements of the Comprehensive Plan and~~

C. City's needs such as:

- i. 1. Satisfy a deficiency or mix of uses in the Future Land Use Map
- j. 2. Diversify the housing choices in the City
- k. 3. Compatibility with abutting and nearby uses
- l. 4. Enhance or degrade environmental resources
- m. 5. Job creation within the targeted industry list

Policy 1.1.7.2. The City shall consider PUD zoning and design/architectural standards. ~~F~~for large scale projects, ~~utilize PUD zoning, and design and architectural controls~~ to better integrate a mixed of uses into neighborhoods.



Policy 1.1.7.3. ~~The City shall Encourage~~ commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

Policy 1.1.7.4. The City may encourage the upgrading and redevelopment of existing strip commercial areas to become commercial nodes or mixed use areas by facilitating cooperative efforts between the City, property owners, and neighborhoods to develop specific plans and strategies.

Policy 1.1.7.5. ~~The City shall Evaluate~~ the redevelopment of existing residences having direct access onto an arterial road to allow for office/~~residential~~ uses while maintaining the residential character of the surrounding neighborhood and minimizing the impacts to traffic flow on the arterial.

Policy 1.1.7.6. ~~The City shall Discourage~~ the issuance of single family building permits in land use conversion areas with a non-residential land use designation.

Policy 1.1.7.7. ~~The City shall Permit~~ telecommunication towers only in land use categories with HI, LI, CS, I, OSR, ~~OSC, and NCD~~, and Activity Center designations in accordance with land development standards adopted in the zoning code.

Policy 1.1.7.8. The City shall permit electrical substations of any size within all future land use categories in accordance with Sec. 163.3208, F.S.

Policy 1.1.7.9. The City shall permit floating solar facilities on wastewater treatment ponds, stormwater treatment ponds, reclaimed water ponds, or other water storage reservoirs within the institutional, utilities, or industrial future land use categories in accordance with Sec. 163.32051, F.S.

OBJECTIVE 1.1.8.

NEIGHBORHOOD PLANNING

~~The City shall Develop a~~ continue the neighborhood planning program to help build citizen consensus on zoning, diversify land uses, enhance neighborhoods, promote infill and redevelopment, and integrate open space and development.

Policy 1.1.8.1. Establish a multi-departmental team to address neighborhood issues including Planning and Zoning, Building/Code Enforcement, Engineering, Police, and the Community Services departments.

Policy 1.1.8.2. ~~RESERVED Identify target areas for neighborhood planning programs by 2016.~~

Policy 1.1.8.3. Neighborhood plans will include public participation through meetings and charrettes ~~with-~~ engaging neighborhood associations, homeowners' groups, and business ~~groups-organizations~~ as appropriate.

Policy 1.1.8.4. Neighborhood plans may ~~include-consider~~ incentives for neighborhood enhancement such as commercial façade improvement grants, landscape enhancements and technical assistance.

Policy 1.1.8.5. Neighborhood plans may ~~include-assess~~ the existing infrastructure and make recommendations on capital improvement projects and funding opportunities.

OBJECTIVE 1.1.9.

FUTURE ANNEXATIONS

The City may ensure all future annexations provide the City with a net benefit, accommodation for growth, reflect an orderly progression of urban expansion, and promote efficient delivery of urban services.

Policy 1.1.9.1. The City may encourage voluntary annexation of enclaves.

Policy 1.1.9.2. ~~In order to evaluate~~ As part of the review of a request for voluntary ~~proposed~~ annexation request, the City ~~may~~ shall consider the following factors:

- a. ~~1.~~ Adequacy of governmental services for both existing and proposed land uses within the annexation territory including:
 - i. ~~a.~~ The ability to provide needed public services and facilities including the sufficiency of revenue sources for those services.
 - ii. ~~b.~~ Demonstration that provision of public services may not negatively impact provision of public services within existing areas of the City
- ~~II.~~ 2. The proposed annexation boundary is appropriate in relation to existing city boundaries.
- ~~3.~~ The annexation territory is designated for urban land uses in the County's Comprehensive Plan.
- III. 4. Job creation related to targeted industries list.
- IV. 5. The proposed annexation promotes a balance of housing for persons and families of all income levels.
- V. 6. The amount of existing vacant land within the City that is available for similar types of development to the proposed annexation.
- VI. 7. The need to avoid potential detrimental effects to the City if the property developed outside of the city.
- VII. A mixture of residential and non-residential uses (commercial and industrial), with a minimum of 20% dedicated to non-residential uses.
- ~~III.VIII.~~ Preserving and creating mapped wildlife corridors through contiguous, open space networks through conservation mechanisms such as easements/dedications, buffers, and wildlife-friendly crossings to avoid fragmentation. =
- ~~III.IX.~~ Dedicated public park or recreation facility sites meet the minimum level of service (LOS) standards of the most current Parks and Recreation Master Plan.

~~The City may require measures to minimize potential conflicts such as land use transitions or buffers if the annexation will result in urban development adjacent to existing agricultural lands, the City may require measures to minimize potential conflicts such as land use transitions or buffers.~~

Policy 1.1.9.3. In consideration of any proposed annexation, the City ~~may~~ shall request a fiscal impact assessment of the proposed annexation, including such information as costs to provide services and tax

revenues. The cost of such analysis or additional information should be borne by the applicant(s). The City has the ability to retain professional assistance in either reviewing and/or conducting the assessment.

Policy 1.1.9.4. The City may use development agreements for all annexation projects to provide the city with certainty as to the completion of improvements in conjunction with development, and to provide developers with certainty of the protection of entitlements.

Policy 1.1.9.5. An annexation and/or development agreement(s) to address issues such as timing, cost, extension of infrastructure and expectations related to the annexation or development of the property may be in place prior to adopting an annexation ordinance.

Policy 1.1.9.6. Future annexed properties should consider the following criteria for creation of green communities including:

- Providing a mix of uses to reduce vehicle miles travelled;
- Transportation improvements that are recognized as contributing to complete streets, including pedestrian and bicycle safety; compliance with the Americans with Disabilities Act; public transit facilities, street trees and landscaping, street and sidewalk lighting;
- Ensuring residential areas have parks within walking distance;
- Use of alternative sources of energy such as solar panels;
- Measures to ensure the responsible use of water, including implementation of water re-use requirements for irrigation and use of drought tolerant or Florida Friendly landscaping plants to minimize use of pesticides and water consumption;
- Enhanced stormwater quality including Low Impact Development measures and rain harvesting;
- Incorporation of design and development standards that meet the energy efficiency criteria of the U.S. Green Building Council, Florida Green Building Coalition, U.S. Environmental Protection Agency Energy Star program, or similar third party green building certification program;
- Designating property for existing or future transit;
- Providing for "park-n-ride" or commuter parking facilities within the annexation property;
- Fair share obligations to major community infrastructure required for the overall Urban Service Area that exceed the development and required improvements
- Providing wildlife corridors between preserved parcels, consistent with Policy 1.1.4.7

Policy 1.1.9.7. The City may encourage multiple property owners within an annexation area to work collaboratively to resolve ~~issues~~ concerns related to utilities, parks, stormwater facilities, roads, and other issues determined by the City to be prerequisites to annexation. The City may not accept or process annexation applications until it is satisfied that the issues have been resolved or that a "good faith effort" has been made by property owners.

Policy 1.1.9.8. Future land use ~~map~~ map amendments shall be ~~prepared-submitted~~ for all annexed properties within one year of annexation. The City may require a future land use amendment application to be submitted concurrent with an application for annexation. Explicit land uses shall be identified on all annexation maps.

Policy 1.1.9.9. The City shall collaborate with the County to mitigate impacts on the city from urban development occurring in the unincorporated areas adjacent to the City. Using the Planning and Infrastructure Study as a guiding framework, the City shall pursue annexation policy and agreements that ensure new development in these areas reflects the City's desired urban form, development intensity, and land use compatibility.

Policy 1.1.2.5.Policy 1.1.9.10. Requests for voluntary annexation shall include a traffic study and a right-of-way needs assessment that identify required transportation improvements and the funding needed to serve the annexed area at adopted levels of service.

Policy 1.1.9.11. Development in newly annexed areas are encouraged to incorporate a local grid street network into their design to provide public access to the area-wide network with multiple connections to the local, collector and arterial roadways.

OBJECTIVE 1.1.10.

REDEVELOPMENT

The City may continue to identify areas of the City in need of redevelopment to preserve property values and encourage livable neighborhoods.

Policy 1.1.10.1. ~~RESERVEDThe City may continue to support the Community Redevelopment Agency in implementation of the Wood Stork Trail Master plan to create a vibrant greenway and blueway trail system.~~

Policy 1.1.10.2. The City ~~may will~~ continue implement~~ingation of~~ the Community Redevelopment Area (CRA) Master Plan including ~~support for City Center the Walton & One project~~ and ~~the~~ development of a variety of mixed use, commercial, office, residential and recreational uses in the CRA.

Policy 1.1.10.3. The City may continue to support the ~~Community Redevelopment AgencyCRA~~ in marketing and community activities of ~~City Centerthe MidFlorida Event Center~~ as a cultural and civic resource for the CRA and eastern communities.

Policy 1.1.10.4. The City may adopt Special District (SD) or overlay zoning designations for land uses within the City's Community Redevelopment Areas consistent with the adopted Community Redevelopment Plan.

Policy 1.1.10.5. The City will support planning programs, partnerships, and activities within designated "urban infill and redevelopment" areas which result in fulfilling the intent of the approved Community Redevelopment Plan and as consistent with state growth management rules and statutes.

Policy 1.1.10.6. The City, through its ~~Community Redevelopment AgencyCRA~~, shall provide for the redevelopment of lands within the CRA boundaries, consistent with the goals, objectives and policies of the Comprehensive Plan and require compliance with architectural and community appearance standards in plans for new development, expansion, upgrading of existing properties or redevelopment, and make community design a major consideration in site plan review and approval.

OBJECTIVE 1.1.11.

LAND USE AND MOBILITY

Promote mobility through viable transportation and land uses that incorporate ~~walking, bicycling, and transit~~ all modes of transportation.

Policy 1.1.11.1. ~~The City shall encourage Transit~~ supportive development and redevelopment ~~may be encouraged~~ along existing and proposed transit routes. Site design guidelines for such developments may be developed in the City's update to the land development regulations.

Policy 1.1.11.2. The City may encourage all new roadways to be developed as complete streets and to consider reconfiguring existing roadways to a complete street design.

Policy 1.1.11.3. The City may encourage the creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and commercial areas.

Policy 1.1.11.4. The City should strive to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and prevent barriers between neighborhoods.

Policy 1.1.11.5. The City may continue to allow home occupations in all residential areas provided they do not generate excessive traffic and parking.

Policy 1.1.11.6. ~~The City shall coordinate with the St. Lucie County School District when identifying school bus stops so that they are strategically located as to not block traffic~~ Encourage the location of schools proximate to urban residential areas to the greatest extent possible.

Policy 1.1.11.7. The City shall promote multi-modal transportation options through the implementation of its mobility plan.

GOAL 1.2. SUSTAINABLE COMMUNITIES

To create large-scale, sustainable ~~new~~ communities with a diverse mixed-of uses.

OBJECTIVE 1.2.1.

NEW COMMUNITY DEVELOPMENT (NCD)

The City shall ~~M~~maintain a New Community Development (NCD) ~~District~~ (~~NCD District~~) Future Land Use designation, which will facilitate the development of a mixed-use community.

Policy 1.2.1.1. The ~~New Community Development District~~NCD Future Land Use category shall be planned to incorporate a mixture of land uses, consistent with the densities and intensities authorized by the overall land use designation. At the option of the landowner(s), the NCD District may be broken into defined sub-districts, however each sub-district shall be included in or approved as part of a Development of Regional Impact as provided for in Policy 1.2.7.1.

Policy 1.2.1.2. The density and intensity of the NCD ~~District~~Future Land Use category shall be as established in this objective 1.2.2 and associated policies, or any sub-districts, shall be indicated in the Future Land Use Element. The transfer of dwelling units, hotel rooms, and non-residential square footage shall be permitted between any designated sub-district areas. A Comprehensive Plan Amendment shall not be required for the transfer of dwelling units, hotel rooms, and non-residential square footage between any designated sub-district areas provided that the transfer does not exceed 50% of the receiving sub-district’s allocation of a particular use. Transfers shall also require consent from the affected property owners of any property from and to which the density is transferred, and an amendment of any zoning adopted pursuant to Policies 1.2.6.2 and 1.2.6.3.

Policy 1.2.1.3. A conceptual master plan shall be developed to illustrate how the seven land use sub-categories (~~Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use~~) would be allocated, where they would be located, and how they would function in relation to each other. The conceptual master plan for the NCD District shall be adopted as part of the Future Land Use Element of the Comprehensive Plan. The seven land use sub-categories are:

- a. Residential
- b. Neighborhood/Village Commercial Areas
- c. Town Center
- d. Resort
- e. Employment Center
- f. Regional Business Center
- g. Mixed Use

OBJECTIVE 1.2.2.

NEW COMMUNITY DEVELOPMENT (NCD)

~~The City shall implement policies that~~ ensure that development within the New Community Development District ~~will be:~~is

- a. Mixed-Use, providing a greater variety of uses closer to home and work;
- b. Pedestrian oriented, reducing reliance on the automobile and building a sense of place and community;
- c. Environmentally sensitive, providing wildlife corridors and upland habitat preservation; and,
- d. ~~Inclusive of Able to provide~~ a diverse range ~~ity~~ of housing types, ~~to enable citizens from a wide range of economic levels and age groups to live within its boundaries.~~

Policy 1.2.2.1. The NCD District shall contain a minimum of three of the land use sub-districts described above in Policy 1.2.1.3.

Policy 1.2.2.2. Residential Areas shall:

- a. Contain neighborhoods of housing, which neighborhood may also contain schools, parks, places of worship and civic facilities essential to the daily life of the residents;
- b. Contain a central public focal point consisting of any one, all, or a combination of parks and public facilities such as places of worship, schools, or community centers as described below;
- c. Provide one site for institutional uses for each 600 acres of Residential Area;
- d. Link and co-locate schools and school sites with park, recreational, conservation, and residential uses;
- e. Integrate the natural terrain, drainage, and vegetation within parks or greenbelts where feasible.

Policy 1.2.2.3. ~~Policy 1.2.2.3:~~ The following standards shall be met in designing Neighborhoods within the Residential Area and incorporated into any Master Planned Unit Development (MPUD) Conceptual Plan and Regulation Book adopted pursuant to Policies 1.2.6.1 and 1.2.6.2:

a. Residential area density and intensity:

a. Minimum Size Neighborhood:	10 acres
Maximum Size Neighborhood:	750 acres
Minimum Density:	1.00 units/gross acre ¹
Maximum Density:	28.0 units/gross acre
Maximum Building Lot Coverage:	60%
Maximum Impervious:	80%



Maximum Building Height:	
Single-Family	35 feet
Multi-Family	65 feet
Schools	65 feet
Other permitted uses	35 feet

¹ Unless a higher minimum density is specified by the Conceptual Land Use Plan.

- b. Neighborhoods within the Residential Area shall be within a 2-mile radius of shops, services, and other activities. The radius may be relaxed where natural or community facilities and services interrupt the design;
- c. Neighborhoods within the Residential Area shall contain a variety of dwelling and/or lot types;
- d. Neighborhoods within the Residential Area shall contain useable open space in uses such as squares, greens and parks whose uses are encouraged through placement and design; and,
- e. Neighborhoods within the Residential Area shall contain local and collector streets, pedestrian paths and bike paths that contribute to a system of fully connected routes from individual neighborhoods to neighborhood commercial uses, schools and other neighborhoods.
- f. Gated neighborhoods are permitted provided they are integrated into the overall community via pedestrian and bicycle connections and arterial or collector roads are not gated.

Policy 1.2.2.4. Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. Non-residential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods. The following standards shall be met in designing Neighborhood/Village Commercial Areas:

a. Neighborhood/Village Commercial Areas density and intensity:

a. Minimum Size:	3 acres
Maximum Size:	35 acres
Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	90%
Minimum Density of Residential Area:	5.0 units/gross acre
Maximum Density of Residential Area:	28.0 units/gross acre
Maximum Building Height	50 feet ¹

¹ Steeples and similar architectural embellishments shall have a maximum height of 100 feet.

- b. Shall contain a minimum of two or more uses as described above. The minimum two-use requirement shall be identified for each Neighborhood/Village Commercial Area as part of an MPUD master plan. The minimum two-use requirement shall be identified for each Neighborhood/Village Commercial Area as part of the MPUD master plan with one required use being commercial/retail. Individual parcels within a Neighborhood/Village Commercial Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;



- c. Shall have frontage on roads which function as a collector or arterial or at the junction of two such roads. The collector road may not split the commercial area unless alternative pedestrian access is provided; and,
- d. Within open space areas include a minimum of 5% useable open space for employees and visitors in uses such as squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.5. Town Centers shall be established that include commercial and office uses, hospital and medical uses, restaurants, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. The following standards shall be met in designing Town Centers:

a. Town Center density and intensity:

a. Minimum Size:	30 acres
Maximum Size:	150 acres
Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	90%
Minimum Density of Residential Area:	5.0 units/gross acre
Maximum Density of Residential Area:	28.0 units/gross acre
Maximum Building Height:	50 feet ¹

¹Steeple and similar architectural embellishments shall have a maximum height of 100 feet.

- b. Shall contain a minimum of three or more uses as described above, one of which shall be residential. The minimum three-use requirement shall be identified for each Town Center as part of an MPUD master plan. The minimum three-use requirement shall be identified for each Town Center as part of the MPUD master plan with a minimum of one use being commercial/retail designed to serve the needs of the residents. Individual parcels within a Town Center may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;
- c. A minimum of 30% and a maximum 50% of the net developable area within a Town Center shall be residential;
- d. A minimum of 800 residential units shall be located within ½ mile of the Town Center; and,
- e. Within open space areas include a minimum of 5% useable open space for employees and visitors in the form of squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.6. Resort Areas offering, but not limited to public and private golf courses, may be included in the development components of the NCD District and may provide for a mix of residential and non-residential land uses. Residential uses may include single-family detached, single family attached, townhomes, condominiums, and multi-family uses. Non-residential uses include retail shops, office uses, hotels, restaurants, personal service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining resort neighborhoods. The following standards shall be met in designing Resort Areas:

a. Resort Areas density and intensity:

a -Minimum Size:	100 acres
Minimum Density:	1.0 units/gross acre
Maximum Density:	28.0 units/gross acre
Maximum Building Lot Coverage:	
Single-Family Detached	50%
All Other Uses	70%
Maximum Impervious Lot Area:	
Single-Family Detached	70%
All Other Uses	90%
Maximum Building Height:	35 feet

b. Non-residential uses shall be located on a road which functions as a collector or at the junction of two such collector roads. The collector road may not split the commercial area unless alternative pedestrian access is provided; and,

c. Within open space, areas include a minimum of 15% useable open space in uses such as squares, greens, parks, recreation areas, golf courses and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.7. Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. The following standards shall be met in designing Mixed-Use Areas:

a. Mixed-Use Areas density and intensity:

a -Minimum Size:	30 acres
Maximum Size:	500 acres
Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	90%
Minimum Density of Residential Area:	5.0 units/gross acre
Maximum Density of Residential Area:	28.0 units/gross acre
Maximum Building Height:	100 feet

b. Shall contain a minimum of three or more uses as described above, one of which shall be residential. The minimum three-use requirement shall be identified for each Mixed-Use Area as part of an MPUD master plan. Individual parcels within a Mixed- Use Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

c. A minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential; and,

d. Within open space, areas include a minimum of 5% useable open space for employees and visitors in uses such as squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.8. Regional Business Centers (developments with more than 1,000,000 non- residential square feet) shall be established that include industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. The following standards shall be met in designing Regional Business Center sub-districts:

a. Regional Business Center sub-districts density and intensity:

a- Minimum Size:	30 acres
Maximum Size:	500 acres
Maximum Building Coverage:	80%
Maximum Impervious Area:	90%
Minimum Density of Residential Area:	5.0 units/gross acre
Maximum Density of Residential Area	35.0 units/gross acre
Maximum Building Height:	150 feet

b. Shall contain a minimum of two or more uses as described in the paragraph above. The minimum two-use requirement shall be identified as part of a MPUD master plan. Individual parcels within a Regional Business Center may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

Policy 1.2.2.9. The following unique term shall apply to regional mall/lifestyle center projects within the Regional Business Centers of the NCD district.

a. Gross Leasable Area (“GLA”), shall be defined as the sum of gross horizontal areas of all floors of a building designed for the tenants’ occupancy and exclusive use, expressed in sq. ft. and measured from the inside face of the exterior walls. GLA does not include public or “common areas” i.e., hallways and exit corridors, stairwells, elevators, escalators, lobbies, mall concourses or mall management offices nor does it include mechanical rooms, mechanical chases, basement, mezzanines (unless used as retail sales space), public and private restrooms, outdoor lumber and garden areas and storage areas that are roofed and enclosed but not served by a HVAC system or other unoccupied areas.

Policy 1.2.2.10. Employment Centers shall be established to include office uses, medical uses, hospitals, industrial uses, warehouse/distribution, research and development, manufacturing, institutional uses, educational facilities including college, technical, or vocational schools (including dormitories), public facilities (including utilities), sports and recreation, retail, hotel, multi-family housing, and other similar uses and services to support the City’s targeted industries list and improve the economic vitality of the area. The following standards shall be met in designing Employment Centers:

a. Employment Centers density and intensity:

a- Minimum Size:	50 acres
-----------------------------	----------

Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	90%
Maximum Building Height:	100 feet (150 feet for hospitals)
Minimum Density of Residential Area	5.0 units/gross acre
Maximum Density of Residential Area	28.0 units/gross acre
Maximum Retail Uses	100,000 gross square feet Maximum of 20% of gross sq. ft.

b. Within open space areas include a minimum of 5% useable open space for employees and visitors in the form of squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.11. To facilitate infrastructure construction, the City shall consider providing incentives to encourage the development of Regional Business Centers and Employment Centers, which will result in new jobs above minimum wage. Such incentives may include expedited permit review, tax abatements, tax increment financing, tax exemptions, and tax credits, subsidized loans, publicly provided infrastructure, assistance with work-force training, industrial development bonds, and waivers of impact and permit fees.

Policy 1.2.2.12. To facilitate business relocation and retention, the City shall consider providing incentives to encourage end users to locate within Regional Business Centers and Employment Centers, including tax incentives such as tax abatements, tax exemptions, and tax credits, subsidized loans, assistance with training, industrial development bonds, creation of foreign trade zone and waivers of impact and permit fees.

Policy 1.2.2.13. The City will use its best efforts to assist developers and end users within any Regional Business Center or Employment Center with any application for and the pursuit of tax and economic incentives from St. Lucie County, the State of Florida, and the [United States Federal Government](#).

Policy 1.2.2.14. ~~The City will permit Agriculture~~ and agriculture related activities, such as citrus, cash crops and ranching, ~~shall be permitted~~ in areas intended for future development until such time as construction for non-agricultural uses has begun in a particular sub-district. The commencement of construction activities on one portion of a sub-district property shall not prohibit agriculture and agriculture related activities on those portions of the sub-district where construction activities have not commenced. Agriculture and agriculture related activities, such as citrus, cash crops and ranching, shall be permitted in the transitional buffer areas.

Policy 1.2.2.15. Block lengths and Cul-de-sacs shall be of reasonable lengths. Gated communities shall promote public access road connectivity [by providing pedestrian-access ways to and through the site to public sidewalks](#).

Policy 1.2.2.16. The edge of a New Community Development District residential area may be formed by a major arterial. The land uses directly along this major arterial should be mixed- use or multifamily housing.

Policy 1.2.2.17. ~~The City shall promote P~~pedestrian connectivity between residential areas and village commercial areas shall be promoted through the provision of sidewalks along low-traffic, low-volume streets, and through the creation of greenway links.



Policy 1.2.2.18. ~~The City shall encourage~~ Elementary and middle schools ~~should be encouraged~~ to locate within residential areas where possible. The City will encourage the design of school sites to promote safe and convenient walking and biking to school.

Policy 1.2.2.19. The City shall create urban design standards for village centers about the location of buildings, parking, alleys, facades, materials, transparency, streetscape standards, and other elements of urban design.

OBJECTIVE 1.2.3.

NCD AND THE U.S. 1 CORRIDOR

The NCD District shall serve to reduce transportation and land use pattern deficiencies ~~along the U.S. 1 corridor by employing innovative planning principles and by providing~~ an appropriate mix of land uses in the western portion of the City to create large-scale mixed-use development ~~nodes that provide for multi-modal transportation to redirect transportation patterns away from the U.S. 1 corridor and reduce infrastructure costs.~~

Policy 1.2.3.1. ~~The City shall~~ Require a mix of land uses within close proximity to work and home.

Policy 1.2.3.2. The NCD District shall establish a hierarchy of interconnected streets within and between the land uses that promotes internal capture of vehicle trips.

Policy 1.2.3.3. The arrangement and design of streets shall promote a pleasant, pedestrian- and-bicycle-friendly environment with an emphasis on convenient access to surrounding neighborhoods and community amenities. Generally, a connected system of two-lane streets are favored over four-lane and six-lane collectors and arterials that tend to require significant buffering that will then fragment rather than unify neighborhoods. On-street parking should be permitted throughout the community to calm traffic.

Policy 1.2.3.4. In order to provide shortcuts and alternatives to travel along high-volume streets, a network of pedestrian/bicycle paths and accommodations for low speed vehicles may be provided within the residential areas and to interconnect residential and non- residential areas.

Policy 1.2.3.5. Incorporate transit-oriented design features such as:

- a. Mix of land uses vertically as well as horizontally;
- b. Inclusion of civic uses;
- c. Locate higher density housing within or near Neighborhood/Village Commercial Areas, Town Centers, Employment Centers, Regional Business Centers and Mixed-Use Areas;
- d. Design of street networks with multiple connections and relatively direct routes;
- e. Land Development Code regulations and policies which encourage shared use of parking areas and innovative parking design.

OBJECTIVE 1.2.4.

NCD PUBLIC FACILITIES

New NCD communities shall be developed in conjunction with the provision of adequate public facilities.

Policy 1.2.4.1. To ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District, public infrastructure requirements for developments within an NCD District, or any sub-districts, may be funded and maintained by Community Development Districts in accordance with Chapter 190, F.S. As an alternative to ensure fiscal neutrality and avoid inequitable burdens on parties outside the NCD District, the City may establish a dependent special assessment district within a NCD District, or any district, or similar financing entity to provide for construction and maintenance of public infrastructure within a NCD District, or any district, which is not to be financed or maintained by a Community Development District. Other funding mechanisms for infrastructure and maintenance may be used, including but not limited to conventional financing and HOA's, to ensure the provision of adequate public facilities that are financially neutral and avoid inequitable burdens on parties outside of the NCD District.

Policy 1.2.4.2. The implementation of an approved multi-use Development of Regional Impact Development Order within the NCD District, that meets the requirements of Chapter 163.3180(5)(h)(3), F.S., shall satisfy transportation concurrency. The proportionate-share contribution shall be calculated in accordance with Chapter 163.3180(5)(h)(3), F.S.

Policy 1.2.4.3. To facilitate school planning within the NCD District the developer(s) shall coordinate with the School Board of St. Lucie County for the provision of schools and school sites concurrent with the need for such facilities. The provision of facilities shall be effectuated through the payment of required impact fees, dedication of sites in exchange for impact fee credit and/or the execution of Developer Agreements, or similar binding legal agreements to finance, construct, operate, and maintain school facilities designed to serve a given population. The location of each proposed school site shall be in proximity to neighborhoods, park facilities and other public open space and civic facilities.

OBJECTIVE 1.2.5.

NCD AND ENVIRONMENTAL PLANNING

The City shall require a systems approach to environmental planning and design that protects adjacent agricultural resources and other natural resources.

Policy 1.2.5.1. Consistent with the other Policies governing the NCD District, open space shall be provided in accordance with Policy 1.1.4.7. Open Space areas may include pervious lot area as well as areas set aside for parks, recreation, golf course, lakes, linear parks, greens, town squares, buffers, preservation, and conservation areas. These areas shall be designed for maximum environmental value and located close to planned neighborhoods so that they complement the living experience of the residents within and around the community. Where regulatory protocols will allow, efforts should be made to provide limited trail access for controlled, passive recreation within the preservation and conservation areas to create an environmental network within the community that effectively integrates the natural environment with the built environment.

Policy 1.2.5.2. A buffer zone shall be created as a transition area between urban uses within the NCD District and those agricultural uses west of Range Line Road and Glades Cut-Off Road in accordance with the sub-policies below. This zone shall be identified on the Future Land Use Map.

Policy 1.2.5.2.i: Where 75 percent or more by coverage of native vegetation exists over the ~~500-foot wide~~500-foot-wide area east of Range Line Road, the buffer zone shall range in width from 250 feet to 1,000 feet, with an



average width of 500 feet. A conservation easement shall be placed on the buffer zone. Notwithstanding the foregoing, the buffer zone and the conservation easement to be recorded thereon shall allow for agriculture and agricultural-related activities, passive recreation uses and the on-going construction, improvement and maintenance of applicable mitigation areas for, without limitation hereby, wetland mitigation, threatened and endangered species mitigation, and upland habitat mitigation.

Policy 1.2.5.2.ii: Where less than 75 percent by coverage of native vegetation exists over the ~~500-foot-wide~~500-foot-wide area east of Range Line Road, the buffer zone shall be an average width of 50 feet with a minimum width of 30 feet. An open space easement shall be placed on the buffer zone prior to the start of construction. The buffer zone and the open space easement to be recorded thereon shall allow for agricultural and agricultural-related activities, passive recreation uses, landscaping, linear parks, and the on-going construction, improvement and maintenance of applicable mitigation areas for, without limitation hereby, wetland mitigation, threatened and endangered species mitigation, and upland habitat mitigation. At the time of development of the adjacent use within the NCD, a re-vegetation plan shall be provided for the required buffer that is consistent with intended use of the buffer and the adjacent development within the NCD.

OBJECTIVE 1.2.6.

NCD AND LONG-RANGE VISION

The City shall ~~Re~~replace piecemeal planning which reacts to development on a project-by- project basis with a long-range vision to create an integrated new community.

Policy 1.2.6.1. The City shall allow development of part or all of the NCD District, or any sub- district, as a Master Planned Unit Development (MPUD) zoning category and will require the preparation, submission and approval of a Conceptual Master Plan and MPUD Regulation book prior to the initiation of construction within the NCD District, or any sub-districts, or portion thereof. Map H, as approved and appended to a DRI Development Order, may serve as the Conceptual Master Plan. The MPUD Regulation Book shall contain planning and design principles and standards that shall govern development within the MPUD. Where the MPUD Regulation Book conflicts with City Land Development Regulations, the MPUD Regulation book shall prevail. The City shall also allow parcels within the NCD District to be zoned General Use (GU), and Open Space Conservation (OSC) where appropriate.

Policy 1.2.6.2. Adoption of MPUD zoning must be accompanied by a MPUD Conceptual Master Plan and Regulation Book that will serve as the District or sub-district zoning and meet the following criteria:

- a. The minimum area required for the establishment of a MPUD zoning district for land under a specific NCD sub-district shall be consistent with those minimum size requirements established for each such sub-district, except the establishment of a MPUD for the Residential sub-district shall require a minimum area of 50 acres;
- b. Identification of MPUD boundaries;
- c. Identification of extent and location of natural features in the MPUD area;
- d. Identification of the preliminary areas suitable to address stormwater management requirements;

- e. Identification of Residential, Neighborhood/Village Commercial, Town Center, Resort or Mixed-Use Areas consistent with Policies 1.2.2.1 through 1.2.2.10. A computation of residential density and non-residential intensity shall be provided along with permitted uses, the character of proposed uses and proposed lot sizes;
- f. Identification of open space and recreational areas consistent with Policy 1.2.2.1;
- g. Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding areas. For each facility to be included in the MPUD, design criteria shall be included addressing:
 - Right-of-way width
 - On-street parking (if applicable)
 - Design cross-sections
 - Streetscape design
- h. Preliminary design criteria for each land use proposed including, but not limited to:
 - Minimum lot size
 - Setbacks and build-to lines
 - Building Height
 - Density
 - Building Coverage

Policy 1.2.6.3. ~~Reserved Deviations from the established MPUD may be allowed since it is the intention of the City to encourage innovation planning and land use management techniques for the MPUD zoning and provide the flexibility needed to react to market dynamics. The Planning and Zoning Director may authorize all minor adjustments to an approved MPUD, subject to the following exceptions:~~

- ~~— a. A change which would include a land use not previously permitted under the MPUD;~~
- ~~— b. A change which would alter a land use type adjacent to a property boundary, except where it is (1) a reduction in density, or (2) a reduction of intensity of approved residential development, unless the reduction locates the residential use adjacent to an incompatible use;~~
- ~~— c. A change which would require an amendment to the City Council's conditions of approval;~~
- ~~— d. A change which would increase the land use intensity within any development phase without a corresponding decrease in some other portion of the overall MPUD;~~
- ~~— e. An amendment to the phasing which would propose a land use in advance of the development it is designed to support.~~

~~In addition, the Planning and Zoning Director may consider a minor change where the developer proposes to reduce the number of units or floor area in one (1) phase of the project, and make a corresponding increase in the number of units or floor area in another portion of the project, if other conditions of approval are not~~



~~adversely affected, nor any other change is proposed which would be considered a substantial change to the MPUD.~~

~~The Planning and Zoning Director may refer minor adjustments to an approved MPUD to the Site Plan Review Committee. Any denial of a proposed change consistent with Policy 1.2.6.3 by the Director or the Site Plan Review Committee may be appealed to the City Council. All major adjustments shall be subject to City Council approval.~~

Policy 1.2.6.4. The City shall continue to implement Chapter 156, Subdivision Regulations of the Port St. Lucie Land Development Regulations to provide that the subdivision plat approval process for development within an NCD district and an approved MPUD shall be in accordance with the review for a minor subdivision plat.

OBJECTIVE 1.2.7.

NCD – DEVELOPMENTS OF REGIONAL IMPACT

~~The City shall~~ ensure that development within the NCD ~~District~~ Future Land Use category is in conformance with the Objectives, Policies, Principles, standards and criteria contained herein.

Policy 1.2.7.1. Development within the NCD District shall be included in a Development of Regional Impact approval, as specified in Chapter 380, F.S. (as may be amended from time to time), prior to development within the NCD District.

Policy 1.2.7.2. A written status report shall be provided to the City for the NCD District or any sub- district every two years. If the property has an approved DRI Development Order in effect at the time, the required DRI biennial report may be submitted in lieu of the written status report. The biennial status report shall include the following information:

- a. A summary of the development completed for the prior two years;
- b. A summary of ongoing agricultural uses on undeveloped tracts of land;
- c. A cumulative total of all development completed;
- d. Identification of undeveloped tracts of land that have been sold to a separate entity or developer; and,
- e. Identification of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of permit.
- f. A summary of any dwelling units, hotel rooms, and non-residential square footage transferred between sub-districts.

OBJECTIVE 1.2.8.

NCD - TRADITION/WESTERN GROVE

The Tradition/Western Grove NCD District is hereby established.

Policy 1.2.8.1. The density and intensity ~~of the~~ of the Tradition/Western Grove NCD District shall be limited to 11,307 residential units, 2,358,810 non-residential square feet, 150 hotel rooms, and institutional, civic,



recreation and accessory uses. The City may increase or decrease the above development units as may be provided for in an Equivalency Matrix adopted as part of an approved DRI Development Order.

OBJECTIVE 1.2.9.

NCD - SOUTHERN GROVE

The Southern Grove NCD District is hereby established.

Policy 1.2.9.1. The density and intensity of the Southern Grove NCD District shall be limited to 7,674 residential units, 13,187,925 non-residential square feet, 1,051 hotel rooms, 300 hospital beds and institutional, civic, recreation and accessory uses. The City may increase or decrease the above development units as may be provided for in an Equivalency Matrix adopted as part of an approved DRI Development Order. The Southern Grove NCD District shall, at a minimum, contain the Residential, Mixed Use and Employment Center as the three areas required by Policy 1.2.2.1.

OBJECTIVE 1.2.10.

NCD - RIVERLAND/KENNEDY

The Riverland/Kennedy NCD District is hereby established and shall be developed consistent with the development order adopted by the City pursuant to section 380.06, F.S.

Policy 1.2.10.1. The density and intensity of the Riverland/Kennedy NCD District shall be limited to 11,700 residential units and a maximum 3,942,495 GSF of retail, research and office, light industrial and institutional and civic, plus amenities and ancillary uses.

Policy 1.2.10.2. The allocation of land uses within the Riverland/Kennedy NCD shall be as shown in Figure 1-5 providing for 166 acres of Neighborhood/Village Commercial Areas, 367 acres of Mixed-Use, and 3,095 acres of Residential.

Policy 1.2.10.3. Within the Riverland/Kennedy NCD, 50 acres will be dedicated toward a 100- acre regional park and an additional 91 acres of neighborhood and community parks will be provided.

Policy 1.2.10.4. The Riverland/Kennedy NCD District shall provide a mix of land uses within close proximity to work and home; establish a hierarchy of interconnected streets and pedestrian/bike paths within and between uses that promote internal trip capture; and incorporate transit-oriented design features. In conjunction with development of the Riverland/Kennedy NCD District, land may be reserved for schools, fire stations, utilities, civic sites, private institutional sites for religious institutions, clubs, private schools, adult congregate living facilities and other uses that may be identified throughout the development process.

Policy 1.2.10.5. The Riverland/Kennedy NCD District shall provide transportation and other public facilities, in the manner prescribed by the development order adopted pursuant to section 380.06, F.S.

OBJECTIVE 1.2.11.

NCD - WILSON GROVES

The Wilson Groves NCD District is hereby established and shall be developed consistent with the development order adopted by the City pursuant to section 380.06, F.S., and with the Annexation Agreement dated July 19, 2004, as amended.

Policy 1.2.11.1. The density and intensity of the Wilson Groves NCD District shall be limited to 7,700 residential units and a maximum of 4,092,372 GSF of retail, office, light industrial, and institutional and civic, plus amenities and ancillary uses.

Policy 1.2.11.2. The allocation of land uses within the Wilson Groves NCD District shall be as shown in Figure 19 providing for 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential.

Policy 1.2.11.3. Within Wilson Groves NCD, 50 acres will be dedicated toward a 100 acre regional park and an additional 40 acres of neighborhood and community parks will be provided.

Policy 1.2.11.4. The Wilson Groves NCD District shall provide a mix of land uses within close proximity to work and home; establish a hierarchy of interconnected streets and pedestrian/bike paths within and between uses that promote internal trip capture; and incorporate transit-oriented design features. In conjunction with development of the Wilson Groves NCD District, land may be reserved for schools, fire stations, utilities, civic sites, private institutional sites for religious institutions, clubs, private schools, adult congregate living facilities and other uses that may be identified throughout the development process.

Policy 1.2.11.5. The Wilson Groves NCD District shall provide the following transportation and other public facilities, in the manner prescribed by the development order adopted pursuant to Section 380. F.S., and the Annexation Agreement dated July 19, 2004, as amended:

- a. Convey right-of-way to the City for Becker Road within the Wilson Groves NCD District portion of the property (completed);
- b. Pay for the construction of a two-lane roadway section on Becker Road through the property;
- c. Fund the design, construction, property acquisition for storm water drainage (but no other property acquisition) and all associated expenses of a four-lane divided roadway section within a 100' right-of-way for Becker Road east of 1-95 to the Florida Turnpike (total funding not to exceed \$12,500,000.00) (completed);
- d. Convey right-of-way within the property to the City consistent with Transportation Series Map 2, 2035 Needs Assessment Map of the Transportation Element, including all intersection connections to Range Line Road related thereto (completed);
- e. No later than July 19, 2007, contribute \$10,000,000.00 toward the development of an interchange on 1-95 subject to a future determination of need by the City (completed per amended Annexation Agreement, dated November 16, 2009);
- f. Construct all intersection connections within the property to Range Line Road.

Figure 1-3. Tradition/Western Grove NCD – Conceptual Land Use Plan

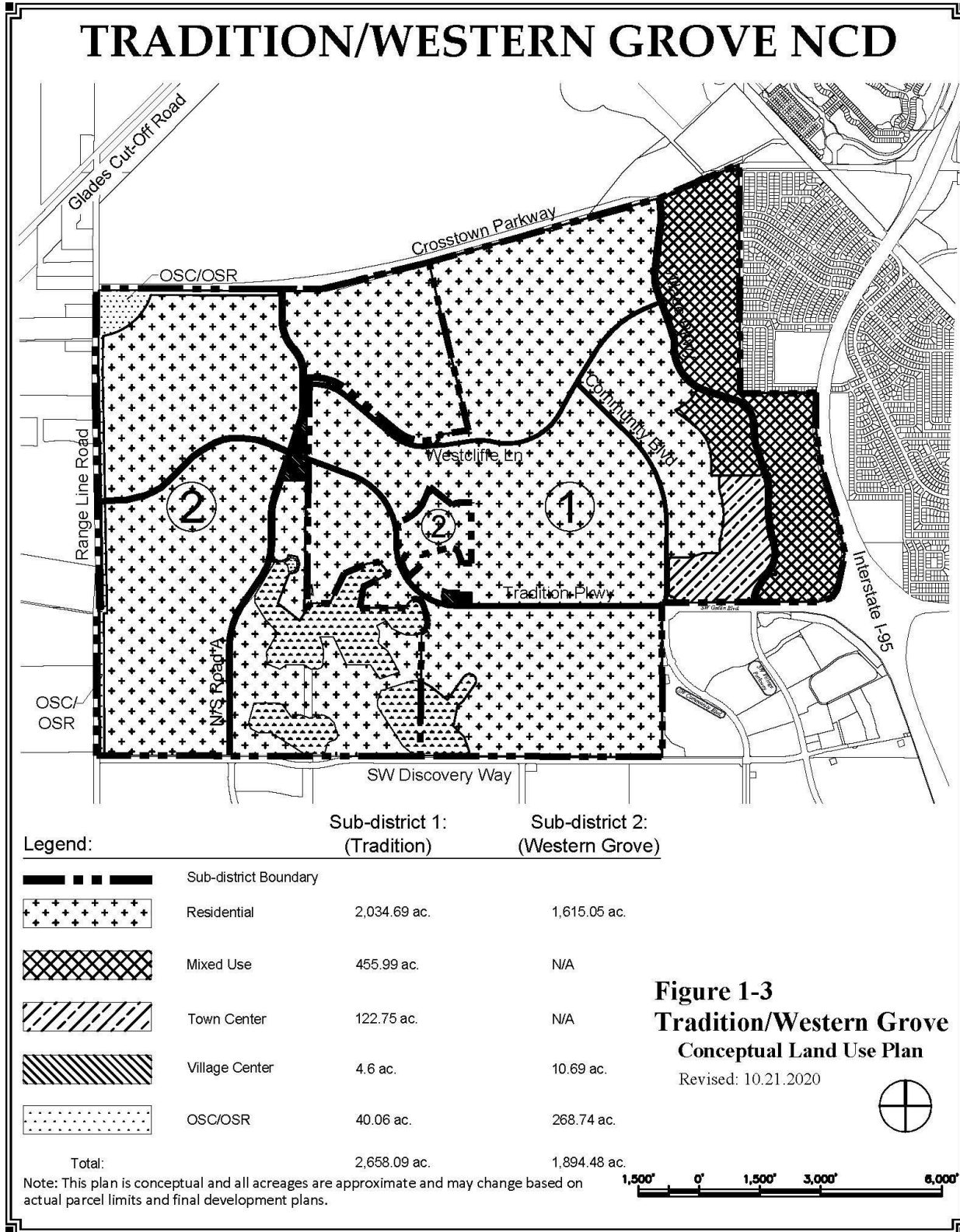


Figure 1-4. Southern Grove NCD – Conceptual Land Use Plan

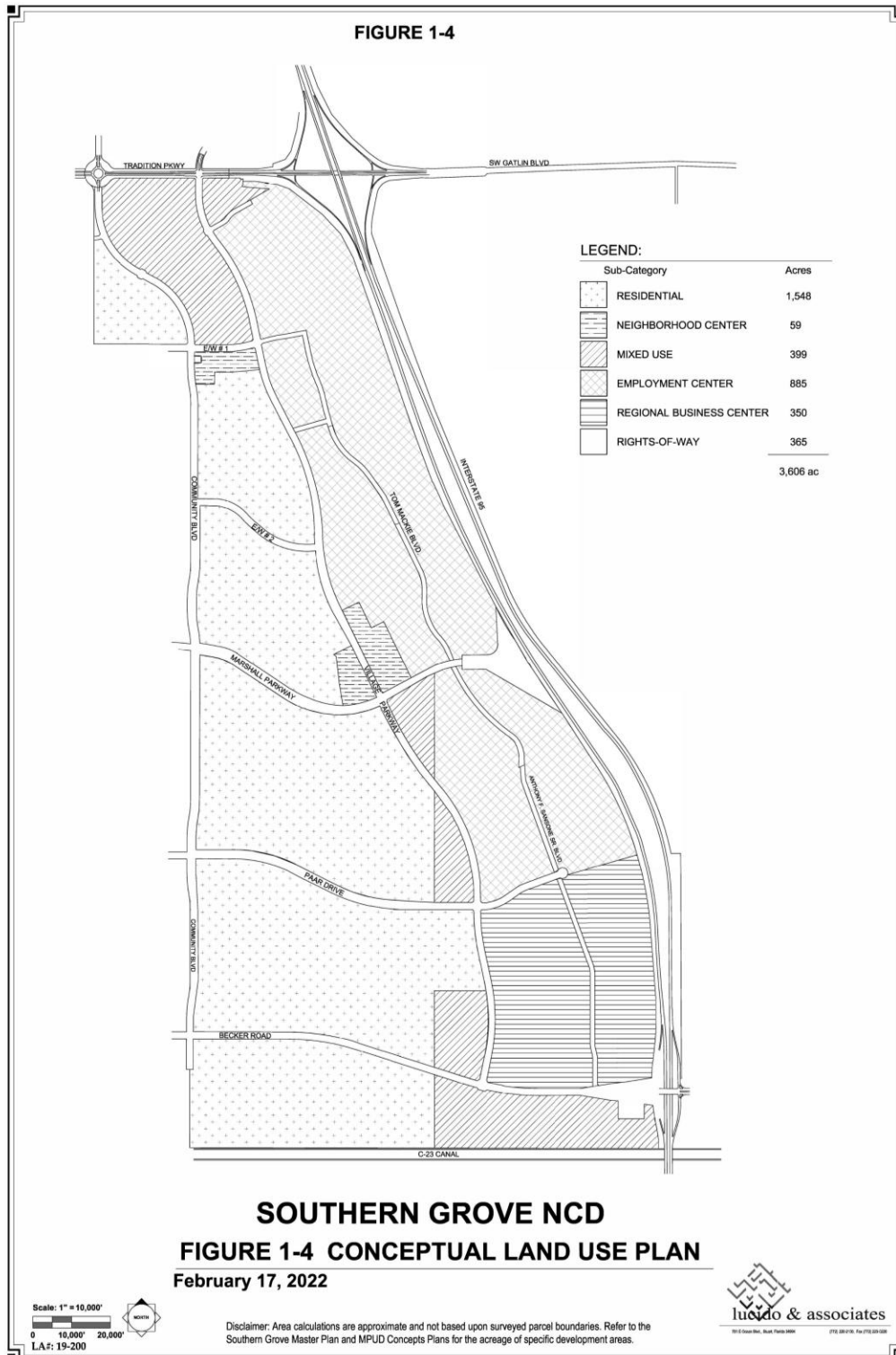
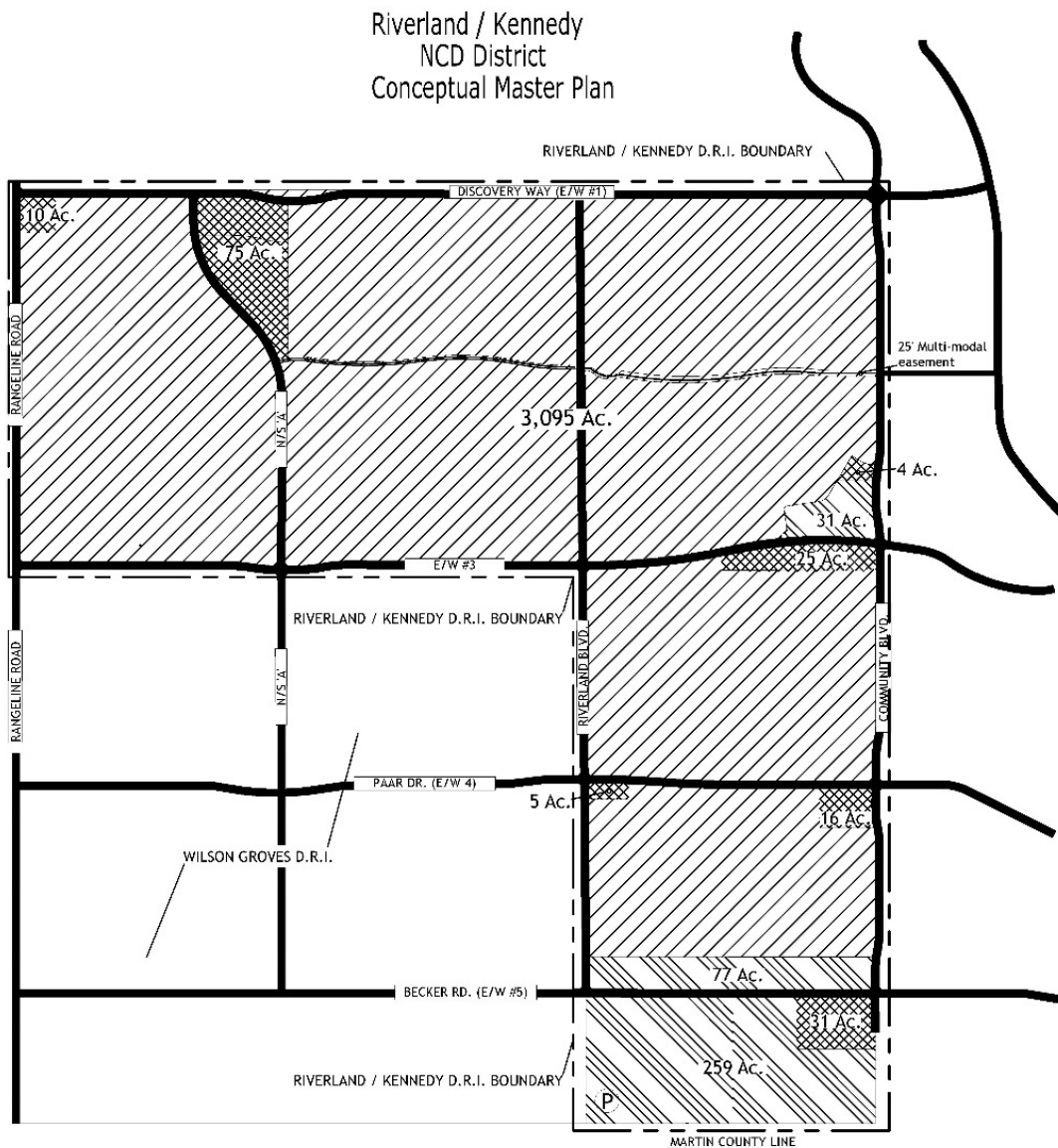


Figure 1-5. Riverland/Kennedy NCD – Conceptual Land Use Plan



SUBDISTRICT LEGEND

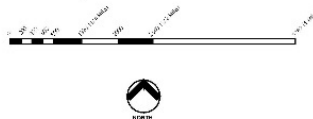
- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD / VILLAGE COMMERCIAL AREA
- REGIONAL PARK

General Data:

Total Riverland / Kennedy D.R.I. Acreage: 3,845 Ac.
 Proposed Land Use Subdistrict Acreage:
 Neighborhood / Village Commercial Area: 166 Ac.
 Mixed-Use: 367 Ac.
 Residential: 3,095 Ac.
 Right-of-Way: 217 Ac.

* Proposed acreages of subdistricts have been rounded to the nearest +/- 1 acre.

FIGURE 1-5
City of Port St. Lucie
Comprehensive Land Use Plan





TRANSPORTATION

2



DRAFT GOALS, OBJECTIVES, & POLICIES

May 2026

GOALS, OBJECTIVES, AND POLICIES

The Goals, Objectives and Policies section for the Transportation Element establish the long term end towards which traffic circulation and mass transit programs and activities are ultimately directed. For this reason, input on the Goals, Objectives and Policies was received from various sources such as the public, local agencies, and the local government in the City of Port St. Lucie.

GOAL 2.1 ~~GOAL 2.1:~~ TRANSPORTATION

To provide safe and efficient movement of people and goods, at reasonable cost and minimum detriment to the environment.

Objective 2.1.1.

SYSTEM MONITORING AND COORDINATION

The City's roadway transportation system shall be reviewed annually in coordination and consistent with changes to the Future Land Use Element. A report on the status of the system and impacts on the system by proposed land use changes shall be prepared.

Policy 2.1.1.1. Develop an annual report on the level of service provided on the City roadway system and identify improvement needs and costs to provide the levels of service.

Policy 2.1.1.2. In coordination with the Florida Department of Transportation, St. Lucie Transportation Planning Organization (TPO), Florida Department of Economic Opportunity and Treasure Coast Regional Planning Council annually review the transportation network and define any Special Interest Areas that may warrant LOS standards lower than those listed in Policies 2.1.2.7 and 2.1.2.8.

Policy 2.1.1.3. Facilities currently operating at conditions below those standards listed in Policy 2.1.2.7 shall be maintained at least at their current LOS through development order conditions for roadway improvements within the radius of influence of a proposed development. The radius of influence for a given development shall be further defined in the City's Land Development Regulations traffic monitoring provisions. Radius of influence or study area will be defined using a comparison of project traffic to thresholds of the percentage of the maximum service flow rate at an established LOS criterion.

Policy 2.1.1.4. Maintain our existing signal inventory study for all roads for which Port St. Lucie has operational, maintenance and jurisdictional responsibility as a basis for implementing the 2010 latest edition of the Highway Capacity Manual city-wide.

Policy 2.1.1.5. Coordinate with the St. Lucie TPO a regular review of accident data and identify above average accident locations. Prepare a report every two years on high accident locations including proposed corrective measures and costs.

Objective 2.1.2.	<p><u>ROADWAY DEFICIENCY MITIGATION</u></p> <p>Existing and future roadway deficiencies based on standards established in this plan shall be mitigated through a continuous roadway improvement program.</p>
-------------------------	---

Policy 2.1.2.1. In coordination with the St. Lucie TPO, continue to develop and implement a Transportation Improvement Program (TIP) that is consistent with the goals and policies of this plan.

Policy 2.1.2.2. Review all proposed development for consistency with the goals, objectives, and policies of this plan and require coordination of traffic circulation plans and improvements with land use, right-of-way and infrastructure plans, before development approval. Traffic circulation plans shall address the mitigation of all potential project impacts on the roadway system.

Policy 2.1.2.3. Review access points and driveways associated with development to assure safety and compatibility with the existing and future roadway network. Impose requirements for conformity as a condition of development approval based on the City's existing access standards, which are equal to or greater than those of FDOT. New development shall attempt to accommodate more than one access point.

Policy 2.1.2.4. Review on-street parking to assure adequate sight distance to provide safe entry and exit for all new development and roadway projects.

Policy 2.1.2.5. Consider an equitable pro rata share of the costs to provide roadway improvements to serve new development as credit for required [mobility impact](#) fees.

Policy 2.1.2.6. Maintain the operation of the roadway network at or above the LOS standards as listed in Policy 2.1.2.7.

Policy 2.1.2.7. The City adopts the following level of service standards for SIS and non SIS facilities:

MINIMUM LEVEL OF SERVICE STANDARDS

Facility Type (Non SIS)	LOS Standard
Collector	D
Minor Arterial (Urban)	E *
Primary Arterial (Urban)	E *
State Highway (Urban)	D
Limited Access Facility (Urban)	D

(Level of service for roadways shall be determined based on peak hour traffic conditions.)

LEVEL OF SERVICE STANDARDS

Facility Type	Standards
Transportation Deficient Facilities	maintain & improve

Constrained Facilities maintain*

*Transportation System Management and Transportation Demand Management measures will be used to maintain and improve traffic flow.

