

Naturally PSL Proposed Land Bank Program

07/24/2025 – Summer Workshop



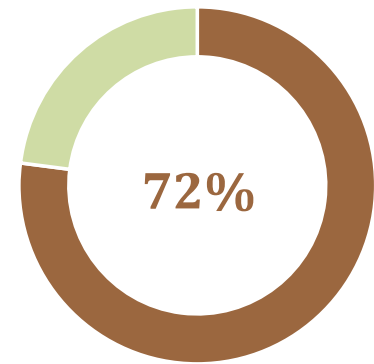
The Context



Residents ranked **Neighborhood Parks/Natural Preserves** as top priorities since 2023

+ 49,108
new residents

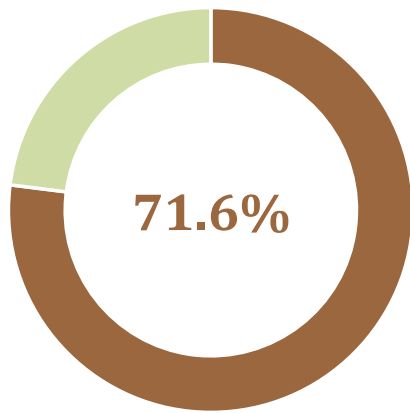
have moved to the City of
Port St. Lucie since 2020
(2024 BEBR Estimate)



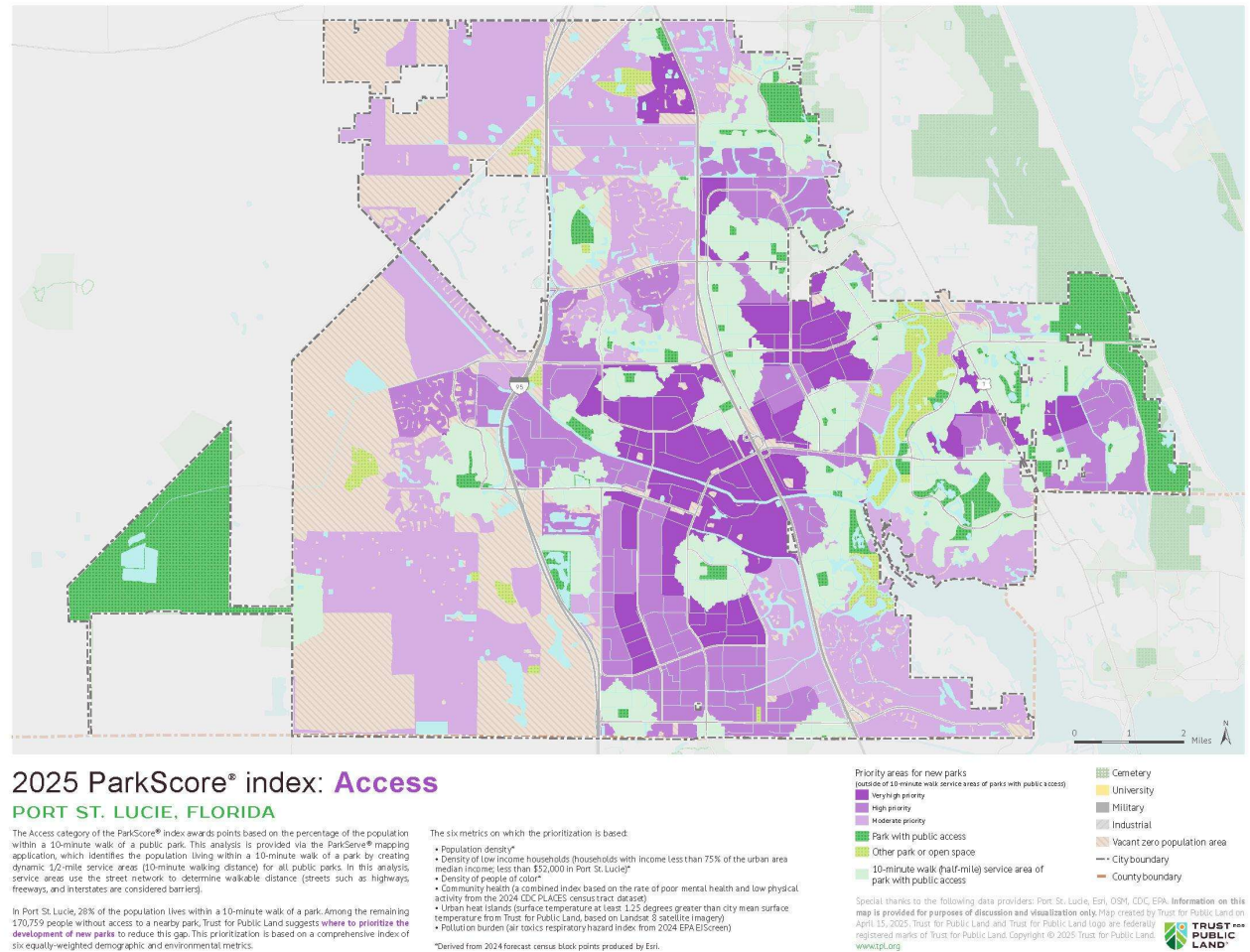
Out of total developable land
per city land use and zoning,
72% has been developed.

