



# COMPREHENSIVE PLAN UPDATE & EAR

February 5, 2025

**WORKSHOP 2:**  
***"WHERE DO WE WANT TO GO?"***



# AGENDA

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PROJECT BACKGROUND

2

COMMUNITY DESIRES

3

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# INTRODUCTIONS



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*Jonathan Paul*





# PROJECT BACKGROUND

# PROJECT BACKGROUND



## What is a Comprehensive Plan?

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

### 12 elements

- Future Land Use
- Transportation
- Recreation and Open Space
- Conservation & Coastal Management
- Intergovernmental Coordination
- Infrastructure
- Capital Improvements
- Housing
- Property Rights
- Economic Development
- Public Schools

# PROJECT BACKGROUND



## 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- A balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns.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.

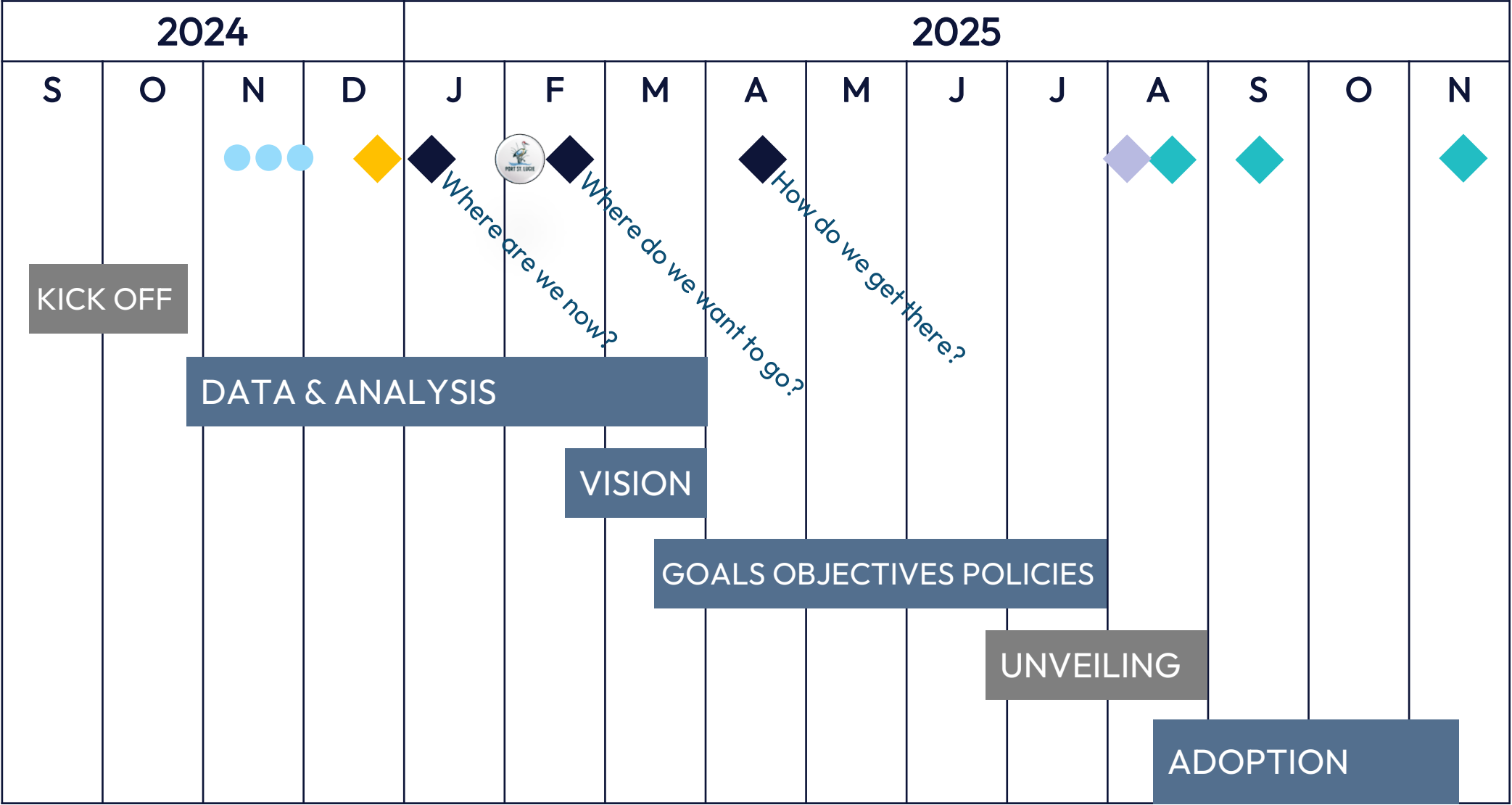
#### Planning Timeframes

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







# COMMUNITY DESIRES



# WHAT WE LOVE ABOUT PSL



**Friendly city**

**Clean and safe**

**Newer housing**

**Community engagement**

**Seasonal events**

**The Port**

**Free transit**

**Great parks**

**Decent lot sizes**

**Roundabouts**

**Landscaping**

**Crosstown Parkway**

**Diverse businesses**

**Tradition**

**Proximity to ocean**

**Home ownership**

**Heart in the Park**

# WORKSHOP #1 – PRIORITIES

## Land Use

- A downtown with a mix of uses, activities for all ages
- Arts district/center
- New and expanded parks
- Controlled growth to allow infrastructure to catch up
- Educational opportunities for adults
- Incentivize mom & pop businesses

## Housing

- Affordable & workforce housing
- Variety of housing types (townhomes, apartments, ADUs)
- Maintain current height restrictions
- Lower property taxes