SIS Facilities Level of Service Standards

SIS Roadway Corridors	Roadway Segment	LOS Standard
I-95	Martin County Line to Gatlin Boulevard	D
I-95	Gatlin Boulevard to St. Lucie Boulevard	D
I-95	St. Lucie Boulevard to Midway Road	D
Florida’s Turnpike	Martin County Line to Becker Road	D
Florida’s Turnpike	Becker Road to Port St. Lucie Boulevard	D
Florida’s Turnpike	Port St. Lucie Boulevard to SR 70/ Okeechobee Rd	D

Policy 2.1.2.8. In coordination with FDOT, designate as constrained facilities those roadways in the City which operate below acceptable levels of service and where capacity improvements are not feasible due to physical or policy barriers.

Policy 2.1.2.9. New development and redevelopment must demonstrate that the adopted roadway level of service can be maintained in the buildout year of the development. A traffic study prepared by a registered Professional Engineer shall be provided to the City identifying existing and future traffic volumes at buildout of the development, as well as recommendations for roadway improvements, if any. For those projects that cannot meet the concurrency requirement for transportation, Article V – Offsite Improvements of the City’s Land Development Regulations includes the provision for the use of “proportionate fair-share mitigation for transportation facilities” consistent with Florida Statute 163.3180.

Policy 2.1.2.10. Up to the fiscal year indicated for improvements, operating conditions for transportation deficient or constrained facilities may be maintained or improved through Transportation System Management and Transportation Demand Management measures.

Policy 2.1.2.11. Provide timely resurfacing and repair of roads and bridges to minimize costly reconstruction and enhance safety.

Policy 2.1.2.12. The City shall not be required to stop issuance of final development orders for projects which affect transportation deficient county or state roads outside of City jurisdiction.

Policy 2.1.2.13. ~~RESERVEDThe City may consider the establishment of a multimodal quality level of service standards that includes bicycle facilities including bicycle lanes, pedestrian facilities, and transit in addition to vehicular roadway capacity level of service standards. The City should coordinate with the FDOT, St. Lucie County, and the St. Lucie County TPO in developing planning studies in the feasibility of a multimodal quality level of service standards.~~

Policy 2.1.2.14. The City will continue to evaluate and revise the existing Land Development Regulations to be in compliance with Florida Statutes on all transportation related regulations.

Objective 2.1.3.

FUTURE RIGHT-OF-WAY ACQUISITION

Acquire the right-of-way needed for the future roadway network based upon the Regional Long Range Transportation Plan and the future land use element of this plan.

Policy 2.1.3.1. Prohibit encroachment of development and required setbacks into established present and future rights-of-way and within the law require dedication of right-of-way through development orders issued by the City.

Policy 2.1.3.2. Review proposed development plans for impact on the future land use plan and assess the capacity needs of each project as it relates to the thoroughfare right-of-way protection plan by requiring a traffic impact analysis.

Objective 2.1.4.

SUSTAINABLE TRANSPORTATION ALTERNATIVES

The City should reduce greenhouse gases by promoting increased usage of transit, improved bicycle and pedestrian facilities, and more efficient roadways.

Policy 2.1.4.1. The City may seek to secure and utilize TRIP funds for transportation related projects when funds are made available.

Policy 2.1.4.2. The City may work with the County in budgeting and planning Transportation Demand Management (TDM) and Transportation System Management (TSM) measures to reduce traffic congestion, improve levels of service, and reduce greenhouse gas emissions.

Policy 2.1.4.3. The City should continue working with the St. Lucie TPO and the County in establishing new transit facilities and routes that meets the demand of the residents and the future and the future land use map to reduce traffic congestion. The City should also seek to construct new bus stops and transit amenities such as benches and bus shelters on new and existing bus routes.

Objective 2.1.5.

MULTIMODAL QUALITY OF SERVICE EVALUATION

The City shall evaluate the quality of service for streets, on-street and off-street multimodal facilities as part of updates to its mobility plan to measure improvements over time and for use in future mobility planning and designing safer streets for all.

Policy 2.1.5.1. The City may adopt in addition to LOS, the following street quality of service standards based on posted speed limits for mobility plan:

<u>Street Quality of Service (QOS) Standard</u>	<u>Posted Speed Limit</u>	<u>APPLICABLE LOCATIONS</u>
<u>A</u>	<u>20 MPH or lower</u>	<u>Local, residential and select streets with ROW modifications to slow vehicles to achieve posted speed limit</u>
<u>B</u>	<u>25 MPH</u>	<u>Local, residential and select streets, also includes select arterials and collectors with ROW modifications to slow vehicles to achieve posted speed limit</u>
<u>C</u>	<u>30 MPH</u>	<u>Local, residential and select streets, minor and major collectors and select arterials with ROW modifications to slow vehicles to achieve posted speed limit</u>
<u>D</u>	<u>35 MPH</u>	<u>Major collectors, minor arterials and select streets</u>
<u>E</u>	<u>40 MPH or higher</u>	<u>Major collectors, arterials and select streets</u>

Policy 2.1.5.2. The City Engineer shall have the flexibility to design roads where design speed is equal to posted speed. It shall be the City Engineer’s discretion when to utilize this policy.

Policy 2.1.5.3. The City shall have flexibility in the implementation of street quality of service over time and may initially permit slower speeds after right-of-way modifications have been constructed that slow down motor vehicles.

Policy 2.1.5.4. The City may elect to replace roadway level of service standards with street quality of service standards in areas of the City in which the City or the community no longer desires to see additional roadway capacity added due to policy, physical, environmental, or neighborhood constraints.

Policy 2.1.5.5. The City may adopt the following on-street multimodal quality of service standards based on the presence and width of on-street multimodal facilities, physical separation and posted speed limits of 25 MPH or lower:

<u>On-Street Multimodal Facility</u>	<u>No Separation</u>	<u>Buffered or Separated</u>	<u>25 MPH or lower</u>
<u>5’ or wider (bike lane or multimodal lane)</u>	<u>C</u>	<u>B</u>	<u>A</u>
<u>4’ wide (bike lane or multimodal lane)</u>	<u>D</u>	<u>C</u>	<u>A</u>
<u>Sharrows (Bicycle Boulevard)</u>	<u>D</u>	<u>--</u>	<u>C</u>
<u>Paved Shoulder (Undesignated Bike Lane, Advisory Sidewalk)</u>	<u>E</u>	<u>--</u>	<u>D</u>
<u>No facility</u>	<u>F</u>	<u>F</u>	<u>E</u>
<u>* On-street means a multimodal facility located between curbs or edge of pavement using the same asphalt pavement or other surface as motor vehicles.</u>			
<u>** For bi-directional multimodal facilities, the width would be multiplied by two.</u>			
<u>*** An off-street shared-use path on the back of curb would result in a QOS B, and an off-street path separated at least five (5) foot from the back of curb or edge of pavement would be a QOS of A.</u>			

Policy 2.1.5.6. To the maximum extent feasible on-street multimodal facilities without physical separation should be limited to roads with a posted speed limit of 30 MPH or lower. Roads with a posted speed limit of 35 to 40 MPH should be designed with a buffer, physical separation or off-street shared use path. On-street multimodal facilities on roadways with a posted speed of 45 MPH or greater should either be physically separated or feature an off-street shared-use path.

Policy 2.1.5.7. On-street multimodal lanes should primarily be used by people on bicycles. Unless pre-empted by the State, the City can regulate the use of e-bikes, scooters, golf carts, low speed vehicles, motor bikes, delivery robots, and other motorized forms of personal mobility on on-street multimodal lanes.

Policy 2.1.5.8. The City may adopt the following off-street multimodal quality of service standards based on the presence and width of off-street multimodal facilities, physical separation and posted speed limits of 25 MPH or lower:

Off-Street Multimodal Facility	Back of curb	Barrier or setback from curb	25 MPH or lower
10' or wider (boardwalk, trail, multimodal way, shared-use path, sidewalk)	<u>B</u>	<u>A</u>	<u>A</u>
8' to 9' wide (shared-use path or sidewalk)	<u>C</u>	<u>B</u>	<u>A</u>
6' to 7' wide (sidewalk)	<u>D</u>	<u>C</u>	<u>B</u>
4' to 5' wide (sidewalk)	<u>E</u>	<u>D</u>	<u>C</u>
No facility	<u>F</u>	<u>E</u>	<u>E</u>
* Off-street means a multimodal facility located outside of the travel lanes for motor vehicles. When adjacent to travel lanes, most sidewalks feature a vertical curb. Setbacks can also be from the edge of pavement where a vertical curb is not present.			
** A paved shoulder on a 30 MPH roadway could accommodate people walking and would be a QOS E.			
*** An advisory sidewalk (aka paved shoulder) on a 25 MPH or slower roadway could accommodate people walking and would be a QOS D.			

Policy 2.1.5.9. Off-street multimodal facilities should primarily be used by people walking, jogging, running, biking, pushing a stroller, or using a mobility assistance device. Unless pre-empted by the State, the City can regulate the use of e-bikes, bicycles, scooters, golf carts, low speed vehicles, motor bikes, delivery robots, and other motorized forms of personal mobility on off-street multimodal facilities.

Policy 2.1.5.10. The City may elect to establish quality of service standards for transit at a future date as part of an update to its mobility plan.

GOAL 2.2 INTEGRATED AND COORDINATED SYSTEM

Establish an integrated transportation system consistent with future development in the city.

Objective 2.2.1.

MULTIMODAL TRANSPORTATION FOR NEW DEVELOPMENT

Motorized and non-motorized needs shall be addressed and met for each new development approved.

Policy 2.2.1.1. Review development projects to require improvements for pedestrian (on-street multimodal) and bicycle (off-street multimodal) facilities.

Policy 2.2.1.2. Review on-site traffic flow to assure adequate circulation for motorized and non- motorized vehicles and pedestrians is provided.

Policy 2.2.1.3. Review development projects to ensure that adequate parking is provided for the proposed use consistent with the parking requirements identified in the latest Land Development Regulations.

Policy 2.2.1.4. Encourage new developments to construct bus stops and other transit amenities along with bicycle parking facilities.

Policy 2.2.1.5. The City may encourage all new roadways as complete streets and to consider reconfiguring existing roadways to a complete street design.

Objective 2.2.2.

TRANSPORTATION SERVICES FOR DISADVANTAGED POPULATIONS

In cooperation with the county, review and revise as needed plans to provide transportation services to the transportation disadvantaged.

Policy 2.2.2.1. In coordination with the St. Lucie County Council on Aging the City may continue to plan to provide effective service for work, meals, and other necessary trips to the transportation disadvantaged within the City.

Policy 2.2.2.2. Coordinate with the St. Lucie TPO to maintain and establish transit services to meet the needs of the general public including those in the Western annexation areas.

Policy 2.2.2.3. Participate with St. Lucie County, the City of Fort Pierce, and other local jurisdictions via the St. Lucie TPO in implementation of cost-effective transit service.

Policy 2.2.2.4. Ensure that all new parking facilities, pedestrian facilities, transit amenities, and all other transportation infrastructure is in compliance with ADA standards.

GOAL 2.3 BALANCED MULTIMODAL MOBILITY

Meet the current and future mobility needs of residents, businesses, and visitors with a balanced transportation system.

Objective 2.3.1.

BICYCLE AND PEDESTRIAN FACILITY IMPROVEMENTS

The transportation system shall be improved to appropriately accommodate bicycle and pedestrian roadway design and facility requirements where determined feasible and when funding is made available.

Policy 2.3.1.1. Consider new Land Development Regulations, design criteria and standards to be used in addressing the needs of bicyclists and pedestrians including but not limited to roadway typical sections.

Policy 2.3.1.2. Develop a GIS-based program to systematically inventory all significant streets within the City, with particular attention given to hazards, bottlenecks, and barriers.

Policy 2.3.1.3. Continue to implement the requirements outlined in the Land Development Regulations that all new developments provide bicycle facilities and/or sidewalks along all major collectors and arterials within and adjacent to the proposed development.

Policy 2.3.1.4. Continue to implement the City’s Sidewalk Program to connect or complete either existing or proposed sidewalks in a manner that provides a complete pedestrian circulation system. Sidewalk projects may be prioritized based upon nearby schools, parks, and existing sidewalks.

Objective 2.3.2.

REGIONAL GREENWAYS AND TRAIL COORDINATION

Cooperate with the County on their Greenways and Trails program and with the St. Lucie County TPO on their Bicycle and Pedestrian Plan.

Policy 2.3.2.1. Establish bicycle and pedestrian facilities in accordance with AASHTO guidelines and the Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways in the vicinity of schools, with emphasis placed upon the area encompassing schools that are not serviced by the school bus system.

Policy 2.3.2.2. Cooperate with the St. Lucie TPO in implementation of the 2008 latest St. Lucie Bicycle, Pedestrian, Greenways & Trails Master Plan. The policies and regulations in the Master Plan should be adopted into the LDR’s.

Policy 2.3.2.3. Work with local recreation departments, the South Florida Water Management District, and the State Department of Environmental Protection to develop bicycle facilities and trails within community and

regional parks, off road trails such as drainage canals and utility right- of-way property, and other major recreational facilities.

Policy 2.3.2.4. Coordinate bicycle planning activities with other agencies associated with bicycle planning activities.

<u>Objective 2.3.3.</u>	<p><u>SAFE AND EFFICIENT STREET SYSTEM MANAGEMENT</u></p> <p>Manage the street system safely and efficiently for all modes of users and seek to balance limited street capacity among competing uses.</p>
--------------------------------	--

Policy 2.3.3.1. Promote safe and convenient bicycle and pedestrian access throughout the transportation system and support the establishment of bicycle and pedestrian facilities within arterial and collector roadways.

Policy 2.3.3.2. Support the development of an integrated, regional transit system and work with transit providers to provide safe and convenient access to transit stops and facilities.

Policy 2.3.3.3. Encourage transit services that address the needs of persons with disabilities, elderly, people with special needs, and people who depend on public transit for their mobility.

Policy 2.3.3.4. The City may require new development or redevelopment to support alternative modes of transportation. Such measures may include, but are not limited to, the provision of sidewalks, bikeways, transit stops, or other facilities to support alternative modes, such as park- and-ride facilities.

Policy 2.3.3.5. The City may support and encourage the use of carpooling and vanpooling as effective mechanisms for increasing vehicle occupancy rates and decreasing greenhouse gas emissions.

Policy 2.3.3.6. Proposed development may be reviewed during the Development Review process for the provision of adequate and safe on-site circulation, including pedestrian and bicycle facilities, public transit facilities, access modifications, loading facilities, and parking facilities.

Policy 2.3.3.7. Transportation facilities may be designed to result in a pleasing environment enhanced by trees and landscaping that will present an attractive community appearance, enhance safety, reduce heat island effects, and provide shade for pedestrians, bicyclists and transit users.

<u>Objective 2.3.4.</u>	<p><u>STORMWATER AND FLOOD PROTECTION MANAGEMENT</u></p> <p>The City of Port St. Lucie will maintain an effective Stormwater Management Plan which includes strategies to improve drainage, improve water quality and provide flood protection.</p>
--------------------------------	--

Policy 2.3.4.1. The City’s Public Works Department will utilize its geodatabase and mapping system of its stormwater facilities to assist the City in its maintenance, modification and management of drainage facilities.

Policy 2.3.4.2. The Stormwater Utility Fee will be utilized to fund capital projects to replace and/or modify existing infrastructure. In selecting and designing capital projects to be funded, the City will consider evolving and projected conditions affecting stormwater, transportation, and other infrastructure.

GOAL 2.4 INTERGOVERNMENTAL TRANSPORTATION COORDINATION

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.

LOCAL TRANSPORTATION PLANNING COORDINATION

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 multimodal ~~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.

Objective 2.4.2.

DEVELOPMENT REVIEW COORDINATION

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 2.5 PROTECTION OF SCENIC AND HISTORIC TRANSPORTATION CORRIDORS

Cooperate with St. Lucie County to establish and encourage the protection of scenic features, natural resources and historic sites along the designated roadway.

Objective 2.5.1.

SCENIC HIGHWAY PRESERVATION AND DESIGNATION

Objective 2.5.1: The City of Port St. Lucie should cooperate with St. Lucie County in maintaining those roadway and transportation corridors that have unique social, environmental or historic resources as a Scenic Highway consistent with the general requirements of the State Florida Scenic Highway Program. Designation as a National Scenic Byway will be sought consistent with Federal program guidelines.

Policy 2.5.1.1. The following roadway is designated as a Scenic Highway under the Florida Scenic Highway Program, as administered by the Florida Department of Transportation:

- a. Indian River Drive - All segments of Indian River Drive that are within the City of Port St. Lucie

Policy 2.5.1.2. The City of Port St. Lucie shall, consistent with the other elements of this Plan (Future Land Use, Conservation and Coastal Management, Recreation and Open Space), encourage the protection and preservation of the scenic features, natural resources, and historic sites along the candidate roadway or transportation corridors, while minimizing any potential negative impacts on adjacent properties.

GOAL 2.6 TRANSPORTATION PLANNING FOR WESTERN ANNEXATION AREAS

Provide a safe and efficient multimodal transportation system for the western annexation areas.

Objective 2.6.1.

WESTERN STUDY AREA TRANSPORTATION NETWORK

Provide a comprehensive transportation system for the Western Study Area that provides a sufficient roadway grid network that accommodates the planned uses identified in the future land use map.

Policy 2.6.1.1. Encourage proposed development in the Western Annexation areas to incorporate a local grid street network with spacing of collector roads approximately one-half mile to one mile apart. The collector roads should provide public access to the area-wide network with multiple connections to the local and arterial roadways.

Policy 2.6.1.2. Encourage proposed development in the Western Annexation areas to incorporate a local grid street network with spacing of local roads approximately one-quarter to one-half mile apart. The local roads should provide public access to the area-wide network with multiple connections to the collector and arterial roadways.

Policy 2.6.1.3. The city shall enforce the Northwest Annexation Area Right-of-Way Network Map and protect right-of-way by requiring all appropriate land to be deeded to the City at the time of the first subdivision plat approval.

Policy 2.6.1.4. Right-of-way deficiencies in the Western Annexation areas shall be satisfied by deeding of equal amounts of right-of-way from each side of the deficient roadway, unless the following conditions apply:

- a. Where right-of-way must be dedicated for site related improvements, all such dedicated right-of-way shall come from the development project side of the roadway.
- b. Where a drainage district canal right-of-way, a railroad right-of-way, a high voltage power line, or similar impediment abuts one (1) side of a deficient road right-of-way, the entire right-of-way deficiency shall be made up from the property on the opposite side.
- c. Where at least one-half (1/2) of the required road right-of-way has been provided from the property on one (1) side of a deficient road right-of-way, the remaining right-of-way deficiency shall be made up from the property on the opposite side.

Policy 2.6.1.5. The latest edition of the roadway plan for the Western Annexation Area, maintained by the City, as depicted in Transportation Series Map 2, 2035 Needs Assessment Map, will be built as development occurs



in the study area and will be financed or constructed by developers as part of the development approval process.

Policy 2.6.1.6. All new developments must provide the appropriate infrastructure to facilitate the use of public transportation such as bus stops locations and shelters.

Policy 2.6.1.7. Sufficient pedestrian, parking and bicycle facilities shall be constructed pursuant to the latest Land Development Regulations for all new development and roadway projects within the Western Annexation areas.

GOAL 2.7 CONNECTED MULTIMODAL MOBILITY

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.

TRANSITION TO A MULTIMODAL MOBILITY SYSTEM

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 roadway-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.

Policy 2.7.1.6. The City shall continue to pursue strategic acquisition of parcels to enhance connectivity between existing roadways and provide enhanced access to existing intersections with functionally classified roadways.

Policy 2.7.1.7. The City shall evaluate concepts unique to Port St. Lucie such as one-way roads, use of canal right-of-way, elevated roads in medians, canal crossings, and limited access over and underpasses to address existing and future congestion.

Policy 2.7.1.8. The City shall evaluate concepts unique to Port St. Lucie such as shared driveways, frontage roads, and alleyways and restricting direct access from platted lots to functionally classified roadways.

Policy 2.7.1.9. The City shall evaluate concepts unique to Port St. Lucie such as designated walking areas, physical right-of-way modifications, low speed streets, and bicycle boulevards on residential streets where there is support from adjacent residents to address the lack of on-street and off-street multimodal facilities in the historic platted portions of the City.

<u>Objective 2.7.2.</u>	<u>MOBILITY PLAN AND FEE</u> 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, shared-use 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.

Objective 2.7.3.

TRANSPORTATION MAP SERIES

Develop and periodically update a transportation map series for transportation planning through updates to the level of service report, the Mobility Plan, and the Multimodal Program of the Capital Improvements Program.

Policy 2.7.3.1. The City will update the current functional classification map as needed to reflect the construction of new functionally classified roads and updates to the existing functional classification of roadways. The City will also evaluate the need for a future functional classification map or address future functional classification through area specific corridor plans.

Policy 2.7.3.2. The City will update volume to capacity maps as needed to reflect the latest traffic counts and capacity of the existing roadway network.

Policy 2.7.3.3. The City will develop and maintain an existing and future number of lanes map to reflect existing conditions and planned improvements identified through the Mobility Plan and Multimodal Program of the Capital Improvements Program.

Policy 2.7.3.4. The City will develop and maintain roadway and multimodal corridor plans through the Mobility Plan and Multimodal Program of the Capital Improvements Program. These documents shall serve as the latest source of information for transportation projects that would implement and serve as the Capital Improvements Element of the Comprehensive Plan.

Policy 2.7.3.5. The City will develop and maintain a future corridor study map through the Mobility Plan that identifies roadway and multimodal corridors that require additional evaluation due to physical, environmental, and neighborhood constraints or that propose unique configurations such as one-way corridors or the use of canal right-of-way to enhance connectivity.

Policy 2.7.3.6. The City will develop and maintain projected developer access road corridors through the Mobility Plan that maybe further defined into area specific maps such as the Northwest Annexation Area Right-of-Way Network Map.

Policy 2.7.3.7. The City will maintain and periodically update a posted speed limits maps and update the street quality of service evaluation and map to measure performance between updates of the Mobility Plan.

Policy 2.7.3.8. The City will maintain and periodically update existing on-street multimodal facilities map and update the on-street multimodal quality of service evaluation and map to measure performance between updates of the Mobility Plan.

Policy 2.7.3.9. The City will maintain and periodically update existing off-street multimodal facilities map and update the off-street multimodal quality of service evaluation and map to measure performance between updates of the Mobility Plan.

Policy 2.7.3.10. The City will maintain and periodically update planned micro-transit and proposed water-taxi transit routes maps as part of updates of the Mobility Plan.

Policy 2.7.3.11. The City will maintain and periodically update planned intersection improvements as part of updates of the Mobility Plan and Multimodal Program of the Capital Improvements Program.



HOUSING

3



DRAFT GOALS, OBJECTIVES, & POLICIES

March 2026

GOAL 3.1. HOUSING

The City shall promote the provision of an adequate mix of safe and sanitary housing which meets the needs of existing and future Port St. Lucie residents.

OBJECTIVE 3.1.1.

HIGH QUALITY AND DIVERSE HOUSING SUPPLY

The City shall support the provision of high quality ~~Assist the private sector in providing dwelling units housing~~ of various types, sizes, and costs to meet the needs of current and future residents.

Policy 3.1.1.1. ~~Through the housing data base t~~The City will shall provide information, technical assistance, and incentives to the private and non-profit sectors to maintain a housing production capacity sufficient to meet the required demand.

Policy 3.1.1.2. The City shall ~~D~~develop and maintain local government partnerships with the private and non-profit sectors to improve ~~the efficiency~~ and-in ~~expanding~~ the capacity of the housing delivery system.

Policy 3.1.1.3. Continue to review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive requirements, streamlining and amending or adding other requirements in order to maintain or increase private sector participation in meeting the housing needs of all residents, especially those with special housing needs, while continuing to ~~insure-ensure~~ the health, welfare, and safety of the residents.

Policy 3.1.1.4. ~~RESERVED Incorporate Communities of a Lifetime principles into neighborhood planning programs such as walkability and programming for seniors.~~

Policy 3.1.1.5. The City may consider amending ordinances and codes to allow a range of housing types in appropriate zoning districts with standards to complement existing housing.

Policy 3.1.1.6. The City shall encourage the production of housing units to be for sale or rent at prices attainable to essential workers.

Policy 3.1.1.7. The City may consider adopting incentives to encourage the development of workforce housing.

Policy 3.1.1.8. The City shall encourage attainable housing unit production for homeownership opportunities that would target households earning between 80% to 120% of AMI.

Policy 3.1.1.9. The City shall encourage attainable housing rental opportunities that will target households earning at or below 80% of AMI.

OBJECTIVE 3.1.2.

NEIGHBORHOOD PRESERVATION AND ENHANCEMENT

The City ~~may shall promote the~~ preservation ~~the value and character of existing affordable housing neighborhoods and enhancement of established neighborhoods~~ through neighborhood ~~planning~~ programs and minimum housing standards.

Policy 3.1.2.1. The City shall ~~U~~update on an annual basis the Consolidated Plan for the CDBG program, which identifies substandard housing.

Policy 3.1.2.2. The City shall enforce the property maintenance code and amend this code when necessary to ~~i~~improve the structural and aesthetic quality of the housing stock, ~~through enforcement of the property maintenance code.~~

Policy 3.1.2.3. The City shall ~~C~~continue ~~participation to participate~~ in the CDBG, NSP and SHIP programs to obtain funds for the rehabilitation of substandard housing when funds are available.

Policy 3.1.2.4. ~~RESERVED Neighborhood plans should be developed to encourage neighborhood self-help, removing blighting influences, and concentrating capital and/or operating budget improvements in such neighborhoods through a public process.~~

Policy 3.1.2.5. The City shall educate residents on the property maintenance code and provide assistance to homeowners who do not meet code requirements.

OBJECTIVE 3.1.3.

PROVISION OF AFFORDABLE HOUSING SITES

The City shall support the ~~Make~~ availability ~~of adequate sites for housing of for~~ very-low, low and moderate-income residents ~~persons to meet their particular housing needs.~~

Policy 3.1.3.1. ~~RESERVED Continue to support efforts of the Housing Authority of Fort Pierce.~~

Policy 3.1.3.2. The City may ~~P~~pursue other federal sources of funding earmarked for very-low, low- and moderate-~~income~~ housing for residents as applicable.

Policy 3.1.3.3. The City shall ~~C~~continue to review the land development regulations to consider the need for criteria for the location of very-low, low-, and moderate-income housing.

Policy 3.1.3.4. The City shall continue to partner with Habitat for Humanity to provide homeownership opportunities in the City.

Policy 3.1.3.5. The City shall pursue workforce housing opportunities to promote working in the city.

Policy 3.1.3.6. The City shall consider establishing a system of development bonuses and incentives to encourage the provision of affordable housing in conjunction with multifamily and mixed-use developments, especially along key commercial corridors such as US 1.

OBJECTIVE 3.1.4.

RESERVED

OBJECTIVE 3.1.5.

PRESERVATION OF HISTORIC AND ARCHITECTURAL HOUSING AND NEIGHBORHOODS

The City shall ~~P~~reserve and protect significant housing and neighborhoods in terms of history and architecture and encourage reuse of such housing to meet residential needs.

Policy 3.1.5.1. The City shall identify strategies and provide technical assistance to property owners of historically significant housing in applying for and utilizing state and federal assistance programs.

Policy 3.1.5.2. The City may support the identification and improvement of historically significant housing.

OBJECTIVE 3.1.6.

PROPERTY MAINTENANCE CODE

The City shall ~~E~~nforce the property maintenance code.

Policy 3.1.6.1. ~~The City shall~~ ~~C~~ontinue to review and amend where necessary the ~~City~~ housing and health codes and standards relating to the care and maintenance of residential and neighborhood environment and facilities.

Policy 3.1.6.2. ~~The City shall~~ ~~S~~chedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods as possible.

Policy 3.1.6.3. ~~The City shall~~ ~~E~~ncourage individual homeowners to increase private reinvestment in housing by providing information, technical assistance programs, financial assistance, and incentives as possible.

OBJECTIVE 3.1.7.

RELOCATION ASSISTANCE REQUIREMENTS

The City shall provide at least the amount of assistance required under the Federal Uniform Relocation Act to any resident displaced by the City.

Policy 3.1.7.1. ~~The City shall~~ ~~A~~ssist households in obtaining reasonably located, standard housing at affordable costs prior to displacement through public action.

OBJECTIVE 3.1.8.

