

COMPREHENSIVE PLAN UPDATE & EAR

April 21, 2025

WORKSHOP 3:
"HOW DO WE GET THERE?"

AGENDA

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THE PLAN UPDATE

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INTRODUCTIONS



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THE PLAN UPDATE

THE PLAN UPDATE



What is a Comprehensive Plan?

A long-term vision and blueprint for the City's future growth and development

11 elements

Why update the Comprehensive Plan?

- Required by Florida Statutes: Updates every 7 years
 - Last Major Update: 2012
 - Next Update: 2026
- Revisit community vision
- Reflect new transportation mobility strategies

FUTURE LAND USE ELEMENT

INTRODUCTION

The Future Land Use Element designates the proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public buildings and grounds, other public facilities, and other categories of the public and private uses of land. The element shall establish the long-term end toward which land use programs and activities are ultimately directed. Chapter 163, F.S. also requires that the Future Land Use Element achieve the compatibility of adjacent lands and the following community development goals:

- Encourage preservation of water dependent uses.
- Encourage the location of schools proximate to urban residential areas.
- Coordinate future land uses with the topography and soil conditions, and the availability of facilities and services.
- Ensure the protection of natural and historic resources.
- Provide for the compatibility of adjacent land uses.
- Provide guidelines for the implementation of mixed use development.
- Density and intensity of each use.
- A balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns.

The Future Land Use Map is a regulatory map that designates the future land use of parcels within the City. The Goals, Objectives and Policies of the Future Land Use Element provide the basis for the zoning code and land development regulations.

Planning Timeframes

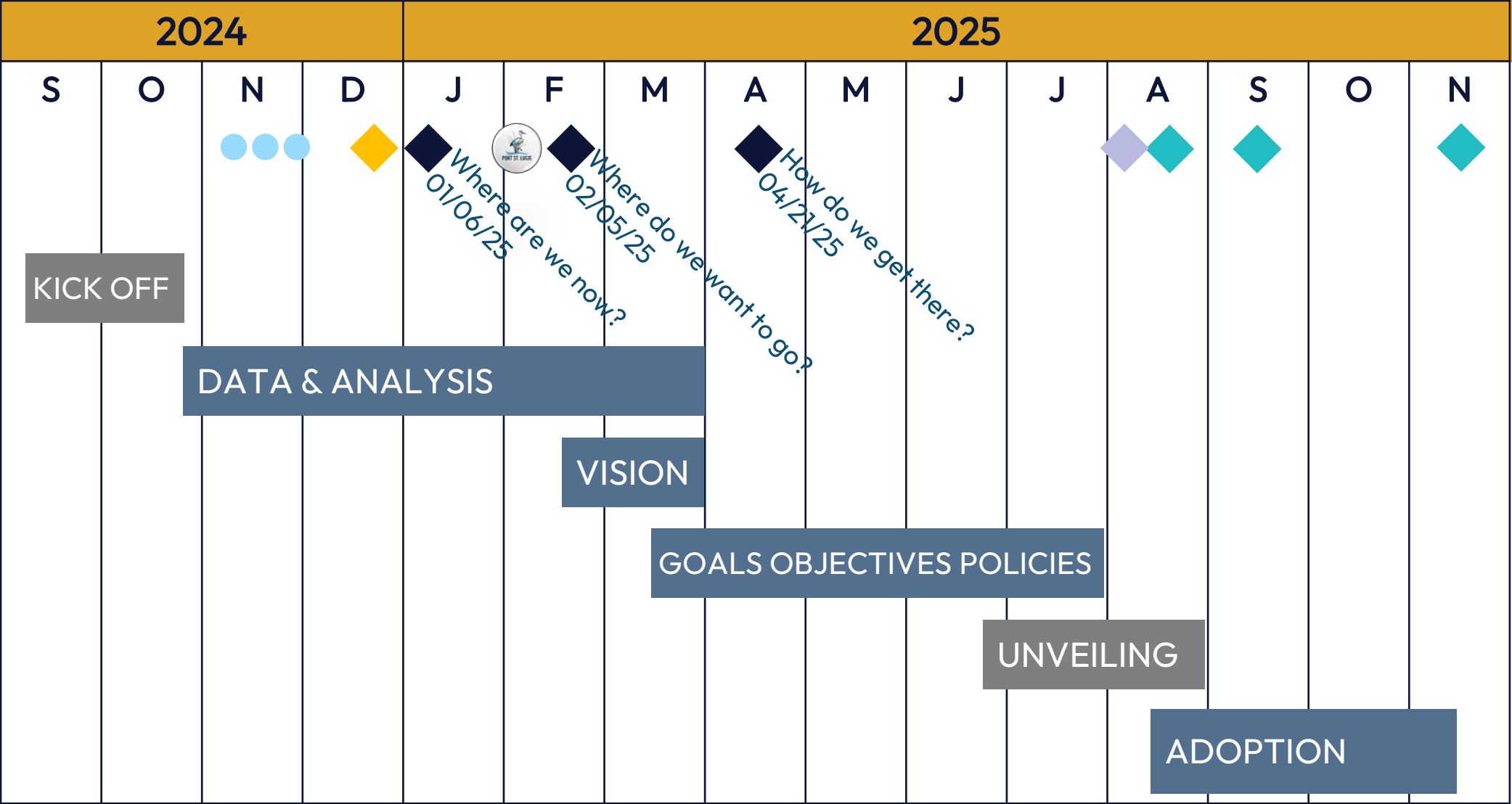
The Port St. Lucie Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a 5-year period ending FY 2025 (short term) and a long term planning timeframe ending FY 2040 (long term).