Port St. Lucie is growing faster than its green spaces

Needs for Public Spaces

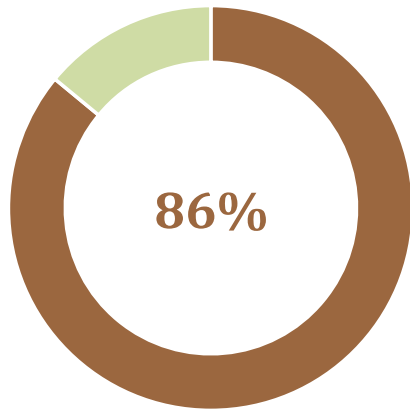


of residents in Port St. Lucie
don't have close to home
access (10-min walk) of a
public park



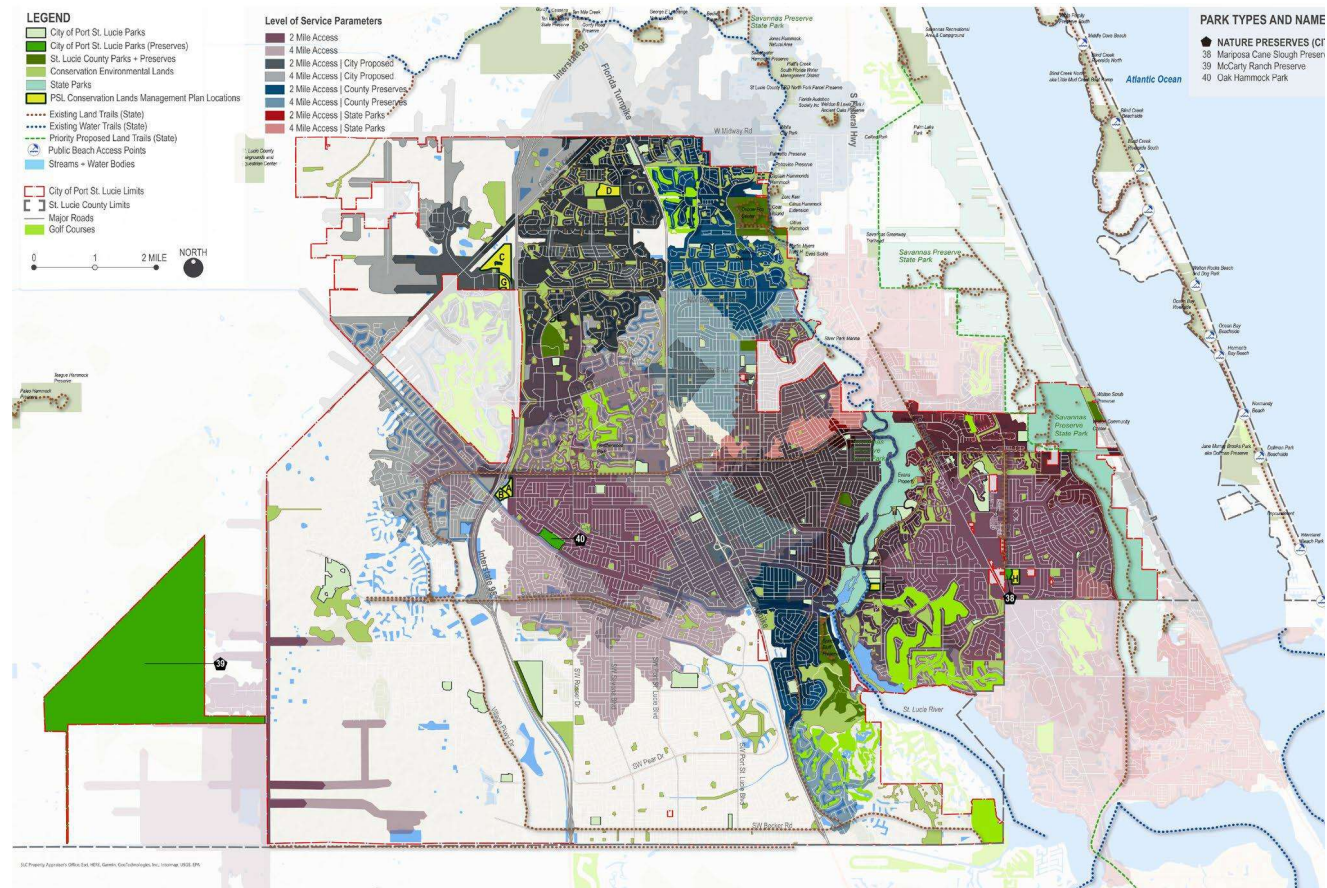
Source: Trust for Public Land, 2025 ParkScore Ranking

