

City of Port St. Lucie Comprehensive Plan Update

Public Workshop #3: Summary

WORKSHOP INFORMATION

Date: Monday, April 21st, 2025 @ 6:00 PM

Location: Port St. Lucie Community Center (2195 SE Airoso Blvd, Port St. Lucie, FL 34984)

Attendees: 35 (see **Appendix A**)

WORKSHOP PRESENTATION

The third public workshop for the Port St. Lucie Comprehensive Plan Update was held on Monday, April 21st, 2025, from 6:00 to 8:00 PM. As the guests arrived, they were asked to sign in (see **Appendix A**).

Mary Savage-Dunham, Planning & Zoning Director, opened the session by expressing gratitude to the participants in attendance. She provided a brief overview of the project and introduced Pat Tyjeski, Project Manager with Inspire Placemaking Collective, Inc. Pat delivered a presentation, which is summarized below. The slides from this presentation are included in **Appendix B**.

Part 1, Introduction

Pat began by going over the meeting agenda and introducing the Inspire planning team that has been collaborating with City Staff on the Comprehensive Plan Update project.

Part 2, Project Background

Pat provided an explanation of what a Comprehensive Plan is and explained the purpose of the various required and



optional elements of the Comprehensive Plan. She explained that the Port St. Lucie's Comprehensive Plan needs to be updated to revisit the community's vision and reflect the City's new transportation mobility strategies, Next, Pat reviewed the project timeline, which began in September 2024 and is expected to conclude by November 2025.



Part 3, Expected Growth

Pat went over the population projections for Port St. Lucie and noted that the City will need to plan for 118,950 additional residents by the 2045 planning horizon. Pat went over where these 118,950 people will most likely live, showing maps of vacant land within the city limits.

Part 4, Community Vision

Pat mentioned key highlights from previous community engagement efforts. She shared what participants in earlier workshops love about their city and reviewed input gathered during the second workshop, "Where Are We Going?" This input addressed growth, non-residential uses, housing types, and transportation modes, and identified vision ideas for the community's future.

She then reviewed the vision initiatives developed from the collective results of the workshops. Altogether, these efforts reflect broad community input that will help shape the city's future.

ENGAGEMENT ACTIVITIES

To help answer the question "How do we get there?" and inform the development of vision strategies, an interactive engagement activity was held during the workshop. Participants were invited to spread out and sit at tables.

The activity featured six boards, each representing one of the vision initiatives shared in the presentation. One board was brought to each table at a time, and participants brainstormed strategies for how the City could bring that specific vision to life. After eight minutes, team members rotated to the next table with their assigned vision board, ensuring that each table had the opportunity to contribute ideas for all six themes. The rotation continued until every group had engaged with every vision initiative.









After the activity, the strategy boards were displayed on easels around the room. Participants were invited to circulate, review the proposed strategies, and place dots on the two they felt were most important for each vision initiative. Scans of the completed boards are included in **Appendix C**. The section below summarizes the strategies that received the most support from attendees.











- 1. Promote Responsible and Strategic Growth. Attendees voiced a strong desire to enhance quality of life and encourage intentional, well-placed development. There was significant enthusiasm for creating vibrant entertainment spaces, such as a main street, nightlife venues, and performing and visual arts centers, where residents can both enjoy and create art. There was special emphasis on providing social spaces for younger residents, such as beer gardens, wharfs, and boardwalks. Additional ideas included building a bridge to the barrier islands, repurposing aging commercial properties like strip malls and bowling alleys, and implementing sustainable waste strategies, such as waste to energy facilities.
- 2. Establish a Sense of Place. Attendees have consistently expressed a strong desire for vibrant, inclusive spaces where people of all ages can gather, connect with others, and experience public art in a welcoming setting. Participants also emphasized the importance of creating distinct cultural destinations through visual and performing arts, as well as hosting more public events to strengthen the city's identity. The proposed Walton & One development was discussed as a promising example of such a space; however, many participants emphasized that, given the City's size, a single location will not be sufficient. There was clear support for encouraging the creation of multiple activity centers throughout the community, potentially through the use of development tools and financial incentives to attract and support these types of projects.

