



CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

PLANNING & ZONING

OVERVIEW

The Planning & Zoning Department is dedicated to shaping the future built environment to ensure it contributes to a prosperous, sustainable and beautiful city for all residents. The department's core values include maintaining high ethical standards, accountability, and excellence in customer service. Additionally, the department is committed to educating both the public and applicants on the city's codes and development standards to enhance the overall quality of life for the citizens of Port St. Lucie.

FY 2026/27

STRATEGIC GROWTH FOR A RESILIENT FUTURE

- Advance the City's Sense of Place through Placemaking and High-Performance Public Spaces:
 - Develop Prioritized Gateway Enhancements.
 - Work to activate two conservation parcels: Peacock and Commerce Center North.
 - Assist HPPS Team with development of master plans for HPPS sites.
 - Advance Environmental Review & Landscape Plan Compliance.
 - Advance the Recommendations from the Planning & Infrastructure Study.
 - Continue working on Charting PSL 2045 - the Comprehensive Plan update.
 - Work to remove invasives, restore hydrology and develop a master plan for 92 acre conservation land parcel.
 - Complete the update of the Comprehensive Plan of Development which is a 10 & 20 year master plan for the community.
- Strengthen the City's Core Neighborhoods:
 - Develop land use ratio targets for City by planning area.
 - Recalibrate Land Development Code to Support Adaptive Reuse & Infill (focus on townhouse).
 - Create City Core Strategy Team.
 - Update the conversion manual to facilitate customer requests and evaluate conversion areas to see if any changes are indicated.

CULTURE, NATURE & RECREATION

- Continue collaboration with the Botanical Gardens to support art installations.
- Evaluate opportunities for gateway & signage enhancements.
- Implement a maintenance plan for all public art owned by the City.
- Continue collaboration with Public Works to install artwork in upcoming roundabouts.

In 2026, 39% of respondents in the National Community Survey ranked overall opportunities for education, culture, and the arts, positively over than national benchmarks

DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

- Continue implementation of the Southern Grove Master Plan.
- Continue to support redevelopment of Walton & One.
- Continue to support the Towne Center Plan and Port District Redevelopment Projects.
- Update Law Enforcement and Parks Impact Fees.

In 2025, 54% of residents positively rated the overall quality of new development in Port St. Lucie, similar to the national benchmark

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

- Lead the implementation of the Multimodal Plan and Mobility Plan. The goal of this project is to provide the City Council and residents with a clear plan for transportation mobility improvements that will improve safety, related landscaping, multimodal opportunities and include funding estimates and sources.
- Update the 2045 Mobility Plan and Fee consistent with new legislation and continue implementation. Provide quarterly reports.
- Incorporate Mobility into the Comprehensive Plan.
- Review and recommend revisions to the Code which encourage multimodal development or redevelopment.
- Foster an environment of coordination between city departments, towards the common goal of enhanced mobility, by hosting monthly Multimodal Team Meetings.
- Maintain and update the City's Development and Impact Fee Schedule.
- Advance the City's Complete Street Transportation Network.
- Measure the impacts of multimodal improvement through infrastructure improvements and citizen input.
- Update Departments fee schedule.

PERFORMANCE MEASURES AND SCORECARD

PLANNING & ZONING

Workload Measures						
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2026/27 Target
2	Number of comprehensive plan amendments and DRIs reviewed (including amendments & annual reports)	17	12	16	14	14
7	Number of site plan, subdivision plan and model home applications reviewed	178	133	211	150	150
7	Number of sign and accessory structure permits reviewed and approved	224	1,103	1,795	1,200	1,200
2	Number of zoning compliance reviewed and approved	517	476	456	480	480
3	Number of community engagement opportunities	10	11	25	12	15

Effectiveness Measures						
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2026/27 Target
7	Percentage of staff with advanced professional certification	75%	55%	28%	75%	75%
2	*NCS™: Quality of new development	50% ↔	48% ↔	54% ↔	60%**	65%
2	*NCS™: Well-planned commercial growth	33% ↔	31% ↔	35% ↔	50% 26% ↓ 2026 Results	55%

*NCS: Percent of respondents' rating serves as excellent or good from the annual National Community Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the national benchmark.

** These questions were not included in the 2026 NCS, so there are no results for them and none will be available.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower