

# INTERGOVERNMENTAL COORDINATION ELEMENT

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## **INTERGOVERNMENTAL COORDINATION ELEMENT**

### **INTRODUCTION**

The purpose of the Intergovernmental Coordination Element, as identified by Chapter 163, Florida Statutes, (FS) and Chapter 9J-5.015, Florida Administrative Code (FAC), is to "identify and resolve incompatible goals, objectives, and policies, and development proposed in comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local, regional, and state agencies." Port St. Lucie strongly believes that a well-developed communication network among applicable public and quasi-public entities will enhance the long-range growth and prosperity of the City. The effective implementation of federal, state, regional and local planning policies requires:

1. The identification of all agencies with which the local government must coordinate;
2. A thorough understanding of the roles of each agency; and
3. The creation of adequate intergovernmental coordination mechanisms to carry out policies.

This element seeks to accomplish these objectives through a systematic identification and analysis of current and future intergovernmental coordination issues. Each analysis, addresses deficiencies and determines actions to improve coordination.

Through analysis and subsequent improvement of intergovernmental coordination, Port St. Lucie can identify and resolve incompatible goals, objectives and policies proposed in its Comprehensive Plan that may be incompatible with the plans of other local, regional, state or federal agencies. The analysis below is the foundation for the Intergovernmental Coordination Goals, Objectives and Policies. Ultimately the refinement of this process should allow Port St. Lucie to coordinate comprehensive planning with other entities, assuring compatible development and adequate public services across jurisdictional boundaries. The coordination process is continuous , and should provide for effective monitoring systems.

### **Setting and Problem Statement**

An elected board of five City councilpersons, including an elected mayor, and an appointed City Manager govern Port St. Lucie. The City had a 1980 Census population of 14,690 and a 1990 Census population of 55,866; an increase of 280%. By year end 1996, the City's estimated population was approximately 76,000. Unincorporated portions of St. Lucie County exhibited similar, though less dramatic, rates of growth. Maintaining close cooperation among the incorporated municipalities and the unincorporated County, as well as with surrounding governments, is essential due to this rapid growth rate.

**TABLE 1: INTERGOVERNMENTAL COORDINATION MATRIX**

PORT ST. LUCIE	FLU	TRANS	HSG	INFRA	CCM	REC	CIP
<u>ADJACENT MUNICIPALITIES</u>							
Fort Pierce		X	X	X	X	X	
<u>COUNTY</u>							
St. Lucie	X	X	X	X	X	X	X
Martin	X	X	X	X	X	X	X
<u>REGIONAL</u>							
Treasure Coast RPC	X	X	X	X	X	X	X
South Florida WMD	X			X	X		
Metro. Planning Org. (MPO)		X		X			X
Tri-City Council	X	X	X	X	X	X	X
<u>LOCAL</u>							
SLC School Board	X	X		X		X	
SLC Fire District	X	X		X			
SLC Mosquito Control			X				
SLC Health Dept.							
Housing Auth. of Ft. Pierce			X				
<u>STATE</u>							
Dept. of Transportation	X	X		X			
Dept. of Environmental Protection					X	X	
Dept. of Community Affairs	X	X	X	X	X	X	X
Dept. of Business Regulation							
Health & Rehabilitative Services				X	X		
Game & Freshwater Fish Commission					X		
Dept. of State							
Div. of Historical Resources			X		X		
<u>FEDERAL</u>							
Soil Conservation Service	X			X	X		
Army Corps of Engineers				X	X		
Dept. of Housing and Redevelopment			X	X	X		
Federal Emergency Management Agency			X	X	X		
<u>UTILITIES</u>							
St. Lucie West Utility District				X	X		
The Reserve Utility				X	X		

FLU - Future Land Use      TRANS - Transportation      HSG - Housing      INFRA - Infrastructure  
 CCM - Conservation & Coastal Management      REC - Recreation      CIP - Capital Improvements Program

## **INVENTORY**

Many independent governmental agencies affect the quality of life in Port St. Lucie. The following is a discussion of the most influential of these agencies. Together with Table 1, this discussion presents all of the public and quasi-public entities with which the City needs to coordinate. Table 1 also relates plan elements to affected or involved agencies.