3. Advance a Connected and Inclusive Transportation Future

Participants emphasized the need to improve citywide connectivity through multimodal options in existing neighborhoods and requiring more road connections in new developments. High-ranking strategies proposed by attendees included: adding a multi-lane corridor for north-south travel as an alternative to US 1 and I-95; implementing a bicycle share program; increasing the frequency and accessibility of public transit through microtransit services; and addressing transit for the elderly. The group also underscored the importance of a robust and safe multimodal network, such as high-visibility crosswalks, bike infrastructure like protected bike lanes or shared-use paths on major roads, as well as sidewalks, street lighting, and traffic calming measures to reduce vehicle speeds on residential streets.

4. Foster Housing Diversity to Improve Affordability

Participants prioritized strategies to incentivize workforce housing, recommending tools like property tax breaks and impact fee credits, as well as increased residential density to support affordability. They also emphasized the need to create more opportunities for missing middle housing, such as duplexes, triplexes, and townhomes. In addition, there was strong support for encouraging vertical mixed-use development and multi-generational housing options.

5. Preserve and Conserve Nature

The participants expressed a clear desire to integrate nature into the everyday fabric of the city. Top strategies included expanding tree canopy coverage, creating connected paths, and protecting and restoring critical habitats for endangered and threatened species. Participants also expressed strong interest in requiring green space within new developments and promoting native landscaping. Conservation education, particularly on topics like invasive



species and fertilizer use, was also highlighted as a way to foster stewardship of the local environment.

6. Diversify the Local Economy

The most popular strategy in this category was to incentivize the redevelopment of vacant commercial properties to potentially incorporate new businesses, arts, and cultural uses. Participants also advocated supporting small businesses and promoting the development of tech-related industries. Other ideas included relaxing certain design standards to attract trademarked businesses and increasing restaurant and entertainment options to support both the local economy and quality of life.

SUMMARY OF PUBLIC COMMENTS

The public input gathered during Workshop #3 on strategies for each vision theme offered valuable insights into the community's vision for the City's future. While participants shared diverse ideas, there was a strong consensus on several key areas for improvement as shown below:

Table 1: Vision Themes and Strategies - Priorities

Vision Theme	Strategies	Number of Dots
Promote	Visual and performing arts center where people can learn to create	10
Responsible and Strategic	Main street; nightlife, accommodate younger population (beer garden, wharf, boardwalk)	6
Growth	Museums, performing arts theatre	5
	Plan for waste production – finding sustainable strategies (waste to energy facilities)	4
	Want something to do; social activities	4
	Build a bridge to island	4
Establish a Sense of Place	City shall have a theatrical and visual arts center (e.g. West Palm Beach Armory)	9
	Provide development & financial incentives to promote revitalization of old commercial areas into mixed uses	9
	Need more events in different places to strengthen the sense of community. Make them easy to find	6
	Revitalize US1 from PSL Blvd to Walton	4
Advance a Connected and	Partner with ART to provide better public transit within the City – more bus stops/shelters, turnout facilities, higher frequency, new routes, etc.	6
Inclusive	North South Connectivity	6
Transportation	Bicycle share	6
Future	Bicycling/multimodal network	4
Foster Housing Diversity to	Incentivize workforce housing as a whole (property tax breaks, impact fee credit)	11
•	Affordability and density increase	8

Vision Theme	Strategies	Number of Dots
Improve Affordability	Allow more opportunities for missing middle housing (i.e., duplexes, triplexes, and townhomes, etc.)	6
	Incentivize vertical mixed-use (residential above commercial) development	5
	Encourage multi-generational housing	5
Preserve and	Connecting paths to go all through city	8
Conserve	Increase tree canopy	6
Nature	Protect and restore critical habitats for endangered and threatened species	4
	Require future communities to have a minimum amount of green space	4
Diversify the	Incentivize the redevelopment of vacant commercial	14
Local Economy	Promote the establishment of more tech and higher paying jobs (biotech + fintech)	8
	Create more professional office areas	5
	Revitalize vacant commercial areas with new business + arts + culture	4
	Help small businesses financially to establish	4
	Promote more cultural art centers	4