General Setting

The City of Port St. Lucie is located in St. Lucie County. The City borders Martin County to the south, unincorporated St. Lucie County and the City of Fort Pierce to the north and borders unincorporated St. Lucie County to the west. Nearby cities include the City of Fort Pierce and the City of Stuart. The City was incorporated in 1961 under the ownership of the General Development Corporation (GDC). The land development practices of the General Development Corporation consisted of platting quarter acre single-family residential lots for installment land sales. The vast majority of these lots were sold to buyers all across the United States and abroad.

The GDC legacy is the reason the City is often identified as being one of Florida's platted lands or pre-platted communities. These communities date back to the land sale practices of the 1950s and 1960s when large tracts of raw land were subdivided into small residential lots and

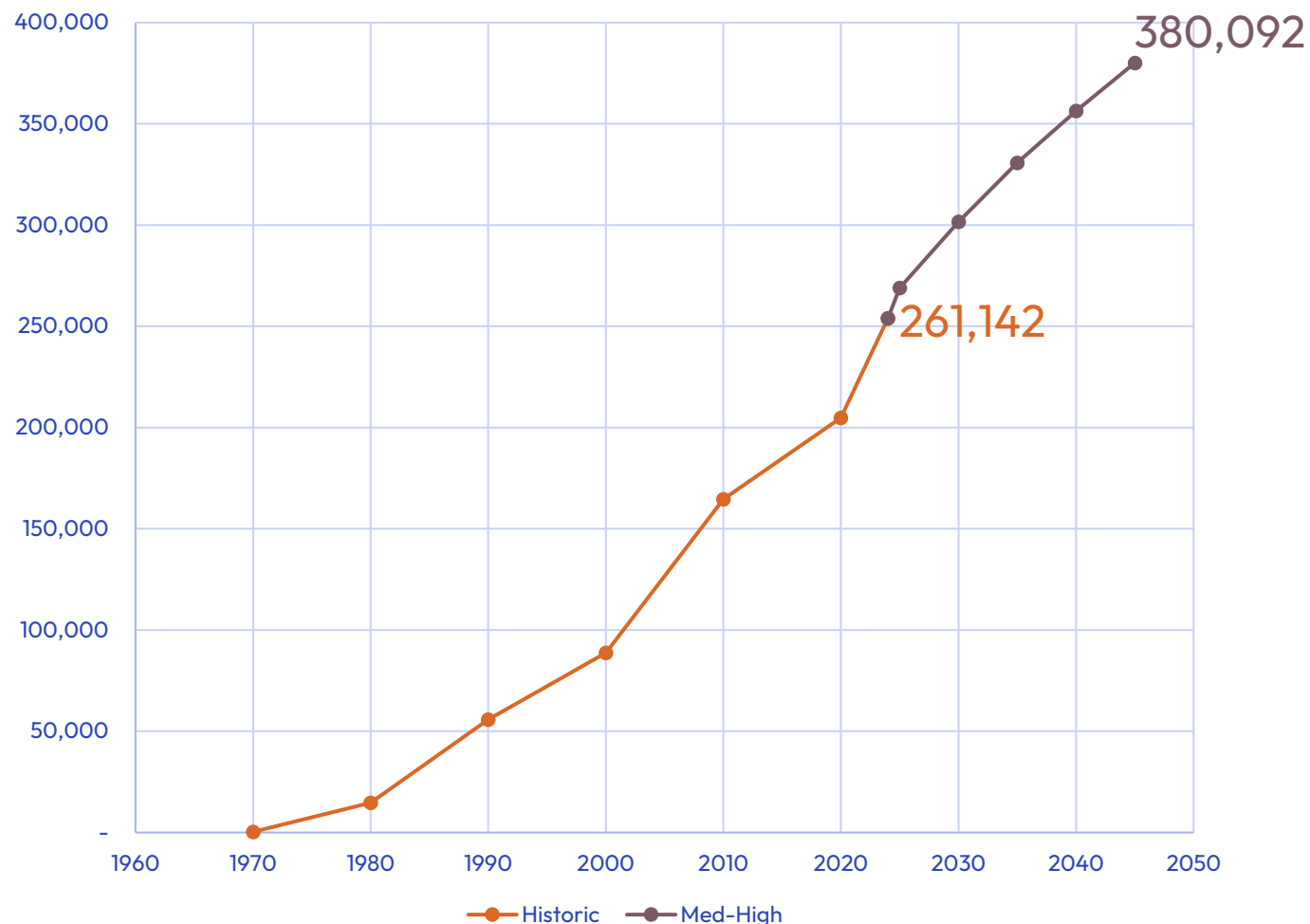
THE PLAN UPDATE



- Briefings
- ◆ Stakeholder Interviews
- ◆ Public Workshop
- ◆ P&Z/CC Workshop
- ◆ Public Hearing

THE PLAN UPDATE

POPULATION PROJECTIONS



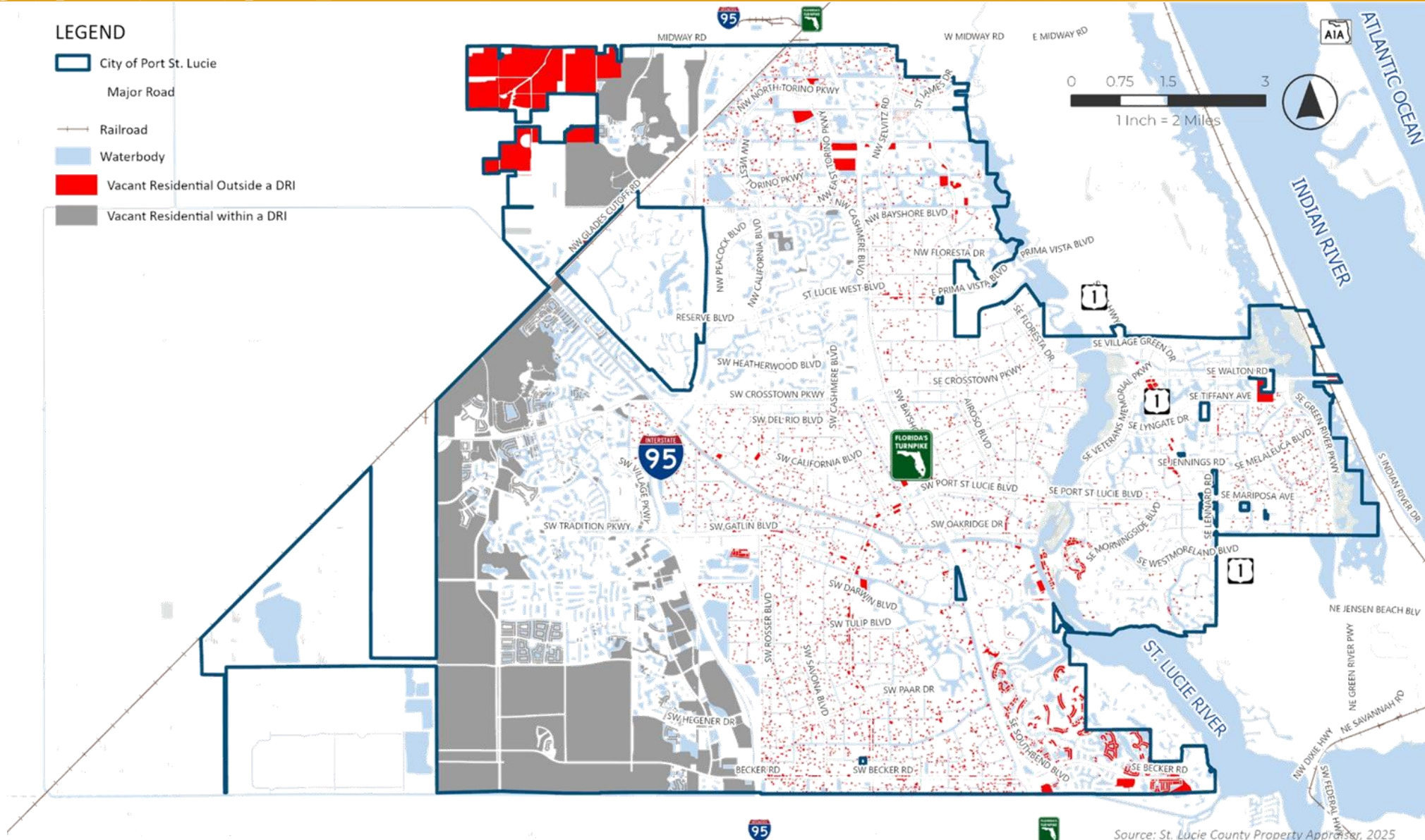
Port St. Lucie

118,950

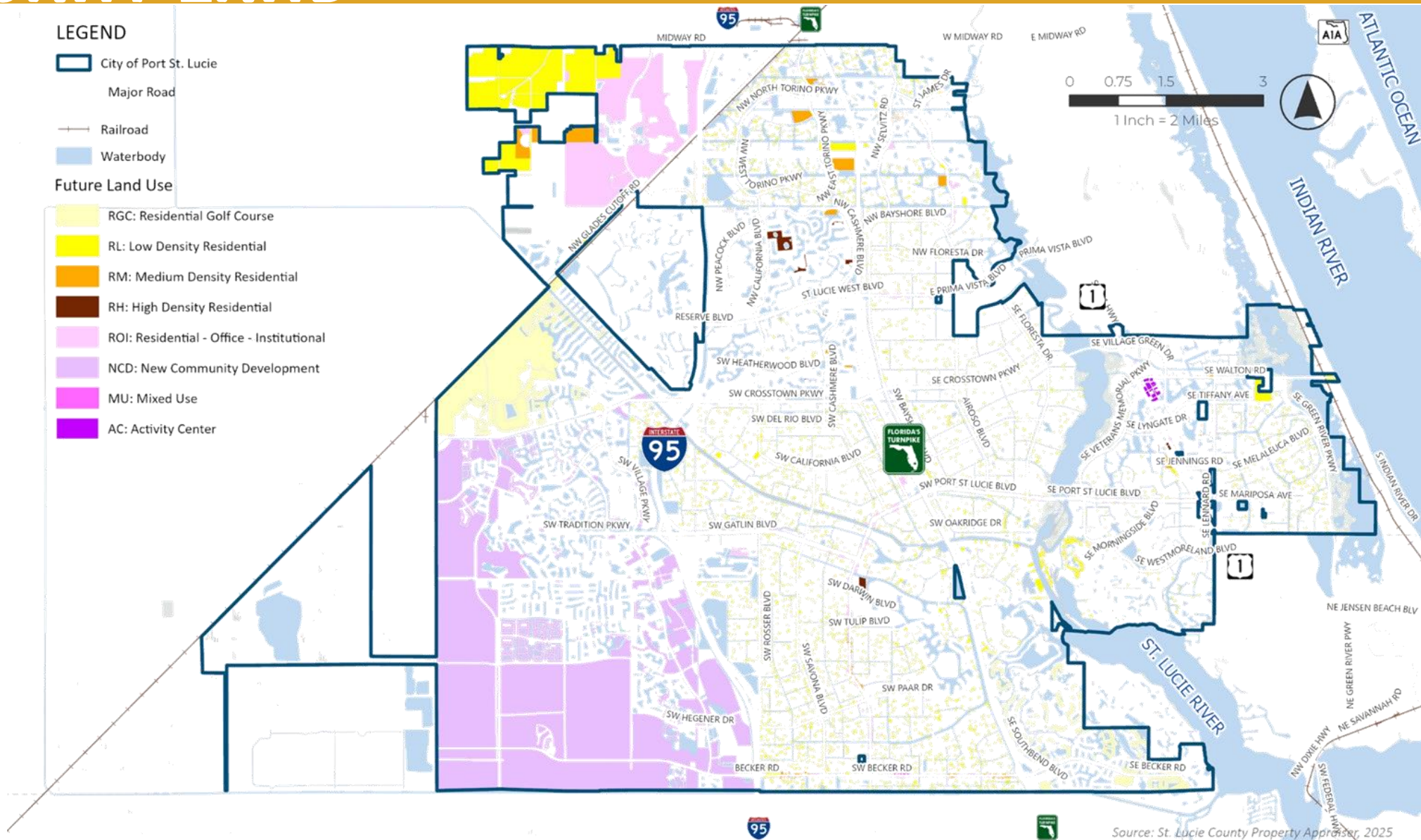
ADDITIONAL POPULATION 2024-2045

The plan must be based on at least the minimum amount of land required to accommodate the **medium projections** as published by the Office of Economic and Demographic Research

VACANT LAND



VACANT LAND





CHARTING
PORT ST. LUCIE
2045

COMMUNITY VISION



DEC '24
Stakeholder Meetings



FEB '25
Citizen Summit



FEB '25
Fam Fest



NOV '24
Started online survey

JAN '25
Workshop 1

FEB '25
Workshop 2



WORKSHOP #2 INPUT

- Higher-density housing west of I-95.
- Limited interest in future annexation
- Limited interest in high-density development in east part of the City

GROWTH