### **St. Lucie County Public School System**

An independent board established under Chapter 230, F.S., governs the St. Lucie County Public School System. A school board consisting of five members elected at large and an appointed superintendent control the district school system. The School Board has the power to levy taxes, own land, and is a corporate body under the laws of Florida.

Traditionally the School Board and its staff, and the elected officials and their staff have worked closely in facility and project planning. Examples of these coordinated efforts include the implementation of voluntary school impact assessment for new residential developments in the early 1980's, the location of new school sites in the most rapidly growing areas of the community and the development of a countywide mandatory School Impact Fee Ordinance (1988).

### **South Florida Water Management District**

The 1976 Legislature created the South Florida Water Management District (SFWMD). Before 1976, the District operated as the Central and Southern Flood Control District by authorization of the 1949 Legislature. The SFWMD issues permits and has control of all water users in Port St. Lucie who use more than 100,000 gallons of water per day.

### **Fire District**

The establishment of the St. Lucie County-Fort Pierce Fire District occurred in 1959 to provide full-time fire protection for all of St. Lucie County. The Fire District operates 13 stations throughout the County. The Fire District recently announced the need for three new stations throughout the County to provide optimum protection services. The governing board of the Fire District includes two members from each of the following: the County Commission, the Fort Pierce City Commission, and the Port St. Lucie City Council. In addition, the Governor appoints one member at large to the board because the Fire District is a special taxing district.

The State Department of Forestry assists the Fire District in fire control efforts for all wild fires and brush fires throughout the County. The Department of Forestry is part of the Florida Forestry Service. The Department's regional headquarters is in Okeechobee, but maintains lookout towers on Edwards Road, just west of Oleander Avenue and on Okeechobee Road at 17 mile bend.

## **St. Lucie County Mosquito Control District**

The St. Lucie County Mosquito Control District is an independent agency created by the State Legislature in 1927. The Board of County Commissioners, acting as the Mosquito Control Board, controls the district. The district serves the area from the Atlantic Ocean to about ten miles west of the coast.

The function of the St. Lucie County Mosquito Control District is to manage the mosquito population in all of St. Lucie County. To fulfill this function, a special tax district and the State fund the department.

## **Treasure Coast Regional Planning Council**

In October, 1976, an interlocal agreement pursuant to Chapter 163, F.S., created the Treasure Coast Regional Planning Council (TCRPC). The Council's principal goal is to assure that future growth within the Indian River, St. Lucie, Martin, and Palm Beach County region occurs in a manner consistent with state and regional planning objectives while achieving a high quality of life for all the regional citizens. To accomplish this goal, the TCRPC maintains a forum for identifying and promoting public understanding of local and regional issues and problems. The Council acts as a regional information clearinghouse and intergovernmental data source; conducts research for developing and maintaining regional goals, objectives, and policies; and assists in the implementation of several local, state, and federal programs.

## **St. Lucie County Metropolitan Planning Organization**

In 1983, St. Lucie County, Fort Pierce, Port St. Lucie, and the Florida Department of Transportation executed a Metropolitan Planning Organization (MPO) Interlocal Agreement. The authority and responsibility of the MPO is for the management of a continuing, cooperative, and comprehensive transportation planning process and the programming of transportation improvements for the St. Lucie County urbanized area. The MPO includes nine voting members: five St. Lucie County Commissioners; two Port St. Lucie City Councilpersons; and two Fort Pierce City Commissioners. A non-voting member represents Martin County on the MPO (due to the MPO's planning boundaries extending into northern Martin County).

## **Other Governmental Agencies**

In addition to the governmental agencies described above, there are City, County, state, and federal agencies with which the City coordinates and cooperates on matters of mutual interest and concern. Table 1 contains listings of the various local, regional, state and federal agencies interacting with Port St. Lucie.

## **Growth and Development**

The growth and development, primarily single family residential, anticipated through this plan is well known since it is a platted community. The regional planning council understands and recognizes this factor. For example, the large areas devoted to commercial and industrial uses in the St. Lucie West and West Jensen developments of regional impact recognizes the needs of our predominant land use,

single family residential. The City has attempted to develop a comprehensive plan that is consistent with the Regional Policy Plan.