## Infrastructure

- Make builders pay for share of infrastructure costs
- Expand WiFi/fiber
- Improve water quality
- Improve infrastructure to support redevelopment
- More streetlighting
- Improve storm resiliency



# WORKSHOP #1 – PRIORITIES

## Economy

- More local employment opportunities
- More technical schools for trade/vocational schools
- Training programs (STEM) for youth
- Increase medical industry
- Support small/local businesses

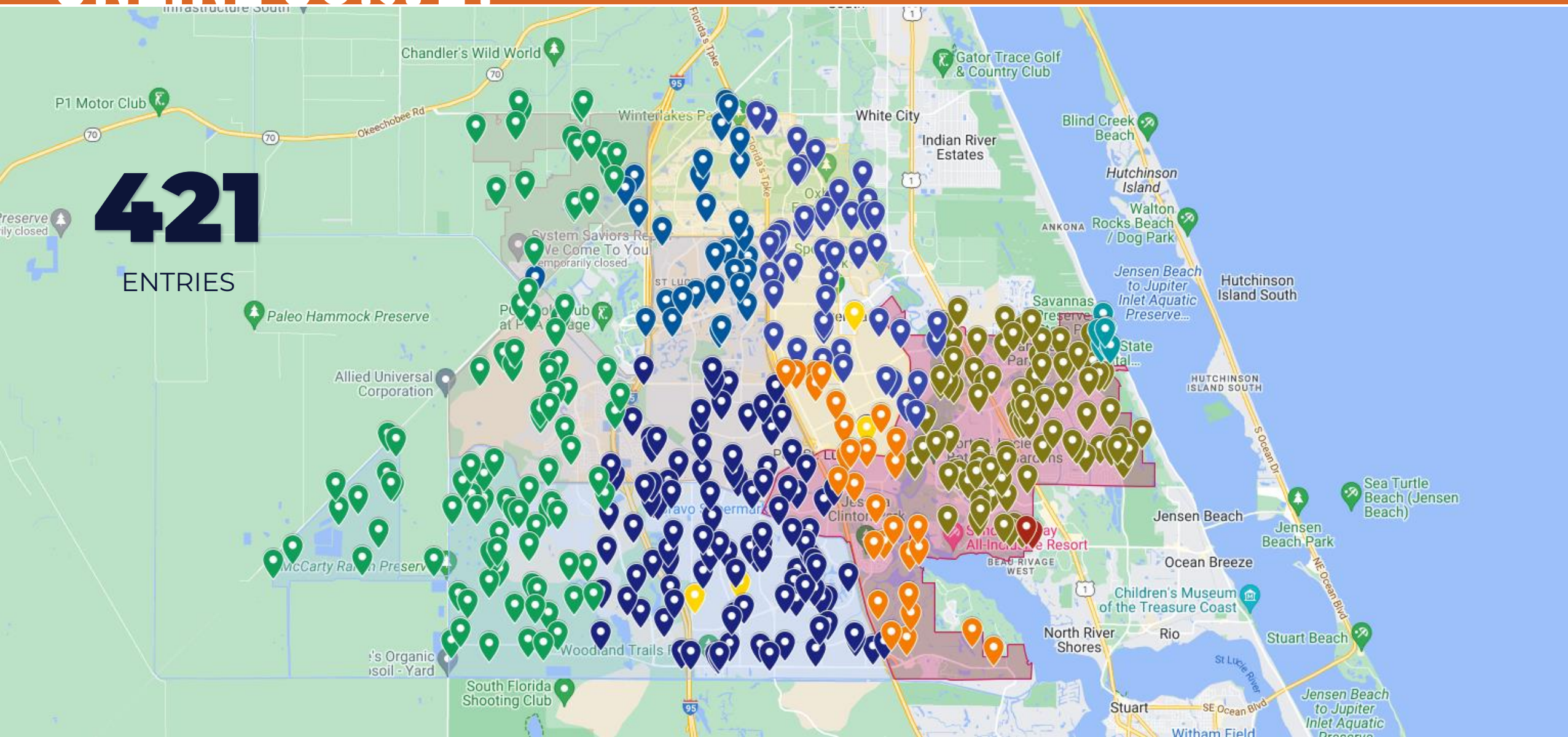
## Transportation

- Need more east-west connectivity
- Sidewalk connectivity
- Public transportation options
- Alternative modes of transportation, esp. for seniors and people with disabilities
- Traffic calming
- Certain intersection improvements

## Other

- Community pools
- Art
- Entertainment (water park, movie theater, art center/museum, and restaurants)
- Be more resilient to natural disasters




# ONLINE SURVEY





# ONLINE SURVEY

## Top 3 concerns related to **growth**

1. Traffic Congestion 
2. Infrastructure 
3. Impact on natural environment 




## Top 3 priorities for **land use and development**

1. Protect and expand green spaces, parks, nature reserves, and recreational areas
2. Modernize infrastructure (e.g., stormwater, drainage)
3. Preserve agricultural lands

## Top 3 **environmental** concerns

1. Protecting water resources (e.g., wetlands, rivers, groundwater)
2. Preserving and restoring natural habitats
3. Increasing green spaces, parks, and tree canopy

## Top 3 priorities for **mobility options**

1. Public Transit 
2. Personal Vehicle 
3. Pedestrian 

# ONLINE SURVEY



**59%**

believe having affordable and workforce housing options are important or very important

## **Housing types** that residents want to see more of

1. Single-Family detached
2. Mixed Use
3. Accessory Dwelling Units
4. Tiny Homes
5. Townhomes

**22%**

Agree or Strongly Agree - excellent employment opportunities exist for high school graduates with the City

**18%**

Agreed or Strongly Agreed - excellent employment opportunities exist for college graduates with the City