- Redevelopment of aging commercial areas with research and development, healthcare, tourist uses, industrial, and retail/restaurants.
- Downtown (Walton & One).
- Future Annexation areas are most appealing for industrial use
- Healthcare and parks evenly distributed
- Very little support for converting residential land

NON-RESIDENTIAL USE

- Annexation areas are the preferred location for most new housing types, including single-family, townhomes, and multi-family (3-5 stories)
- Preference to concentrate multi-family in mixed-use developments in the urban core (Walton & One)
- Tiny homes and duplexes face the most resistance
- Support for ADUs if lots are large enough

HOUSING TYPES

- Interest in bicycling and public transit if comfortable and reliable
- Continued support for use of private automobiles
- Moderate interest in walking and golf carts

TRANSPORTATION MODES

Vision Ideas

- Desire for a distinctive, walkable, and low-scale downtown
- Harmony between nature and development
- Expand arts and cultural amenities and events
- Improved and expanded transportation options
- Preserve wildlife, expand tree canopies, enhance landscaping standards, and add more neighborhood parks
- Provide more programs and resources for the youth and elderly
- Create professional job opportunities
- Improve traffic safety and calming; support alternative transportation options, especially near apartments
- Foster intergenerational living

VISION INITIATIVES



PROMOTE RESPONSIBLE AND STRATEGIC GROWTH

Guide future development, including future annexations, to align with infrastructure capacity and environmental protection, ensuring growth enhances rather than compromises the quality of life for current residents.



ESTABLISH A SENSE OF PLACE

Create dynamic public areas that nurture community connection, well-being and creativity, while establishing a strong sense of place and identity.



DIVERSIFY THE LOCAL ECONOMY

Transform underutilized sites into vibrant mixed-use hubs and protect industrial and commercial lands from residential conversion to attract clean industries, better-paying jobs, and support a diverse, resilient economy.



ADVANCE A CONNECTED AND INCLUSIVE TRANSPORTATION FUTURE

Create a well-connected city by improving accessibility for all modes of transportation through an enhanced multimodal network that links neighborhoods, public spaces, and key destinations.



FOSTER HOUSING DIVERSITY TO IMPROVE AFFORDABILITY

Expand housing options to address affordability challenges, ensuring quality choices for residents of all ages and income levels.



PRESERVE AND CONSERVE NATURE

Focus on safeguarding ecosystems and biodiversity through the protection of green spaces and natural areas, while also prioritizing the provision and maintenance of parks and recreation facilities to enhance the quality of life for all residents.



HOW DO WE GET THERE?

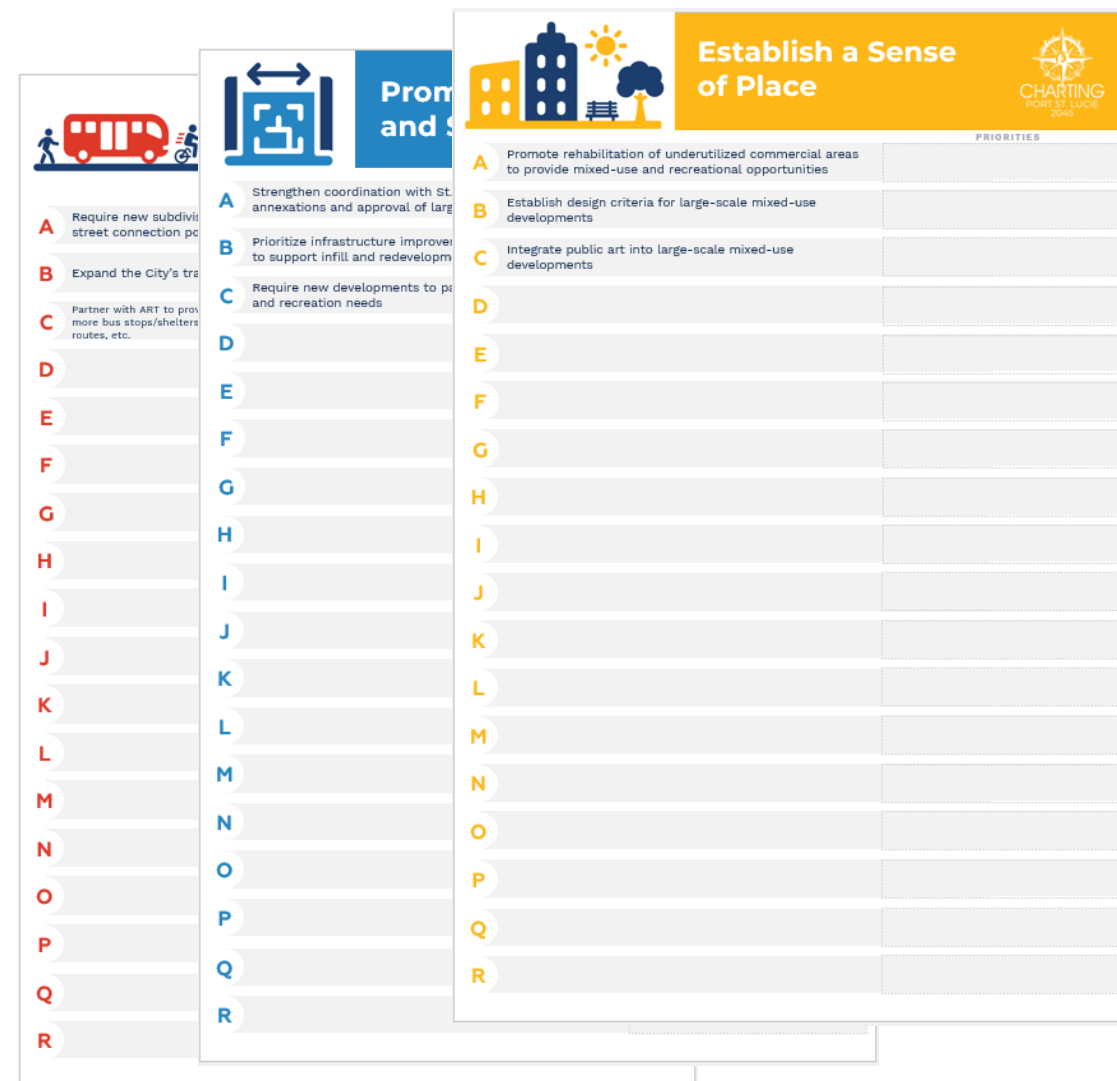
HOW DO WE GET THERE?

STEP 1. Develop Vision Strategies

Each of the **six vision themes** is displayed on a board and will be brought to your table.

We invite you to write down strategies for how the City can bring each initiative to life.

To help get you started, we have included sample strategies. Add your own thoughts or build on these ideas.



Promote and Support Mobility

- A Require new subdivision street connection policies
- B Expand the City's transit system
- C Partner with ART to provide more bus stops/shelters/routes, etc.
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N
- O
- P
- Q
- R

Establish a Sense of Place

- A Promote rehabilitation of underutilized commercial areas to provide mixed-use and recreational opportunities
- B Establish design criteria for large-scale mixed-use developments
- C Integrate public art into large-scale mixed-use developments
- D
- E
- F
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Prioritize Infrastructure Improvements

- A Strengthen coordination with St. Lucie County for annexations and approval of large-scale developments
- B Prioritize infrastructure improvements to support infill and redevelopment
- C Require new developments to provide for pedestrian and recreation needs
- D
- E
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HOW DO WE GET THERE?

STEP 2. Prioritize Vision Strategies

The strategies boards
will be posted on easels

Place dot stickers on the two strategies
you feel are the most important for
each topic



**Advance a Connected
and Inclusive
Transportation Future**

	PRIORITIES
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E Expand the City's trail system	
F Partner with ART to provide better public transit within the City - more bus stops/shelters, turnout facilities, higher frequency, new routes, etc.	
G Require new subdivisions to provide a minimum number of street connection points to increase the connectivity.	●●
H Expand the City's trail system	
I Partner with ART to provide better public transit within the City - more bus stops/shelters, turnout facilities, higher frequency, new routes, etc.	●
J Require new subdivisions to provide a minimum number of street connection points to increase the connectivity.	●●●
K Expand the City's trail system	
L Partner with ART to provide better public transit within the City - more bus stops/shelters, turnout facilities, higher frequency, new routes, etc.	
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N Expand the City's trail system	●
O Partner with ART to provide better public transit within the City - more bus stops/shelters, turnout facilities, higher frequency, new routes, etc.	
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Q Expand the City's trail system	
R Partner with ART to provide better public transit within the City - more bus stops/shelters, turnout facilities, higher frequency, new routes, etc.	

NEXT STEPS



P&Z and CC Workshop: Aug. '25

P&Z Public Hearing: Aug. '25

Council Public Hearing 1: Sept. '25

Council Public Hearing 2: Nov. '25

Check the project website for additional updates!



www.cityofpsl.com/compplan



THANK YOU!