## **ANALYSIS**

In addition to the matrix provided in Table 1, Appendix A provides an analysis of each coordinating entity identified in Table 1. This analysis examines Port St. Lucie's relationship with those entities with which it coordinates. The analysis also looks at which issues or problems the two entities most often coordinate on, the method of coordination, the effectiveness of this coordination, and any perceived deficiencies in this system of coordination.

## **STRATEGIC REGIONAL POLICY PLAN**

The Treasure Coast Regional Planning Council's (TCRPC) Strategic Regional Policy Plan (SRPP) provides a long range guide for the physical, economic, and social development of the Region. The intended purpose of the SRPP is not as a regulatory tool, but as a direction-setting document. The plan focuses on comprehensively dealing with the large scale components of the Region. Its goal is to keep the Region on course toward a more healthy and sustainable future by combating urban sprawl and encouraging preferred development patterns which address preservation of the natural environment, revitalization of existing urban areas, and the creation of new towns.

The regional plan furthers the goals identified in the state comprehensive plan. The SRPP's policy clusters identify specific issues within the Treasure Coast Region in relationship to the overall state goal. The Strategic Regional Policy Plan:

1. provides background on each issue;
2. lists significant resources applicable to the specific issue that are available within the region;
3. identifies the agencies and organizations that are directly involved; and
4. specifies the regional goal, the corresponding policies and the measures by which the effectiveness or success of the policy will be compared

The intergovernmental coordination cluster of the SRPP seeks to eliminate unnecessary duplication of programs and activities. Significant coordination now takes place between Port St. Lucie and TCRPC in the form of Developments of Regional Impact (DRI) reviews and local comprehensive plan reviews. A consistency review, according to Chapter 163 F.S., also will be conducted to assure that the City plan is consistent with the Strategic Regional Policy Plan.

## **GOALS, OBJECTIVES, AND POLICIES**

**GOAL 8.1: 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 8.1.1: Establish 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 8.1.1.1: Notify St. Lucie and Martin counties in writing (distribution of agendas of the the Planning and Zoning Board) of all applications for comprehensive plan land use amendments that are near their borders.

Policy 8.1.1.2: The City shall establish liaisons between State regulatory agencies and the City.

Policy 8.1.1.3: The City Manager shall be responsible for assuring an effective intergovernmental coordination program for Port St. Lucie.

Policy 8.1.1.4: Request in writing that the Treasure Coast Council of Governments provide 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 8.1.1.5: 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 8.1.1.6: The City shall notify appropriate agencies for their assistance and/or inclusion regarding decisions which involve their agencies.

Policy 8.1.1.7: The City shall consider a future annexation plan and request formal acceptance by St. Lucie County.

Objective 8.1.2: Establish the means of coordinating all levels of service standards as they will affect surrounding municipalities and counties.

Policy 8.1.2.1: Establish planning forums to coordinate programs on infrastructure development and improvement to maintain adopted levels of service standards.

Policy 8.1.2.2: 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 8.1.2.3: Consider using the TCRPC in informal mediation when level of service issues and other

intergovernmental issue problems arise between the City and County.

Objective 8.1.3: Ensure coordination of all planning and development 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 8.1.3.1: The City shall file a written request with each adjacent municipality and 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 8.1.3.2: 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 development related activities.

Policy 8.1.3.3: In 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.

Policy 8.1.3.4: The City shall implement the Public School Facilities Element and the amended and restated Interlocal Agreement for Public Schools Facility Planning - St. Lucie County, in conjunction with the St. Lucie County School Board. The Public School Facilities Element and the Interlocal Agreement 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 and population projections, school siting, and the local and extension of public facilities subject to concurrency.

Objective 8.1.4: By 2000, establish 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 8.1.4.1: Through the adoption of interlocal agreements, with the affected municipalities and agencies, coordinate the management of the St. Lucie River, Intracoastal Waterway, Indian River Lagoon, and Savannahs.

Policy 8.1.4.2: 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.