MOBILE AND MANUFACTURED HOMES REQUIREMENTS

The City shall continue to provide regulations that permit mobile and manufactured homes.

Policy 3.1.8.1. ~~The City shall ensure that the~~ land development regulations shall continue to be consistent with ~~Section 553.38(2), F.S. state statutes~~ regarding manufactured homes and ~~Section 320.8285(5) F.S.~~ regarding mobile homes.

Policy 3.1.8.2. ~~The City shall ensure that~~ sites for mobile home parks shall be adequately served by water and sewer service.

Policy 3.1.8.3. ~~RESERVED. Continue to allow manufactured homes in appropriate residential areas.~~

OBJECTIVE 3.1.9.

RESERVED

~~Objective 3.1.9: Continue to implement and refine housing policies and programs as documented in this element.~~

~~Policy 3.1.9.1: Policies 3.1.1.1, 3.1.1.2, 3.1.2.3, 3.1.2.4, 3.1.5.1 and 3.1.6.3 will constitute the housing implementation programs.~~

OBJECTIVE 3.1.10.

IMPLEMENTATION OF HOUSING ELEMENT POLICIES

~~The City shall~~ continue to support the implementation of the adopted recommendations of the Affordable Housing ~~Advisory~~ Committee ~~as possible~~.

Policy 3.1.10.1. The City shall continue to provide expedited permitting procedures for affordable housing projects developed with state or federal funds.

Policy 3.1.10.2. ~~The City shall~~ continue to coordinate with the Treasure Coast Builders Association (TCBA) to review any increases in building fees.

Policy 3.1.10.3. The City shall consider adopting a policy or regulations to reduce, waive or support alternative methods of impact fee payment for affordable housing.

Policy 3.1.10.4. The City shall consider establishing guidelines and amending land development regulations that allow parking and setback reductions for affordable housing projects where it can be shown that such changes reduction will be compatible with the surrounding neighborhood, and will not cause an adverse impact to the neighborhood by 2013.

Policy 3.1.10.5. The City shall encourage development of affordable housing and/or workforce housing near (within ½ mile) a transportation hub, major employment center, and mixed-use development, opportunity zones, or the jobs corridor.

Policy 3.1.10.6. The City may allow flexibility in densities to facilitate affordable housing.

Policy 3.1.10.7. The City may establish a requirement that new residential or mixed-use development provide either affordable housing or contributions to an Affordable Housing Trust Fund.

Policy 3.1.10.8. The City may update its Land Development Regulations to allow flexibility in lot configurations for affordable housing.

Policy 3.1.10.9. As the City approves policies, procedures, ordinances regulations or plans, the City it should shall include an analysis of any potential ~~effect~~effect they may have on the cost of housing.

Policy 3.1.10.10. The City shall continue to facilitate economic development activities to improve job opportunities and incomes, particularly for the very-low, low-, and moderate-income brackets.

OBJECTIVE 3.1.11.

ENERGY EFFICIENCY

The City may encourage energy efficiency in new and existing housing to reduce the production of greenhouse gas emissions.

Policy 3.1.11.1. The City may encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system or the Florida Green Building Coalition standards.

Policy 3.1.11.2. The City may educate residents on home energy reduction strategies and on the strategic placement of landscape materials to reduce energy consumption.

Policy 3.1.11.3. The City may continue to enforce land development regulations for the appropriate placement of photovoltaic panels.

Policy 3.1.11.4. The City may provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Policy 3.1.11.5. The City may include in affordable housing projects use of renewable energy resources to the fullest extent possible.

Policy 3.1.11.6. ~~Policy 3.1.11.6.~~ The City may encourage water reuse including use of rain barrels by residents to reduce overall water usage.



INFRASTRUCTURE

4



DRAFT GOALS, OBJECTIVES, & POLICIES

March 2026

GOAL 4.A.1. SANITARY SEWER SUBELEMENT

Provide central sewage collection and treatment for existing and future development.

OBJECTIVE 4.A.1.1.

PROVIDE SANITARY SEWER SERVICE

The City shall continue to meet wastewater collection system needs, by providing service to the current Port St. Lucie Water and Sewer Service Area and any additions that may be established [as amended](#).

Policy 4.A.1.1.1. The design of low pressure wastewater systems (aka, grinder systems) shall be in accordance with FDEP regulations, and in accordance with Port St. Lucie Utility Systems Department (PSLUSD) standards. Low pressure systems shall only be constructed in the existing Low Pressure Sewer System Area.

Policy 4.A.1.1.2. PSLUSD shall maintain or concurrently construct adequate treatment facilities for sewage flows that will be generated by any additional sewer connections.

Policy 4.A.1.1.3. Priorities ~~will~~ shall be established for facility replacement and providing for future facility needs.

Policy 4.A.1.1.4. The City will continue to promote connection of existing non-residential development to an approved central wastewater system within 365 days of written notice. New nonresidential development on platted lots shall be required to connect when a service line is located adjacent to the new development or when required by the ~~St. Lucie County Health~~ Department of Environmental Protection.

Policy 4.A.1.1.5. The LOS standard for sanitary sewer within the Port St. Lucie Utility System Department shall be 100 gallons per capita per day (GPCD) ~~85% of the potable water LOS and for -St. Lucie West Services District-~~ 100 GPCD.

Policy 4.A.1.1.6. The City shall any new development within the utility service area to connect to the central sewer system.



GOAL 4.A.2. RECLAIMED WATER

The City may require the use of reclaimed domestic wastewater ~~shall be required~~ for nonresidential irrigation, except where ~~not~~ expressly prohibited by statute, rule or ordinance.

OBJECTIVE 4.A.2.1.

RECLAIMED WATER USE

The City ~~will~~ shall continue to update and implement the Reclaimed Water Master Plan to serve parks, golf courses, and commercial properties within the City where feasible.

Policy 4.A.2.1.1. The engineering and economic feasibility of concurrent construction of sewage collection systems and reclaimed water mains to serve new sewage service areas that are being proposed ~~will~~ shall be included where appropriate infrastructure is available.

Policy 4.A.2.1.2. PSLUSD will continue to investigate the feasibility of expanded use of reclaimed wastewater for residential landscaping.

Policy 4.A.2.1.3. The City hereby adopts by reference the Basin Management Action Plan (BMAP) Wastewater Treatment & On-Site Treatment and Disposal System (OSTDS) Remediation Plan (2024) as amended. The plan identifies and prioritizes areas for septic-to-sewer conversion within the existing sewer system.

Policy 4.A.2.1.4. The City may seek funding assistance through state and federal grant programs, including the Florida Department of Environmental Protection's Septic Upgrade Incentive Program and Clean Water State Revolving Fund, to support septic-to-sewer conversion projects.



GOAL 4.B.1. SOLID WASTE SUBELEMENT

Provide a solid waste management systems for the City of Port St. Lucie

OBJECTIVE 4.B.1.1.

SOLID WASTE COLLECTION

The appropriate collection and disposal of solid waste is an important function to protect the public health of the community. The City shall ensure adequate provisions for commercial and residential solid waste management.

The City has and will continue to compile solid waste background data to quantify solid waste generation. This data is and will be made available to St. Lucie County.

Policy 4.B.1.1.1. Residential and commercial collection shall be set forth in the contract between the City and contract servicer. The City will continue to require the solid waste hauler to audit the materials collected and maintain baseline solid waste data.

OBJECTIVE 4.B.1.2.

SOLID WASTE MANAGEMENT PLAN

The City ~~will~~ shall continue to develop solid waste management plans in accordance with City Ordinance Chapter 80. 91-33, and in conjunction with St. Lucie County's policies and the terms of the Florida Solid Waste Management and Volume Reduction Act of 1988. Solid Waste Management efforts will focus on providing adequate collection services. The plans will include levels of service and solid waste volume reduction efforts by the City, which will maximize existing facilities.

Policy 4.B.1.2.1. RESERVED The City will continue to evaluate the feasibility and probable costs of establishing recycling centers within the City and

Policy 4.B.1.2.2. RESERVED The City will continue to monitor mandatory recycling of glass, aluminum, plastic, and newsprint waste products.

Policy 4.B.1.2.3. The City ~~will~~ shall continue to support curbside recycling for residential properties.

Policy 4.B.1.2.4. The City shall continue to look for alternative disposal opportunities for all waste streams (yard waste, mixed solid waste, bulk, and recycling) and sites.

Policy 4.B.1.2.5. The City shall continue recycling education to lower contamination levels.



OBJECTIVE 4.B.1.3.

~~RESERVED~~ The City shall continue to cooperate with St. Lucie County to ensure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 4.B.1.3.1. The level of service standard ~~adopted~~ for solid waste facilities is 3.88 pounds/capita/day for Class I waste and 0.81 pounds/capita/day for C & D waste~~5.10 pounds/capita/day.~~

Policy 4.B.1.3.2. ~~RESERVED~~ The City will coordinate the St. Lucie County to ensure that the needs of future development are addressed.



GOAL 4.B.2. HAZARDOUS MATERIAL

Develop and implement a hazardous material management plan for the City.

OBJECTIVE 4.B.2.1.

HAZARDOUS WASTE

The City ~~will~~ shall continue to support the County emergency response plan in accordance with the Superfund Amendments and Reauthorization Act 1(SARA), of 1986, Title III, 40 CFR Part 370.

Policy 4.B.2.1.1. The City ~~will~~ shall meet with representatives of St. Lucie County, the Treasure Coast Regional Planning Council, the St. Lucie County Health Department, and the regulated members of the business community to update the countywide hazardous materials management plan as necessary.

Policy 4.B.2.1.2. The City ~~will~~ shall utilize data from the St. Lucie County Government Hazardous Waste Assessment ~~for St. Lucie County~~ along with occupational license data collected by the St. Lucie County Health Unit, to identify the potential locations of hazardous waste or hazardous materials.

OBJECTIVE 4.B.2.2.

HAZARDOUS MATERIAL MANAGEMENT PLAN

The City ~~will~~ shall review, revise, and adopt new regulations as needed regarding a hazardous materials management plan for the City in accordance with Objective 4.B.2.1.

Policy 4.B.2.2.1. ~~The Hazardous Materials Management Plan at minimum will include:~~ The plan will continue to include elements for protection of wellfields and watersheds.

- a. protection of wellfields and watersheds
- b. spill prevention control and countermeasures (SPCC) plans at regulated businesses
- c. periodic inspection by code enforcement officers

Policy 4.B.2.2.2. RESERVED ~~The plan will include provisions for spill prevention control and countermeasures (SPCC) plans at regulated businesses.~~

Policy 4.B.2.2.3. RESERVED ~~The plan will include provision for periodic inspection by code enforcement officers.~~

Policy 4.B.2.2.4. The City shall continue to support St. Lucie County with its educational program to inform the City's residents of effective methods to safely store and dispose of household and commercial hazardous material, and procedures to follow in emergencies.

Policy 4.B.2.2.5. The City ~~will~~ shall continue to cooperate with the County in "Amnesty Days" and other methods to be used to encourage the collection and disposal of household and commercial hazardous waste material.



GOAL 4.C.1. STORMWATER SUBELEMENT

~~To~~ The City shall ensure provide adequate ~~Citywide~~ drainage and stormwater management for all residents ~~of the City and continuously evaluate and improve the system as necessary to maintain efficiency and effectiveness~~ .

OBJECTIVE 4.C.1.1.

FLOOD MITIGATION PROGRAM

The City ~~will~~ shall continue to document efforts to review and refine the citywide flood mitigation program.

Policy 4.C.1.1.1. The City will continue to maintain an inventory of flooding complaints and investigate and plan for corrective actions as possible.

Policy 4.C.1.1.2. RESERVED ~~The City will continue to investigate and plan for corrective flooding complaints.~~

Policy 4.C.1.1.3. The City ~~will~~ shall continue to update and maintain the base map survey that shows the inverts, elevations, sizes, and materials of street culverts and drainage conveyance systems.

Policy 4.C.1.1.4. The City's Floodplain Protection Ordinance shall maintain consistency with program policies of the Federal Insurance and Mitigation Administration and the Federal Emergency Management Agency.

OBJECTIVE 4.C.1.2.

DRAINAGE IMPROVEMENTS

The City ~~will~~ shall continue to ~~document efforts to continue to~~ review and implement ~~refine~~ drainage improvements as needed.

Policy 4.C.1.2.1. The City ~~will~~ shall continue to inventory and map problem areas and determine the adequacy of existing drainage plans in protecting life, property, and the environment.

Policy 4.C.1.2.2. The City ~~will~~ shall maintain the computer data-bases connected with the topographical maps.

Policy 4.C.1.2.3. Policy 4.C.1.2.3: RESERVED ~~The City will continue to update and maintain the base map survey that shows the inverts, elevations, sizes, and materials of the street culverts and drainage conveyance systems~~

Policy 4.C.1.2.4. The City will continue to limit development in the floodplain of the North Fork St. Lucie River NFSLR to preservation, conservation, and public recreation uses and public interest projects of overriding public benefit, such as roads, hurricane evacuation routes, marinas, etc.

Policy 4.C.1.2.5. The City will continue to implement the improvements identified in the Oak Hammock Eastern Watershed Improvement Project.

Policy 4.C.1.2.6. The City ~~will~~ shall continue to address the drainage and stormwater needs of future development.



Policy 4.C.1.2.7. The City ~~will~~shall ~~e~~nsure continualing funding for the preparation of surveys and engineering studies included in the most recent Capital Improvements Element five-~~y~~ear plan.

<u>OBJECTIVE 4.C.1.3.</u>	<p><u>CAPITAL IMPROVEMENTS PROGRAM</u></p> <p>The City shall continue to allocate <u>adopt a schedule of prioritized improvements to be included and</u> funding for improvements scheduled in the Capital Improvements Program.</p>
----------------------------------	---

Policy 4.C.1.3.1. RESERVED ~~Funds for the prioritized improvements will be included in the Capital Improvements Program.~~

<u>OBJECTIVE 4.C.1.4.</u>	<p><u>STORMWATER MANAGEMENT AND REGULATIONS</u></p> <p>The City will<u>shall</u> continue to review existing <u>land development</u> regulations and enact <u>new</u> provisions, if needed, in the Land Development Code (and other codes and ordinances, as necessary) for the design, construction, maintenance, and monitoring of stormwater management systems and to maximize the use of existing facilities and discourage urban sprawl.</p>
----------------------------------	--

Policy 4.C.1.4.1. The land development regulations will continue to address the following management techniques:

- a. The monitoring, inspection, and maintenance of all existing and future stormwater facilities.
- b. Limiting maximum impervious surface coverage and building coverage on residential, commercial, institutional, and industrial lots.
- c. The use of erosion and runoff control devices during construction.
- d. The existing 10-year or current 25-year level of service requirement, as appropriate.
- e. The protection of the functions of natural drainage features.

Policy 4.C.1.4.2. Property in flood prone areas that is damaged to 50% of its value will not be rebuilt in the flood prone location.

Policy 4.C.1.4.3. To achieve long-term benefits such as improved water quality and improved groundwater infiltration and recharge, the City shall encourage low impact development best management practices, and green infrastructure as a part of the stormwater management system.

Policy 4.C.1.4.4. The City ~~will~~shall develop policies and plans that set short-, intermediate- and long- range goals and establish adaptive management implementation strategies for water and wastewater resources under their jurisdiction to address the potential impacts of climate change, and its operational, economic and environmental effects.



Policy 4.C.1.4.5. The City shall require that construction meet or exceed the Federal Emergency Management Agency (FEMA) standards, [the Florida Building Code \(FBC\)](#), and [the South Florida Water Management District](#).

OBJECTIVE 4.C.1.5.

STORMWATER MANAGEMENT SYSTEM

The City shall continue to implement procedures, in cooperation with its stormwater management system providers, to coordinate the extension of, and/or increase the capacity of, stormwater management facilities in order to meet future needs and to ~~insure~~ensure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 4.C.1.5.1. The levels of service standards for drainage are as follows:

- a. The level of service adopted for stormwater management facilities for existing platted development and surface water management systems shall be as shown in the South Florida Water Management District (SFWMD) permit governing said system. In the event that a SFWMD permit does not cover the system, the system shall be developed in accordance with SFWMD rules in effect at the time of construction and discharge rates, should one not be specified for the receiving body, shall be limited to 0.5 cfs per acre.
- b. Building floor elevations for existing platted developments without SFWMD permits shall be at least 2 feet above the crown of the road.
- c. Building floor elevations for new development and surface water management systems shall be at or above the 100-year flood elevation, as determined from the greater of the Federal Flood Insurance Rate Maps or by calculations performed in accordance with the latest SFWMD rules.
- d. All new development regardless of size must comply with Chapter ~~17-25,62-302~~ Rule ~~17-25.02562-302~~, F.A.C. and Chapter ~~17-3, Rule 17-3.051~~, F.A.C. for surface water quality ~~standards and direct stormwater discharge~~ to Outstanding Florida Waters and Aquatic Preserves as well as South Florida Water Management District Rules.

GOAL 4.C.2. GROUNDWATER AND AQUIFER RECHARGE SUBELEMENT

The City shall strive to ~~increase~~ groundwater recharge where practicable ~~throughout the City.~~

OBJECTIVE 4.C.2.1.

GROUNDWATER AND AQUIFER RECHARGE

The City ~~will~~shall continue to assist SFWMD and USGS (United States Geological Survey) in implementing a comprehensive groundwater monitoring plan which includes monitoring wells, instrumentation devices, and database format to establish groundwater response to rainfall and artificial recharge systems.

Policy 4.C.2.1.1. The City ~~will~~shall require ~~that~~ new developments with internal stormwater management systems to monitor rainfall, groundwater levels, and surface water levels within the new development as needed.

Policy 4.C.2.1.2. The City ~~will~~shall continue to maintain monitoring stations at selected locations in the city to establish the baseline monitoring network.

Policy 4.C.2.1.3. The City and SFWMD ~~will~~shall compile monitoring data.

OBJECTIVE 4.C.2.2.

PROTECT GROUNDWATER RECHARGE AREAS

The City shall provide for protection of natural groundwater recharge areas.

Policy 4.C.2.2.1. The City ~~will~~shall continue to review and revise as needed land development regulations to include criteria for regulating land use and development to protect the functions of natural groundwater recharge areas.

Policy 4.C.2.2.2. The City shall promote stormwater management facility design guidelines that support joint use of retention and detention basins for passive recreation, habitat, and open space.

Policy 4.C.2.2.3. ~~The City shall new developments to incorporate interconnected, large open spaces into site design~~



GOAL 4.D.1. POTABLE WATER SUBELEMENT

Ensure ~~the~~the provision of safe, healthy, and dependable potable water to all residents of Port St. Lucie and ~~other sections of~~ the City’s service area.

OBJECTIVE 4.D.1.1.

POTABLE WATER SERVICE

The City shall continue to enact ordinances and agreements for provision of potable water service to the City’s service area and maximize existing facilities.

Policy 4.D.1.1.1. The City shall ensure ~~The potable water~~ system design ~~shall~~ be consistent with the citywide ~~M~~master ~~U~~utility ~~p~~Plan and ~~Ten-Year~~Ten-Year Water Supply Facilities Work Plan, as amended.

Policy 4.D.1.1.2. PSLUSD shall maintain or concurrently construct adequate treatment, storage and pumping capacity for potable water demands generated by development occurring within the PSLUSD Service Area.

Policy 4.D.1.1.3. The City shall continue to encourage connection for non-residential properties to an approved public drinking water system when it becomes available.

Policy 4.D.1.1.4. The City ~~will~~shall continue to implement a cross-connection control and enforcement program for all residences, businesses, and/or irrigation systems connected to the public drinking water systems.

Policy 4.D.1.1.5. Properties with domestic wells that are connected to the public drinking water system may use the wells for irrigation purposes provided that they meet the cross-connection control requirements of Policy 4.~~5.5D~~1.1.4.

Policy 4.D.1.1.6. The City ~~will~~shall coordinate projections of future water supply and consumption with the South Florida Water Management District.

Policy 4.D.1.1.7. Calculated fire flows for system design shall be based on the Insurance Services Office Guide for Determination of Required Fire Flow, latest edition.

Policy 4.D.1.1.8. Priorities will be established for facility replacement and providing for future facility needs.

Policy 4.D.1.1.9. The City ~~will~~shall continue to investigate the feasibility of expanded use of reclaimed water for irrigation and landscaping in order to reduce the demand for potable water where it is economically feasible to do so.

Policy 4.D.1.1.10. The City shall require ~~For increased reliability,~~ all water mains ~~to~~shall be looped ~~for increased reliability~~



OBJECTIVE 4.D.1.2.

ADEQUATE FACILITY CAPACITY

The City shall continue to implement procedures to ensure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 4.D.1.2.1. The level of service standard adopted for potable water-

For residential uses, single and multi-family, the following level of service standards shall apply:

Port St. Lucie Utility Systems Department-100+15 gallons per capita per day (GPCD)

St. Lucie West Services District-85 gallons per capita per day (GPCD)

For non-residential uses, the following level of service standards shall apply:

- a. 1 — Commercial, 125 gallons per day per 1000 square feet
- b. 2 — Hotel/Motel, 112.5 gallons per day per room
- c. 3 — Industrial, 150 gallons per day per 1000 square feet
- d. 4 — Office/School/Institutional, 120 gallons per day per 1000 square feet

~~**Policy 4.D.1.2.2. RESERVED** The level of service for the provision of water and sewage treatment for development in areas outside of existing Utility Service Areas shall be based on verification and acceptance of an approved water well and septic system by the County Health Department.~~

Policy 4.D.1.2.3. The City shall continue to address the potable water needs of future development.



GOAL 4.D.2. WATER SUPPLY

The City shall strive to protect and conserve public drinking water supplies.

OBJECTIVE 4.D.2.1.

WELLS AND WELLFIELDS

The City in conjunction with PSLUSD, ~~St. Lucie County~~ and the South Florida Water Management District, will have established the locations and zones of groundwater influence of existing and proposed public water supply wells and/or wellfields to provide a water supply through build-out of the City, and abide by FDEP district standards.

Policy 4.D.2.1.1. The City shall adopt by reference and implement the City of Port St. Lucie, Florida, Water Supply Facility Work Plan 20~~22~~¹⁷, ~~revised December 4, 2018~~^{as amended}, in accordance with the SFWMD Upper East Coast Water Supply Plan, as amended.

Policy 4.D.2.1.2. The siting of new wells or wellfields shall consider the sanitary and water quality hazards of existing and proposed land uses. Hazards may include, but not be limited to, septic tanks, canals, surface water management systems (recharge areas), commercial properties, abandoned dumpsites and transportation systems.

Policy 4.D.2.1.3. The City shall continue to prohibit by ordinance the installation of septic tanks or the application of reclaimed (IQ) water from wastewater effluent within two hundred (200) feet of any existing or proposed public water supply well in the shallow aquifer.

Policy 4.D.2.1.4. The City, through its Planning and Zoning Department and Utility ~~Systems~~ ^{services} Department, shall continue to review proposed development, for the potential for release of hazardous materials that may contaminate public drinking water supply wells, in accordance with the Wellfield Protection Ordinance.

OBJECTIVE 4.D.2.2.

PLUMBING FIXTURES AND IRRIGATION

The City will continue to enforce Ordinances requiring water conserving plumbing fixtures and irrigation systems in new construction.

Policy 4.D.2.2.1. The City ~~will~~^{shall} continue to require the use of reclaimed (IQ) water instead of drinking water for irrigation of commercial and public properties wherever it is practicable and feasible.



CONSERVATION AND COASTAL MANAGEMENT

5



CHARTING
PORT ST. LUCIE

DRAFT **GOALS, OBJECTIVES,** **& POLICIES**

March 2026



GOAL 5.1. COASTAL MANAGEMENT

The City shall maintain and enhance the social, natural, and economic resources of the Port St. Lucie Coastal Planning Area ~~through the regulation of by regulating~~ development activities that ~~would damage or destroy such degrade these~~ resources, ~~or threaten endanger~~ human life, ~~and or lead cause to~~ unnecessary public expenditures in areas ~~subject to destruction by vulnerable to~~ natural disasters.

Continue to protect the natural resources of the coastal area through the implementation and strengthening of existing environmentally related laws, the assignment of appropriate future land use designations, and providing for mitigation of development impacts.

OBJECTIVE 5.1.1.

COASTAL PLANNING AREA NATURAL RESOURCES

The City shall continue to protect the natural resources of the Coastal Planning Area through the implementation and strengthening of existing environmentally related laws, the assignment of appropriate Future Land Use designations and providing for mitigation of development impacts.

Policy 5.1.1.1. The City shall limit future development in the Coastal Planning Area ~~should be limited~~ to those land uses which are resource dependent or compatible with the physical and environmental characteristics of the Coastal Planning Area, or to those uses which can occur without degradation of important environmental values or interfere with legal public access to coastal ~~area~~-shorelines.

Policy 5.1.1.2. In developing land use policies for shoreline uses, first priority should be directed toward:

- a. Non-structural shoreline protection uses such as native shoreline re-vegetation programs;
- b. Approved water-dependent shoreline uses such as: fish and wildlife production, recreation, pervious accessways, small dock facilities and residential multi-slip dock facilities without commercial fuel tanks or other commercial services;
- c. Lowest priority should be directed to non-water dependent uses.

Policy 5.1.1.1.Policy 5.1.1.3. The City may continue to monitor all credible climate change data and what direct and potential effects this may have on the coastal planning area and natural resources. Based on this



data the City may evaluate and update the resource protection standards of the Land Development Code and this plan as necessary.

OBJECTIVE 5.1.2.

PROTECT ESTUARINE BEACHES

The City shall continue to protect estuarine beaches and shoreline vegetation through the establishment and enforcement of existing land development regulations and construction standards that minimize the impacts of man-made structures on beach or shoreline vegetation, or coastal wetlands, and restore altered beaches or vegetation.

Policy 5.1.2.1. ~~The City shall~~ continue to enforce regulations which prohibit the alteration of estuarine beaches located within the City, and require restoration of degraded beaches as part of the site plan approval process for all new development and redevelopment.

OBJECTIVE 5.1.3.

COASTAL HIGH HAZARD AREAS

The City shall direct population concentrations away from known or predicted coastal high hazard areas and limit public expenditures that subsidize development permitted in high-hazard areas except for restoration or enhancement of natural resources.

Policy 5.1.3.1. The coastal high hazard area shall be defined pursuant to Chapter 163.3178(2)(h), F.S., as the area below the elevation of the category 1 storm surge line as established by a Sea, Lakes, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 5.1.3.2. Within six months of the conclusion of each annual hurricane season, the City shall review the status of lands within its corporate limits and determine whether any areas of the City meet the criteria of a coastal high hazard area.

Policy 5.1.3.3. The City shall, through land use designation and development review, regulate and limit the type of uses in the designated coastal high hazard area. Protection of human life and protection of natural resource systems should be maximized. ~~The City may direct population concentrations away from known or predicted High Hazard Areas.~~

Policy 5.1.3.4. The City shall consider relocation, mitigation, or replacement of infrastructure in the coastal high hazard area as appropriate and when funding becomes available.

Policy 5.1.3.5. The City ~~will~~ shall continue to partner with St. Lucie County ~~the U.S. Army Corps of Engineers~~ to ~~conduct~~ implement the results of the Vulnerability Assessment Coastal Storm Risk Management Study by 2025 to ~~better understand~~ mitigate the potential impacts of sea level rise as possible.



Policy 5.1.3.6. The City may direct population concentrations away from known or predicted High Hazard Areas.

OBJECTIVE 5.1.4.

HURRICANE CLEARANCE TIMES

The City shall coordinate with the County and neighboring communities to maintain or reduce hurricane clearance times identified for St. Lucie County in the most recent 2010 Statewide Regional Evacuation Study for the Treasure Coast Region.

Policy 5.1.4.1. The City shall maintain, throughout the planning period, the high level, operational scenario estimated clearance time to shelter of 12 hours, and in-County clearance time of 25 hours as identified in the most recent 2010 Statewide Regional Evacuation Study for the Treasure Coast Region for St. Lucie County.

Policy 5.1.4.2. The City shall continue to implement City ~~road-city local~~ improvements identified in the St. Lucie County Local Mitigation Strategy Project Prioritization List to facilitate hurricane evacuation.

Policy 5.1.4.3. The City shall provide all hurricane evacuation studies and plans to the TCRPC, adjacent counties, and all other municipalities within St. Lucie County for consistency with regional and local plans before their adoption and implementation.

OBJECTIVE 5.1.5.