APPENDICES

- A. Attendance List
- B. Workshop Presentation
- C. Activity

Appendix A. Attendance List

Port St. Lucie Staff and Officials

- 1. Mary Savage-Dunham, Director of Planning and Zoning
- 2. Briget Kean, Planning & Zoning Deputy Director
- 3. Anne Cox, Planning & Zoning Deputy Director
- 4. Marissa Da Breo-Latchman, Environmental Planner

Inspire Project Team Members

- 5. Patricia Tyjeski, Project Manager
- 6. Gabriela Castro, Deputy Project Manager
- 7. Emilee Aguerrebere, Planner
- 8. Haiden Lewis, Planner



Community Members

NAME
Linda Ogle
Phen garmelpe
Hand Tutte
Thomas Griga
William Grigg
Ford Comp
Alejandio Toro
CANDY HERISCH
Kom Trampu)
Cesar Trujille
Roc Douge
Marie Garole Dongé
Charles Caloia
Usa Rivere
Vollerie Trujille

Amy Dolbow JIM NORTON LOURSES DONATO Myrna Santiago Angel Del Valle > Ame Joso Carmen Sullivan Karen Moore LUIS MARTINEZ MARIAPGARDIA ChristneTarallo Lais Dominguez



Appendix B. Workshop Presentation





INTRODUCTIONS





Bridget Kean **Planning & Zoning Deputy Director**

Mary Savage-Dunham **Planning & Zoning Director**











Pat Tyjeski **Project Manager**

Gabriela Castro

r Deputy PM

Emilee Aguerrebere **Planner**

Planner







THE PLAN UPDATE





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THE PLAN UPDATE



FUTURE LAND USE ELEMENT

NTRODUCTION

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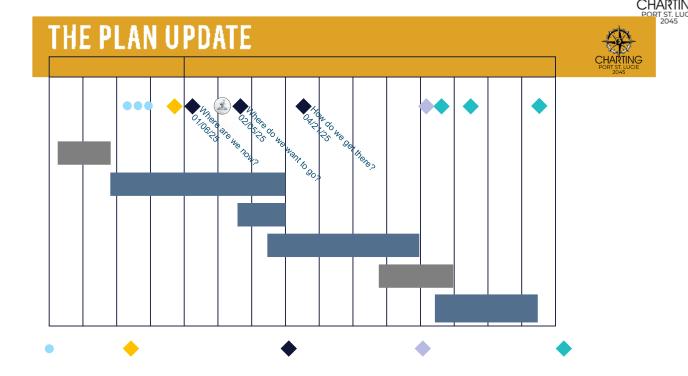
- Encourage preservation of water dependent uses.
 Encourage the location of schools proximate to unben residential areas.
- Enviousage the location of schools provingle to unter-residential areas.
 Coordinate future land uses with the topography and soil conditions, and the av-of-facilities and services.
- Ensure the protection of natural and historic resources.
 Provide for the competibility of edycord land uses.
 Denide nucleiros for the invitamentation of mixed use devaluate.
- A hashever of uses that finites vitrant, visible communities and according development agents and according development patterns.
 The Fature Land Use Mile is a regulatory map that designates the fature land use of parawhite the Copy The Grash, Objectives and Paties of the Fature Land Use Eleviner providing the Copy The Grash.