## **Top industries** the City of Port St. Lucie should seek to grow

1. Services (e.g., health, education, and others)
2. Manufacturing and distribution
3. Transportation and utilities
4. Agriculture (large scale)
5. Retail



# CITIZEN SUMMIT







CHARTING  
PORT ST. LUCIE  
2045

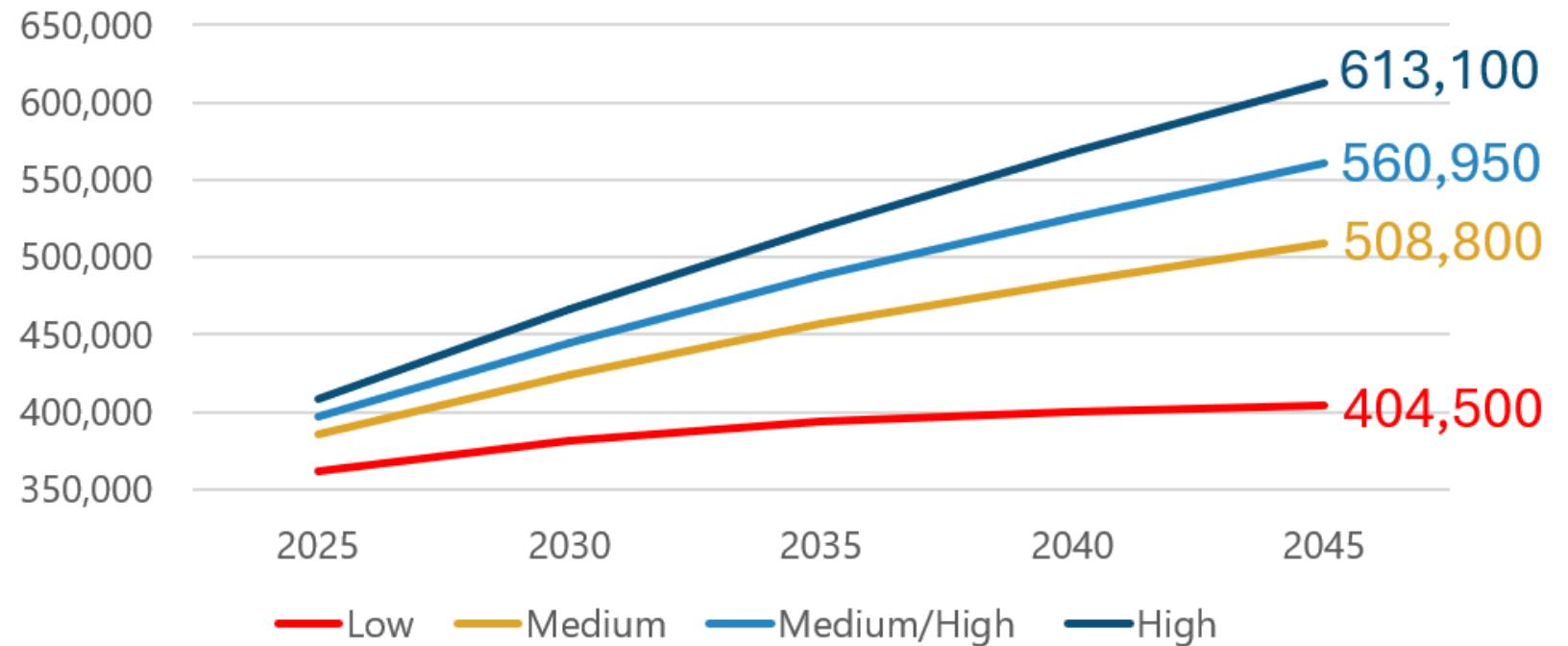