**APPENDIX A**

**ANALYSIS WORKSHEETS OF INTERGOVERNMENTAL  
AGENCY COORDINATION**

## ANALYSIS WORKSHEET

**Coordinating Agency:** City of Fort Pierce

**Participating Entities:**

City of Fort Pierce

City of Port St. Lucie

**Existing Issues or Problems:**

- Traffic Flow
- Population Projections
- Port Planning

**Affected Comprehensive Plan Element(s):**

Transportation      Infrastructure

Conservation      Housing

**Existing Method of Coordination:**

No formal mechanism currently exists other than that required by Chapter 163, F.S. At the department level, informal coordination regularly takes place. A more formal relationship exists between the cities with the MPO, the administration of impact fees, and recreation facilities.

**Nature of Relationship (i.e. Authority):**

No formal lines of authority exist. Informal staff communication exists for informational exchange.

**Office with Primary Responsibility:**

Differs by issue.

**Effectiveness of Coordination Mechanisms:**

Coordination between the cities is adequate.

**Deficiencies and Needs:**

Existing coordination is satisfactory.

**Additional Coordinating Entities:**

MPO      TCRPC

SLC Fire District

**Recommendations:**

Maintain current levels of coordination; improve coordination regarding utilities.

## ANALYSIS WORKSHEET

**Coordinating Agency:** St. Lucie County

**Participating Entities:**

St. Lucie County  
City of Port St. Lucie

**Existing Issues or Problems:**

- recreation/conservation
- property assessments
- disaster preparation
- impact fees
- annexation
- utility services
- recordings (plats, liens, etc.)
- traffic flow
- adjacent land uses

**Affected Comprehensive Plan Element(s):**

Future Land Use, Transportation, Infrastructure, Housing, Coastal Management, Conservation, Recreation, Capital Improvements.

**Existing Method of Coordination:**

No formal mechanism currently exists on a general level. On the department level, informal and formal (i.e. MPO and impact fees) coordination takes place. Occasionally the City and County Commissions hold joint meetings to address issues of community-wide concern.

**Nature of Relationship (i.e. Authority):**

The nature of the relationship is basically an advisory relationship except with the City's comprehensive plan which must be in compliance with the County's plan.

**Office with Primary Responsibility:**

City Manager, City Attorney

**Effectiveness of Coordination Mechanisms:**

Generally, coordination efforts are good.

**Deficiencies and Needs:**

Existing coordination is generally found to be satisfactory. However, the County must recognize Port St. Lucie's needs as the largest population center.

**Additional Coordinating Entities:**

TCRPC	MPO
FPU	DOT
FPL	SLC Fire District

**Recommendations:**

Maintain current levels of coordination

## ANALYSIS WORKSHEET

**Coordinating Agency:** Martin County

**Participating Entities:**

Martin County  
City of Port St. Lucie

**Existing Issues or Problems:**

- Transportation
- St. Lucie River

**Affected Comprehensive Plan Element(s):**

Traffic Circulation  
Conservation

**Existing Method of Coordination:**

No formal mechanism currently exists other than that required by Chapter 163, F.S. At the department level, informal coordination regularly takes place. A more formal relationship exists with the MPO.

**Nature of Relationship (i.e. Authority):**

No formal lines of authority exist. Informal staff communication exists for informational exchange.

**Office with Primary Responsibility:**

Differs by issue

**Effectiveness of Coordination Mechanisms:**

Coordination between the City and Martin County is adequate.

**Deficiencies and Needs:**

Existing coordination is satisfactory.

**Additional Coordinating Entities:**

TCRPC  
MPO

**Recommendations:**

Maintain current levels of coordination.

## ANALYSIS WORKSHEET

**Coordinating Agency:** Treasure Coast Regional Planning Council (TCRPC)

**Participating Entities:**

Palm Beach County

Martin County

St. Lucie County

Indian River County

**Existing Issues or Problems:**

- Developments of Regional Impact - environment
- intergovernmental coordination review - Comprehensive plans

**Affected Comprehensive Plan Element(s):**

All

**Existing Method of Coordination:**

Formal notification through DRI procedures and comprehensive plan requirements. Formal requirements are submitted through Community Development before all aspects of TCRPC responsibility.