POST-DISASTER REDEVELOPMENT PLANS

The City shall participate in the preparation and update of post-disaster redevelopment plans that will reduce or eliminate the exposure of human life, public property, and private property to natural hazards.

Policy 5.1.5.1. The City ~~may shall~~ maintain and update, as needed, their City's Comprehensive Emergency Management Plan.

Policy 5.1.5.2. After a hurricane, but before re-entry of the population into evacuated areas, the City Council should meet to hear preliminary damage assessments, appoint a Recovery Task Force and consider a temporary moratorium on building activities not necessary for the public health, safety, and general welfare.

Policy 5.1.5.3. The City's Office of Emergency Management ~~Team~~ shall coordinate disaster preparation and recovery measures.

Policy 5.1.5.4. The City shall maintain a Recovery Plan that addresses ~~Task Force may review and decide upon~~ emergency building permits; coordinate with state and federal officials to prepare disaster assistance applications; analyze and recommend to the City Council hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan; and, recommend amendments to the comprehensive plan, Local Comprehensive Emergency Management Plan, and other appropriate policies and procedures.



Policy 5.1.5.5. Immediate repair and cleanup actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long-term redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.

Policy 5.1.5.6. If rebuilt, structures that suffer damage more than fifty percent of their appraised value shall be rebuilt to meet all current requirements including those enacted since construction of the structure.

Policy 5.1.5.7. The Office of Emergency Management, in coordination with other departments, Recovery Task Force shall review all interagency hazard mitigation reports and make recommendations for amendments to the comprehensive plan accordingly.

Policy 5.1.5.8. The City may provide the basis for evaluating future options for damaged facilities following a hurricane or other disasters. Post disaster redevelopment plan options may include but are not limited to, abandonment, repair in place, relocation, and reconstruction with structural modifications. Future options should at a minimum consider the following:

- a. 1. History of and potential for future recurring damages;
- b. 2. Impacts on land use, the environment, and the public sector;
- c. 3. Consistency with federal, state and other applicable provisions; and
- d. 4. Consideration of structural integrity and safety.

Policy 5.1.5.9. The City shall consider hazard mitigation initiatives when determining capital improvement expenditures.

Policy 5.1.5.10. The City shall mitigate hazards through the regulation of building practices, floodplains, stormwater management and sanitary sewer facilities.

Policy 5.1.5.11. The City shall continue to identify areas in need of redevelopment including unsafe conditions to reduce exposure to risk to public and private property and human life.

OBJECTIVE 5.1.6.

SHORELINE ACCESS

The City may continue to provide adequate access to shorelines, including parking facilities for shoreline access.

Policy 5.1.6.1. New development shall maintain existing public access to the lagoon or NFSLR. New shoreline development and redevelopment shall show on their site plans existing access ways and the proposed development shall continue that access way, relocate it on the site, or donate it to the City according to the 1985 Coastal Zone Protection Act.

Policy 5.1.6.2. The City, with the County, should prioritize new park purchases and park development, with emphasis on parks that would provide public access to coastal ~~area~~-waters and include parking facilities and access to a state or county road where possible.



Policy 5.1.6.3. The City may increase shoreline access ~~of current 2011 levels~~ where possible and prevent the loss of ~~existing the amount of~~ public access to lagoon or river shorelines and coastal resources consistent with estimated public needs based on the most recent population estimate.

OBJECTIVE 5.1.7.

HISTORIC RESOURCES

Provide for the protection, preservation and sensitive reuse of public and private historic resources to ensure that the City does not experience a loss of historic resources.

Policy 5.1.7.1. Review and revise, as needed, existing regulations that provide for identification of historic and archaeological resources, encourage historic preservation, provide for sensitive reuse, permit excavation by the Division of Historic resources as an alternative prior to development, and prevent vegetation removal to prevent a loss of historic resources within the City.

Policy 5.1.7.2. The City may consider accepting donations of historic or archaeological sites.

Policy 5.1.7.3. The City may, on an annual basis, determine and map any structures or sites that meet the criteria for historic resources as defined within the City's Land Development Regulations and provide a list to appropriate agencies.

OBJECTIVE 5.1.8.

LEVELS OF SERVICE IN COASTAL AREAS

The level of service standards and phasing of infrastructure adopted for the entire City in the Capital Improvements Element and other elements of this Comprehensive Plan shall apply to the coastal planning area.

Policy 5.1.8.1. The level of service standards shall be applied whenever development orders or permits are requested for development in coastal planning areas.



GOAL 5.2. CONSERVATION

The City of Port St. Lucie shall conserve, protect, and manage the natural resources of the City in a manner which maximizes their functions and purposes.

OBJECTIVE 5.2.1.

AIR QUALITY

Air quality within Port St. Lucie should meet or surpass National Ambient Air Quality Standards (NAAQS) for all pollutants measured by the Florida Department of Environmental Protection (FDEP).

Policy 5.2.1.1. The City should obtain the DEP annual Air Quality Report and confer with the FDEP on the source(s) of air quality violations and the proper abatement methods. If needed, coordinate with the FDEP in their efforts to enforce clean air standards.

Policy 5.2.1.2. The City may develop, where possible, bicycle and pedestrian paths to reduce vehicle use and the associated ~~toxic~~ pollutants.

Policy 5.2.1.3. The City may review implementable measures that would effectively reduce greenhouse gas emissions, and as financially feasible, enact effective measures to reduce emissions generated by City government operations and by policies effecting community-wide functions.

Policy 5.2.1.4. The City may facilitate development that maximizes energy efficiency and sustainability. This may include implementing Land Development Code standards promoting land use patterns and development techniques that reduce the total fossil fuel energy required to build and maintain uses, including standards that promote mixed land use patterns, urban infill, public transit and provisions for non-motorized interconnections between uses to reduce auto dependence and vehicle miles traveled.

Policy 5.2.1.5. The City may provide public information on the reduction of heat island effects in urban areas and reduction of air conditioning needs in structures through appropriate placement of canopy shading.

Policy 5.2.1.6. The City may preserve and enhance the City’s physical and aesthetic character and environment by:

- a ~~1~~. Preventing untimely and indiscriminate removal or destruction of trees.
- b ~~2~~. Providing recognition to single-family residential homeowners for tree retention.
- c ~~3~~. Providing protection for large trees.
- d ~~4~~. Restricting the removal of trees on undeveloped land prior to review of a specific development proposal.



Policy 5.2.1.7. The City may implement the recommendations contained in the City of Port St. Lucie Tree Planting Plan for the U.S. Conference of Mayors Climate Protection Agreement to achieve a sustainable urban forest that contains a mix of tree species and ages in order to use the forest’s ability to reduce storm water runoff and pollution, absorb air pollutants, provide wildlife habitat, absorb carbon dioxide, provide shade, stabilize soil, and increase property values.

OBJECTIVE 5.2.2.

WATER QUALITY AND QUANTITY

The City shall strive to conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters to provide for the maintenance or improvement of water quality.

Policy 5.2.2.1. The City may ensure that surface water management systems be designed and operated consistent with and the City’s adopted Level of Service Standard.

Policy 5.2.2.2. The City may provide for open space as a part of the requirements for all development and redevelopment to promote shallow water aquifer recharge and stormwater filtration.

Policy 5.2.2.3. The City may work towards further education of the public regarding various methods of water conservation at the household and small business level.

Policy 5.2.2.4. The City may, based on new technologies that become available, examine and revise, if needed, land development regulations that require water conserving landscape design, with minimum native vegetation requirements.

Policy 5.2.2.5. The City shall continue to enforce the adopted “Wellfield Protection Ordinance,” and restrict activities that adversely affect water quality and quantity.

Policy 5.2.2.6. The City shall continue to implement Utility Service Areas (USAs) for water and sewer program development to protect the City’s water resources.

Policy 5.2.2.7. The City may coordinate with the South Florida Water Management District in the development and updates of the District’s Upper East CoastRegional Water Supply Plan.

Policy 5.2.2.8. The City shallmay cooperate with the South Florida Water Management District to conserve water resources in emergencies and during declared water shortages.

Policy 5.2.2.9. The City may coordinate with the FDEP, the SFWMD, the County, other local municipalities and appropriate agencies in alternative water supply planning efforts.



OBJECTIVE 5.2.3.

ESTUARINE WATERS

The City shall strive to conserve, appropriately use and protect the environmental quality and living marine resources of estuarine waters through the following policies and enforcement of the Land Development Code.

Policy 5.2.3.1. The City may continually evaluate the setback, landscape and buffer standards in the Land Development Code and update any portion of the standards that do not adequately protect the County's estuarine and marine resources.

Policy 5.2.3.2. The City shall continue to strictly enforce regulations that direct development away from floodplains and provide upland buffers along the floodplain.

Policy 5.2.3.3. All new marina projects should be compatible with the City's Natural Resource Protection Codes.

Policy 5.2.3.4. Retain river islands in public ownership through designation in the Preservation/Open Space category to serve as green areas, bird roosting, nesting, and feeding areas and, when appropriate, water-oriented recreation areas.

Policy 5.2.3.5. The City shall review, revise, and continue to enforce land development regulations consistent with those of the SFWMD and the DEP without exemptions which prohibit new point sources of run-off from discharging into the Indian River Lagoon or the North Fork of the St. Lucie River (NFSLR) for less than the 25-year storm event, and prohibit structures which constrict water circulation.

Policy 5.2.3.6. The City may institute a public education program targeted at known problem areas regarding dumping of debris and maintenance of stormwater swales.

Policy 5.2.3.7. The City shall update master drainage plans and programs that examine quality and quantity of stormwater, and prioritize improvements for the Capital Improvements Plan and Capital Improvements Element.

OBJECTIVE 5.2.4.

SOILS AND MINERALS

The City shall conserve, appropriately use and protect the natural functions and purposes of soils and minerals through the following policies and enforcement of the Land Development Code.

Policy 5.2.4.1. The City shall consider topographic, hydrologic and vegetative cover factors, and appropriate excavation and filling techniques to reduce erosion in the site plan review process of proposed developments.

Policy 5.2.4.2. The City may review possible revisions to existing mining regulations to better address water use plan, appropriate buffering, and rededication requirements of new mining operations.



Policy 5.2.4.3. The City may enforce land development regulations requiring the establishment and maintenance of buffers between mining activities and adjacent existing and future uses.

OBJECTIVE 5.2.5.

CONSERVATION AND PROTECTION

Conserve, appropriate use and protect fisheries, wildlife, wildlife habitat, marine habitat, and native vegetative communities, including forests and wetlands through the following policies and enforcement of the Land Development Code.

Policy 5.2.5.1. The City shall continue to enforce standards for open space, wildlife and habitat preservation in conjunction with residential and commercial development.

Policy 5.2.5.2. The City may implement guidelines and recommendations in the adopted City of Port St. Lucie Conservation Lands Management and Acquisition Plan to allow for the purchase and management of preservation areas in the City.

Policy 5.2.5.3. The City shall require listed species ~~Review existing measures for species identification and protection to ensure requirements exist for site~~ surveys prior to development and management plans for identified species ~~per the City's adopted Natural Resource Protection Code.~~

Policy 5.2.5.4. The City may prohibit the development of marinas in designated manatee critical habitat.

Policy 5.2.5.5. The City may utilize ~~the~~ recommendations of the ~~County's~~ Boating Facility Siting Plan ~~within the County's Manatee Protection Plan should be utilized~~ for the identification of those areas most appropriate for the location of additional boat ramps for access to coastal waters.

Policy 5.2.5.6. The City shall ~~R~~review, revise as needed, and continue to enforce land development regulations that protect native vegetative communities from destruction by development activities.

Policy 5.2.5.7. The City ~~shall may~~ require all nuisance and invasive exotic vegetation (e.g. Brazilian pepper, Australian pine and Melaleuca) be removed and eradicated at the time of development or significant redevelopment of all site plan projects, for both nonresidential use and residential projects.

Policy 5.2.5.8. The City may consider clustering, micro-siting of structures or other protective mechanisms to preserve, wetlands, wetland functions, and other native vegetative communities or protected species habitats.

Policy 5.2.5.9. The City shall ~~R~~review, revise, and continue to enforce land development regulations which at a minimum require a buffer zone of native upland (i.e., transitional) vegetation shall be provided and maintained around wetland and deepwater habitats.

Policy 5.2.5.10. ~~[RESERVED]Policy 5.2.5.10: require submission of comments from appropriate agencies to the City prior to dredge and fill permit issuance to assure compliance with dredge and fill permitting processes.~~

Policy 5.2.5.11. The City may ~~C~~continue to coordinate with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located in more than one local jurisdiction.



Policy 5.2.5.12. The City may coordinate with appropriate agencies to restore or enhance disturbed or degraded natural resources, and programs to mitigate future disruptions and degradation.

Policy 5.2.5.13. The City shall protect native upland vegetative communities, and shall protect listed species and their habitat through the implementation of the City’s adopted Natural Resource Protection Code.

Policy 5.2.5.14. ~~The City shall require~~ Development applicants ~~must to~~ comply with state and federal regulations when listed plant and animal populations are on a development site.

Policy 5.2.5.15. ~~The City shall require the submittal of~~ An Environmental Assessment Report ~~should be submitted~~ for all future land use map amendments. An Environmental Assessment Report ~~shall~~may be required for all development or redevelopment plans that are greater than two acres.

Policy 5.2.5.16. Conservation Trust Funds may only be used for acquisition and management of upland preserves ~~and~~ development of passive recreation facilities, which shall be consistent with the permitted principal uses and structures of the Open Space Conservation Zoning District.

~~The City shall conserve, appropriately use, and protect fisheries, wildlife, wildlife habitat, and marine habitat and restrict activities known to adversely affect the survival of endangered and threatened wildlife.~~

~~The City shall partner with St. Lucie County to enhance hazardous waste disposal capacity and service efficiency.~~

~~The City shall prioritize the conservation or low-impact development of areas with poorly drained soils, particularly those located in floodplains, wetlands, or near surface waters.~~

~~The City will make efforts to educate the public about the importance of conserving wildlife and preserving natural habitats.~~

~~The City shall continue to implement the Naturally PSL Green Spaces & Places Initiative to acquire, enhance, and restore areas for conservation and passive recreation as possible.~~

OBJECTIVE 5.2.6.

HAZARDOUS WASTE

The City may coordinate with the Department of Environmental Protection to protect natural resources from hazardous wastes.

Policy 5.2.6.1. ~~The City may continue to offer hazardous waste drop-off events at no cost to residents. Amnesty Days to collect hazardous wastes in the City; and may evaluate the need for scheduling local Amnesty Days.~~

Policy 5.2.6.2. The City may coordinate with the Florida Department of Environmental Protection ~~in for~~ providing public information regarding the safe disposal of chemicals. Specifically, information on free disposal of household hazardous wastes, information on disposal contractors available to small businesses, and the special waste programs available for landfill disposal of non-typical materials, such as spill clean-ups and contaminated soils may be made available.



OBJECTIVE 5.2.7.

FLORA AND FAUNA

The City shall protect endangered, threatened, or listed species and their habitats consistent with state and federal regulations.

Policy 5.2.7.1. The City recognizes the existence and strategic value of habitat within the City for federal and state threatened, endangered, or listed species of flora and fauna. The City shall participate in and support the efforts on the part of the U.S. Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission, South Florida Water Management District, Army Corps of Engineers, Florida Department of Environmental Protection, and Florida Department of Agriculture and Consumer Affairs to protect and conserve these resources.

Policy 5.2.7.2. Protection of listed species and their habitats shall be addressed during the Comprehensive Plan amendment and development review process.

Policy 5.2.7.3. The City shall encourage the use of wildlife corridors and prevent habitat fragmentation.

Policy 5.2.7.4. The City may consider one or more of the following methods to protect endangered, threatened and listed species and their habitat:

- a. Low Impact Development (LID), cluster development, vegetative buffers, and other flexible techniques to work with developers to protect endangered, threatened or listed species and conserve habitat or,
- b. Fee simple acquisition through dedication and the use of conservation easements.

Policy 5.2.7.5. The City may consider land development regulations to protect viable, rare natural vegetative communities through implementation of the following options:

- a. Where feasible, development shall be clustered to avoid destruction of viable, rare natural vegetative communities.
- b. The use of native vegetation shall receive priority in meeting buffering, landscaping, and open space requirements.



GOAL 5.3. FLOOD RISK

New development, redevelopment and investment in public facilities, utilities and infrastructure shall be managed and regulated to reduce flood risk resulting from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise

OBJECTIVE 5.3.1.

REDUCE FLOOD RISK

Development and redevelopment in the City shall be planned and managed to reduce risk and losses due to flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Policy 5.3.1.1. The City shall utilize best practices to minimize the disturbance of natural shorelines, which provide stabilization and protect landward areas from storm impacts, where feasible.

Policy 5.3.1.2. The City will maintain shoreline protection and erosion control by:

- a. Facilitating the installation and maintenance of native shoreline vegetation along appropriate areas of beach and
- b. Considering hard structures, such as seawalls, only when alternative options are unavailable.

Policy 5.3.1.3. ~~The City shall review~~ development and redevelopment plans and proposals in the coastal high hazard area ~~shall be reviewed~~ for compliance with the goals, objectives and policies of the Comprehensive Plan and other appropriate plans and references, including the City’s National Flood Insurance Program (NFIP) and the Community Rating System (CRS) Program.

Policy 5.3.1.4. The City shall ~~seek grant funding in order to prepare a Sea Level Rise Study~~ maintain and periodically update its Vulnerability Assessment, which provides mapping and other important data to develop a comprehensive hazard mitigation plan.

Policy 5.3.1.5. The City shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 5.3.1.6. ~~[RESERVED]The City shall require that any construction activities seaward of the coastal construction control lines established pursuant to section 161.053, F.S., be consistent with chapter 161.~~

Policy 5.3.1.7. The City shall continue to participate in the National Flood Insurance Program Community Rating System administered by FEMA to achieve flood insurance premium discounts for their residents.



Policy 5.3.1.8. The City may develop policies to improve resilience to coastal and inland flooding, saltwater intrusion, and other related impacts of climate change and sea level rise in their ~~Comprehensive Plans, Sustainability Action Plans, Vision Plans, Stormwater Master Plans, Adaptation Action Areas Plans, Climate Change Plans and other~~ City-wide plans.

Policy 5.3.1.9. ~~[RESERVED]. The City shall encourage the removal of coastal real property located in a FEMA flood zone designation.~~

Policy 5.3.1.10. The City shall contribute to the updates of St. Lucie County's Vulnerability Assessment and the Regional Resiliency Plan by serving on the steering committees.

Policy 5.3.1.11. The City shall collaborate with neighboring municipalities to address shared coastal challenges in a cohesive manner.

Policy 5.3.1.12. The City shall continue to advance a coastal resilience strategy aimed at reducing vulnerability to sea level rise, storm surge, and flooding. The strategy may include updates to land use policies, enhancements to stormwater infrastructure, restoration of natural coastal buffers, and efforts to raise public awareness.

INTERGOVERNMENTAL COORDINATION



6



DRAFT GOALS, OBJECTIVES, & POLICIES

April 2026



GOAL 6.1 INTERGOVERNMENTAL COORDINATION

Establish effective coordination measures among pertinent public and quasi-public entities to best maintain port St. Lucie's quality of life and efficient use of resources.

Objective 6.1.1.

FORMAL COORDINATION

The City shall eEstablish formal, specific means of coordination with adjacent municipalities, state, and federal agencies who have permitting and regulating authority, and quasi-public entities that provide services but lack regulatory authority in Port St. Lucie.

Policy 6.1.1.1. The City shall notify St. Lucie and Martin counties in writing (distribution of agendas of the Planning and Zoning Board) of all applications for comprehensive plan land use amendments that are near their borders.

Policy 6.1.1.2. The City shall establish liaisons between State regulatory agencies and the City.

Policy 6.1.1.3. The City Manager shall be responsible for assuring an effective intergovernmental coordination program for Port St. Lucie.

Policy 6.1.1.4. The City shall continue participation in the Treasure Coast Council of Governments which provides a regular formal forum in which to deal with issues unique to Martin, St. Lucie, Okeechobee, and Indian River counties, and the municipalities therein.

Policy 6.1.1.5. Treasure Coast Regional Planning Council (TCRPC) shall play an active role on issues between the City and St. Lucie County, and between federal and state agencies.

Policy 6.1.1.6. The City shall notify appropriate agencies for their assistance and/or inclusion regarding decisions which involve their agencies.

Policy 6.1.1.7. The City shall continue coordination of future annexations with St. Lucie County in accordance with the Joint Planning Agreement.

Policy 6.1.1.8. The City should review the need to adopt interlocal agreements or formal agreements within one year of adoption of the amended intergovernmental coordination element to address joint processes.

Policy 6.1.1.9. The City should continue to coordinate with the U.S. Department of Housing and Urban Development on Community Block Development Grants and Neighborhood Stabilization Programs to protect and maintain Port St. Lucie neighborhoods.

Policy 6.1.1.10. The City should continue to coordinate the impacts of development and management of the St. Lucie River, Indian River Lagoon, Savannas Preserve State Park, and other natural resources with the South



Florida Water Management District, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, and other relevant agencies.

Policy 6.1.1.11. The City should continue to coordinate with the South Florida Water Management District on implementation of the ~~St. Lucie River Watershed Protection Plan~~Northern Everglades Watershed Protection Plan, Indian River County Lagoon ~~Surface Water Improvement Program (IRL SWIM)~~Management Plan and Comprehensive Everglades Restoration (CERP)/IRL South Plan.

Policy 6.1.1.12. The City should cooperate with and assist the Florida Department of Environmental Protection, the U.S. Fish and Wildlife Service and the National Marine Fisheries Commission in the implementation of protective and recovery programs for listed species.

Policy 6.1.1.13. The City should continue to coordinate bicycle, pedestrian and transit planning with St. Lucie County, the City of Fort Pierce, the Florida Department of Transportation, St. Lucie Transportation Planning Organization, Martin County and the Martin Metropolitan Planning Organization on the ~~2035~~2050 Regional Long Range Transportation Plan and the ~~Regional Transit Development Plan for the Port St. Lucie Urbanized Area~~St. Lucie County Transit Development Plan.

Policy 6.1.1.14. The City should continue to participate on the St. Lucie County TPO Technical Advisory Committee to improve coordination of multimodal transportation improvements with St. Lucie County, the City of Fort Pierce, FDOT, USDOT and other relevant agencies.

Policy 6.1.1.15. The City should continue to support the activities of the Economic Development Council, the St. Lucie Chamber of Commerce, and the Florida Research Coast in economic development activities and implementation of economic development programs.

Policy 6.1.1.16. The City should continue to coordinate with the St. Lucie County's Tourist Development Council (TDC) to promote tourism including eco-tourism in Port St. Lucie.

Policy 6.1.1.17. The City should establish joint processes for siting facilities of County-wide significance including locally unwanted land use.

Policy 6.1.1.18. ~~The City shall coordinate with the County to develop and adopt a joint planning agreement, guided by the Planning and Infrastructure Study, to guide development in the unincorporated area.~~

<u>Objective 6.1.2.</u>	<p>LEVEL OF SERVICE</p> <p><u>The City shall e</u>Establish the means of coordinating all levels of service standards for public facilities with state, regional, county, and municipal governments having operational and maintenance responsibility for such facilities.</p>
--------------------------------	---

Policy 6.1.2.1. ~~The City shall e~~Establish planning forums to coordinate programs on infrastructure development and improvement to maintain adopted levels of service standards.



Policy 6.1.2.2. Through the concurrency management system coordinate the timing, location, and capacity of public facilities to assure that required services will be available when needed and designate needed improvements within the Capital Improvements Element of this plan.

Policy 6.1.2.3. ~~The City shall c~~Consider using the TCRPC in informal mediation when level of service issues and other intergovernmental issue problems arise between the City and County.

Policy 6.1.2.4. The City ~~shall should~~ coordinate with the Florida Department of Environmental Protection (FDEP), the South Florida Water Management District (SFWMD), local municipalities and other appropriate agencies regarding water conservation, water supply planning and alternative water supply planning efforts.

Policy 6.1.2.5. The City should continue to review transportation service volumes and levels of service as they relate to State roads, and coordinate with the Florida Department of Transportation relative to State level of service standards.

Policy 6.1.2.6. The City should coordinate with the public facility providers on population and the location and extension of public facilities subject to concurrency.

Objective 6.1.3.

PLANNING AND ZONING COORDINATION

~~The City shall e~~Ensure coordination of all Planning and Zoning related activities with the comprehensive plans of adjacent municipalities, the County, adjacent counties, and other units of local government, such as the School Board, providing services but not having regulatory authority over the use of land.

Policy 6.1.3.1. The City should continue to coordinate with St. Lucie County, the City of Fort Pierce and Martin County to receive and review copies of all proposed comprehensive plans or plan amendments or other development proposals that are adjacent to the City's boundaries.

Policy 6.1.3.2. ~~The City shall R~~request in writing, as needed, that St. Lucie County School Board, South Florida Water Management District (SFWMD), Treasure Coast Regional Planning Council (TCRPC), and Florida Power and Light (FPL) provide expertise from their various disciplines into Planning and Zoning related activities.

Policy 6.1.3.3. ~~The City shall, i~~n conjunction with other affected parties, evaluate existing interlocal agreements when the Capital Improvements Element is undergoing annual review to determine if current funding is proportional to services rendered.



Objective 6.1.4.

IMPACT ASSESSMENT

The City should continue an intergovernmental coordination process to assure full consideration is given to the impacts of developments proposed in the City Comprehensive Plan on other governmental entities.

Policy 6.1.4.1. ~~The City shall~~ ~~Through the adoption of~~ interlocal agreements, with the affected municipalities and agencies, to coordinate the management of the St. Lucie River, Intracoastal Waterway, Indian River Lagoon, and The Savannas.

Policy 6.1.4.2. The City shall, through informal or formal meetings, continue to work with the Treasure Coast Regional Planning Council to identify regional issues and to assist in the periodic updating of the Strategic Regional Policy Plan.

Policy 6.1.4.3. ~~The City shall consider the findings and recommendations of the 2024 Planning and Infrastructure Study to help inform City positions on annexation, infrastructure investment, and interlocal agreements related to development outside City limits.~~

Objective 6.1.5.

PUBLIC SCHOOL CONCURRENCY

The City should ensure coordination for the purpose of maintaining concurrency for public school facilities.

Policy 6.1.5.1. The City shall in conjunction with the St. Lucie County School Board implement the Public School Facilities Element and interlocal agreement for public schools facility planning.

Policy 6.1.5.2. ~~The City shall~~ ~~The Public School Facilities Element and~~ ~~maintain an~~ ~~the~~ interlocal agreement with the School Board ~~should state principles and guidelines~~ to ensure coordination of the City's Comprehensive Plan with the plans of the School Board and describe the joint processes for collaborative planning and decision making, including population projections, school siting, and the location and extension of public facilities subject to concurrency.



RECREATION AND OPEN SPACE

7



DRAFT GOALS, OBJECTIVES, & POLICIES

April 2026



GOAL 7.1. RECREATION AND OPEN SPACE

~~To provide~~ The City shall provide ~~qualityadequate~~ recreation and open space facilities ~~and areas~~ offering a broad range of activities, convenient access, appropriate improvements, and sound management to provide all citizens of Port St. Lucie with active and passive recreation opportunities in the interests of personal health, entertainment, and constructive use of leisure time.

OBJECTIVE 7.1.1.

RECREATION FACILITIES

~~The City shall establish mechanisms necessary~~ to provide active and passive recreation facilities and areas to serve current and future ~~for~~ residents of Port St. Lucie, as determined by the Parks and Recreation Master Plan ~~in a timely manner~~ so as to comply with the level of service standards set forth by this element and to maintain such compliance in subsequent years.

Policy 7.1.1.1. ~~The City shall Achieve~~ maintain the ~~park level of service~~ LOS standards by utilizing parks impact fees, grant funds, or other public funding sources, as well as gifts, dedications, or contributions, for the purchase and/or development of park sites, ~~through an equitable and systematic land acquisition program.~~

Policy 7.1.1.2. ~~The City shall Maintain~~ the City concurrency management regulations in accordance with revised-adopted level of service LOS standards and definitions ~~as~~ related to the provisions ~~for of~~ recreation and open space.

Policy 7.1.1.3. The level of service standard for parks and recreation shall be as follows:

Developed Public Park or Recreation Facilities = 5.0 acres per 1,000 population.