EXPECTED GROWTH



# POPULATION PROJECTIONS

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

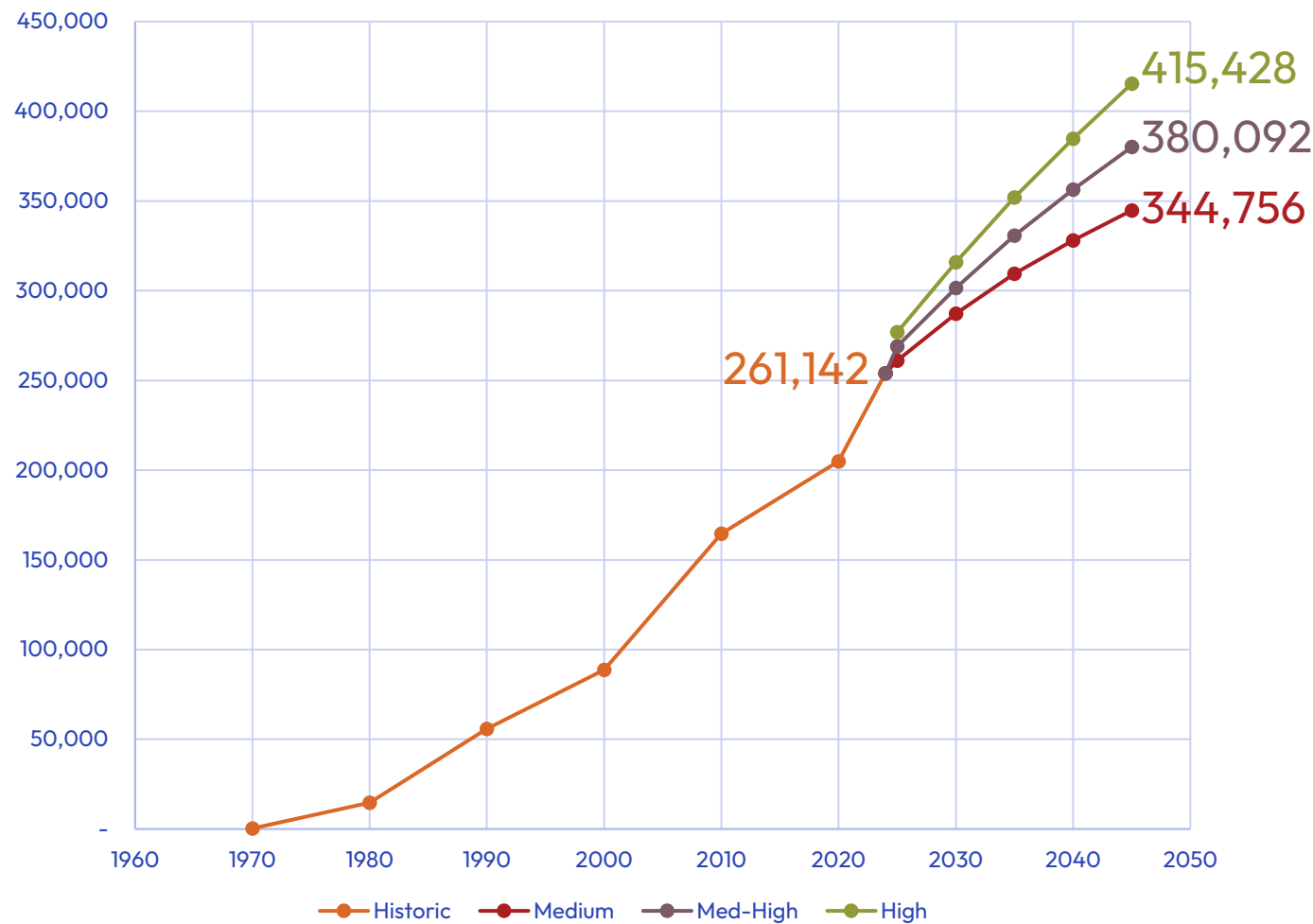
## St. Lucie County



# POPULATION PROJECTIONS



## Port St. Lucie








**118,950**

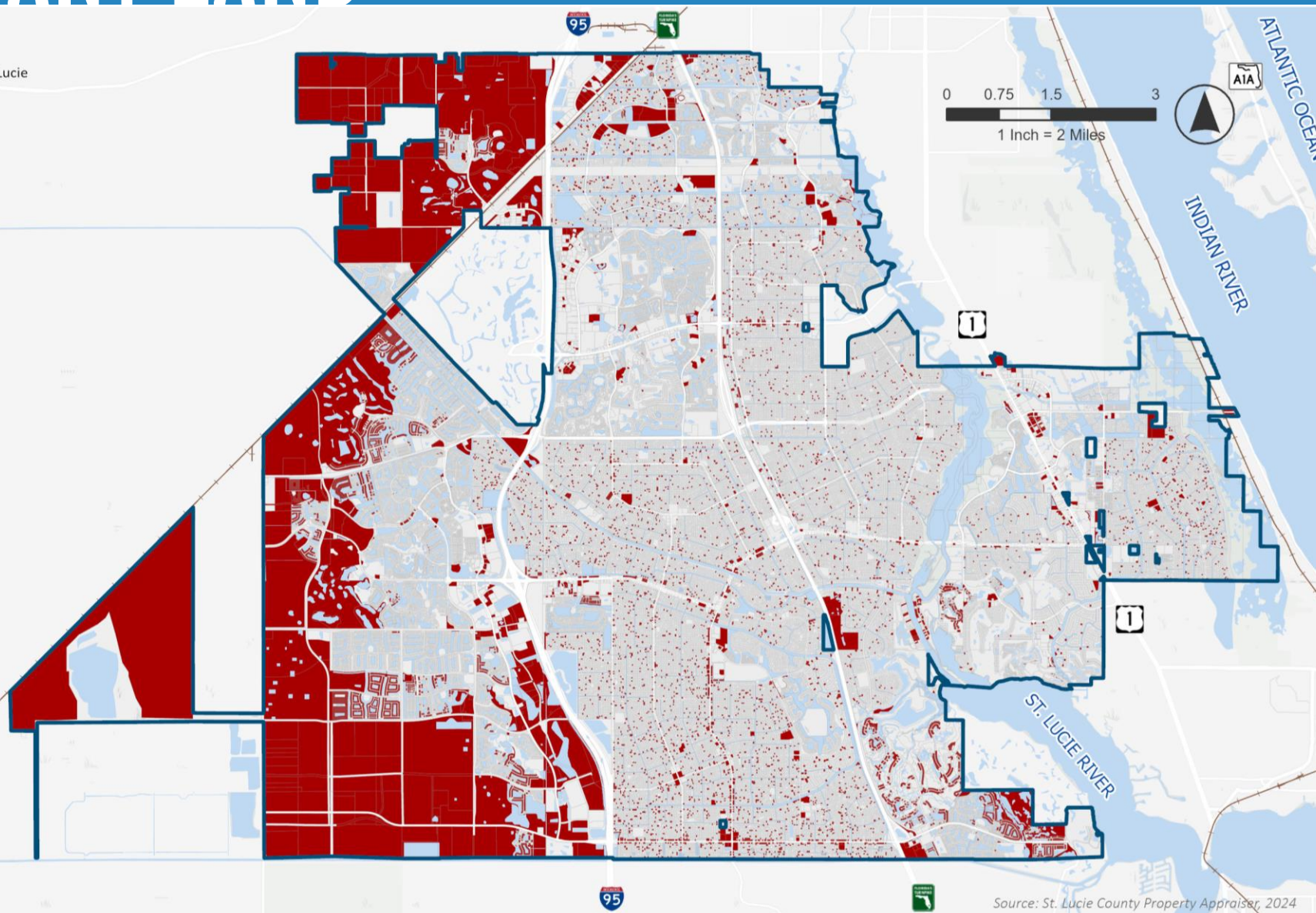
ADDITIONAL POPULATION 2024-2045



