



January 24, 2024

Benjamin Balcer, AICP, Director  
Planning & Development Services, St. Lucie County  
2300 Virginia Ave.  
Fort Pierce, FL 34982

Re: City of Port St. Lucie Comprehensive Plan Amendment (Amendment No. 23-04ESR)

Dear Mr. Balcer:

The City is in receipt of the letter that was sent to James Stansbury at the Florida Department of Commerce on December 21, 2023 regarding proposed comprehensive plan amendment No. 23-04ESR. Amendment No. 23-04ESR is a city initiated text amendment to the City's comprehensive plan to amend the goals, objectives, and policies of the Transportation Element to reflect of the City's adoption of a mobility plan and a mobility fee. Thank you for your continued desire to work with the City to ensure that development mitigates its impacts on City and County roadways.

In the letter that was sent to Mr. Stansbury the County requested revisions to proposed Policy 2.7.1.4 as shown below:

*Policy 2.7.1.4: Development shall mitigate its impacts to the City's transportation system through payment of a Mobility Fee to the City. Development shall also be required to mitigate its impacts to the County's transportation system as identified in the County's Comprehensive Plan or by the FDOT through payment of a portion of the County's transportation impact fee, based on an Impact Fee Study updated at least once every five (5) years, consistent with adopted and valid interlocal agreements between the City and the County. Payment of the Mobility Fee shall not relieve developments of development order or developer agreement requirements for monitoring impacts, constructing improvements, or being required to construct future improvements to mitigate impacts.*

After thoughtful consideration, the City believes that Policy 2.7.1.4 as currently proposed by the City represents the most appropriate process to address transportation mitigation and coordination related to impact fees and mobility fees.

Thank you again for review of the proposed amendments. The City will continue to coordinate with the County and FDOT to enhance mobility for residents, businesses, and visitors to our community.

Benjamin Balcer  
Page Two  
January 24, 2024

Sincerely,



Mary F. Savage-Dunham, AICP, CFM  
Director-Planning & Zoning  
attachment

cc: Jesus Merejo, City Manager  
Teresa Lamar-Sarno, Assistant City Manager  
Elizabeth Hertz, Senior Deputy City Attorney  
George Landry, St. Lucie County Administrator  
Mayte Santamaria, Deputy County Administrator  
Colt Schwerdt, P.E., PSL Interim Public Works Director & City Engineer  
Patrick Dayan, P.E. St. Lucie County Public Works Director  
Joseph Sabater, SLC Impact Fee Program Manager  
Peter Buchwald, AICP, SLC TPO  
Stephanie Heidt, AICP, TCRPC