Policy 7.1.1.4. Based on the adopted level of service LOS standards, the City shall document future needs for recreation facilities and correct or improve deficiencies in the City's Capital Improvements Element and capital improvements programs.



OBJECTIVE 7.1.2.

FUNDING AND PARTNERSHIPS

Through the use of public funds, gifts and contributions, mandatory fees and/or dedications, and other means the City shall coordinate with other governmental agencies and the private sector to meet the recreation and open space needs of the residents.

Policy 7.1.2.1. ~~The City shall Utilize recreation impact fees, and other sources, for recreation land acquisition and development. Supplement recreation land acquisition and development~~ needs through interlocal agreements and coordination, developer agreements, operational practices, user and impact fees, incentives, and public/private cooperative efforts. ~~Develop a comprehensive implementation program based on data and analysis and direction established in this plan element.~~

Policy 7.1.2.2. The City shall ~~M~~maintain a detailed ~~recreation and open space~~ inventory of developed public parks and recreation facilities ~~which~~ indicatinges the general location of existing and potential sites and facilities.

Policy 7.1.2.3. ~~RESERVED Continue to require the mandatory dedication of park sites designated by General Development Corporation on their original maps.~~

Policy 7.1.2.4. Conservation Trust Funds shall only be used for the acquisition and management of upland preserves and the development of passive recreation facilities. ~~on such lands consistent with the permitted principal uses and structures of the Open Space Conservation Zoning District, and education pertaining to such lands.~~

Policy 7.1.2.5. ~~The City shall D~~define open space and enforce preservation and open space design standards through the City's land development codes.

Policy 7.1.2.6. ~~RESERVED Provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all residents.~~

Policy 7.1.2.7. The City ~~shall~~may preserve existing ~~open space and recreation~~ and open space land by restricting its conversion to other uses and limiting encroachment from other uses.

Policy 7.1.2.8. The City shall ~~E~~ncourage the development of new parks to ensure all Port St. Lucie residents have access to park and recreational facilities ~~within a maximum three mile radius based on the following service radii:~~

Policy 7.1.2.9. The City shall ~~E~~ncourage passive recreational activities and eco-tourism of natural areas ~~within the City of Port St. Lucie.~~

Policy 7.1.2.10. The City shall ~~P~~promote partnerships with local arts, ~~cultural,~~ sports, and other nonprofit organizations ~~and sports organizations, and~~ promote recreational tourism opportunities within the City of Port St. Lucie.

Policy 7.1.2.11. The City shall consider applying for county, state, and federal grants, including but not limited to the St. Lucie County Environmentally Significant Lands (ESL) Program, the Florida Communities' Trust, the



Land and Water Conservation Fund, and the Florida Recreation Development Assistance Program, for conservation land acquisitions.

OBJECTIVE 7.1.3.

ACCESSIBILITY

The City shall ensure that parks and recreation facilities are reasonably accessible to all categories of users, including the handicapped people with disabilities, elderly older adults, and economically disadvantaged those with limited financial means.

Policy 7.1.3.1. Through the site plan review process, the City shall require development to provide access easements or rights-of-way as needed to provide adequate access ways, ~~(including beach access where applicable if appropriate)~~ Such access shall be ~~which are~~ compatible with the character and needs of the facility, ~~and be as well as being~~ harmonious with surrounding development patterns.

Policy 7.1.3.2. The City shall ~~Coordinate~~ with St. Lucie County's Parks, Recreation and Facilities Department to negotiate public access to Atlantic Ocean beaches ~~through meetings and discussions.~~

Policy 7.1.3.3. The City shall ~~Continue~~ to ~~implement apply inclusive handicapped~~ accessibility design standards ~~into the development of~~ new recreation facilities ~~iesy designs.~~

Policy 7.1.3.4. The City ~~shall should~~, in cooperation with St. Lucie County and other appropriate transportation providers, work to enhance physical access to park and recreation areas by automobile, bicycle, pedestrian, and public transportation.

Policy 7.1.3.5. The City ~~shall should strive to~~ ensure that all ~~public, active,~~ recreation facilities ~~are shall be~~ accessible to ~~the people with disabilities disabled,~~ and ~~the elderly older adults~~ through proper design and continued maintenance.

Policy 7.1.3.6. The City may implement consistent wayfinding and educational signage to improve navigation, accessibility, and public awareness of natural, historical, and recreational features in parks and open space.

OBJECTIVE 7.1.4.

COORDINATE WITH OTHER GOVERNMENT AGENCIES AND THE PRIVATE SECTOR

To implement park acquisition, construction, maintenance, and preservation plans.

Policy 7.1.4.1. The City will ~~Through a joint use agreement~~ coordinate with the State of Florida ~~to open State owned State-owned~~ lands along the North Fork of the St. Lucie River and the Savannas Preserve State Park. ~~to for~~ public access.

Policy 7.1.4.2. The City shall continue to work with the St. Lucie County School Board to provide recreation facilities and programs at schools located in the City through mutual use agreements.



Policy 7.1.4.3. The City ~~shall~~will seek intergovernmental agreements when necessary for joint projects with St. Lucie County in a cooperative effort to provide recreation facilities in the City.

Policy 7.1.4.4. The City ~~shall~~do develop and enhance the City's recreational trail system to tie into St. Lucie County's Greenways and Trails system, the trail system contained in the ~~2035-2050~~ Long Range Transportation Plan, and the trail system contained in the St. Lucie County TPO ~~Bicycle, Pedestrian, and Greenways and Trails Study~~SmartMoves 2045 plan.



ECONOMIC DEVELOPMENT

8



DRAFT GOALS, OBJECTIVES, & POLICIES

April 2026



GOAL 8.1. ECONOMIC COORDINATION

The City ~~will~~ shall support and promote balanced and ~~orderly~~ sustainable economic development as part of an overall strategy through coordination with state, regional agencies, and private sector partners to enhance quality of life and global competitiveness. ~~consistent with other governmental agencies and private sector planning efforts.~~

OBJECTIVE 8.1.1.

COORDINATION

The City ~~will~~ shall ~~coordinate and partner~~ designate staff to work with other governmental agencies, economic development organizations, and private sector and entities ~~businesses in the development to develop~~ of and implement comprehensive Economic Development strategies. ~~Such strategies will be consistent with the economic goals of Federal agencies and Regional and State Comprehensive Plans.~~

Policy 8.1.1.1. The City ~~will~~ shall ~~provide~~ maintain an inventory of commercial and industrially zoned lands to locate appropriate areas for development and contribute. ~~This information shall be used~~ to produce a county-wide economic development planning efforts ~~inventory.~~

Policy 8.1.1.2. The City ~~should~~ shall coordinate with St. Lucie County, the Economic Development Council of St. Lucie County and the St. Lucie County Chamber of Commerce to develop strategies ~~designed to that~~ meet the economic diversification needs of the community with an emphasis on job creation, wage growth, workforce development, and capital investment.

Policy 8.1.1.3. The City ~~should~~ shall work with the Economic Development Council of St. Lucie County, which will act as the liaison to coordinate all state and federal incentive programs on behalf of companies locating or expanding in the City.

Policy 8.1.1.4. The City ~~should~~ shall initiate ~~efforts~~ and support ~~the~~ efforts of other agencies to obtain grant monies and other ~~funds designed to assist~~ resources for local economic development and workforce development initiatives ~~to that~~ increase employment opportunities and remove barriers to workforce participation.

Policy 8.1.1.5. The City ~~should~~ shall continue participation in regional economic development activities ~~such as those of including~~ the Florida CareerSource Research Coast and other multi-jurisdictional partnerships that promote economic growth.

Policy 8.1.1.6. The City should seek to coordinate, where appropriate, City investment in utilities, transportation, and other public facilities with business, employment, and ~~other~~ economic development opportunities to maximize return on public investment.



GOAL 8.2.

The City shall support the retention and growth of the industrial sector, retaining existing businesses and small firms, and existing businesses while actively seek to attracting new commercial and industrial businesses.

OBJECTIVE 8.2.1.

PLANNING FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT

The City shall plan for commercial and industrial development through strategic land use designations, employment corridor development, and infrastructure investment to support retention of existing businesses and attraction of new businesses. Provide supporting services for the retention of existing and attraction of new businesses.

Policy 8.2.1.1. The City should shall ensure the allocation allocate of an appropriate quantity of lands on the Future Land Use Map that are desirable suitable for commercial and industrial purposes development with consideration for: to serve future growth needs of the City.

- Proximity to reliable transportation networks
- Access to adequate infrastructure (water, wastewater, electricity, gas, telecom)
- Compatibility with surrounding land uses
- Environmental constraints and opportunities
- Workforce accessibility

Policy 8.2.1.2. The City should shall implement employment corridor plans that designate specific areas for concentrated commercial and industrial development with supporting infrastructure and amenities to create centers of economic activity, prioritize the development of sites with high visibility and direct access to major transportation corridors for targeted industries and uses that encourage job creation.

Policy 8.2.1.3. The City shall should give consider the high priority of to retaining employment-generating land uses in appropriate locations during the review of comprehensive plan amendments and rezoning requests.

Policy 8.2.1.4. The City should encourage designation and preservation of commercial and industrial land for industrial uses to prevent conversion to non-job generating uses and maintain adequate land supply.

Policy 8.2.1.5. The City should shall promote infill development and redevelopment of underutilized encourage new commercial and industrial sites to maximize use of existing infrastructure and reduce urban sprawl development



Policy 8.2.1.6. The City shall support development patterns within employment corridors that encourage:

- Mixed-use development where appropriate
- Mobility-oriented design
- Shared parking and infrastructure
- Supporting retail and service uses

Policy 8.2.1.7. The City shall coordinate with regional [business](#) partners to promote employment corridors as economic development assets with multi-jurisdictional benefits.

Policy 8.2.1.8. The City shall support the County's EDC to ensure that the Business Retention and Expansion Program is focused on supporting existing businesses through regular outreach, surveys, and direct engagement.

Policy 8.2.1.9. The City shall consider prioritizing the use of economic development incentives for the retention and expansion of existing businesses.



GOAL 8.3. TARGETED INDUSTRY DEVELOPMENT AND ECONOMIC DIVERSIFICATION

The City ~~will~~ shall diversify the economic base by targeting industries that provide high-wage, high-skill employment opportunities aligned with regional competitive advantages and workforce capabilities develop and maintain an economic environment that will encourage the creation, expansion, and retention, of business within city limits while maintaining quality of life for its residents.

OBJECTIVE 8.3.1.

STRATEGIC INDUSTRY TARGETING

The City ~~will~~ shall target specific industries that align with regional strengths, offer quality employment opportunities, and support long-term sustainable economic growth provide and maintain appropriate data bases to assist in the analysis of trends and needs for economic development.

~~Policy 8.8.1.1.~~ **Policy 8.3.1.1.** The City shall prioritize attraction and support of the targeted industries identified in Appendix "A" The City Planning & Zoning Department will evaluate and update land use demand data as part of the Evaluation and Appraisal Reports of the Comprehensive Plan every seven years to evaluate the effectiveness of the adopted Comprehensive Plan Goals, Objectives, and Policies regarding land use and economic development

Policy 8.3.1.2. The City ~~should~~ shall encourage development of targeted industries that meet the following criteria: foster a positive business climate by ensuring adequate public services, infrastructure, transportation, and other public facilities to support business retention and expansion, and high quality customer service.

- Pay higher than average wage levels
- Bring new capital into the economy with positive multiplier effects
- Have strong prospects for future growth
- Support development of industry clusters
- Diversify the regional economic base
- Provide opportunities for career advancement

Policy 8.3.1.3. The City regularly review and update the targeted industry list with its economic development partners based on economic trends, workforce capabilities, infrastructure capacity, and regional competitive advantages will target the following industries:

- ~~Aerospace/Engineering~~
- ~~Manufacturing~~
- ~~Agriculture/Aquaculture/Food Processing~~
- ~~Medical Industries~~
- ~~Boats and Marine Related Manufacturing~~
- ~~Pharmaceutical~~
- ~~Business/Financial Services~~
- ~~Plastics Manufacturing~~
- ~~Electronic Related Industries~~
- ~~Professional Sports~~
- ~~Fabricated Metal Products~~
- ~~Research and Development~~
- ~~Film Industry~~
- ~~Tourism/Entertainment~~
- ~~Golf and Recreation~~
- ~~Transportation Hub Development~~
- ~~International Trade~~
- ~~(Multi-modal Distribution)~~

Policy 8.3.1.4. ~~The City will shall support target commercial development in employment corridors and support the implementation of employment corridor plans. and promote the “Jobs Corridor” area along the west side of I-95 from the Crosstown Parkway Interchange to the county line on the south end in the vicinity of the Becker Road Interchange. The area will be recognized as an employment center.~~

Policy 8.3.1.5. RESERVED. ~~The City should encourage the development of targeted industries that provide opportunities for long term growth. Criteria for identifying sectors to support include the following:~~

- ~~Pay higher than average wage levels;~~
- ~~Bring new capital into the economy, reflecting multiplier effects;~~
- ~~Have reasonably good future job prospects;~~
- ~~Involve a cluster of businesses engaged in similar activities;~~
- ~~Use quality environmental practices; or~~
- ~~Diversify the regional economic base.~~



~~**Policy 8.3.1.6.** RESERVED The City should encourage the expansion of existing business and industry and/or development of new business and industry in appropriate locations, as feasible and applicable, in order to maximize the use of existing public services and infrastructure.~~

Policy 8.3.1.7. The City ~~may~~shall consider ~~potential~~ changes to its Land Development Regulations to provide for a wide range of uses in commercial areas that contribute to the City's total employment base, provide the goods and services needed by the City's residents and promote the retention and expansion of businesses and attractions in the City's commercial areas.

Policy 8.3.1.8. In order to enhance current investments in the City and to maintain and improve existing structures, the City ~~may~~shall consider allowing modifications to standards for required off-street parking, based on the anticipated use of the facility, size of meeting or assembly areas, hours of use, anticipated effects of parking on adjacent businesses and surrounding community, access to public transportation and carpools, and other considerations of need and impact.

Policy 8.3.1.9. The City ~~may~~shall review and amend the Land Development Regulations to ensure it allows suitable home-based businesses ~~that generate limited traffic.~~ [In accordance with Florida Statute §559.955.](#)

~~Policy 8.3.1.10: Continue to support local business by giving preference to Port St. Lucie businesses in the City's bid process.~~

~~Policy 8.3.1.11: Continue to support New Business Training and other public outreach programs to support local business creation.~~

~~Policy 8.3.1.12: The City should continue to work with educational partners to ensure there are appropriate educational opportunities, job skills programs, and facilities to meet business and industry needs.~~

OBJECTIVE 8.3.2.

TOURISM

The City ~~should~~shall continue to enhance local attractions and recreational facilities to promote tourism and quality of life.

Policy 8.3.2.1. The City ~~should~~shall continue to promote tourism and recreation based upon the City's natural resources.

Policy 8.3.2.2. The City ~~should~~shall continue to promote passive recreational activities by continuing to protect natural preserves and the North Fork of the St. Lucie River.

Policy 8.3.2.3. The City ~~should~~shall continue to coordinate with the St. Lucie County Tourism office to promote tourism in the City.

Policy 8.3.2.4. The City ~~should~~shall continue to support arts and culture as a core component to the economic health of the City.

Policy 8.3.2.5. ~~Through its land development regulations and implementation of the Art in Public Places Master Plan, the City shall continue to support the art in public places program for the integration of public art in both public and private development projects throughout the city to visually enliven the city, illuminate the~~



city's history, diversity and culture, and foster economic development. All new development shall continue to provide public art, or pay fees in lieu of for the Port St. Lucie community.

OBJECTIVE 8.3.3.

ECONOMIC CLUSTER DEVELOPMENT

The City shall encourage development of industry clusters that benefit from proximity to related businesses, shared workforce, and supporting infrastructure.

Policy 8.3.3.1. The City shall identify and support development of economic clusters in appropriate locations, including technology, marine industries, healthcare/life sciences, and advanced manufacturing.

Policy 8.3.3.2. The City shall coordinate with research institutions, including FIU's Center for Translational Science and Cleveland Clinic's Florida Research & Innovation Center, to support clustering of research and development activities and technology commercialization.

Policy 8.3.3.3. The City shall support development of business incubators, innovation centers, and co-working spaces that facilitate entrepreneurship and cluster formation.

Policy 8.3.3.4. The City shall encourage development of supporting services and amenities that enhance cluster competitiveness, including specialized suppliers, professional services, and workforce training facilities.

OBJECTIVE 8.3.4.

WORKFORCE AND SMALL BUSINESS DEVELOPMENT

The City shall support programming for workforce and small business development.

Policy 8.3.4.1. The City shall continue to provide assistance to small-business owners in navigating the development and permitting process.

Policy 8.3.4.2. The City shall continue to work with educational partners to ensure there are appropriate educational opportunities, job skills programs, and facilities to meet business and industry needs.

Policy 8.3.4.3. The City shall continue to support local business by giving preference to Port St. Lucie businesses in the City's bid process.

Policy 8.3.4.4. The City shall continue to support New Business Training and other public outreach programs to support local small business creation.



APPENDIX “A” PORT ST LUCIE’S TARGETED INDUSTRIES

Industry	NAICS Code
Manufacturing	
Food & Beverage Products Manufacturing	311, 312
Textile Mills & Textile Product Mills	313, 314
Apparel Manufacturing	315
Wood & Paper Product Manufacturing	321, 322
Printing and Related Support Activities	323
Petroleum and Coal Products Manufacturing	324
Chemical & Pharmaceutical Manufacturing	325
Plastics & Rubber Products Manufacturing	326
Nonmetallic Mineral Product Manufacturing	327
Primary Metal Manufacturing	331
Fabricated Metal Manufacturing	332
Machinery Manufacturing	333
Computer and Electronic Product Manufacturing	334
Electronic Equipment, Appliance, and Component Manufacturing	335
Transportation Equipment Manufacturing (including Aerospace, Aviation, Boat & Marine)	336
Furniture and Related Product Manufacturing	337
Miscellaneous	339
Energy & Renewables	
Solar and Cell Manufacturing	334413
Biomass & Biofuels	325193, 325199
Fuel Cell & Hydrogen	334413, 335999
Global Logistics	
Wholesale Trade	42
Merchant Wholesalers, Durable Goods	423
Merchant Wholesalers, Nondurable Goods	424
Wholesale Electronic Markets and Agents and Brokers	425
Transportation and Warehousing	48–49
Information Technology	
Publishing Industries (Except Internet)	511
Motion Picture & Sound Recording Industries	512
Telecommunications	517
Data Processing, Hosting & Related Services	518
Other Information Services	519



Industry	NAICS Code
Finance & Insurance	
<u>Credit Intermediation and Related Activities</u>	<u>522</u>
<u>Securities, Commodities Contracts, and Other Financial Investments and Related Activities</u>	<u>523</u>
<u>Insurance Carriers and Related Activities</u>	<u>524</u>
<u>Funds, Trusts, and Other Financial Vehicles</u>	<u>525</u>
Professional, Scientific, & Technical Services	
<u>Computer Programming/Software and Computer System Design</u>	<u>541511, 541513</u>
<u>Management, Scientific & Technical Services</u>	<u>5416</u>
<u>Research & Development</u>	<u>5417</u>
<u>Testing Laboratories</u>	<u>541380</u>
<u>Simulation Training</u>	<u>611420</u>
Corporate Headquarters	
<u>Corporate, Subsidiary and Regional Management Offices</u>	<u>551114</u>
Other	
<u>Aquaculture</u>	<u>112511, 112512, 112519</u>
<u>Administrative Support Services</u>	<u>561</u>
<u>Professional Development & Management Training</u>	<u>611430, 611710</u>
<u>Space Research & Technology</u>	<u>927</u>
<u>Professional or Semiprofessional Sports Teams or Clubs</u>	<u>711211</u>

Note: Includes all industries listed under the expanded NAICS Codes for each industry included above, unless otherwise noted. All projects are evaluated on an individual basis, and therefore operating in a target industry does not automatically indicate eligibility. Other industries may be considered by the City Council if the company can improve the quality of life within the community by creating new jobs and/or high wages



CAPITAL IMPROVEMENTS

9



CHARTING
PORT ST. LUCIE

DRAFT **GOALS, OBJECTIVES,** **& POLICIES**

March 2026



GOAL 9.1. CAPITAL IMPROVEMENTS

The city shall undertake actions to adequately provide needed public facilities for both existing and future residents in a timely and efficient manner consistent with available resources that will promote orderly growth.

OBJECTIVE 9.1.1.

ANNUAL BASIS

Capital improvements shall be provided as required on an annual basis to correct existing deficiencies, to accommodate projected future growth and to replace obsolete and worn- out facilities in accordance with the adopted Capital Improvement Program.

Policy 9.1.1.1. The City shall include in its 5-Year Capital Improvement Program all projects identified in other Comprehensive Plan elements that are determined to be of relatively large scale and high cost (i.e., \$100,000 or greater); all capital improvements with costs \$35,000 or greater shall be included in the City's ~~5-Year capital improvement program and~~ budget.

Policy 9.1.1.2. The City Council shall continue to evaluate and rank ~~in order of priority projects capital improvement projects in order of priority proposed~~ for inclusion in the 5-Year Schedule of Improvements, using the following criteria.

~~Policy 9.1.1.3: Proposed capital improvement projects will be evaluated and ranked in the following order of priority:~~

- a. Replacement of obsolete or worn out facilities, including repair, remodeling or renovation of facilities that contribute to achieving and/or maintaining levels of service.
- b. New facilities that reduce or eliminate existing deficiencies in levels of service.
- c. New facilities and improvements to existing public facilities that eliminate public hazards not otherwise eliminated by improvements prioritized according to a. and b. above.
- d. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next five fiscal years, as updated by the annual review of the CIE. The City may acquire land or right-of-way in advance of the need to develop a facility for new development.
- e. Improvements to existing facilities and new facilities that significantly reduce the operating costs of achieving and/or maintaining levels of service.
- f. All facilities scheduled for construction or improvement in accordance with this policy shall be evaluated to identify any plans of State agencies or the South Florida Water Management District that affect, or will be affected by, the proposed capital improvement.



OBJECTIVE 9.1.2.

ADOPTED LEVEL OF SERVICE (LOS) STANDARDS

Future development shall bear 100% of the cost of facility improvements necessitated by the development in order to maintain adopted LOS standards.

Policy 9.1.2.1. The availability of public facilities shall be determined and measured using the following LOS standards for the required public facility classifications:

LEVEL OF SERVICE STANDARDS

a. TRAFFIC TRANSPORTATION [TO BE UPDATED WHEN TRANSPORTATION ELEMENT IS COMPLETED]

MINIMUM LEVEL OF SERVICE STANDARDS

Facility Type (Non SIS)	LOS Standard
Collector	D
Minor Arterial (Urban)	E *
Primary Arterial (Urban)	E *
State Highway (Urban)	D
Limited Access Facility (Urban)	D

(Level of service for roadways shall be determined based on peak hour traffic conditions.)

LEVEL OF SERVICE STANDARDS

Facility Type	Standards
Deficient Facilities	Maintain & improve
Constrained Facilities	Maintain*

*Transportation System Management and Transportation Demand Management measures will be used to maintain and improve traffic flow.

SIS Roadway Corridors	Roadway Segment	LOS Standard
I-95	Martin County Line to Gatlin Boulevard	D
I-95	Gatlin Boulevard to St. Lucie West Boulevard	D
I-95	St. Lucie West Boulevard to Midway Road	D
Florida's Turnpike	Martin County Line to Becker Road	D
Florida's Turnpike	Becker Road to Port St. Lucie Boulevard	D
Florida's Turnpike	Port St. Lucie Boulevard to SR 70/ Okeechobee Rd	D

b. **POTABLE WATER**

The ~~level of service~~ LOS standard adopted for potable water facilities is as follows:

For **residential uses**, single and multi-family, the following level of service standards shall apply:

1. Port St. Lucie Utility System Department-~~100~~ 115 gallons per capita per day (GPCD)

2. St. Lucie West Services District-85 gallons per capita per day (GPCD)

For **non-residential uses**, the following level of service standards shall apply:

1. Commercial, 125 gallons per day per 1000 square feet
2. Hotel/Motel, 112.5 gallons per day per room
3. Industrial, 150 gallons per day per 1000 square feet
4. Office/School/Institutional, 120 gallons per day per 1000 square feet

The level of service standard for the provision of water treatment for development in areas outside of existing Utility Service Areas (USA's) shall be based on verification and acceptance of an approved water well by the County Health Department.

c. **SANITARY SEWER**

The level of service standard ~~adopted~~ for sanitary sewer facilities shall be 100 gallons per capita per day (GPCD) is 85% of the Potable Water LOS.

The level of service for sewage treatment for development in areas outside of existing Utility Service Areas (USA's) shall be based on verification and acceptance of an approved septic system by the County Health Department.

d. **SOLID WASTE**

The level of service standard adopted for solid waste facilities is 3.88 pounds/capita/day for Class I waste and 0.81 pounds/capita/day for C & D waste.

e. **DRAINAGE**

The level of service adopted for stormwater management facilities for existing surface water management systems shall be as shown in the South Florida Water Management District (SFWMD) permit governing said system. Systems without a permit shall be as shown in SFWMD rules in effect at the time of the system's original construction.

f. **PARKS AND RECREATION**

Developed Public Park or Recreation Facilities 5.0 acres/1000 population

g. **PUBLIC SCHOOLS**

~~1.~~ LOS Standards for High, Middle, and Elementary Schools and for Title 1 Schools. The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the ST. LUCIE COUNTY SCHOOL BOARD annually to account for measurable programmatic changes.

[Definition]

~~2. LOS Standards for Title 1 Schools The uniform district-wide LOS standards shall be 100% of permanent FISH capacity for Title 1 Schools.~~

Policy 9.1.2.2. The City will continue to ensure that future development will bear 100% of the costs of facilities necessitated by the development in order to maintain adopted LOS standards.

Policy 9.1.2.3. To ensure that facilities and services needed to support development are available concurrent with the impacts of such development, the City of Port St. Lucie has adopted a Concurrency Management System. Prior to the issuance of a development order or development permit, the Concurrency Management System shall ensure that the adopted levels of service standards required for transportation facilities, potable water, sanitary sewer, solid waste, drainage, parks and recreation shall be maintained. The following are the minimum requirements for concurrency:

For potable water, sewer, solid waste, and drainage:

- a. ~~1.~~ The necessary facilities and services are in place and available to serve new development; or
- b. ~~2.~~ A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
- c. ~~3.~~ The necessary facilities and services are guaranteed in an enforceable development agreement that requires the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy or its functional equivalent. Such enforceable development agreement may include, but is not limited to, a development agreement pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

For parks and recreation:

- a. ~~1.~~ The necessary facilities and services are in place or under actual construction; or
- b. ~~2.~~ The necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of a certificate of occupancy or its functional equivalent; or
- c. ~~3.~~ The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of a certificate of occupancy or its functional equivalent. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

For transportation facilities:

- a. ~~1.~~ The necessary facilities and services are in place or under actual construction; or
- b. ~~2.~~ The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
- c. ~~3.~~ The necessary facilities and services are guaranteed in an enforceable development agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after the issuance of a certificate of occupancy or its functional equivalent. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

OBJECTIVE 9.1.3.

NEEDED CAPITAL IMPROVEMENTS

The City shall coordinate the management of its fiscal resources and land use decisions to ensure the provision of needed capital improvements as identified on an annual basis in the City's Capital Improvements Program for previously issued development orders and for future development in order to maintain adopted LOS standards.

Policy 9.1.3.1. The City shall continue the review and approval process of the CIE, ~~and~~ the Capital Improvements Program, and Budget on an annual basis.

Policy 9.1.3.2. The City shall adopt a Capital Improvement Budget at the same time it adopts an Annual Operating Budget. The Capital Budget shall include those projects as specified in the policies of the other Comprehensive Plan elements necessary to maintain the adopted levels of service.

Policy 9.1.3.3. The City will maintain and ~~update~~ annually update a long-range financial forecasting system ~~that will~~ which includes projections of revenues, expenditures, and financing of capital improvements.

Policy 9.1.3.4. The City shall pursue grants, private funds, and public/private partnerships, to finance capital improvements.

Policy 9.1.3.5. The City shall address all identified options and recommendations as a means to ensure economic feasibility through the capital improvement process and program.

Policy 9.1.3.6. The City ~~will~~ shall assess new developments' ~~their~~ pro rata share of improvement costs based on the demand those said developments generate.