# VACANT LAND

## LEGEND







-  City of Port St. Lucie
-  Parcel
-  Waterbody
-  Railroad
-  Vacant

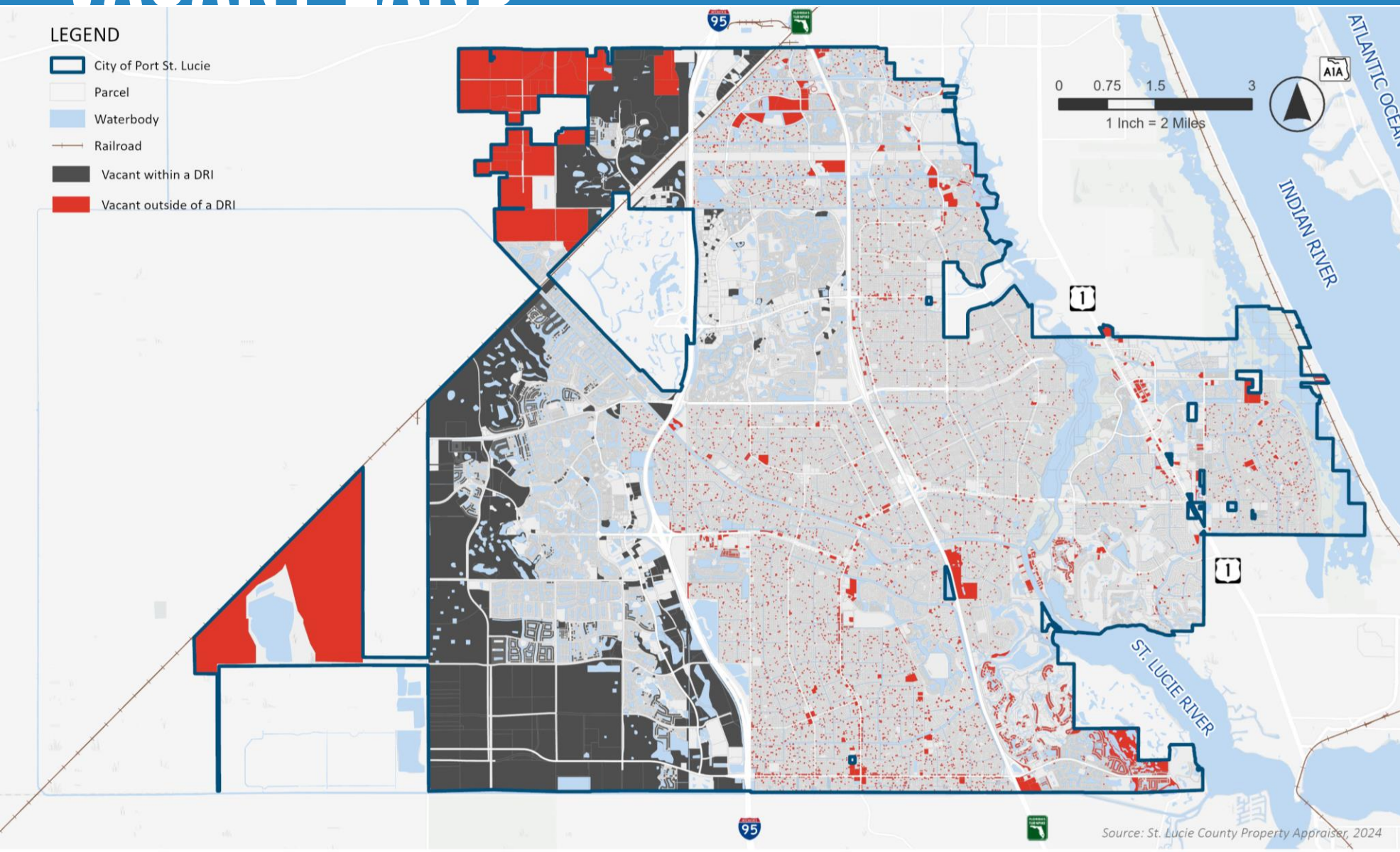




# VACANT LAND

## LEGEND





-  City of Port St. Lucie
-  Parcel
-  Waterbody
-  Railroad
-  Vacant within a DRI
-  Vacant outside of a DRI