The Port St. Lock Comprehensive Plan provides guitance on development as sedestigened our two planning periods a 5-year period androg FV 2005 (short tarm) and long term parameter trends ending FY 2020 (seg term). General Setting

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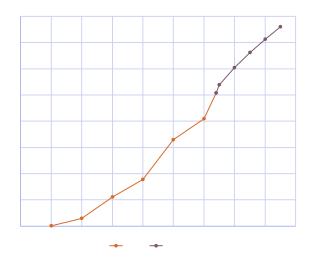
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THE PLAN UPDATE



POPULATION PROJECTIONS

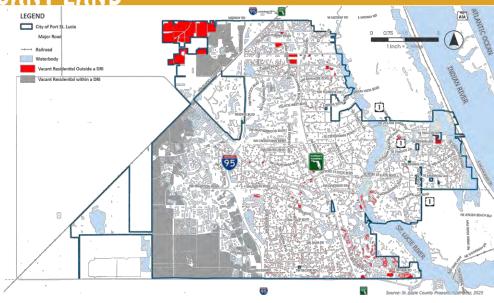


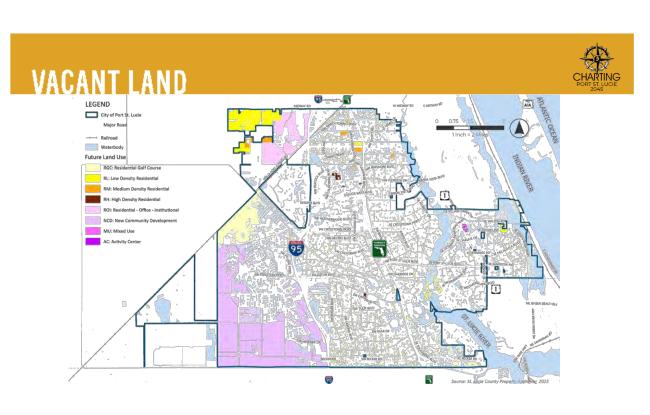
118,950ADDITIONAL POPULATION 2024-2045





VACANT LAND











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
- 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
- GROWTH NON-RESIDENTIAL USE

- Annexation areas are the preferred location for most new housing types, including singlefamily, townhomes, and multi-family (3-5 stories)
- Preference to concentrate multifamily 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

WORKSHOP #2 INPUT



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

Vision Ideas

 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, wellbeing and creativity, while establishing a strong sense of place and identity.



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

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

Expand housing options to address iffordability 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?

STEP 1. Develop Vision Strategies



HOW DO WE GET THERE?

STEP 2. Prioritize Vision Strategies



NEXT STEPS



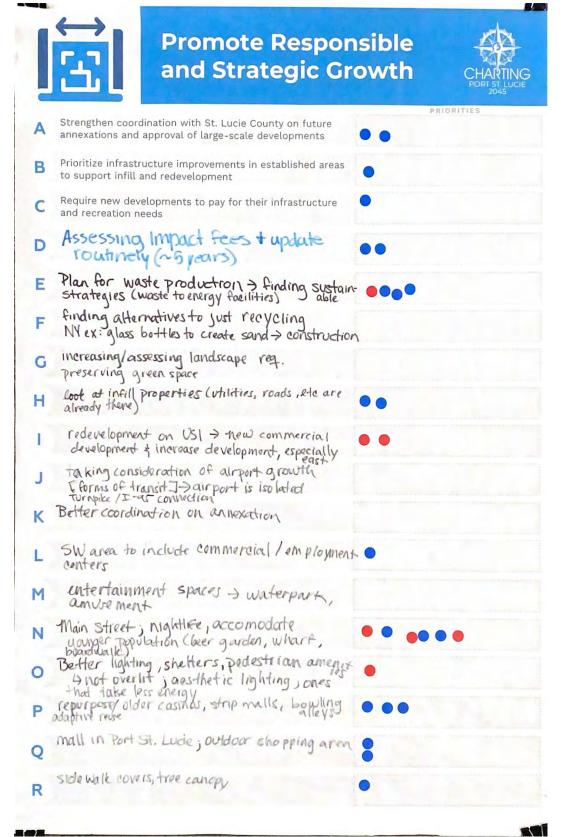


Check the project website for additional updates!





Appendix C.