Policy 9.1.3.7. Through the concurrency management system, the City shall manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders.

Policy 9.1.3.8. The City ~~will~~ shall continue to maintain an adequate facilities ordinance to ensure that public facilities and services will meet the adopted levels of service and will be available concurrent with the impact of development.

Policy 9.1.3.9. Proposed plan amendments and requests for new development shall be evaluated according to the following guidelines as to whether the proposed action would:

- a. Contribute to a condition of public hazard as described in the Infrastructure and Coastal Management Elements;
- b. Exacerbate any existing condition of public facility deficits as described in the Traffic Circulation, Infrastructure and Recreation and Open Space Elements;
- c. Generate public facility demands that may be accommodated by capacity increases planned in the 5-year Schedule of Capital Improvements;
- d. Conform with future land uses as shown on the Future Land Use Map;



- e. If public facilities are developer provided, accommodate public facility demands based upon adopted LOS standards;
- f. If public facilities are provided by the City, demonstrate financial feasibility subject to this element; and,
- g. Affect State agencies' and the South Florida Water Management District's facilities plans.

Policy 9.1.3.10. To ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the New Community Development (NCD) District, public infrastructure requirements for developments within a NCD District, or any sub-Districts, may be funded and maintained by Community Development Districts in accordance with Chapter 190 F.S. As an alternative, the City may establish a dependent special assessment district within a NCD District, or any sub-Districts, or similar financing entity to provide for construction and maintenance of public infrastructure within a NCD District, or any sub-District, which is not financed or maintained by a Community Development District. Other funding mechanisms for infrastructure and maintenance may be used, including but not limited to conventional financing and HOA's, to ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District.

Policy 9.1.3.11. The City shall adopt and implement the City of Port St. Lucie Public School Facilities Element in accordance with the adopted Interlocal Agreement between the City and the St. Lucie County School District. The City hereby incorporates by reference the St. Lucie County School Board's Five-Year Work Plan, approved by the School Board as amended. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service (LOS) standards for the public schools. The Five-Year Capital Improvements Plan ensures the level of service (LOS) standards for public schools are achieved and maintained within the period covered by the ~~five-year~~five-year schedule.

Policy 9.1.3.12. The City ~~shall~~may require all annexation applications provide a fiscal impact analysis and an analysis of public infrastructure needs and funding sources

OBJECTIVE 9.1.4.

DEBT

The City shall manage its debt in a manner to retain the integrity of its fiscal resources and assure financial feasibility.

Policy 9.1.4.1. The City will confine long-term borrowing to capital improvements or projects that cannot be financed from current revenues.

Policy 9.1.4.2. When the City finances capital projects by issuing bonds, it will pay back the bonds within a period not to exceed the expected useful life of the project.

Policy 9.1.4.3. The City will try to keep the average maturity of general obligation bonds at or below 15 years.

Policy 9.1.4.4. On all debt-financed projects, the City will attempt to make a down payment of at least 10 percent of total project costs from current revenues.



Policy 9.1.4.5. Total debt service for general obligation debt will not exceed 15 percent of total annual locally generated operating revenue.

Policy 9.1.4.6. The City will not use long-term debt for current operation.

GOAL 9.2.

Community facilities development will strive to go beyond meeting the basic needs of Port St Lucie residents to meeting their needs for cultural enrichment and community identity.

OBJECTIVE 9.2.1.

The City shall implement the Parks Master Plan to ~~undertake to~~ provide a network of accessible parks and greenways when adding additional recreational areas to meet the residents' ~~passive and active recreational~~ needs as resources allow.

OBJECTIVE 9.2.2.

The City should strive to provide cultural facilities that enhance the lives of Port St. Lucie residents and help define Port St. Lucie's unique cultural identity.

Policy 9.2.2.1. ~~Policy 9.2.2.1:~~ The City should work with development interests to identify a desirable site for a major cultural facility in the City in the western annexation area.

~~SCHEDULE OF CAPITAL IMPROVEMENTS~~

CAPITAL IMPROVEMENTS ELEMENT



Description - Funding Source	Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Fiscal Year 2023-2024
Funding Source: Interfund Transfer					
General CIP Fund	\$ 3,153,500	\$ 7,048,613	\$ 1,399,000	\$ 2,630,000	1,480,000
Road and Bridge CIP Fund	300,000	-	-	-	-
Crosstown Parkway CIP Fund	250,000	138,000	-	-	-
Utilities CIP Fund	9,500,000	32,000,000	2,500,000	2,500,000	2,500,000
Subtotal	\$ 13,203,500	\$ 39,186,613	\$ 3,899,000	\$ 5,130,000	\$ 3,980,000
Funding Source: Cash Carryforward/Fund Balance					
General CIP Fund	\$ 1,637,487	\$ 1,257,187	\$ 1,130,000	\$ 1,130,000	\$ 1,480,000
Road & Bridge CIP Fund	3,198,444	3,372,230	42,085	486,394	1,130,503
Parks Impact Fee CIP Fund	1,598,759	2,067,469	103,056	1,959,129	2,386,323
Parks MSTU CIP Fund	556,560	923,057	1,354,602	1,744,884	3,225,374
Half Cent Sales Tax CIP Fund	2,613,343	2,395,235	1,054,919	3,474,142	772,953
Crosstown Parkway CIP Fund	1,342,057	1,125,032	1,153,032	1,093,032	1,064,592
Utilities CIP	11,045,699	19,824,417	17,308,041	7,262,044	-
Subtotal	\$ 21,992,349	\$ 30,964,627	\$ 22,145,735	\$ 17,149,625	\$ 10,059,745
Funding Source: Impact Fees					
Road & Bridge CIP Fund	\$ 2,424,000	\$ 2,496,720	\$ 2,446,786	\$ 2,397,850	\$ 2,349,893
Parks Impact Fee CIP Fund	4,216,402	2,005,925	2,056,073	2,097,195	2,139,138
Subtotal	\$ 6,640,402	\$ 4,502,645	\$ 4,502,859	\$ 4,495,045	\$ 4,489,031
Funding Source: Ad Valorem Revenue					
Road & Bridge CIP Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Parks MSTU CIP Fund (County Distribution)	2,063,097	2,228,145	2,186,883	2,145,621	-
Subtotal	\$ 2,063,097	\$ 2,228,145	\$ 2,186,883	\$ 2,145,621	\$ -
Funding Source: Interest Income					
General CIP Fund	\$ 50,000	\$ 30,000	\$ -	\$ -	\$ -
Road & Bridge CIP Fund	110,000	110,000	110,000	110,000	200,000
Parks Impact Fee Fund	80,000	50,000	50,000	80,000	25,000
Parks MSTU CIP Fund	3,400	3,400	3,400	3,400	3,570
Crosstown Parkway CIP Fund	100,000	40,000	-	-	-
Subtotal	\$ 343,400	\$ 233,400	\$ 163,400	\$ 193,400	\$ 228,570
Funding Source: Gas Tax					
Road & Bridge CIP Fund	\$ 4,326,000	\$ 4,412,520	\$ 4,500,770	\$ 4,545,778	\$ 4,636,693
Subtotal	\$ 4,326,000	\$ 4,412,520	\$ 4,500,770	\$ 4,545,778	\$ 4,636,693
Funding Source: Half Cent Sales Tax					
Half Cent Sales Tax CIP Fund	\$ 7,653,300	\$ 7,921,469	\$ 8,199,038	\$ 8,486,336	\$ 8,783,694
Subtotal	\$ 7,653,300	\$ 7,921,469	\$ 8,199,038	\$ 8,486,336	\$ 8,783,694
Funding Source: FDOT Contribution					
Road & Bridge CIP Fund	\$ 613,756	\$ 2,455,000	\$ 648,795	\$ -	\$ -
Subtotal	\$ 613,756	\$ 2,455,000	\$ 648,795	\$ -	\$ -
Funding Source: Other Financing Sources					
General CIP Fund	\$ 969,700	\$ 319,700	\$ 250,000	\$ 250,000	-
Half Cent Sales Tax CIP Fund	5,000,000	4,500,000	-	3,000,000	-
Crosstown Parkway CIP Fund	-	-	-	-	-
Utilities CIP Fund	1,939,414	1,080,000	1,080,000	-	21,032,044
Subtotal	\$ 7,909,114	\$ 5,899,700	\$ 1,330,000	\$ 3,250,000	\$ 21,032,044
	\$ 64,744,918	\$ 97,804,119	\$ 47,576,480	\$ 45,395,805	\$ 53,209,777



PUBLIC SCHOOL FACILITIES

10



DRAFT GOALS, OBJECTIVES, & POLICIES

April 2026



GOAL 10.1 PUBLIC SCHOOL FACILITIES

The City of Port St. Lucie shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the ~~five-year~~five-year, ~~ten-year~~ten-year, and ~~twenty-year~~twenty-year planning periods

OBJECTIVE 10.1.1.

OBJECTIVE PSFE 1.1: LAND USE AND SCHOOL CAPACITY COORDINATION [9J-5.025(3) (B) (4) (5), AND (6) F.A.C.]

~~It is the objective of Port St. Lucie to c~~Coordinate land use decisions ~~[see definition]~~ with school capacity planning, recognizing ~~This objective will be accomplished recognizing~~ the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use decisions, ~~including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.~~

Policy 10.1.1.1. ~~Policy PSFE 1.1.1: Coordinated Map Series [9J-5.025(3) (c) (6), (4) (a) and (4) (b) F.A.C.]:~~ The City shall provide the St. Lucie County School Board by October 15 of each year a report of development trends for use in school planning, ~~and will coordinate with the The St. Lucie County School Board as they prepare their~~ shall coordinate with each local government in the preparation of the annual Educational Facilities plan. The City shall use ~~Based upon~~ the final adopted Educational Facilities plan to, ~~the City and other local governments, shall~~ annually update and maintain a public school facilities map series, as supporting data and analysis. This map series ~~including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period,~~ will be coordinated with the City's Future Land Use Map ~~or Map Series.~~ The public school facilities mMap sSeries shall include at a minimum:

- a. ~~MA map or maps that~~which identify existing location of public school facilities by type and existing location of ancillary facilities~~plants.~~
- b. ~~A future conditions maps or map series which that~~ depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the ~~end of the~~ long- range planning period of the ~~host c~~City.
- c. ~~Maps that~~A map or map series which depicts School Capacity Planning Areas (SCPA) for high schools, middle schools, and elementary schools.
- d. ~~Maps that~~ A map or map series which depicts **School Concurrency Service Areas** (SCSA) for high schools, middle schools, and elementary schools.



Policy 10.1.1.2. ~~Policy PSFE 1.1.2: Coordinating School Capacity with Growth.~~ The City shall coordinate land use decisions with the St. Lucie County School Board's ~~Long-Range~~Long-Range Facilities Plans over ~~the~~ 5-year, 10-year, and 20-year periods.

Policy 10.1.1.3. ~~Policy PSFE 1.1.3: Geographic Basis for School Capacity Planning.~~ For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSA) that are established for high, middle and elementary schools as part of the Interlocal Agreement (ILA) for Public School Facility Planning shall continue to be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be continuously assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s) for purposes of this planning assessment. ~~Existing or planned capacity in adjacent SCSA(s) shall not be considered.~~

Policy 10.1.1.4. ~~Policy PSFE 1.1.4: Local Government Notice of Development Proposals [ILA Section 9.3].~~ The City ~~agrees to~~shall notify give the St. Lucie County School Board ~~notification~~ of land use applications and development proposals ~~pending before them~~ that may affect student enrollment, enrollment projections, or school facilities. ~~Notice to the St. Lucie County School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities. Notice to the St. Lucie County School Board will be provided simultaneously with provision of such materials to the~~ Local Planning Agency (LPA), Site Plan Review Committee (SPRC), or City Commission. This notice requirement applies to any amendment to the comprehensive plan, future land use map, rezoning, development of regional impact, or major residential or mixed-use development project that proposes: [ILA Section 9.3]

- a. ~~to~~An increase ~~the~~in density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level.
- b. ~~or to construct or develop~~The development of non-age-restricted dwelling units or lots that will produce more than one (1) student in any grade level.

Policy 10.1.1.5. ~~Policy PSFE 1.1.5: ST. LUCIE COUNTY SCHOOL BOARD Report to City [ILA Section 9.4].~~ ~~The City shall give~~ Within 15 days after notification by the City, the St. Lucie County School Board 15 days to ~~will~~ advise the ~~local government~~City of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts. [ILA Section 9.4]

Policy 10.1.1.6. ~~Policy PSFE 1.1.6: School Capacity Shortfalls [ILA Section 9.5].~~ If sufficient school capacity is not available or planned to serve the development at the time of impact, the St. Lucie County School Board ~~shall~~will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the St. Lucie County School Board, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements. [ILA Section 9.5]

Policy 10.1.1.7. ~~Policy PSFE 1.1.7: Criteria for Evaluating Land Use and Development Applications [ILA Section 9.6] [Section 163.3177(6) (a) F.S.]~~ In reviewing and approving comprehensive plan amendments, developments of regional impact, rezonings, and development proposals, the City ~~shall~~will consider the following factors: [ILA Section 9.6]

- a. St. Lucie County School Board comments;



- b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
- c. The provision of school sites and facilities within planned neighborhoods;
- d. Compatibility of land uses adjacent to existing schools and reserved school sites;
- e. The collocation of parks, recreation, and neighborhood facilities with school sites;
- f. The linkage of schools, parks, libraries, and other public facilities with bikeways, trails, and sidewalks for safe access;
- g. Traffic circulation plans which serve schools and the surrounding neighborhood;
- h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and
- i. The inclusion of school bus stops and turnarounds.

~~**Policy 10.1.1.8. Policy PSFE 1.1.8: Capacity Enhancement Agreements.**~~ Where feasible and agreeable to the City, St. Lucie County School Board, affected jurisdictions, and the applicant, Capacity Enhancement Agreements shall be encouraged-considered to ensure adequate capacity is available at the time the school impact is created. The St. Lucie County School Board's Long Range Facilities Plans over the five year, 10-year, and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

OBJECTIVE 10.1.2.

**~~OBJECTIVE PSFE 1.2: COMMUNITY DEVELOPMENT PLANS~~
[ILA SECTION 9.7]**

The City shall consider school capacity in the formulation of community development plans.

~~**Policy 10.1.2.1. Policy PSFE 1.2.1: Factors Considered in Formulating Community Development Plans.**~~ In formulating community development plans and programs, the City ~~shall~~will consider the following factors: [ILA Section 9.7]

- a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the St. Lucie County School Board District educational facilities plan;
- b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- c. Targeting community development improvements in older and distressed neighborhoods near schools; and
- d. Working to address and resolve multi-jurisdictional public school issues.



OBJECTIVE 10.1.3.

OBJECTIVE PSFE 1.3: EVALUATION AND APPRAISAL OF COMPREHENSIVE PLANS [ILA SECTION 9.8]

The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans and corresponding Plan updates. [ILA Section 9.8].

Policy 10.1.3.1. ~~Policy PSFE 1.3.1:~~ Evaluation and Appraisal of Comprehensive Plans [ILA Section 9.8]

- ~~a. In accordance with Section 163.3191, F.S., the Local Planning Agency (LPA) for each Local Government must prepare an EAR on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of Community Affairs.~~
- ~~b. Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the St. Lucie County School Board, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.~~
- ~~c. The City shall provide the St. Lucie County School Board a copy of each EAR prepared by the LPA within 30 days of submission to the City Council.~~
- a. d. Whenever a meeting or hearing before the City Council includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the St. Lucie County School Board prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.
- b. e. The St. Lucie County School Board may submit written comments to the City about the possible effect upon the St. Lucie County School Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

The City may request that the St. Lucie County School Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible effect upon the St. Lucie County School Board, and the St. Lucie County School Board shall endeavor to provide such assistance as time and resources permit.



GOAL 10.2 PUBLIC SCHOOL CAPACITY

~~Goal 2:~~ Provide adequate public school capacity to accommodate enrollment demand within a financially feasible five-year district facilities work program ~~[9]-5.025(3)(b)(1) F.A.C.~~

OBJECTIVE 10.2.1.

OBJECTIVE PSFE 2.1: IMPLEMENTATION OF SCHOOL CONCURRENCY

The City shall coordinate with the St. Lucie County School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

~~Policy 10.2.1.1. [RESERVED] Policy PSFE 2.1.1: Amendment of Interlocal Agreement. By July 1, 2008, the City shall amend the Interlocal Agreement for Public School Facility planning to implement school concurrency in concert with the St. Lucie County School Board, the County, and the City of Ft. Pierce. The Interlocal Agreement shall be consistent with the goals, objectives, and policies of the Element.~~

~~Policy 10.2.1.2. Policy PSFE 2.1.2: Ordinance Implementing School Concurrency [9]-5.025(3) (c) (4) F.A.C.]. No later than May 1, 2008, the City shall adopt, or commence proceedings for the adoption of, a Comprehensive Plan amendment to address school concurrency. The signed Interlocal Agreement for Public School Facility Planning between the City of Port St. Lucie and the School Board of St. Lucie County shall be used for school capacity planning and the School Concurrency Service Areas (SCSA).~~

OBJECTIVE 10.2.2.

OBJECTIVE PSFE 2.2: LEVEL OF SERVICE (LOS) STANDARDS

The City shall ensure that new residential development is not approved unless there is sufficient capacity to support new residential subdivisions, plats, and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long-range planning period. After the first ~~five year~~ five-year schedule of capital improvements, capacity shall be maintained within each year of subsequent ~~five year~~ five-year schedules of capital improvements.

~~Policy 10.2.2.1. [RESERVED] Policy PSFE 2.2.1: Uniform Application of LOS Standards. The LOS standards established herein shall be applied consistently by all the local governments within St. Lucie County and by the St. Lucie County School Board district-wide to all schools of the same type.~~

~~Policy 10.2.2.2. [RESERVED] Policy PSFE 2.2.2: LOS Standards for High, Middle, and Elementary Schools [9]-5.025(3) (c) (7) F.A.C.]. The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the ST. LUCIE COUNTY SCHOOL BOARD annually to account for measurable~~



~~programmatic changes. No later than February 1, 2011, the School Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.~~

~~**Policy 10.2.2.3. Policy PSFE 2.2.3: Amendment of LOS Standards.**~~ If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. ~~The amended LOS standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed.~~ Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard is financially feasible, and can be achieved and maintained within the period covered by the first five years of the St. Lucie County School Board Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

OBJECTIVE 10.2.3.

OBJECTIVE PSFE 2.3. SCHOOL CONCURRENCY SERVICE AREAS [9J-5.025(3)(C)(1) F.A.C.

The City shall, in coordination with the St. Lucie County School Board and municipalities, establish School Concurrency Service Areas (SCSA), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

~~**Policy 10.2.3.1. Policy PSFE 2.3.1: School Concurrency Service Area (SCSA) Maps.**~~ SCSA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. ~~SCSA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.~~

~~Policy PSFE 2.3.2: Criteria for School Concurrency Service Areas. SCSA shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St. Lucie County development approvals within the SCSA and contiguous SCPA.~~

~~Policy PSFE 2.3.3: Modifying School Concurrency Service Areas [9J-5.025(3)(c)(1) F.A.C.]. The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCSA, the following standards will be met:~~

- ~~a. Potential modifications to the SCSA may be considered annually. Supporting data and analysis for modified SCSA shall be included in the annual update to the St. Lucie County School Board's 5-Year Work Program.~~
- ~~b. Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy PSFE 2.3.2.~~
- ~~c. SCSA boundaries shall be modified based on supporting data and analysis showing that the amended SCSA's are financially feasible within the five year period described by the five year schedule of capital improvements.~~
- ~~d. Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.~~



~~e. — At such time as the St. Lucie County School Board determines that a SCSA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group.~~

~~f. — The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the St. Lucie County School Board.~~

~~Modifications to a SCSA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.~~

OBJECTIVE 10.2.4.

OBJECTIVE PSFE 2.4 SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the St. Lucie County School Board, the City ~~shall~~will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy 10.2.4.1. ~~Policy PSFE 2.4.1: Development Review.~~ The issuance of final subdivisions ~~or~~ plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

Policy 10.2.4.2. ~~Policy PSFE 2.4.2: Exemptions.~~ The following residential developments are exempt from the school concurrency requirements:

- ~~1.a.~~ Single-family lots of record that received final plat approval prior to May 1, 2008;
- ~~2.b.~~ Single-family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) ~~had~~ received preliminary subdivision approval prior to such date, and (iii) ~~have~~ had no lapse in the development approval status;
- ~~3.c.~~ Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;
- ~~4.d.~~ Multi-family site plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;
- ~~5.e.~~ An amendment to a residential subdivision plat or site plan that was approved prior to May 1, 2008, so long as the amendment does not increase the number of students generated by the development.
- ~~6.f.~~ Age restricted developments that prohibit permanent occupancy by persons of school age, where enforceable age restrictions are recorded, irrevocable, and lawful under applicable state and federal housing statutes.
- ~~7.g.~~ Group quarters in public facilities, including residential facilities, that do not generate students, such as jails, prisons, hospitals, bed and breakfasts, motels, hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dormitories (exclusive of married student housing), and religious non-youth facilities.



~~g-h.~~ Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed applications for development approval prior to May 1, 2005.

~~**Policy 10.2.4.3. Policy PSFE- 2.4.3: Student Generation Rates and Costs per Student Station.**~~ Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the St. Lucie County School Board in the ~~five-year~~five-year Work Program.

~~**Policy 10.2.4.4. Policy PSFE 2.4.4: School Capacity and Enrollment.**~~ The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the St. Lucie County School Board. The St. Lucie County School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the St. Lucie County School Board to the Department of Education.

~~**Policy 10.2.4.5. Policy PSFE 2.4.5: Determination of Adequate Capacity [9J-5.025(3)(c)(8) F.A.C.]**~~ The St. Lucie County School Board shall conduct a concurrency review for all development plan approvals subject to school concurrency. This review shall include findings and recommendations to the City on whether there is adequate school capacity to accommodate the proposed development.

- a. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.
- b. The St. Lucie County School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the St. Lucie County School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 10.2.52.5.

The City ~~shall~~will issue a concurrency determination based on the St. Lucie County School Board's written findings and recommendations.

~~**Policy 10.2.4.6. Policy PSFE 2.4.6: Concurrency Availability Standard.**~~ School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE). -The City shall amend the concurrency management system in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat, or final site plan. The City shall not deny a final subdivision, final plat, or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

- a. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat, or final site plan for residential development; or
- b. Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years after the issuance of the final subdivision, final plat, or final site plan approval; or,



- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat, or site plan (or functional equivalent) as provided in this element.
- d. For SCSAs that do not have any school type (elementary, middle, or high), then the capacity would be assigned as indicated in Table PSFE 2.4.6.d.

PSFE Table 2.4.6.d. SCSA Capacity for SCSAs without School Type

SCSA Location of Project without School Type	Capacity for Project is if Located in the Following SCSA
A	B, F
F	A, B, D
G	B, D, E

All school types exist in any SCSA not included in PSFE TABLE 2.4.6.d. -The location of the SCSAs can be found in the Consolidated Concurrency Service Area Map in Appendix A of the Interlocal Agreement.

~~**Policy 10.2.4.7. Policy PSFE 2.4.7: Reservation of Capacity [9]-5.025(3)(c)(1).**~~ The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.
- b. The City shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

~~**Policy 10.2.4.8. Policy PSFE 2.4.8: Subdivision and Site Plan Standards.**~~ In the event that the St. Lucie County School Board determines that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area to address the impacts of a proposed development, the following standards shall apply:

- a. The site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective ~~10.2.5PSFE 2.5~~; or
- b. The final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or
- c. A condition of approval of the site plan or final subdivision shall be that the project’s development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.



Policy 10.2.4.9. ~~Policy PSFE 2.4.9. Capacity Availability.~~ In evaluating a subdivision plat or site plan for concurrency any relevant programmed improvements in years 2 or 3 of the ~~five-year~~five-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the ~~five-year~~five-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through St. Lucie County School Board funding to accelerate the project, through proportionate share mitigation; or some other means of assuring adequate capacity will be available within 3 years. The St. Lucie County School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

Policy 10.2.4.10. In accordance with Section 163.3180(6)(h)(2), F.S., school concurrency shall be deemed satisfied upon confirmation by the St. Lucie County School Board that adequate school capacity exists or will be in place through a legally binding commitment. Upon receipt of such a commitment from a developer, the Board has 30 days to notify the City whether adequate capacity is available to support the proposed development.

OBJECTIVE 10.2.5.

OBJECTIVE PSFE 2.5: PROPORTIONATE SHARE MITIGATION

The City, in coordination with the St. Lucie County School Board, shall provide for mitigation alternatives that are determined by the St. Lucie County School Board to be financially feasible and will achieve and maintain the adopted LOS standards consistent with the adopted St. Lucie County School Board's financially feasible Five-Year Work Program.

Policy 10.2.5.1. ~~Policy PSFE 2.5.1: Mitigation Options.~~ Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the St. Lucie County School Board assumes responsibility through incorporation in the adopted St. Lucie County School Board's financially feasible Five-Year Work Program and which will maintain adopted LOS standards.

- a. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;
- b. The creation of a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with SREF, of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to recover the reasonable cost of such facility, reimbursement from future educational facilities impact fees received by the School Board from collections within the same CSA or adjacent CSAs;
- c. The establishment of a charter school with educational facilities that are both (i) constructed in accordance with SREF and (ii) subject to enforceable assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;
- d. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by



the proposed development at no cost to the School Board, in accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and

- e. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need, and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

~~Policy 10.2.5.2. Policy PSFE 2.5.2: Mitigation Must Enhance Permanent Capacity.~~ Mitigation must be directed toward a permanent capacity improvement identified in the St. Lucie County School Board's financially feasible Five-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

~~Policy 10.2.5.3. Policy PSFE 2.5.3: Mitigation to Meet Financial Feasibility.~~ Mitigation shall be directed to projects on the St. Lucie County School Board's financially feasible Five-Year Work Plan that the St. Lucie County School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the St. Lucie County School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the St. Lucie County School Board agrees to the mitigation, the St. Lucie County School Board must commit in the agreement to placing the improvement required for mitigation on its Five-Year Work Program.

~~Policy 10.2.5.4. Policy PSFE 2.5.4: Calculating Proportionate Share.~~ The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

Number of Student Stations (by School Type) = Number of Dwelling Units by Housing Type X Student Generation Multiplier (by Housing Type and School Type)

Proportionate Share Amount = Number of Student Stations (by School Type) X Cost per Student Station for School Type.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle, or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review. The St. Lucie County School Board average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable. The applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.



OBJECTIVE 10.2.6.

OBJECTIVE 2.6: ADOPTION OF ST. LUCIE COUNTY SCHOOL BOARD FIVE-YEAR PROGRAM [9J-5.025(3)(B)(1) AND (3)F.A.C.]

Effective July 1, 2008, and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the ST. LUCIE COUNTY SCHOOL BOARD’S annually updated Five - Year Work Program.

~~**Policy 10.2.6.1.** Policy PSFE 2.6.1: Development, Adoption, and Amendment of the St Lucie County School Board Five-Year Work Program. The St. Lucie County School Board shall annually update and amend the Five-Year Work Program to reflect the LOS standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the five year schedule. After the first five year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent five year schedule of capital improvements. The City shall annually adopt the Five-Year district Facilities Plan by reference. The City shall by adopting the St. Lucie County School Board’s Five-Year Work Program by reference into the Capital Improvements Element. ~~The However, the~~ City shall have neither obligation nor responsibility for funding that the Five-Year Work Program. ~~by adopting the St. Lucie County School Board’s Five-Year Work Program into the Capital Improvements Element.~~~~

OBJECTIVE 10.2.7.

OBJECTIVE 2.7: ADOPTION OF SCHOOL CAPACITY PLANNING AREAS.

The City shall, in coordination with the St. Lucie County School Board and municipalities, establish School Capacity Planning (SCPA) areas, as the areas within which long range capacity is planned and used for evaluation of comprehensive plan amendments.

~~**Policy 10.2.7.1.** Policy PSFE 2.7.1: School Capacity Planning Area (SCPA) Maps. SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.~~

~~**Policy 10.2.7.2.** Policy PSFE 2.7.2: Criteria for School Capacity Planning Areas. SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSA or the adjacent SCSA, it is the goal to place schools in proximity ofto the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie~~



County and serve as the basis for “developer agreements” designed to preserve school sites and assure the timely commitment of school construction.