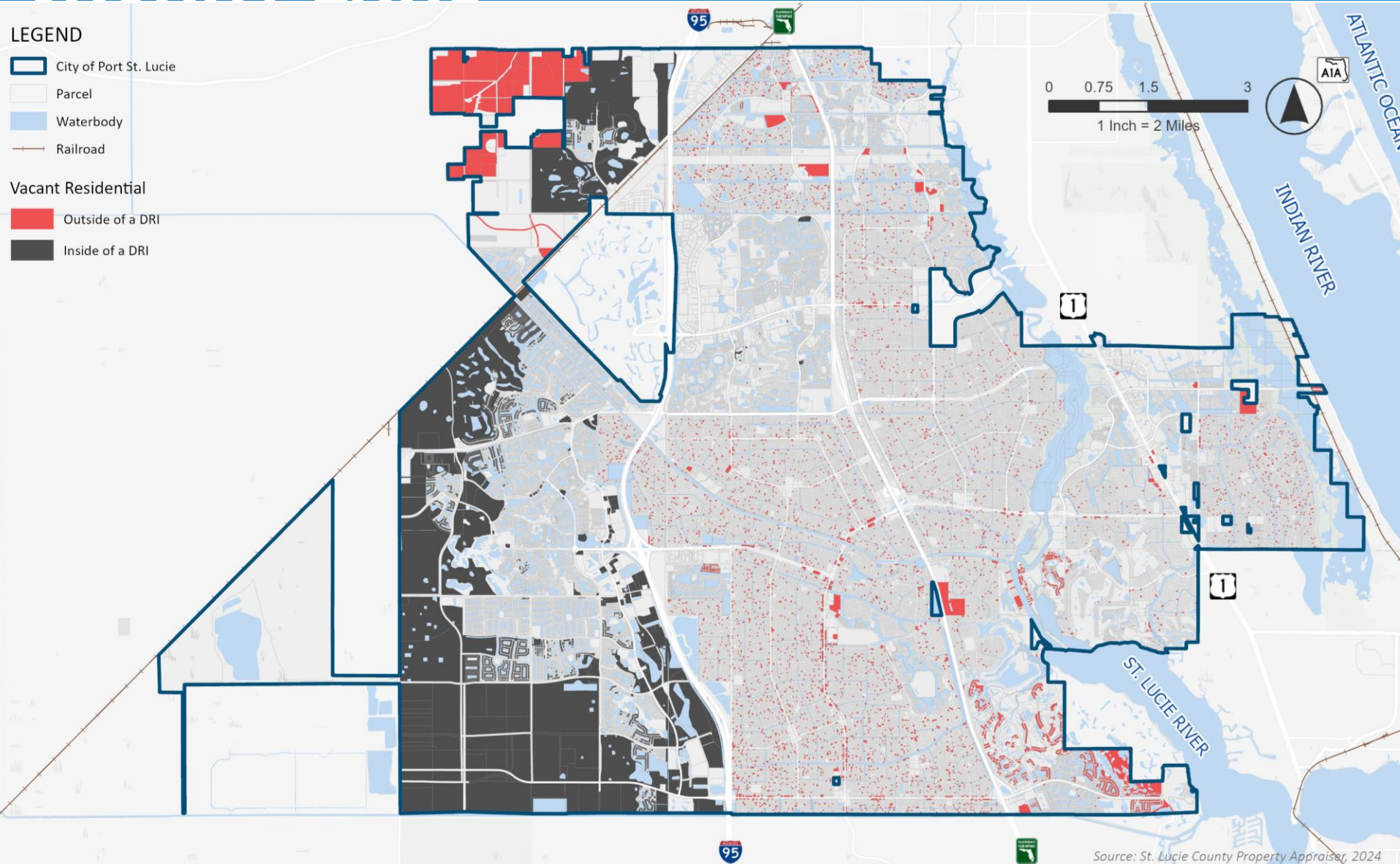
# VACANT LAND

## LEGEND

-  City of Port St. Lucie
-  Parcel
-  Waterbody
-  Railroad

## Vacant Residential

-  Outside of a DRI
-  Inside of a DRI



**40,255**  
ENTITLED HOMES

**115,423**  
RESIDENTS



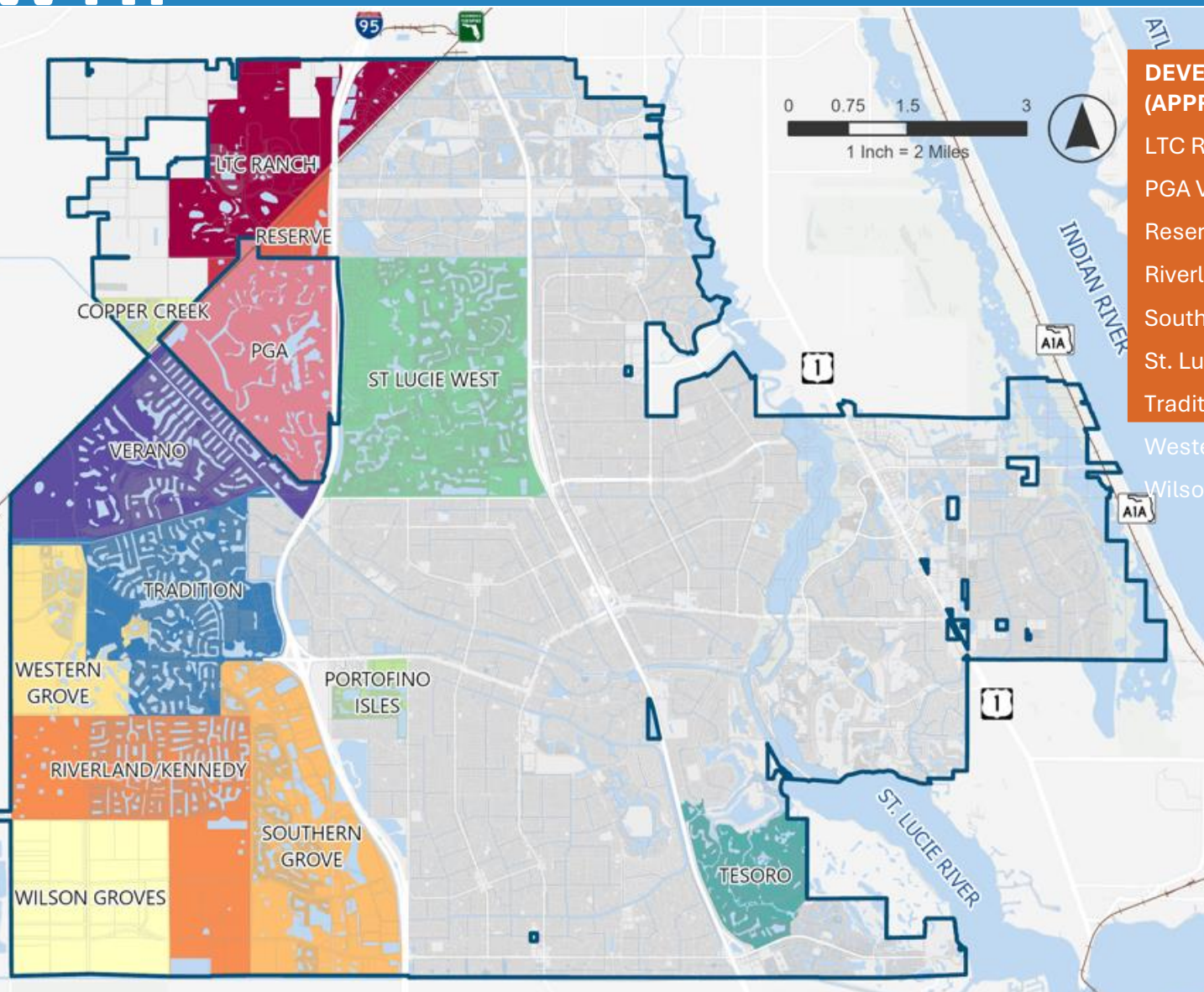
# WEST GROWTH

## LEGEND

- City of Port St. Lucie
- Parcel
- Waterbody
- Railroad

## Development of Regional Impact

- LTC Ranch