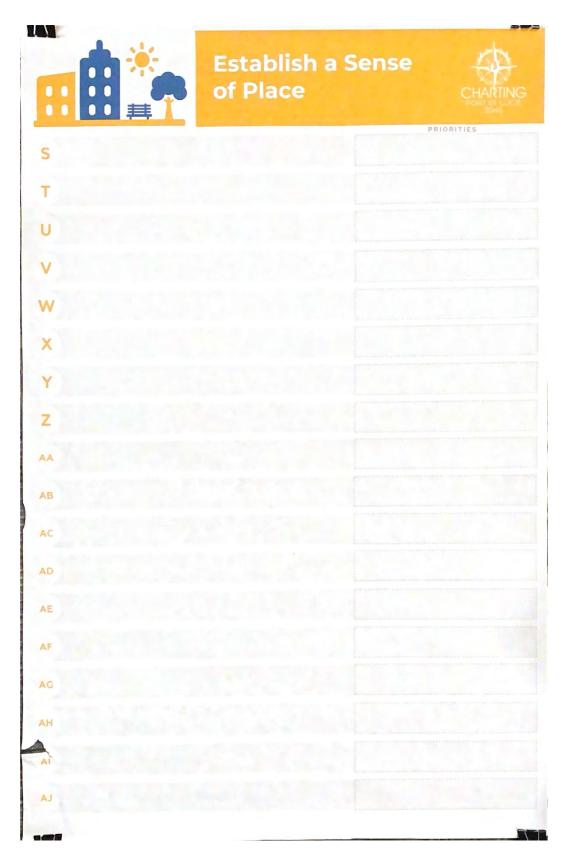


Promote Responand Strategic Gr	owth CHARTING
s incorporate outdoor exercise machinery in pares; pools; splash pats; YMCA, dog we	PRIORITIES
T museums, performing arts theatre	
U Visual arts center where people can learn to create art I fles in with theatre (Visual & performing) V wildlife hospital, 200	• • • • • • •
w want something to do; social activities	• • • •
x build abridge to island	•••
Y bring a plaza central to downtown area; a main street (ice cream shop) Z stablished/aesthetic architecture > characte,	C. Mary and the Company of the Compa
AA shade trees along Usl corndor, Parks	
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	Establish a Ser of Place	CHARTING PRIORITIES
A Promote rehabilitation of un to provide mixed-use and re	derutilized commercial areas ecreational opportunities	
Establish design criteria for developments	large-scale mixed-use	
Integrate public art into larg developments	e-scale mixed-use	
D Ety shall have a mu		••••
E Revitalize US1 from to water.		•
F provide development & intentives to promote was to did commercial areas		• • • • • •
G netail, restaurants, sources - ti	enters for	•
	illings closer to the street.	•
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K Highlight autural clusters	(e.g., Little Italy, Churatour)	•
Need more events in dif	ferent places to streng-then	A TANA CANA CANADA CANA
L sense of community. Mak	ce them easy to find.	
Promote recreational fishing	ng	
M		
N promote volunteer opport	unities - target youth	
O community certer	me place -connect to	
P		
Q		
R		







Advance a Connected and Inclusive Transportation Future CHARTING PORT ST LUCIE 2045
Require new subdivisions to provide a minimum number of street connection points to increase the connectivity.
B Expand the City's trail system
Partner with ART to provide better public transit within the City - more bus stops/shelters, turnout facilities, higher frequency, new routes, etc.
D HIGH VISIBILTY BIKE LANES (MIRED)
E BETTER CONNECTATTY STANDARDS
F NORTH SOUTH CONNECTIVITY
G CONNECTIVITY INDEX / Corridor types
H BZCYCLZNG/AUJTZMODAL NETKORK
I FERRY / WATER TAXZ SERVICE
J E. BZCYCLZUG MOBILTY / BUSZUEST OPP
K MZCROTRANSTT/GOLFCARTS .
L PARA TRANSITIONELDERY .
M PATHS TRAZIS/PROTECTED LAVES
N BETTER MUITIADDAL COSSWALKS (ROB) .
O STREET LEGHTING VISIBELTY
P MOBILITY IMPARED CADA) .
Q BICYCLE SHARE
R SIDEWALKS/LOW SPECISTRET.