Needs for Public Spaces



of residents in Port St. Lucie
don't have a close proximity
(2-mile) to a
Natural Preserve

Source: PSL 10-year Parks Master Plan, 2025 update



Need for Resiliency Planning

Hurricane Ian (2022)



Heavy Rain Events (Sep 2024)



Due to heavy rains, the canals around the intersection of SW Savona Blvd. and SW California Blvd. have completely flooded into the roadway making traffic flow impossible for compact vehicles. Public Works will be placing signage to divert traffic at SW Venus St. at SW California Blvd., SW Plantation St. at SW California Blvd., and SW Parma St. at SW Savona Blvd.

Please seek alternate routes if you are able to.



At the intersection of California Blvd & Savona Blvd, a school bus was stuck by flood waters.

Infrastructure must withstand not only hurricane events, but more frequent extreme rainfall events.

Growing Need for Land Acquisition

- Out of the total developable land (per city land use and zoning) **72%** has been developed.
- 2025 NCS reports that **63%** surveyed residents strongly support and **27%** somewhat support a potential sales tax initiative to **acquire land for additional parks, green spaces, water quality, etc.**

Source: 2023 National Land Cover, USGS

Funding Mechanisms In Place for Land Acquisition

Conservation Trust Fund

Impact Fees

Private Donation

Grants and Bond Programs

City Funds

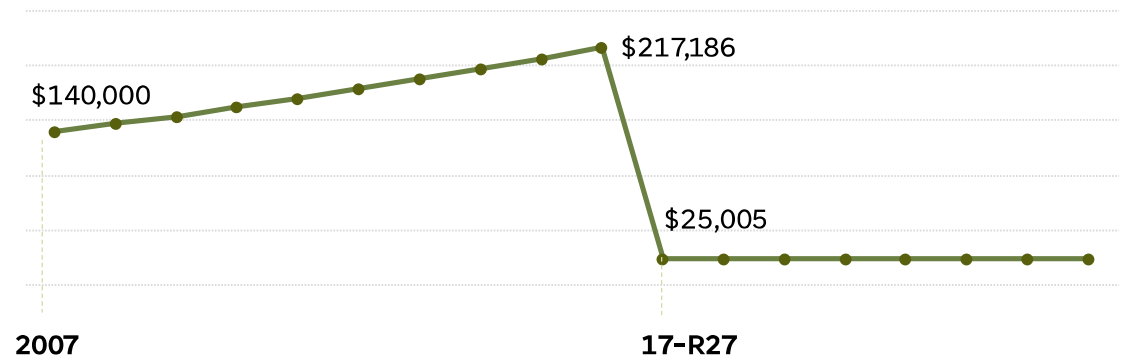
- **Conservation Trust Fund** monies are received as *a one-time donation in lieu of preservation* where lands cannot be preserved on developed site of two(2) acres or greater.