**Nature of Relationship (i.e. Authority):**

TCRPC has review authority over DRI's and the Comprehensive Plan as well as on a variety of environmental issues.

**Office with Primary Responsibility:**

Planning & Zoning and City Manager

**Effectiveness of Coordination Mechanisms:**

Existing methods of coordination are sufficient.

**Deficiencies and Needs:**

Existing coordination is satisfactory. However, it would be beneficial if the TCRPC became more aware of local issues.

**Additional Coordinating Entities:**

All municipalities in the above mentioned counties.

**Recommendations:**

TCRPC should take a more active role in coordinating activities of the individual cities and counties, as well as the group as a whole. In addition, it would be beneficial if the TCRPC could act as an information clearing house or data source/library for the region. A greater role needs to be played by the TCRPC on issues between the cities and counties and between federal and state agencies and the counties.

## ANALYSIS WORKSHEET

**Coordinating Agency:** South Florida Water Management District

**Participating Entities:**  
All municipalities in south Florida.

**Existing Issues or Problems:**

- drainage permits
- dredging and filling permits
- wetland protection
- water supply (Upper East Coast Water Supply Plan)
- water use permits
- water quality
- implementation of Indian River SWIM plan

**Affected Comprehensive Plan Element(s):**

Future Land Use, Infrastructure, Coastal Management, Conservation.

**Existing Method of Coordination:**

Local Government Assistance Program:

- Manual
- Liaison
- Permitting district

**Nature of Relationship (i.e. Authority):**

Review DRI's  
wetland protection/mitigation  
any development greater than 10 acres

**Office with Primary Responsibility:**

Planning & Zoning  
Engineering  
Public Works  
Utilities

**Effectiveness of Coordination Mechanisms:**

Existing coordination is sufficient.

**Deficiencies and Needs:**

None

**Additional Coordinating Entities:**

DEP - jurisdictional wetlands  
COE - jurisdictional wetlands

**Recommendations:**

Existing coordination is sufficient.

## ANALYSIS WORKSHEET

**Coordinating Agency:** St. Lucie Metropolitan Planning Organization (MPO)

**Participating Entities:**

St. Lucie County  
City of Port St. Lucie  
City of Fort Pierce  
Martin County - Non-voting members for consistency purpose

**Existing Issues or Problems:**

- Traffic Circulation
- Mass Transit

**Affected Comprehensive Plan Element(s):**

Transportation Infrastructure  
Capital Improvements

**Existing Method of Coordination:**

MPO membership jointly determines the allocation of federal and state transportation dollars locally.

**Nature of Relationship (i.e. Authority):**

The City has no authority to require roadway improvements except to recommend changes through their representative members of the MPO.

**Office with Primary Responsibility:**

Engineering, Planning & Zoning

**Effectiveness of Coordination Mechanisms:**

Through the current system, the City has coordinated all transportation decisions.

**Deficiencies and Needs:**

The existing system is sufficient.

**Additional Coordinating Entities:**

FDOT  
FHWA

**Recommendations:**

Revise membership to more accurately reflect the populations of the municipalities represented.

## ANALYSIS WORKSHEET

**Coordinating Agency:** St. Lucie County School Board

**Participating Entities:**

City of Port St. Lucie

St. Lucie County School Board

**Existing Issues or Problems:**

- land use
- location of new facilities
- mutual use of recreation facilities
- joint use of facilities
- program funding
- busing zones & stop locations
- school impact fees

**Affected Comprehensive Plan Element(s):**

Future Land Use, Transportation, Infrastructure, Recreation.

**Existing Method of Coordination:**

Coordination currently takes place on an informal level except for the collection of school impact fees.

**Nature of Relationship (i.e. Authority):**

At the present time, the relationship between the City and the school board is mainly advisory. School impact fees are collected by the City for new development.

**Office with Primary Responsibility:**

City Manager

**Effectiveness of Coordination Mechanisms:**

Existing methods of coordination are sufficient.

**Deficiencies and Needs:**

No deficiencies or needs have been identified at the present time. Coordination on facilities siting and use has been improving.

**Additional Coordinating Entities:**

None

**Recommendations:**

Maintain current levels of coordination.