Advance a Connected and Inclusive Transportation Future



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PROMOTE "	RESPONSIBLE GROWTH / FUTU	RE DEVELUTION
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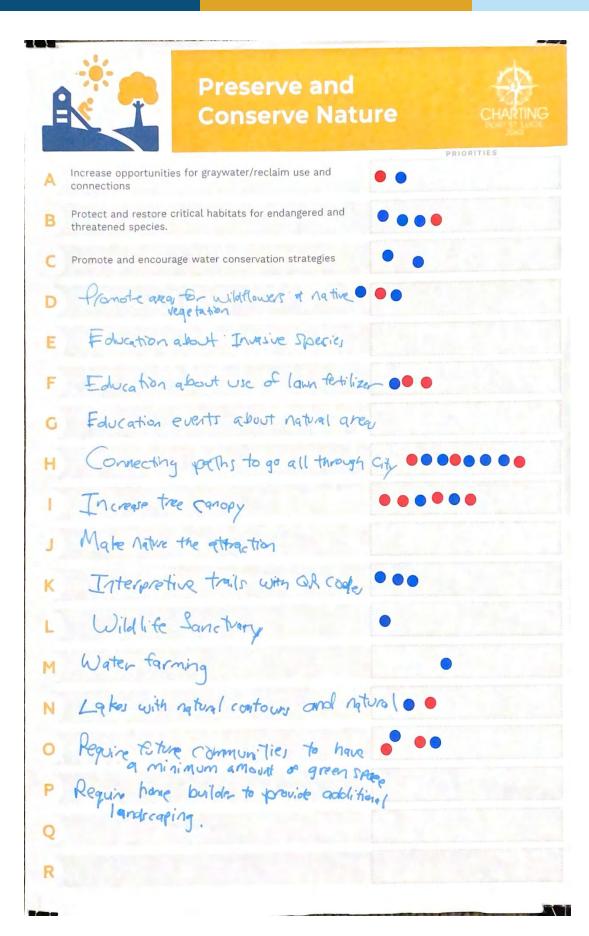


Foster Housing



	Affordability	CHARTING PORTST LUCIE 2045
A	Allow more opportunities for missing middle housing (i.e., duplexes, triplexes, townhomes, etc.)	• •
В	Incentivize vertical mixed-use (residential above commercial) development	
C	Require large developments to include a mixture of housing types (i.e., single family, townhomes, apartments)	
D	incentrize workforce housing as a voluble (property tax male impact fee credity	•
E	affordability & density	• •
F	Promote RV Park grounds	
G	Ting House Promote. Tiny House	
Н	with certain or terra	
1	Encourage multi-generational	
J	Enwarage assisted living Exertities	
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Diversify the Local



	Economy	CHARTING PORT ST. LUCIE 2045
A	Promote the rehabilitation of underutilized commercial areas to increase employment opportunities	IES
В	Protect industrially zoned lands and incentivize the establishment of research and development industries	
C	Promote the establishment of new medical facilities	
D	Help small businesses financially to establish	****************
E	Zucentivize and promote the development of tech jobs	
F	Promote vocational training apportuities	
G	Promude services for young folder adults	
Н	Encourage a tourism economy	
-1	Develop more recreational opportunities	
J	Promote more cultural art corters	
K	Establish a community pool	
L	More restaurant + entertainment areas • • •	
М	Increase the number of medical facilities at Tiffany + Hill more to create a medical approx	
N	Revitalize vacant commercial areas with new communities tousinesses fasts tenture	
0	Incentivize the redevelopment of cacant commercial	•
P	Promote light industrial dean industries	
Q	Relax architecture standards to promote the estrolishment of trademarked businesses	
R		