- This policy has been in place since **1996**.
- Due to the structure of the Conservation Trust Fund, it has only finite potential as a viable funding source for the City of Port St. Lucie's conservation efforts.

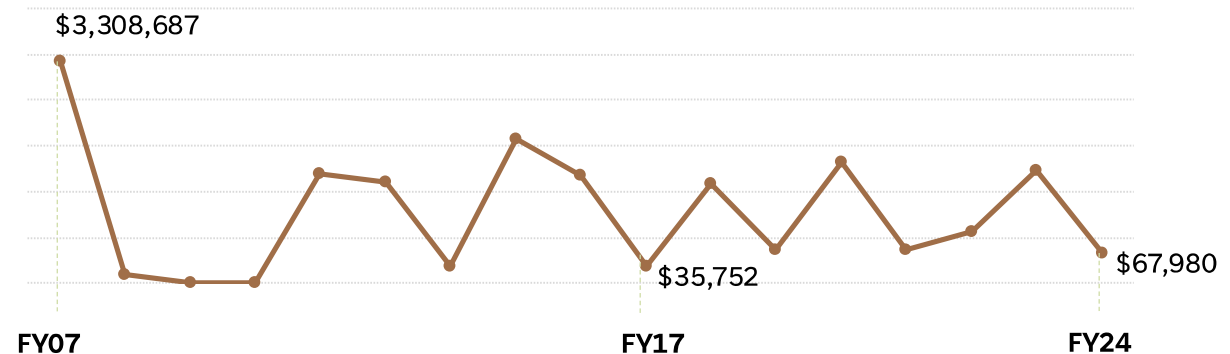
- The donation amount is determined by *Upland Mitigation Fee per acre*, which has not been increased since 2017

- In 2007 the upland mitigation fee was \$140,000/acre with a provision for a yearly 5% adjustment.
- Prior to 2017 the fee was \$217,186.
- The fees were reduced by Resolution 17-R27 to \$25,005/acre in 2017
- The fee is currently being studied to be updated
- Current fund balance = **\$682,178**