## ANALYSIS WORKSHEET

**Coordinating Agency:** St. Lucie County Fire District

**Participating Entities:**

City of Port St. Lucie

City of Fort Pierce

St. Lucie County

**Existing Issues or Problems:**

- Maintenance of adequate LOS for a growing population

**Affected Comprehensive Plan Element(s):**

Infrastructure

Land Use

Transportation

**Existing Method of Coordination:**

Two City councilpersons are members of the Fire District Board of Directors. Therefore, coordination takes place through this representation. A representative of the Fire District is a member of the site plan review committee; through this representative, the Fire Marshal reviews development and construction plans.

**Nature of Relationship (i.e. Authority):**

Fire District has separate taxing authority. Although no specific authority exists, the relationship between the City and the Fire District is good.

**Office with Primary Responsibility:**

City Manager

**Effectiveness of Coordination Mechanisms:**

Existing methods of coordination are sufficient.

**Deficiencies and Needs:**

The fire district requires the expansion of infrastructure so to be able to provide the services to growth areas (i.e., water mains, roads.)

**Additional Coordinating Entities:**

Department of Forestry

**Recommendations:**

Maintain current levels of coordination

## ANALYSIS WORKSHEET

**Coordinating Agency:** Florida Department of Family Services / St. Lucie County Environmental Health Unit

**Participating Entities:**

City of Port St. Lucie

HRS

St. Lucie County Health Department

**Existing Issues or Problems:**

- Hazardous Waste
- Social Issues
- Groundwater
- Septic Tank Permits

**Affected Comprehensive Plan Element(s):**

Infrastructure

Conservation

**Existing Method of Coordination:**

Very informal coordination exists between HRS and Port St. Lucie

**Nature of Relationship (i.e. Authority):**

This is an advisory relationship.

**Office with Primary Responsibility:**

Planning & Zoning

**Effectiveness of Coordination Mechanisms:**

Coordination efforts are sufficient at the present time.

**Deficiencies and Needs:**

No deficiencies exist at the present in coordination between Port St. Lucie and HRS.

**Additional Coordinating Entities:**

DEP

**Recommendations:**

A cooperative education program informing the public of issues (such as household hazardous wastes, proper disposal methods and less environmentally harmful substitutes for these products) needs to be undertaken.

## ANALYSIS WORKSHEET

**Coordinating Agency:** Housing Authority of the City of Fort Pierce

**Participating Entities:**

City of Fort Pierce  
St. Lucie County  
City of Port St. Lucie

**Existing Issues or Problems:**

- Very low to moderate income housing

**Affected Comprehensive Plan Element(s):**

Housing

**Existing Method of Coordination:**

The Housing Authority subsidizes the rent of a small number of privately-owned housing units within the City of Port St. Lucie through the HUD, Section 8 Program. Under the program, the Housing Authority contracts with a private housing provider to have tenants placed in the housing unit by the Authority for an agreed upon rent. The tenant pays a portion of the rent with the Authority paying the remainder through funds received from HUD.

**Nature of Relationship (i.e. Authority):**

There is no formal connection between the City and the Housing Authority.

**Office with Primary Responsibility:**

City Manager, Administrative Services

**Effectiveness of Coordination Mechanisms:**

Very little coordination currently exists.

**Deficiencies and Needs:**

Housing for very low to moderate income persons needs to be addressed on a county-wide basis rather than being kept separated to one area.

**Additional Coordinating Entities:**

DCA    TCRPC  
HUD    St. Lucie County Housing Finance Authority

**Recommendations:**

Establish a county-wide Housing Authority with representatives from each municipality on its Board.

## ANALYSIS WORKSHEET

**Coordinating Agency:** Florida Department of Transportation (FDOT)

**Participating Entities:**

FDOT

City of Port St. Lucie

**Existing Issues or Problems:**

- expansion of the transportation network
- traffic operations
- utilities placement
- high speed rail

**Affected Comprehensive Plan Element(s):**

Future Land Use, Transportation, Infrastructure.

**Existing Method of Coordination:**

Through MPO, Engineering and Planning Department for regional transportation, planning

Through Engineering and Public Works for construction and design

Through Utilities and Engineering for placement of utilities within ROW

**Nature of Relationship (i.e. Authority):**

FDOT has authority over MPO and is responsible for the primary transportation facilities.

