



City of Port St. Lucie  
Planning & Zoning Department

121 S.W. Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984-5099  
(772) 871-5212  
(772) 871-5124 Fax

TDD (772) 873-6339

June 9, 2009

Mr. Ray Eubanks  
Florida Department of Community Affairs  
Bureau of Local Planning  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100

Re: Letter of Understanding for the City of Port St. Lucie Evaluation and Appraisal Report

Dear Mr. Eubanks:

On April 23, 2009, the City of Port St. Lucie conducted a public workshop to solicit comments from City of Port St. Lucie citizens and representatives from state and local agencies regarding the major issues the City should evaluate in the Evaluation and Appraisal Report (EAR) of the Comprehensive Plan. The attendees were asked to identify the major planning issues facing the city under each of the elements in the comprehensive plan. This approach resulted in a number of issues which the Planning and Zoning Department has placed into four broad categories identified below. These categories and the detailed descriptions that follow will serve as the City's list of major issues for Evaluation and Appraisal Report. The list was approved by the City Council on June 8, 2009.

The City will address the required topics pursuant to Section 163.3191 Florida Statutes. Please note that the City does not include any military installations (§ 163.2191 (2) (n)).

Major Issues Identified:

A. Land Use and Development

1. The need to maintain the older areas of the city through neighborhood preservation and/or redevelopment to avoid decline.
2. The need for more mixed use development or nodes at major intersections to allow for greater flexibility and to ensure that services are available where people live to reduce vehicular miles traveled.
3. The need for greater diversity in housing choices in the city to serve a variety of ages and incomes.
4. The need to create goals, objectives, and policies that guide growth and development of the City's Western Annexation area. The GOPs should include evaluation criteria for reviewing future annexation proposals.

5. The need to explore establishing an annexation boundary map and joint planning areas or annexation boundary areas with St. Lucie County and the City of Fort Pierce to avoid duplication of services, extra jurisdictional impacts, and to preserve open space and agriculture.

#### B. Economic Development

1. The need to create a diverse economic base to keep up with population growth.
2. The need for an evaluation of the amount of non-residential land uses available in the city to ensure the Future Land Use Map designates an adequate amount of such uses to address economic development needs.
3. In order to provide a broader job base, the City should ensure that sufficient land is available for industry and commerce and evaluate the appropriate balance of residential and non-residential development to ensure a jobs/housing balance.
4. The need to evaluate and/or address factors that may limit recruitment of businesses to area.
  - i. Perception of quality of education
  - ii. Limited opportunities for higher education compared to other cities of similar size
  - iii. Perception that City lacks cultural, arts, and entertainment facilities compared to other areas
5. The need to explore establishing an economic development plan for the city and developing strategies for job creation, diversification, retention, and attracting target industries.

#### C. Transportation Choices

1. The need for greater road network connectivity, including the completion of a third east/west corridor from U.S. 1 to Interstate 95.
2. The need for more sidewalks, bikepaths, and/or bike lanes for an integrated pedestrian and bicycle system throughout the city.
3. The need for the City to incorporate a multi-modal approach to transportation management that includes pedestrian and bicycle facilities, buses, ride sharing, and park and ride lots.
4. The need to coordinate efforts with FDOT, St. Lucie County TPO, and other transportation related agencies to ensure the needs of the City are incorporated into their plans and to promote participation in ridesharing, bicycle and pedestrian studies, and other traffic management programs.

#### D. Infrastructure, Energy, and Environment

1. The need for the City to continue to coordinate with the South Florida Water Management District on alternative water supply projects to ensure that adequate water supplies are in place to serve projected population.
2. The need to promote water conservation and reuse strategies.
3. The need to evaluate the adequacy of the city's open space and wetland protection regulations.

4. The need to assess the adequacy of the City's stormwater management system and storage capacity and evaluate innovative or alternative methods of stormwater treatment including low impact or sustainable development techniques.
5. The need for the city to create multipurpose facilities that are designed to serve an infrastructure purpose, such as stormwater management or water storage, and provide opportunities for passive recreation and habitat protection.
6. The need for the City to develop policies in the Comprehensive Plan to meet state requirements regarding greenhouse gas reductions, energy conservation, and energy efficient housing.

The City proposes that these major issues form the basis of the Letter of Understanding between the Department of Community Affairs and the City of Port St. Lucie. Please contact Bridget Kean, Principal Planner, at (772) 873-6489 should you have any questions or need additional information.

Sincerely,



Daniel Holbrook, AICP  
Director of Planning and Zoning

cc: City of Port St. Lucie City Council  
Donald B. Cooper, City Manager  
Jerry Bentrott, Assistant City Manager  
Greg Oravec, Assistant City Manager  
Pam Hakim, Senior Assistant City Attorney  
Treasure Coast Regional Planning Council  
Florida Department of Transportation  
South Florida Water Management District  
Florida Department of Environmental Protection  
St. Lucie County Community Development  
Department of State, Bureau of Historic Preservation  
St. Lucie County School Board  
Martin County Community Development  
St. Lucie County Metropolitan Planning Organization  
Martin County Metropolitan Planning Organization  
City of Fort Pierce Planning and Zoning Department

## CITY OF PORT St. LUCIE EVALUATION AND APPRAISAL REPORT SCOPE OF WORK

Pursuant to Florida Statutes, the City of Port St. Lucie will conduct the following Scope of Work to complete and adopt the Evaluation and Appraisal Report (EAR) of the Comprehensive Plan by April 1, 2010:

- Identification of the major issues for the community as summarized in the cover letter (§163.3191 (1) (c)).
- Population growth and changes in land area, including annexation. (§163.3191(2) (a) F.S.).
- The extent of vacant and developable land (§163.3191(2) (b) F.S.).
- The financial feasibility of providing needed infrastructure to achieve and maintain adopted level of service standards and sustain concurrency through capital improvements, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities (§163.3191(2)(c) F.S.).
- The location of existing development in relation to the location of development anticipated by the plan (§163.3191(2) (d) F.S.).
- Identification of the major planning issues for the jurisdiction and, where pertinent, the potential social, economic, and environmental impacts (§163.3191(2) (e) F.S.).
- Relevant changes to the state comprehensive plan, the requirements of this part, the minimum criteria contained in chapter 9J-5, Florida Administrative Code, and the appropriate strategic regional policy plan (§163.3191(2)(f) F.S.).
- An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved (§163.3191(2) (g) F.S.).
- A brief assessment of successes and shortcomings related to each element (§163.3191(2) (h) F.S.).
- Identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the Evaluation and Appraisal Report (§163.3191(2)(i) F.S.).
- A summary of the public participation program and activities undertaken in preparing the plan (§163.3191(2) (j) F.S.).
- Coordination of land use and public school facilities planning (§163.3191(2) (k) F.S.).
- An assessment of whether the City has been successful in identifying alternative water supply projects and traditional water supply projects (§163.3191(2) (l) F.S.).
- The City will address the requirements for (§163.3191(2) (m), (n), (o), and (p), F.S. to the extent these requirements are applicable.