Upland Mitigation Fee per acre



Conservation Fee Revenue



Funding Mechanism In Place for Land Acquisition

Conservation Trust Fund

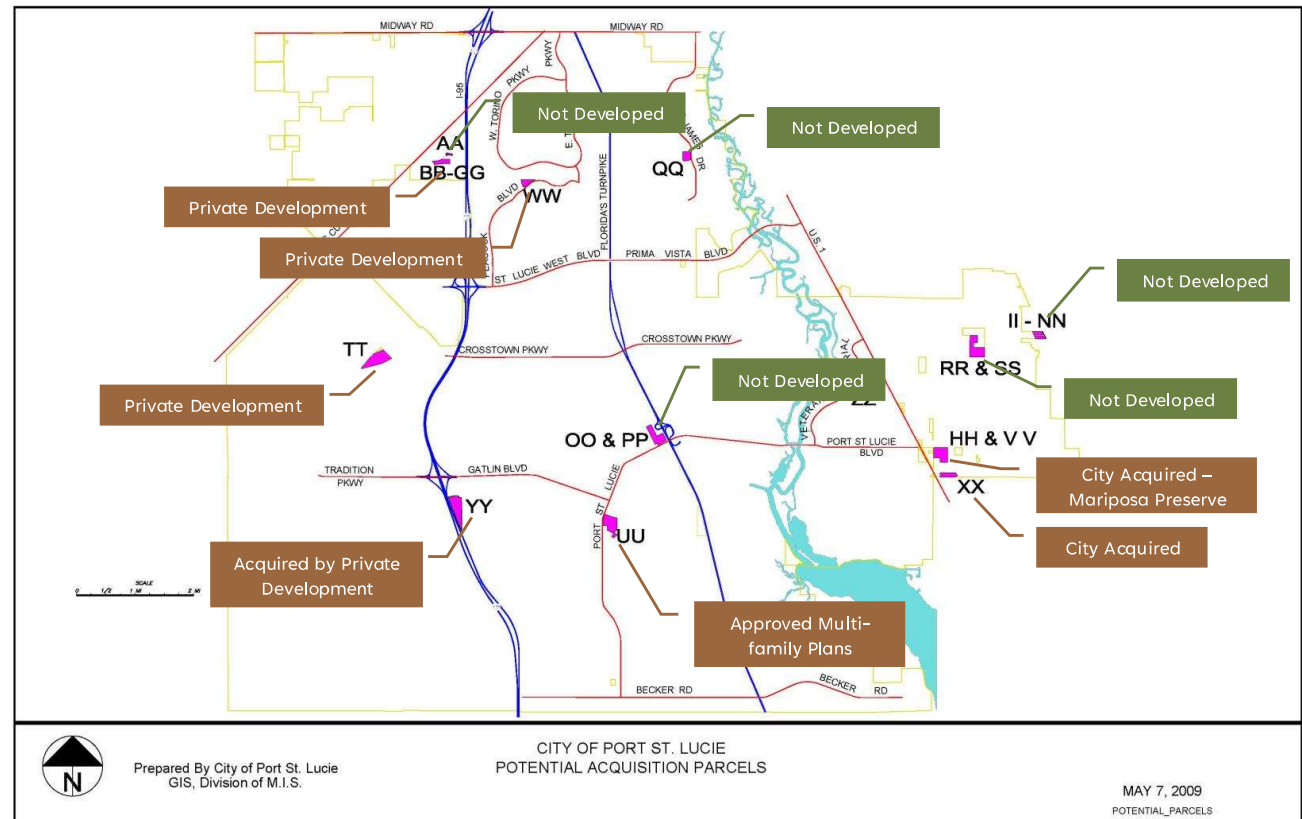
Impact Fees

Private Donation

Grants and Bond Programs

City Funds

- Most private parcels containing native plant communities that were previously identified as *Potential Acquisition Parcels* have either been developed or already acquired by the City
 - Staff are actively working to acquire and conserve the few remaining parcels (AA, RR&SS)
- With limited revenues from new developments, the current priority of the fund is to upkeep existing conservation tract parcels (2015).



Funding Mechanism In Place for Land Acquisition

Conservation Trust Fund

Private Donation

Impact Fees

Grants and Bond Programs

City Funds

- Municipalities **can** receive private donations if the fund is used for a **public purpose**
 - Such as donations of land parcels
- The city has provided tax abatements on property tax in the past in exchange for Parkland Donations, job creation, and other public benefits.
 - For example, Riverland Paseo Park



Funding Mechanism In Place for Land Acquisition

Conservation Trust Fund

Private Donation

Impact Fees

Grants and Bond Programs

City Funds

- New developments **are** contributing impact fees into respective **Special Revenue Funds**

- Relevant funds including Tree Mitigation Fund, Park Impact Fee funds and Capital Project Funds
- These funds **may not** have a focus for land acquisition

FY24/25 - Park Impact Fee Capital Improvement Budget

EXPENDITURES	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
<u>PARKS & RECREATION DEPARTMENT - #305-7210 & 7202</u>					
O.L. Peacock Sr. Park - Phase 2 & 3 Construction (HPPS) Note: 2 (Prior FY Project)	\$ 3,100,000	\$ 1,000,000	\$ -	\$ 1,163,005	\$ 1,836,995
Torino Regional Park - Phase 2 Design & Construction Note: 3 & 5 (District 1 Community Center FY29/30) (Prior FY Project)	21,375,000	-	1,280,000	-	-
Tradition Regional Park - Shade Structure	500,000				
Land Acquisition	-	-	-	-	-
Tradition Regional Park Note: 5 (District 3 Community Center FY29/30)	-	-	-	-	-
NEW PROJECT -District 4 Community Center Note: 5	-	-	-	-	-
	\$ 24,975,000	\$ 1,000,000	\$ 1,280,000	\$ 1,163,005	\$ 1,836,995