**Office with Primary Responsibility:**

Engineering

Planning & Zoning

Public Works

Utilities

**Effectiveness of Coordination Mechanisms:**

Coordination is found to be lacking at times due to FDOT unresponsiveness to local issues.

**Deficiencies and Needs:**

The allocation of funds for improvements and the timing of construction is unresponsive to local needs.

**Additional Coordinating Entities:**

MPO

**Recommendations:**

FDOT should establish a satellite office within the County for a local government liaison.

## ANALYSIS WORKSHEET

**Coordinating Agency:** Florida Department of Environmental Protection (DEP)

**Participating Entities:**

DEP

City of Port St. Lucie

**Existing Issues or Problems:**

- Mangrove Protection
- Hazardous waste
- potable/non-potable
- endangered/threatened species
- wetland protection/mitigation (tidal/non-tidal)
- waste disposal/sewage disposal
- Savannahs Preserve
- Aquatic Preserves
- Water Quality (tidal/non-tidal)
- Park land
- air quality
- dredge & fill

**Affected Comprehensive Plan Element(s):**

Coastal Management, Conservation

**Existing Method of Coordination:**

Informal coordination on the staff level exists for with local office for the purpose of informational exchange.

**Nature of Relationship (i.e. Authority):**

DEP has permitting authority over the various preserves and jurisdictional wetlands.

**Office with Primary Responsibility:**

Planning & Zoning

**Effectiveness of Coordination Mechanisms:**

Existing methods of coordination are sufficient, however, improved relations are always welcomed.

**Deficiencies and Needs:**

Deficiencies are found in consistent enforcement of regulations. A method of negotiating conflicts between the development community and the enforcement arm of DEP needs to be investigated. It would help if DEP was more responsive to the public and other government agencies.

**Additional Coordinating Entities:**

COE

FGFWFC

SFWMD

Marine Resource Council

FGFWFC

HRS

EPA

US Wildlife Service

**Recommendations:**

A cooperative education and public relations program informing the public of environmental regulations and programs would be beneficial. In addition, a local government liaison might be helpful in improving the relationship.

## ANALYSIS WORKSHEET

**Coordinating Agency:** Florida Department of Community Affairs (DCA)

**Participating Entities:**

DCA

City of Port St. Lucie

**Existing Issues or Problems:**

- Developments of Regional Impact
- Update of Comprehensive Plan
- Area of Critical State Concern
- Comprehensive Plan Amendments
- Housing Programs
- Community Development Block Grants (CDBG)

**Affected Comprehensive Plan Element(s):**

All

**Existing Method of Coordination:**

The City is required to coordinate its comprehensive plan with the County and the TCRPC as well as with the state.

**Nature of Relationship (i.e. Authority):**

DCA has review and approval authority over DRI's and the Comprehensive Plan.

**Office with Primary Responsibility:**

Planning & Zoning

**Effectiveness of Coordination Mechanisms:**

Existing methods of coordination between the City and DCA are somewhat distant, not only in terms of miles, but also in the misunderstanding of local needs and issues that a large amount of miles creates. The establishment of a local government liaison has been beneficial.

**Deficiencies and Needs:**

Need for greater understanding of local concerns. DCA needs to be more responsive to the local government structure and issues.

**Additional Coordinating Entities:**

TCRPC

All adjacent municipalities and counties.

**Recommendations:**

The establishment of a local government liaison has been beneficial, however, a better understanding of local issues is needed.

## ANALYSIS WORKSHEET

**Coordinating Agency:** Florida Game and Freshwater Fish Commission

**Participating Entities:**

Florida Game and Freshwater Fish Commission  
City of Port St. Lucie

**Existing Issues or Problems:**

- Protection of endangered species

**Affected Comprehensive Plan Element(s):**

Coastal Management  
Conservation

**Existing Method of Coordination:**

Infrequent, informal staff communications for exchanging information.

**Nature of Relationship (i.e. Authority):**

The Game Commission conducts a periodic survey to determine endangered or threatened species. However, the City is not actively involved in this.