- PGA
- Reserve
- Riverland/Kennedy
- Southern Grove
- Western Grove
- Wilson Groves
- Copper Creek
- Portofino Isles
- St. Lucie West
- Tesoro
- Tradition
- Verano

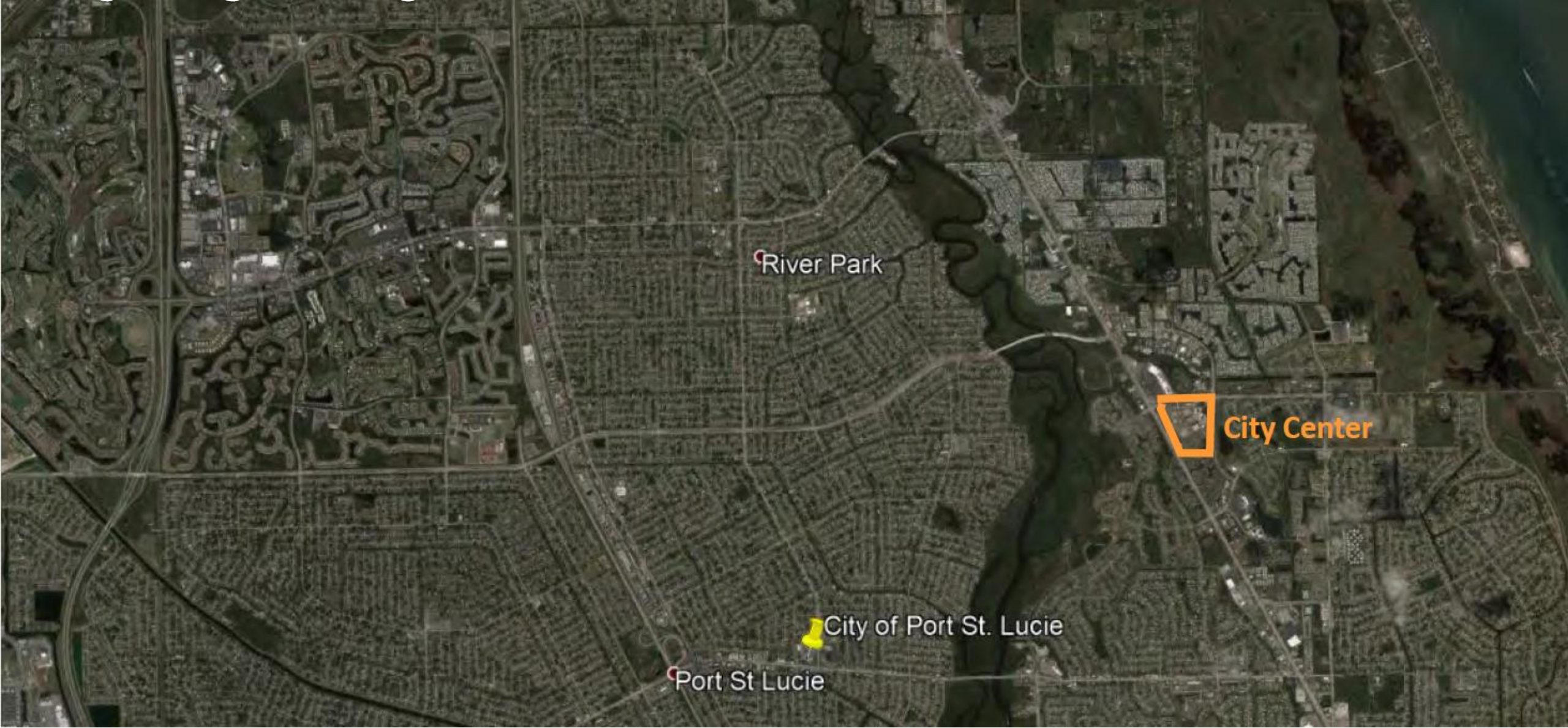


## DEVELOPMENTS OF REGIONAL IMPACT (APPROVED DWELLING UNITS):

LTC Ranch	2,500
PGA Village (Verano)	6,000
Reserve	3,200
Riverland Kennedy	11,700
Southern Grove	7,388
St. Lucie West	7,125
Tradition	5,990