Policy 10.2.7.3. ~~Policy PSFE 2.7.3: Modifying School Concurrency Planning Areas [9J-5.025(3)(c)(1) F.A.C.]~~ The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

- a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the St. Lucie County School Board’s 5--Year Work Program;
- b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy ~~10.2.7.2~~ ~~PSFE 2.7.2.~~;
- c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;
- d. At such time as the St. Lucie County School Board determines that a SCPA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group;
- e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the St. Lucie County School Board.

Modifications to a SCPA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.



~~GOAL 10.1~~ **GOAL 10.3 SCHOOL SAFETY AND COMMUNITY DESIGN**

Provide safe and secure schools sited within well designed communities.

OBJECTIVE 10.3.1.

~~OBJECTIVE PSFE 3.1~~ SCHOOL LOCATION ~~{FLUE OBJECTIVE 1.1.17}~~

The City shall work with the St. Lucie County School Board to provide adequate school location.

~~**Policy 10.3.1.1.** Policy PSFE 3.1.1: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted.~~ Traditional educational facilities serving students in grades K-12, regardless of grade level configuration, generally should be permitted in any institutional, residential, or ~~mixed-use~~ mixed-use future land use classification. [ILA Section 5.2]

~~**Policy 10.3.1.2.** Policy PSFE 3.1.2: Future Land Use Designation for Public Schools.~~ To aid the City in categorizing land use for future purposes, the School Board agrees to cooperate with the City to change the Future Land Use designation of schools at such time the City deems appropriate.

~~**Policy 10.3.1.3.** The City shall coordinate with the St. Lucie County School Board to document and map all school sites dedicated through approved Development of Regional Impact (DRIs).~~

~~**Policy 10.3.1.4.** The City shall encourage the siting of public schools within walking distance of residential areas and shall prioritize pedestrian and bicycle infrastructure improvements around existing and proposed school sites.~~

OBJECTIVE 10.3.2.

~~OBJECTIVE PSFE 3.2: ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN. [9]-5.025(3)(B)(4), (5) AND (6)]~~

The City shall work with the St. Lucie County School Board to make schools central focal points of the community.

~~**Policy 10.3.2.1.** Policy PSFE 3.2.1: Enhance Community/Neighborhood Design.~~ The City, in conjunction with the St. Lucie County School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.



OBJECTIVE 10.3.3.

OBJECTIVE 3.3 STANDARDS FOR SCHOOL SITE DESIGN.

The City ~~shall~~ **will** establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

Policy 10.3.3.1. ~~Policy PSFE 3.3.1: Compatibility of Adjacent Uses.~~ The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

Policy 10.3.3.2. ~~Policy PSFE 3.3.2: School Accessibility.~~ Bicycle and pedestrian facilities should be established around schools, especially areas near schools that are not served by the school bus system.

Policy 10.3.3.3. ~~Policy PSFE 3.3.3: Bus Stops.~~ The City shall, in cooperation with the St. Lucie County School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

Policy 10.3.3.4. ~~Policy PSFE 3.3.4: Safe Ways to School.~~ To reduce hazardous walking conditions consistent with Florida’s Safe Ways to School Program, Port St Lucie, in coordination with the St. Lucie County School Board, shall implement the following strategies:

- a. New developments adjacent to school properties shall be required to provide a right-of way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood’s existing pedestrian network;
- b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;
- c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, F.S., and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each
- d. Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including:
 - 1. Schools with high numbers of pedestrian and bicycle injuries or fatalities; or,
 - 2. Schools requiring courtesy busing for hazardous walking conditions; or,
 - 3. Schools with significant walking populations, but poor pedestrian and bicycle access; and,
 - 4. Schools needing safety improvements

Policy 10.3.3.5. ~~Policy PSFE 3.4.1: Evaluation of Potential School Sites [ILA Section 6.3].~~ Potential school sites shall be consistent with the following school siting standards, to the extent practicable: [\[ILA Section 6.3\]](#)

- a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and collocation with other community facilities;



- b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;
- c. Elementary schools should be located on local or collector streets;
- d. Middle and high schools should be located near arterial streets;
- e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;
- f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
- g. Site acquisition and development costs;
- h. Safe access to and from the school site by pedestrians, bicyclists, and motor vehicles;
- i. Existing or planned availability of adequate public facilities and services to support the School;
- j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;
- k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
- l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;
- m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;
- n. The proposed site can accommodate the required parking, circulation, and queuing of vehicles; and
- o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

OBJECTIVE 10.3.4.

~~**OBJECTIVE PSFE 3.4: SCHOOL SITE STANDARDS**~~
~~**RESERVED**~~
~~**OBJECTIVE PSFE 3.4: SCHOOL SITE STANDARDS. THE CITY WILL ESTABLISH SITE STANDARDS FOR SCHOOLS.**~~

OBJECTIVE 10.3.5.

~~**OBJECTIVE PSFE 3.5: SCHOOL DEVELOPMENT STANDARDS**~~

The City shall coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities and are integrated into the community fabric by promoting as central, multifunctional focal points within neighborhoods.



Policy 10.3.5.1. ~~Policy PSFE 3.5.1:~~ As provided in Chapter 1013, F.S., the Land Development Code may include reasonable development standards and conditions for school site plans in accordance with Chapter 1013 Florida Statutes, so long as those standards and conditions are not in conflict with Chapter 1013, F.S., or the State Building Code.

- a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property.
- b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site.
- c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site.
- d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district.
- e. Access to school sites shall be governed by the City’s and FDOT’s access management regulations, including installation by the St. Lucie County School Board, or other party as determined by The City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads.
- f. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings.
- g. Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

<u>OBJECTIVE 10.3.6.</u>	<u>RESERVED</u>
---------------------------------	------------------------

<u>OBJECTIVE 10.3.7.</u>	<p>OBJECTIVE PSFE 3.7: COORDINATION OF SUPPORTING INFRASTRUCTURE [9J-5.025(3)(C)(5)]</p> <p>The City shall coordinate with the ST. LUCIE COUNTY SCHOOL BOARD plans for supporting infrastructure.</p>
---------------------------------	---

Policy 10.3.7.1. ~~Policy PSFE 3.7.1: Coordination of Planned Improvements.~~ The City shall annually update and amend the Capital Improvements Element to include the St. Lucie County School Board’s ~~five-year~~five-year Work Program to reflect the infrastructure required to support new school facilities.



GOAL 10.4 INTERGOVERNMENTAL COORDINATION

Promote and optimize intergovernmental cooperation for effective future planning of public school system facilities.

OBJECTIVE 10.4.1.

OBJECTIVE PSFE 4.1 SCHOOL BOARD REPRESENTATION

The City shall ensure coordination and active representation with the St. Lucie County School Board in local planning and development review processes.

~~**Policy 10.4.1.1.** Policy PSFE 4.1.1: St. Lucie County School Board Representation on LPAs [Section 163.3174(1) F.S.] [ILA Section 9.1].~~ The City ~~shall~~ will include a nonvoting representative appointed by the St. Lucie County School Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the St. Lucie County School Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA. [\[ILA Section 9.1\]](#)

~~**Policy 10.4.1.2.** Policy PSFE 4.2.2: Development Review Representative [ILA Section 9.2].~~ The St. Lucie County School Board will appoint a representative to serve on the staff Site Plan Review Committee (SPRC) of the City. The St. Lucie County School Board representative will be provided agenda for review and invited to participate in each meeting of the SPRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment of school facilities. [\[ILA Section 9.2\]](#)

OBJECTIVE 10.4.2.

OBJECTIVE PSFE 4.2 JOINT MEETINGS

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

~~**Policy 10.4.2.1.** Policy PSFE 4.2.1: Staff Working Group [ILA Section 2.1].~~ A staff working group of the Local Governments and St. Lucie County School Board will meet on a semiannual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, [capacity, condition assessments of facilities](#), development trends, school needs, collocation and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access [\[ILA Section 2.1\]](#). Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [\[ILA Section 2.2\]](#)

~~**Policy PSFE 4.2.2: Joint Workshop Sessions [ILA Section 2.2].** One or more representatives of the County, each City, and the St. Lucie County School Board will meet at least annually in joint workshop sessions. A~~



~~representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the local governments and the St. Lucie County School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]~~

OBJECTIVE 10.4.3.

OBJECTIVE PSFE 4.3: STUDENT ENROLLMENT AND POPULATION PROJECTIONS [ILA SECTION 3].

The City ~~shall~~**will** coordinate with the St. Lucie County School Board and the Local Governments to maintain and update student enrollment and population projections.

~~**Policy 10.4.3.1. Policy PSFE 4.3.1: Review of Projections [ILA Section 3.1].**~~ In fulfillment of their respective planning duties, the City ~~shall~~**will** cooperate with the Local Governments and St. Lucie County School Board to agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. ~~Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the St. Lucie County School Board shall be revised annually and provided at the first staff working group meeting described in Policy PSFE 4.2.1.~~

~~**Policy 10.4.3.2. Policy 4.3.2: Basis of Projections. [ILA Section 3.2]**~~ The St. Lucie County School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, F.S., where available, as modified by the St. Lucie County School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The St. Lucie County School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the St. Lucie County School Board will coordinate with the Local Governments regarding development trends and future population projections. [ILA Section 3.2]

~~**Policy PSFE 4.3.3: Allocation of Enrollment [ILA Section 3.3].**~~ The St. Lucie County School Board, working with the Local Governments, will use the information described in Section 4.3 to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the St. Lucie County School Board and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in

~~**Policy PSFE 4.3.4: Provision of Reports [ILA Section 3.4].**~~ The Local Governments shall provide the St. Lucie County School Board with a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The St. Lucie County School Board shall provide the Local Governments with a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the St. Lucie County School Board within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

- ~~Policy PSFE 4.3.5: The School District's Five-Year Facilities Work Program [ILA Section 4.1]. On August 1st of each year, the St. Lucie County School Board shall submit to the Local Governments the tentative District Educational Facilities Plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, F.S., and include~~
- ~~a. projected student populations apportioned geographically,~~
 - ~~b. an inventory of existing school facilities,~~
 - ~~c. projections of facility space needs,~~
 - ~~d. information on relocatables,~~
 - ~~e. general locations of new schools for the 5-, 10-, and 20-year time periods,~~
 - ~~f. and options to reduce the need for additional permanent student stations.~~
 - ~~g. The plan will also include a financially feasible District facilities work program for a five-year period.~~
- ~~e. The Local Governments shall review the plan and comment to the St. Lucie County School Board within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not support a Comprehensive Plan amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.~~
- ~~Policy PSFE 4.3.6: Educational Plant Survey [ILA Section 4.2]. At least one year prior to preparation of the Educational Plant Survey update, the staff working group established in Policy PSFE 4.2.1 will assist the St. Lucie County School Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, F.S., and include at least:~~
- ~~a. an inventory of existing educational facilities,~~
 - ~~b. recommendations for new and existing facilities,~~
 - ~~c. and the general location of each in coordination with the land use plan.~~
 - ~~d. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.~~
- ~~Policy PSFE 4.3.7: Growth and Development Trends [ILA Section 4.3]. On November 15 of each year, the Local Governments will provide the St. Lucie County School Board with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:~~
- ~~a. The type, number, and location of residential units which have received zoning or site plan approval;~~
 - ~~b. Information regarding comprehensive land use amendments which have an impact on school facilities;~~
 - ~~c. Residential building permits and/or certificates of occupancy issued for the preceding year and their location;~~
 - ~~d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and~~
 - ~~e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development.~~



OBJECTIVE 10.4.4.

OBJECTIVE PSFE 4.4:SCHOOL SITE SELECTION, EXPANSIONS, AND CLOSURES [ILA SECTION 6].

The City, in conjunction with the St Lucie County St. Lucie School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

~~**Policy 10.4.4.1. [RESERVED] Policy PSFE 4.4.1: Public Schools Advisory Committee [ILA Section 6.1] The St. Lucie County School Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools.**~~

- ~~a. The St. Lucie County School Board and each Local Government shall appoint a citizen member to serve on the Committee.~~
- ~~b. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent.~~
- ~~c. The Public Schools Advisory Committee will be a standing committee and will meet on an as-needed basis.~~
- ~~d. In addition to citizen members, the Committee will include appropriate members of St. Lucie County School Board staff and at least one staff member from each of the Local Governments.~~

~~**Policy 10.4.4.2. [RESERVED] Policy PSFE 4.4.2: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]. When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including:**~~

- ~~a. Environmental suitability, transportation, and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues.~~
- ~~b. The issues identified in Policy PSFE 4.4.3 of this Agreement will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated.~~
- ~~f. Based on the information gathered during this review for new schools, the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee make appropriate recommendations.~~

~~**Policy 10.4.4.3. [RESERVED] Policy PSFE 4.4.3: Factors Considered [ILA Section 6.3]. The Public Schools Advisory committee, the St. Lucie County School Board, and the City will consider the factors established in Policy PSFE 3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.**~~

~~**Policy 10.4.4.4. Policy PSFE 4.4.4: Notice of Proposed Educational Facility Site Acquisition [ILA Section 6.4]. At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the**~~



St. Lucie County School Board shall provide written notice of its intent to the City. The City shall notify the St. Lucie County School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S. [\[ILA Section 6.4\]](#)

~~**Policy 10.1.1.2. Policy 10.4.4.5. Policy PSFE 4.4.5: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5].**~~

When the need for a new ancillary facility is identified in a District facilities work program, the St. Lucie County School Board will follow the site selection procedures set forth in Policy [10.4.4.2.PSFE 4.4.2](#) and Policy [10.4.4.3PSFE 4.4.3](#) with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. [\[ILA Section 6.5\]](#)

- a. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the St. Lucie County School Board shall provide written notice to the City.
- b. The City upon receipt of this notice, shall notify the St. Lucie County School Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), F.S.

~~**Policy 10.4.4.6. Policy PSFE 4.4.6: Conforming Future Land Use Change or Rezoning [ILA Section 6.6].**~~ Upon request of the City, the St. Lucie County School Board shall cooperate in undertaking any City requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform to the future land use classification or zoning of the property to its actual or intended use by the St. Lucie County School Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable Land Development Regulations (LDR), or otherwise nonconforming. [\[ILA Section 6.6\]](#)

~~**Policy 10.4.4.7. Policy PSFE 4.4.7: Supporting Infrastructure Agreement [ILA Section 6.7].**~~ In conjunction with the preliminary consistency determination in accordance with Policy [10.4.4.4PSFE 4.4.4](#) and Policy [10.4.4.5PSFE 4.4.5](#), the St. Lucie County School Board and the City ~~shall~~**will** jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements. [\[ILA Section 6.7\]](#)

OBJECTIVE 10.4.5.

OBJECTIVE PSFE 4.5: ANCILLARY FACILITIES SITE DEVELOPMENT [ILA SECTION 7].

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facilities and site development.

~~**Policy 10.4.5.1. Policy PSFE 4.5.1: Ancillary Facilities Deemed Consistent with LDR [ILA Section 7.1].**~~ All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the LDR.



~~Policy 10.4.5.2. Policy PSFE 4.5.2: Notice of Proposed Facility and Request for Consistency Review [ILA Section 7.2].~~ At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the St. Lucie County School Board shall notify and request the City to review the proposed facility for consistency with the City’s Comprehensive Plan and the LDR. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City with jurisdiction that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, shall include, at a minimum, the following: [\[ILA Section 7.2\]](#)

- a. Site boundary;
- b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and
- c. Proposed staff population so that traffic impacts may be evaluated.

~~Policy 10.4.5.3. Policy PSFE 4.5.3: Consistency Determination [ILA Section 7.3].~~ Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities, and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this element. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the St. Lucie County School Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply: [\[ILA Section 7.3\]](#)

- ~~1)a.~~ Within 45 days of receiving from the St. Lucie County School Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to St. Lucie County School Board staff.
- ~~2)b.~~ All comments and recommendations of the Local Government with jurisdiction shall be set forth in writing specifying the basis for the recommendation.
- ~~3)c.~~ To the extent practicable, the St. Lucie County School Board shall incorporate the comments and recommendations of the City into the Site Plan, and the St. Lucie County School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, F.S.
- ~~4)d.~~ Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the city with respect to a new ancillary facility proposed for construction within the City.
- ~~5)e.~~ Following receipt of a consistency determination and upon request of the St. Lucie County School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the St. Lucie County School Board has obtained all development approvals required by the City.



~~6.f.~~ No site plan review fee shall apply but the St. Lucie County School Board shall reimburse the City for the actual cost of any required publication or other notification expense.

OBJECTIVE 10.4.6.

OBJECTIVE PSFE 4.6: EDUCATIONAL FACILITIES SITE DEVELOPMENT [ILA SECTION 8].

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for the development of sites for educational facilities.

~~**Policy 10.4.6.1. Policy PSFE 4.6.1: Educational Facilities Deemed Consistent with LDR [ILA Section 8.1].**~~ All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the LDR. [ILA Section 8.1]

~~**Policy 10.4.6.2. Policy PSFE 4.6.2: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2].**~~ At least 120 days prior to commencing construction of a new educational facility proposed for construction, the St. Lucie County School Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the LDR. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, shall include, at a minimum, the following: [ILA Section 8.2]

- a. Site boundary;
- b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and
- c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

~~**Policy 10.4.6.3. Policy PSFE 4.6.3: The City shall comply with the following process for** Consistency Determinations: [ILA Section 8.3]~~

- a. *Scope of Review:* The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the St. Lucie County School Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the LDR, shall focus upon but not be limited to the following:
 - 1. Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the LDR;
 - 2. Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;



3. Whether the drainage and storm water management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;
 4. Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the LDR;
 5. Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and
 6. If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDR governing such overlay zone.
- b. **Concurrency.** Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.
- c. **Procedure for Review:** As provided in Section 1013.33(14), Florida Statutes, when the St. Lucie County School Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:
1. Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to St. Lucie County School Board staff.
 2. Any City staff -comments and recommendations shall be set forth in writing specifying the basis for the recommendations.
 3. To the extent practicable, the St. Lucie County School Board -shall incorporate the comments and recommendations of the City into the Site Plan, and the St. Lucie County School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, F.S.
 4. Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.
 5. Following receipt of a consistency determination and upon request of the St. Lucie County School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the ST. LUCIE COUNTY SCHOOL BOARD has obtained all local government development approvals required by the City.
 6. No site plan review fee shall apply but the St. Lucie County School Board shall reimburse the City for the actual cost of any required publication or other notification expense.



- d. *Exceptions:* Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), F.S., no consistency determination or site plan review shall be required for:
1. The placement of temporary or portable classroom facilities; or
 2. Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

OBJECTIVE 10.4.7.

OBJECTIVE PSFE 4.7: CAPITAL FUNDING MANAGEMENT

The County ~~shall~~**will** support St. Lucie County School Board in its efforts to effectively and efficiently manage capital funds and resources.

Policy 10.4.7.1. ~~Policy PSFE 4.7.1: Alternative Funding Strategies.~~ The City shall support the St. Lucie County School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

Policy 10.4.7.2. ~~Policy PSFE 4.7.2: Private Partnering.~~ The City shall coordinate with the St. Lucie County School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

Policy 10.4.7.3. ~~Policy PSFE 4.7.3: Support for Creative Partnerships.~~ The City shall support the St. Lucie County School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation, or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

OBJECTIVE 10.4.8.

OBJECTIVE PSFE 4.8: MAXIMIZE COLLOCATION, AND SHARED USE OPPORTUNITIES, AND SCHOOL SITE IDENTIFICATION

The City shall maximize collocation and shared use opportunities between the City, the St. Lucie County School Board, and the local governments.

Policy 10.4.8.1. ~~Policy PSFE 4.8.1: Collocation and Shared Use of Facilities [ILA Section 10.1].~~ Collocation and shared use of facilities are important to both the St. Lucie County School Board and the City. The St. Lucie County School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered. As part of the annual update of the Annual Facilities Work Plan, the City ~~shall~~**will** provide the School Board with planned parks, libraries and community centers anticipated to be

planned or constructed within the next five years. The School Board will review potential for collocation with schools. [\[ILA Section 10.1\]](#)

~~**Policy 10.4.8.2. Policy PSFE 4.8.2: Separate Agreement [ILA Section 10.2].**~~ A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use. [\[ILA Section 10.2\]](#)

~~**Policy 10.1.1.3. Policy 10.4.8.3. Policy PSFE 4.8.3: Emergency Preparedness.**~~ To build new school facilities, and rehabilitate existing facilities and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.372, F.S.; The City ~~shall~~ will coordinate with the St. Lucie County School Board and adjacent municipalities on requirements for such efforts.

~~**Policy PSFE 4.9.1: School Site Identification.**~~ The St. Lucie County School Board shall coordinate with the City to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning, or approval of projects generating new students

~~**Policy PSFE 4.9.2: Use of Dedicated Property.**~~ The City shall require within any developer agreement, zoning condition, or development order condition, that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition, or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board

~~**Policy PSFE 4.9.3: Use of Surplus Property.**~~ Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.

~~**Policy PSFE 4.9.5: Conveyance of School Sites.**~~ The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system

OBJECTIVE PSFE 4.9: SCHOOL SITE IDENTIFICATION

~~The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification of school sites.~~

~~**Policy PSFE 4.9.1: School Site Identification.**~~ The St. Lucie County School Board shall coordinate with the City to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning, or approval of projects generating new students.

~~**Policy PSFE 4.9.2: Use of Dedicated**, that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition, or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board.~~



~~Policy PSFE 4.9.3: Use of Surplus Property. Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.~~

~~Policy PSFE 4.9.5: Conveyance of School Sites. The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system.~~

Goal PSFE 5. Monitoring and evaluation of public school facilities element

OBJECTIVE PSFE 5.1: COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS ON AN ONGOING BASIS,

The City shall evaluate the comprehensive plan with the school facilities plans of the St. Lucie County School Board to ensure consistency with the comprehensive plan.

~~Policy PSFE 5.1.1: Coordination of Plan Amendments. The City and the St. Lucie County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for St. Lucie County School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the St. Lucie County School Board's adopted Work Program and shall occur prior to December 1st of each year.~~

~~Policy PSFE 5.1.2: Annual Meeting of the School Working Group. Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.~~

~~Policy PSFE 5.1.3: St. Lucie County School Board to Report to the Elected Officials Group. The St. Lucie County School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.~~

~~Policy PSFE 5.1.4: Annual Meeting of the City and the St. Lucie County School Board. On an annual basis, the City and the St. Lucie County School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.~~



PROPERTY RIGHTS

11



DRAFT GOALS, OBJECTIVES, & POLICIES

March 2026

~~GOALS, OBJECTIVES, AND POLICIES~~

GOAL 11.1. PRIVATE PROPERTY RIGHTS

~~GOAL 1~~ The City shall make local decisions with respect for property rights and with respect for people’s rights to participate in local decisions that affect their lives and property.

OBJECTIVE 11.1.1.

RECOGNITION OF PRIVATE PROPERTY RIGHTS

~~Objective 1.1~~ The City will respect judicially acknowledged and constitutionally protected private property rights.

Policy 11.1.1.1. ~~Policy 1.1.1:~~ The City will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 11.1.1.2. ~~Policy 1.1.2:~~ The City will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 11.1.1.3. ~~Policy 1.1.3:~~ The City will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 11.1.1.4. ~~Policy 1.1.4:~~ The City will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.



Agenda Summary

2026-570

Agenda Date: 6/15/2026

Agenda Item No.: 6.b

Placement: New Business

Action Requested: Motion / Vote

Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of ACR Acquisition LLC, v. City of Port St. Lucie, Case No. 2025-CA-001165.

Submitted By: Richard Berrios, City Attorney

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): Request for an Attorney/Client Session with respect to pending litigation in the matter of ACR Acquisition LLC., v. City of Port St. Lucie, Case No. 2025-CA-001165.

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the request.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the request.
2. Move that the Council not approve the request and provide staff with direction.

Background: Pursuant to Section 286.011(8), Florida Statutes, any board or commission of any state agency or authority or any agency or authority of any county, municipal corporation, or political subdivision, and the chief administrative or executive officer of the governmental entity, may meet in private with the entity's attorney to discuss pending litigation to which the entity is presently a party before a court or administrative agency, provided that the following conditions are met:

(a) The entity's attorney shall advise the entity at a public meeting that he or she desires advice concerning the litigation;

(b) The subject matter of the meeting shall be confined to settlement negotiations or strategy sessions related to litigation expenditures;

(c) The entire session shall be recorded by a certified court reporter. The reporter shall record the times of commencement and termination of the session, all discussion and proceedings, the names of all persons present at any time, and the names of all persons speaking. No portion of the session shall be off the record. The court reporter's notes shall be fully transcribed and filed with the entity's clerk within a reasonable time after the meeting;

(d) The entity shall give reasonable public notice of the time and date of the Attorney/Client Session and the names of persons who will be attending the session. The session shall commence at an open meeting at which the persons chairing the meeting shall announce the commencement and estimated length of the Attorney/Client Session and the names of the persons attending. At the conclusion of the Attorney/Client Session, the meeting shall be reopened, and the person chairing the meeting shall announce the termination of the session;

(e) The transcript shall be made part of the public record upon conclusion of the litigation.

Issues/Analysis: In conformance with the provisions as outlined in Section 286.011(8), Florida Statutes, the City Attorney's Office hereby requests an Attorney/Client Session with the City Council to discuss the pending litigation in the matter ACR Acquisition LLC, v. City of Port St. Lucie, Case No. 2025-CA-001165. This request for an Attorney/Client Session is made at a public hearing pursuant to the requirements of Section 286.011(8), Florida Statutes.

Financial Information: N/A

Special Consideration: The Attorney/Client Session will be scheduled at a mutually convenient time for the Mayor, Vice-Mayor, and Councilmembers.

Location of Project: N/A

Business Impact Statement: N/A

Attachments: N/A

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25169-03

Legal Sufficiency Review:

Reviewed by Richard Berrios, City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.



Agenda Summary

2026-571

Agenda Date: 6/15/2026

Agenda Item No.: 6.c

Placement: New Business

Action Requested: Motion / Vote

Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of ACR Acquisition LLC and Lewis Longman & Walker, v. City of Port St. Lucie, Case No. 2025-CA-001355.

Submitted By: Richard Berrios, City Attorney

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): Request for an Attorney/Client Session with respect to pending litigation in the matter of ACR Acquisition LLC., v. City of Port St. Lucie, Case No. 2025-CA-001355.

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the request.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the request.
2. Move that the Council not approve the request and provide staff with direction.

Background: Pursuant to Section 286.011(8), Florida Statutes, any board or commission of any state agency or authority or any agency or authority of any county, municipal corporation, or political subdivision, and the chief administrative or executive officer of the governmental entity, may meet in private with the entity's attorney to discuss pending litigation to which the entity is presently a party before a court or administrative agency, provided that the following conditions are met:

(a) The entity's attorney shall advise the entity at a public meeting that he or she desires advice concerning the litigation;

(b) The subject matter of the meeting shall be confined to settlement negotiations or strategy sessions related to litigation expenditures;

(c) The entire session shall be recorded by a certified court reporter. The reporter shall record the times of commencement and termination of the session, all discussion and proceedings, the names of all persons present at any time, and the names of all persons speaking. No portion of the session shall be off the record. The court reporter's notes shall be fully transcribed and filed with the entity's clerk within a reasonable time

after the meeting;

(d) The entity shall give reasonable public notice of the time and date of the Attorney/Client Session and the names of persons who will be attending the session. The session shall commence at an open meeting at which the persons chairing the meeting shall announce the commencement and estimated length of the Attorney/Client Session and the names of the persons attending. At the conclusion of the Attorney/Client Session, the meeting shall be reopened, and the person chairing the meeting shall announce the termination of the session;

(e) The transcript shall be made part of the public record upon conclusion of the litigation.

Issues/Analysis: In conformance with the provisions as outlined in Section 286.011(8), Florida Statutes, the City Attorney's Office hereby requests an Attorney/Client Session with the City Council to discuss the pending litigation in the matter ACR Acquisition LLC, v. City of Port St. Lucie, Case No. 2025-CA-001355. This request for an Attorney/Client Session is made at a public hearing pursuant to the requirements of Section 286.011(8), Florida Statutes.

Financial Information: N/A

Special Consideration: The Attorney/Client Session will be scheduled at a mutually convenient time for the Mayor, Vice-Mayor, and Councilmembers.

Location of Project: N/A

Business Impact Statement: N/A

Attachments: N/A

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25196-01

Legal Sufficiency Review:

Reviewed by Richard Berrios, City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.