(E) **Tree Preservation Fund.** If it is demonstrated to the satisfaction of the Zoning Administrator, or the Zoning Administrator's designee, that the site is not suitable for on-site mitigation or does not have the capacity to hold all of the required mitigation, then the applicant may contribute a fee established by the City Council by resolution per inch D.B.H. required for mitigation, to be used by the city to **enhance tree canopy coverage**. Tree preservation funds shall be expended, utilized and disbursed for the acquisition, maintenance, and planting of trees on publicly owned lands and any other ancillary costs associated with the planting of trees on public lands. Ancillary costs shall not exceed thirty (30) percent of the cost of the particular tree planting project and may include landscape design services, irrigation, mulch, root barriers, tree grates, or other materials necessary or the proper installation and maintenance of tree planting projects. This fund may also be used for the **relocation of trees to public lands and for periodically distributing saplings to the public to increase tree canopy coverage in association with the City's Keep Port St. Lucie Beautiful tree giveaway** program. Any such monies contributed in satisfaction of the applicant's mitigation requirement shall be placed in a specially designated fund titled "The City of Port St. Lucie Tree Preservation Fund", the use of which must be consistent with this article.

Funding Mechanism In Place for Land Acquisition

Conservation Trust Fund

Impact Fees

Private Donation

Grants and Bond Programs

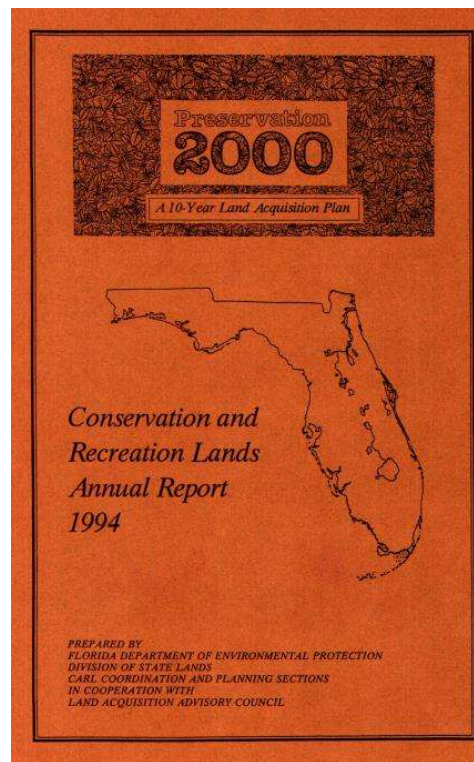
City Funds

- **St. Lucie County Environmentally Significant Lands(ESL) Program:**

- In 1994, St. Lucie County citizens passed \$20 million bond referendum, resulting in the acquisition and management of over **11,000 acres** land for conservation and preservation
- County's ESL funded preserve in Port St. Lucie include **Spruce Bluff Preserve** and **Oxbow Eco-Center**

- **State and Federal Grants:**

- *Florida Communities' Trust* – Florida Forever Program (The Port Preserve, Oak Hammock Park)
- *The Land and Water Conservation Fund*
- *The Florida Recreation Development Assistance Program (FRDAP)*



Land Acquisitions In Progress (Completed Parcels)