# PSL DOWNTOWN





# WALTON & ONE



City of Port St. Lucie

## Port St Lucie







# A New Central Gathering Space ... That Can Be Expanded Even Further

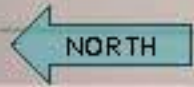
Event Center Plaza:  
25,000

Village Square Block:  
56,000

Festival Block:  
57,000

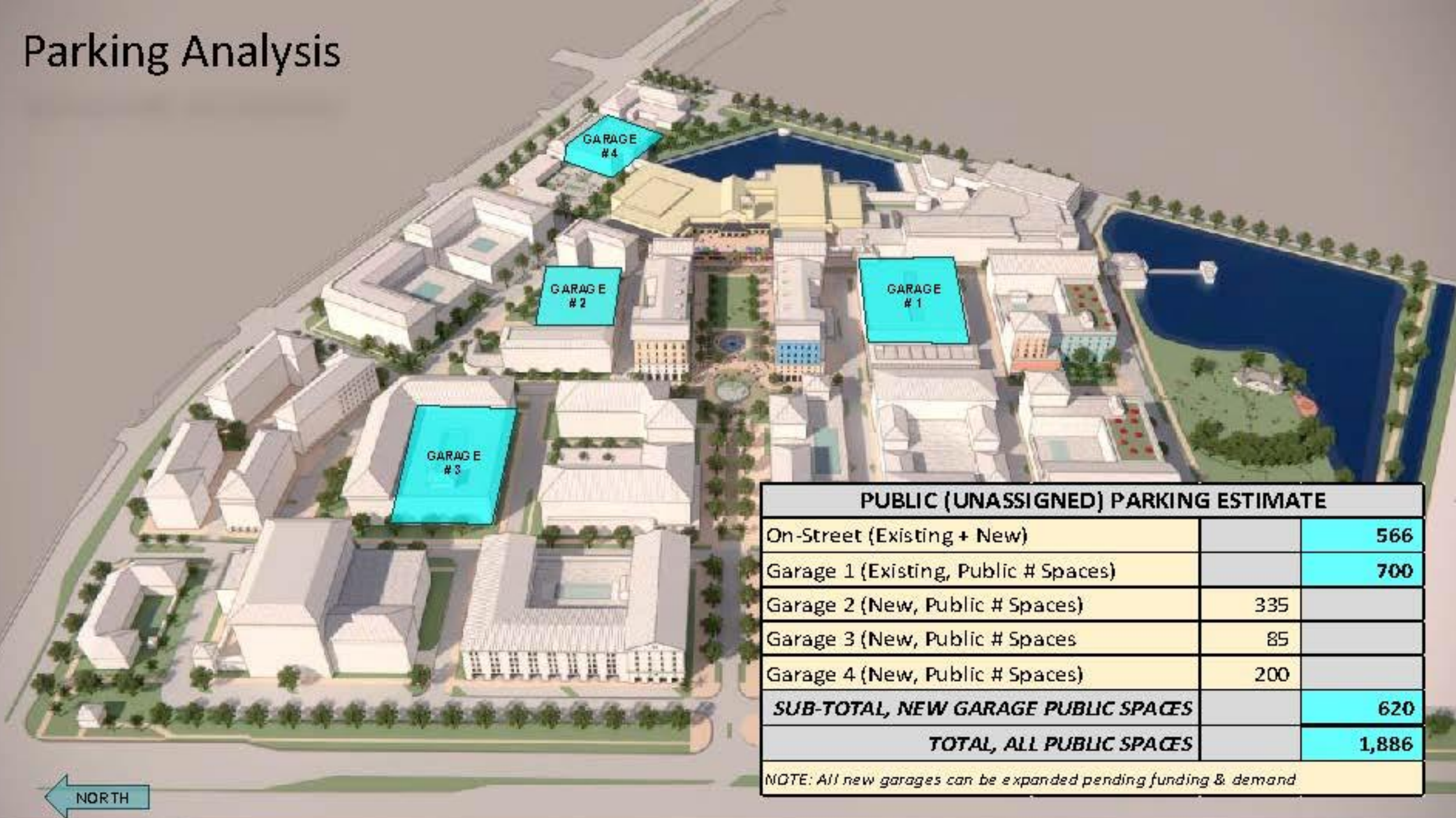
Southern Lawn:  
90,000

EVENT SPACE SUMMARY	
EVENT CENTER PLAZA	25K
VILLAGE SQUARE BLOCK	56K
FESTIVAL BLOCK	57K
SOUTHERN LAWN	90K
<b>TOTAL</b>	<b>228K</b>
<i>NOTE: Main Street could add 45K SF if desired</i>	





# Parking Analysis





Master Plan Principles



Master Plan Principles



Public

Master Plan Principles



Vibrant Place-Making

Master Plan Principles



Master Plan Principles



Market-Responsive

Master Plan Principles



Create PSL's Downtown



# THE PORT DISTRICT





# THE PORT DISTRICT





# AFFORDABLE HOUSING INITIATIVES

- Community Land Trust (ownership)
- CDBG: Mainly for infrastructure improvements
- Rental assistance for low-income seniors
- Neighborhood Stabilization Program (NSP)
- SHIP: Downpayment, repair, and rehabilitation assistance
- Rental assistance to individuals experiencing or at imminent risk of homelessness
- Technical assistance grant – researching opportunities to incentivize the provision of affordable housing





# PUBLIC ENGAGEMENT

**A** GROWTH - POPULATION MAP

**B** NON-RESIDENTIAL USES

**C** HOUSING

**D** TRANSPORTATION

**E** VISION BANNER

# NEXT STEPS



- 1 Visit the Website
  - Workshop notes
  - Meeting notices



- 2 Attend Workshop #3
  - "How do we get there?"*





**THANK YOU!**