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& ASSOCIATES Professional Planning Services

City of Port St. Lucie Council Meeting Adoption Public Hearing EAR-Based Amendments to the Comprehensive Plan

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10/26/2020



What is a Comprehensive Plan?



- Provides the principles, guidelines, standards and strategies for orderly and balanced future economic, social, physical, environmental and fiscal development of the area that reflects community commitments to implement the plan and its elements.
- Provides the City with long-term direction through goals, objectives and policies by which each new development is reviewed
- Establishes meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the development of a detailed land development and use regulations (LDR)

+ Evaluation and Appraisal Report is...



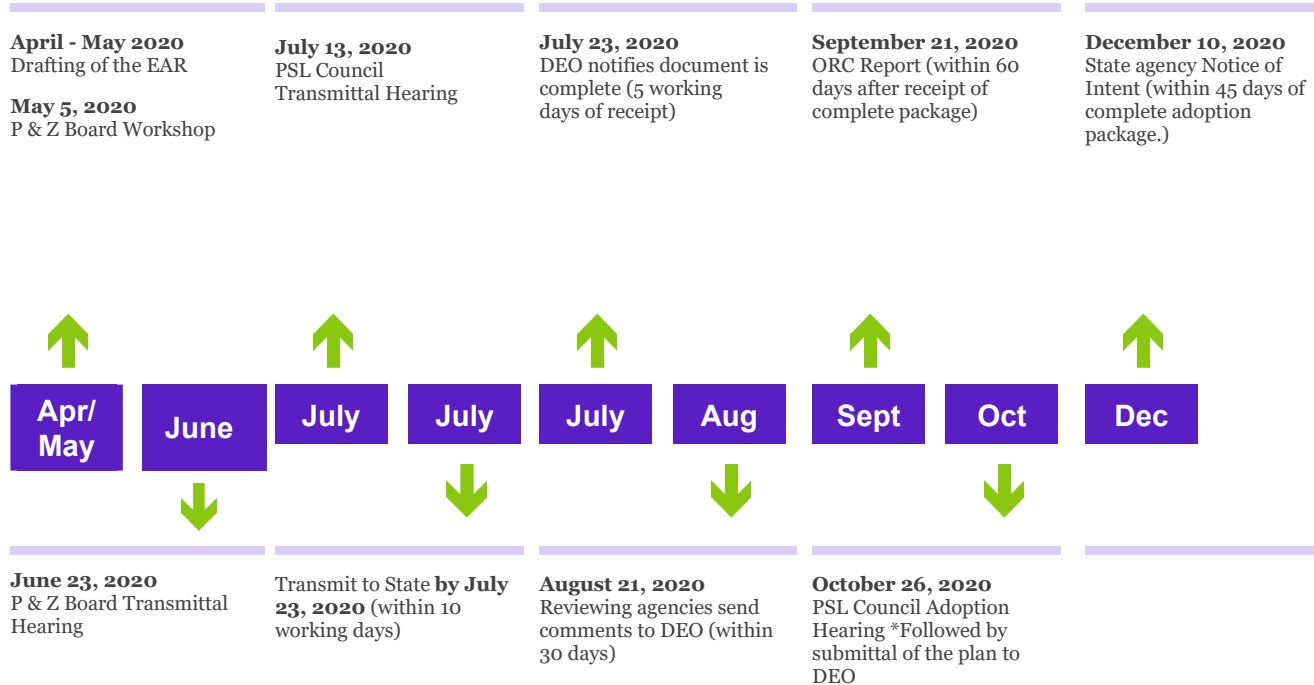
| | | |
|--|----------------------------------|---|
| | <p>Every 7 years:</p> | <ul style="list-style-type: none">• Compare with changes in FSS• Determine if changes are need |
| | <p>EAR addresses:</p> | <ul style="list-style-type: none">◆ Changes related to Comprehensive Plan |
| | <p>Last PSL EAR:</p> | <ul style="list-style-type: none">◆ Conducted in 2010◆ Adopted in 2012 |
| | | |