Conservation Trust Fund

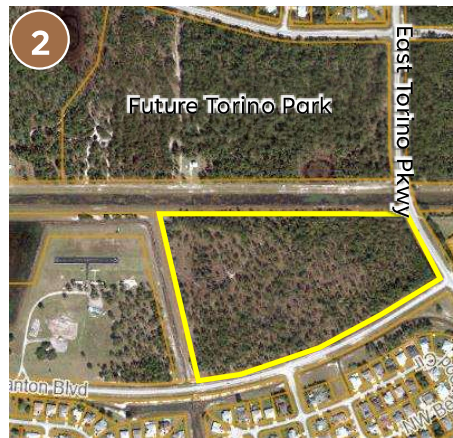
Impact Fees

Private Donation

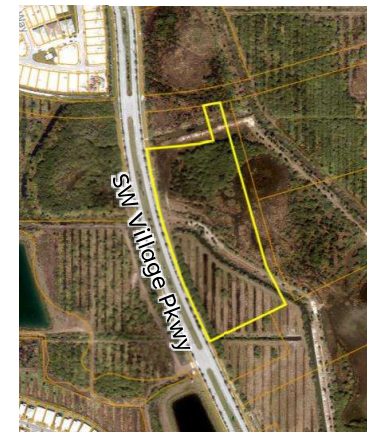
Grants and Bond Programs

City Funds

General Fund



Land Swaps



Land Acquisitions In Progress (Completed Parcels)



Project	PSL Elementary School
Address/Location	NW Marion Ave & NW Irving St
Purpose	Park/Open Space
Priority	High
Current Zoning – land use	Institutional
Funding	Two City Parcels
Acres	15 acres
Notes	Purchase and Sale agreement being drafted
Potential Impact(s)	<ul style="list-style-type: none"> Increase connections to city-owned land Address risk to floodwaters

Land Acquisitions In Progress (Completed Parcels)



Project	Torino Park
Address/Location	W Blanton Blvd & East Torino Pkwy
Purpose	Park/Open Space
Priority	High
Current Zoning – land use	PUD – Medium Density Residential
Funding	13.79 Acre Land Swap
Acres	28 acres
Potential Impact(s)	<ul style="list-style-type: none"> • Increase connections to city-owned land (Torino Park) • Increase green-space access in park-deficit neighborhood

Remaining Acquisition and Activation Gaps

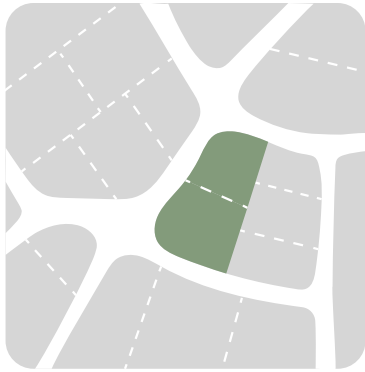
- **Underutilized Land Portfolio:** Nearly half of all City-owned parcels (47 %), including **198 acres of conservation land**, are not yet open or programmed for public use.
- **Open Space Tracts: 17** Open-Space Recreation sites the City purchased with the Conservation Trust Fund in 2005 do not yet have implementation or maintenance plans.

- **In Action:** staff has launched the first pilot neighborhood green space to demonstrate how these parcels can be activated and maintained with the community through Naturally PSL Conservation Corps

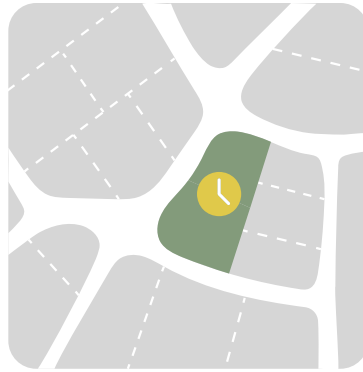


Adapting to PSL Context: Naturally PSL Land Bank

A Land Banking Program to *Acquire*, *Conserve* and *Activate* City Land



Acquire



Conserve



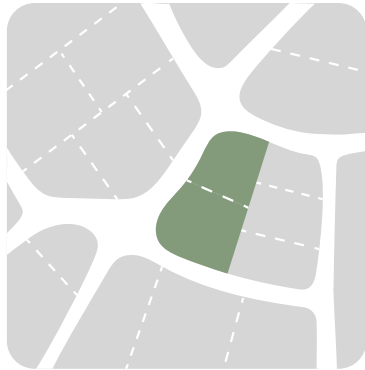
Activate

Adapting to PSL Context: Naturally PSL Land Bank

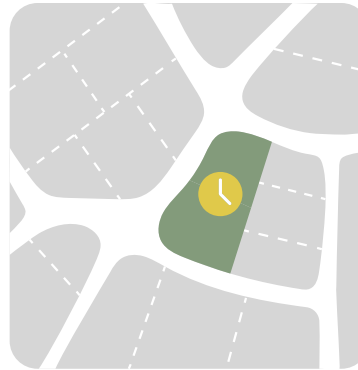
A flexible ***funding structure*** that leverages private donation, grants, and philanthropic contributions to fund activities on city land