**Office with Primary Responsibility:**

Planning & Zoning

**Effectiveness of Coordination Mechanisms:**

The existing methods of coordination are sufficient in meeting the present needs.

**Deficiencies and Needs:**

No deficiencies are presently found in the methods of coordination.

**Additional Coordinating Entities:**

None

**Recommendations:**

Existing coordination is sufficient.

## ANALYSIS WORKSHEET

**Coordinating Agency:** Florida Department of State, Division of Historical Resources

**Participating Entities:**

Division of Historical Resources

City of Port St. Lucie

**Existing Issues or Problems:**

- Protection of historical resources

**Affected Comprehensive Plan Element(s):**

Future Land Use      Conservation

Housing

**Existing Method of Coordination:**

The Division provides planning and technical assistance, assists local communities with their historic preservation efforts by helping them identify, evaluate and maintain or mitigate damage to significant historical resources.

**Nature of Relationship (i.e. Authority):**

This is an advisory relationship.

**Office with Primary Responsibility:**

Planning & Zoning

**Effectiveness of Coordination Mechanisms:**

Existing methods of coordination are sufficient.

**Deficiencies and Needs:**

None

**Additional Coordinating Entities:**

**Recommendations:**

Existing coordination is sufficient.

## ANALYSIS WORKSHEET

**Coordinating Agency:** U.S. Soil Conservation Service

**Participating Entities:**

City of Port St. Lucie

Soil Conservation Service

**Existing Issues or Problems:**

- Soil stabilization
- Protection of SLR shoreline

**Affected Comprehensive Plan Element(s):**

Infrastructure      Coastal Management  
Conservation

**Existing Method of Coordination:**

The Soil Conservation Service is a semi-autonomous entity; coordination with the City is informal and infrequent.

**Nature of Relationship (i.e. Authority):**

The existing relationship is adequate.

**Office with Primary Responsibility:**

Planning & Zoning

**Effectiveness of Coordination Mechanisms:**

Existing methods of coordination are sufficient.

**Deficiencies and Needs:**

No deficiencies are noted at present.

**Additional Coordinating Entities:**

SFWMD      Fish & Game

DEP      Drainage districts

**Recommendations:**

Existing coordination is sufficient.

## ANALYSIS WORKSHEET

**Coordinating Agency:** United States Army Corps of Engineers (COE)

**Participating Entities:**

COE

City of Port St. Lucie

**Existing Issues or Problems:**

- dredge and fill permits
- stormwater management
- navigable waterways

**Affected Comprehensive Plan Element(s):**

Future Land Use, Transportation, Infrastructure, Coastal Management, Conservation, Recreation.

**Existing Method of Coordination:**

Informal coordination is done at the staff level for purposes of information exchange and permitting.

**Nature of Relationship (i.e. Authority):**

COE has authority over navigable waterways and jurisdictional wetlands.

**Office with Primary Responsibility:**

Planning & Zoning

Engineering

Parks & Recreation

**Effectiveness of Coordination Mechanisms:**

Existing coordination is sufficient.

**Deficiencies and Needs:**

None

**Additional Coordinating Entities:**

DEP

SFWMD

EPA

**Recommendations:**

## ANALYSIS WORKSHEET

**Coordinating Agency:** Federal Emergency Management Agency (FEMA)

**Participating Entities:**

FEMA

City of Port St. Lucie

St. Lucie County

**Existing Issues or Problems:**

- damage assessment/reimbursement
- disaster assistance
- community rating for floodplain management

**Affected Comprehensive Plan Element(s):**

Future Land Use, Transportation, Infrastructure, Housing, Coastal Management, Conservation.

**Existing Method of Coordination:**

Meetings to obtain information. Recertification of community rating done annually by FEMA. Reverification of community rating done every 5 years by FEMA.

**Nature of Relationship (i.e. Authority):**

Voluntary participation in NFIP.

**Office with Primary Responsibility:**

Engineering

Varies by issue.

**Effectiveness of Coordination Mechanisms:**

Existing coordination is sufficient.

**Deficiencies and Needs:**

None

**Additional Coordinating Entities:**

Engineering

Building

**Recommendations:**

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