Comprehensive Adoption Timeline



PSL EAR Adoption Timeline





DEO Objections, Recommendations and Comments (ORC) Report



| Objections | Must be addressed prior to adoption; unaddressed could find the plan not in compliance | 0 | N/A |
|------------------------|---|---|--|
| Recommendations | Provide direction from the DEO on methods to satisfy any objections | 0 | N/A |
| Comments | Assistance to local governments; Optional comments to be considered which could strengthen the plan | 2 | Strengthening Perils of Flood policies and provide updated supporting data |



What has NOT changed since Transmittal?



- Future Land Use Element
- Housing Element
- Infrastructure Element
- Intergovernmental Coordination Element
- Recreation and Open Space Element
- Economic Development Element
- Capital Improvements Element
- Public Schools Facilities Element



What HAS changed since Transmittal? Conservation and Coastal Management



- ◆ Conservation and Coastal Management Element GOPs
 - ◆ Updated “may” or “will” to “shall” in 8 Policies
 - ◆ Added a policy:
 - ◆ Policy 5.1.3.5: The City will partner with the U.S. Army Corps of Engineers to conduct a Coastal Storm Risk Management Study by 2025 to better understand the potential impacts of sea level rise.



What HAS changed since Transmittal? Conservation and Coastal Management

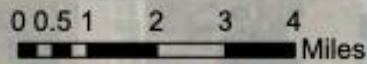


- ◆ Coastal Management Element Data, Inventory and Analysis (DIA)
 - ◆ **Coastal High Hazard Area (CHHA) Map**
 - ◆ FSS defines **Coastal High Hazard Area** is an **area** particularly vulnerable to the effects of **coastal** flooding from tropical storm events and is **defined** by section 163.3178(2)(h)9, **Florida Statutes**, as the **area** below the elevation of the category 1 storm surge line [CHHA Map](#)
 - ◆ **Sea Level Rise Illustration Map.** The tool gives you the option of making a scenario with a 0-10 feet rise in 1-foot increments.
[Sea Level Rise Viewer \(NOAA\)](#)
- ◆ Florida Building Resilience Against Climate Effects (BRACE) provided the standard for a medium risk to sea level rise standard
[FLBRACE Vulnerability to Sea Level Rise](#)

Coastal High Hazard Area

Legend

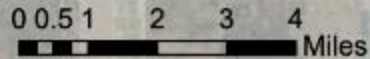
- Coastal High Hazard Area 2020
- City Limit



Date Exported: 10/12/2020 3:09 PM
Source: City of Port St. Lucie, Florida Department of Emergency Management
Earthstar Geographics

Sea Level Rise and Related Flood Risks

2 Feet Sea Level Rise
CityLimit



Date Exported: 10/9/2020 4:04 PM
Source: City of Port St. Lucie, NOAA
Earthstar Geographics

+ Technical Assistance



- Although not included in the ORC report from DEO, technical assistance was provided by FDOT in effort to improve the City of Port St. Lucie Comprehensive Plan.
- Staff recommends making these changes as they are easy changes and do strengthen the document.

+ Transportation Element



- ◆ Transportation Element Data, Inventory and Analysis (DIA)
 - ◆ Updated to indicate source of funding sources
 - ◆ Added disclaimer to text indicating funding is dependent upon legislative appropriation
 - ◆ Updated narrative on SIS and removed references to FIHS

+ Transportation Element



◆ Transportation Element GOPs

- ◆ Collaborated with Public Works & FDOT to add new objective and policies to recognize that the City is preparing transportation facilities for the risk of flooding
- *Objective 2.3.4: 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.*
- 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.

+ Recommendation



Motion to Adopt the Amended Comprehensive Plan

+ Comments/Questions from City Council and Public



+ Thank you...



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