Land
Acquisition
Fund



Acquire



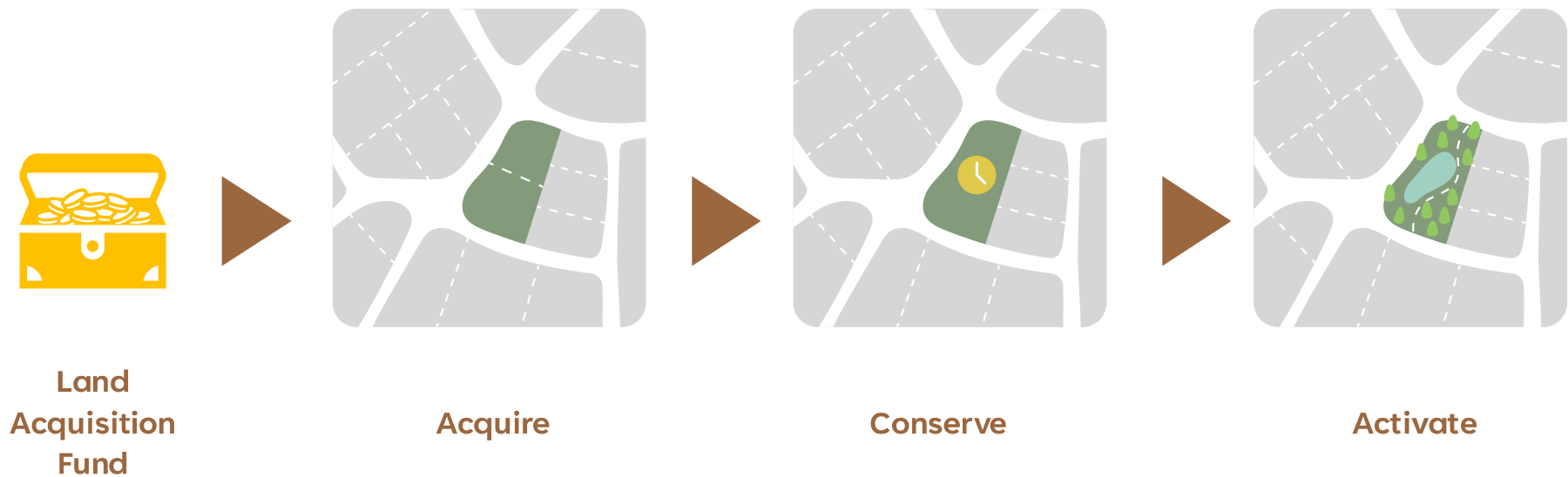
Conserve



Activate

Adapting to PSL Context: Naturally PSL Land Bank

Streamlines acquisition and activation process to ensure **impact** and **transparency**



Potential Impacts on Residents Access to Public Spaces

City-level Park Access Impact

Percent of city population within a 10-minute walk of a park

28.4% → 32.8%

City population outside of a 10-minute walk

Total Population: 238,381

170,759 → 160,186

Project Access Statistics

Total population within a 10-minute walk of the new parks and/or trails:

28,983

Of this total, we calculate the number of people that live within a 10-minute walk of an existing park or trail ("Existing access") and those that do not ("New access"):

Existing access

18,410

New access

10,573

*By increasing 10 additional public spaces from pending land acquisitions, **10,000+ more** residents could walk to a city-park within 10 mins*

STAFF RECOMMENDATIONS

- Council permission to move forward with initiating the development of the **Naturally PSL Land Bank** and **a city-affiliated 501(c)(3) non-profit organization** to allow private contributions to support land acquisition and activation activities for the purpose of increasing enjoyable public spaces for all residents.