

# City of Port St. Lucie Comprehensive Plan Update

## Public Workshop #1 Summary

### WORKSHOP INFORMATION

**Date:** Monday, January 6, 2025 @ 6:00 PM

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

**Attendees:** 121 (see **Appendix A**)

### WORKSHOP PRESENTATION

The first public workshop for the Port St. Lucie Comprehensive Plan Update was held on Monday, January 6, 2025, from 6:00 to 8:00 PM. As the guests arrived, they were asked to sign in and place a dot on a map indicating their place of residence (see **Appendix B**).



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 C.

#### Part 1, Introduction

Pat began by introducing the Inspire planning team that will be collaborating with City Staff on the Comprehensive Plan Update project. She also introduced Jonathan Paul, the subconsultant from NUE Urban Concepts, who will be working on the Transportation Element. Following the introductions, Pat ran an electronic poll asking the public to participate in answering some questions about them and the City (see questions and answers in **Appendix D**).



## Part 2, Project Background

Pat provided an explanation of what a Comprehensive Plan is, explained the purpose of the various required and optional Elements of the Comprehensive Plan, and noted why the Plan needs to be updated. She explained that the scope of the Comprehensive Plan Update involves two key tasks. The first task is to update the Data & Analysis, as required by State Statutes, which provides a factual foundation for future policy development and decision-making. The second task is to revise the Plan's current Goals, Objectives, and Policies (GOPs). Next, Pat reviewed the project timeline, which began in September 2024 and is expected to conclude by November 2025.



## Part 3, Community Assessment

Pat highlighted key information regarding the City's past growth and recent development trends. Throughout this section of the presentation, attendees participated in a series of questions designed to provide an understanding of the City's size (population and land area).

## Part 4, Public Engagement

Pat mentioned the launch of a project website for the Comprehensive Plan Update process (<https://link.cityofpsl.com/compplan>) and encouraged all attendees to visit the site and engage with the available interactive tools (survey and interactive map). She also provided a snapshot of the survey answers received so far and encouraged attendees to complete the survey.

Pat also explained the engagement activities planned for that evening's workshop, encouraging attendees to actively participate in the process. Before instructing the public to go to the stations, she went over important dates/events coming up: the Citizens Summit will take place on February 1 and Workshop #2 will be held on February 5.



## ENGAGEMENT ACTIVITIES

Several engagement activities were made available to workshop participants to help the consulting team assess the current conditions within the City and address the question, "Where are we now?" The activities included questions about land use, transportation, infrastructure, housing, and the economy. Two additional boards were provided to solicit input, one asking what attendees love about the City and another one where people could provide miscellaneous comments (Community Idea Wall).

The activities were set up in stations around the room and facilitated by members of both City and Inspire Staff. Throughout the workshop, several City Staff members moved throughout the room to address any questions or comments from attendees. Below is an overview of each activity, along with the public feedback gathered during each engagement.



### Community Assessment

In this activity, participants provided feedback on what they appreciate about Port St. Lucie's current land use, transportation, infrastructure, housing, and economy, as well as what they would like to change in the future. A list of the community's responses is presented below, while scans of the boards can be found in **Attachment E**. The checkmarks represent other people with the same comment.

### LAND USE

#### What do you like about Port St. Lucie's current development pattern?

- The Tradition development plan (✓✓)
- Newfield development (in Martin County) – more community investment, grow your own veggies (✓); recycling.
- Beautification (landscaping) along medians
- The Port project
- Landscaping of recent projects
- Seasonal events

#### What would you like to change about Port St. Lucie's current development pattern?



- Would like to have a downtown (✓) that incorporates green space, retail, entertainment, restaurants, night life, housing, => a destination. Get citizens out of their homes – interact
- Need entertainment areas (people now go to Stuart) (✓✓)
- Need a “mall” (a place where you can get everything you need)
- Need an Arts Center/District (✓✓✓) with seasonal exhibits, out/indoor for all ages
- Need places and activities for teenagers & families (✓✓)
- Need more/larger parks (Pioneer Park is crowded)
- Need community pools by the Mid Florida Events Center (✓)
- Need baseball fields
- Need a theme park (e.g., water park) (✓✓)
- Need a permanent site for a remote control park (✓)
- Stop residential overdevelopment (✓) (people more here because it’s affordable not because it is nice)
- Becker road lots east of 95 – what can be done about it? Hard to develop because lot sizes are not large enough.
- Need better development plans for the west side - more mixed use (✓)
- It is hard for kids to ride bikes to school
- Allow multi-family & duplexes (✓)
- Allow Accessory Dwelling Units (ADUs) (✓)
- Allow tiny homes
- Need more sustainable development (✓)
- Need more space for homeschool parents to rent. The library gets too busy (✓)
- Roads & infrastructure should be addressed before more development is approved
- Allow community gardens
- Need attainable housing
- Need a university

## TRANSPORTATION

### What do you like about Port St. Lucie’s current transportation?

- Road connectivity
- Road maintenance
- Some grid network, but avoid neighborhoods
- Crosstown great, we need more roads
- Don’t have transit stations that attract homeless and vagrancy
- Like free transit, but don’t like limited service. Would pay for better service to connect to destinations
- New sidewalks are good, like landscape features
- Roundabouts (✓), but need better design for aging population
- Floresta Drive sidewalk
- Crosstown parkway, functions as true road with limited access
- Turnpike and I-95 connectivity

### What would you like to change about Port St. Lucie’s transportation in the future?

- More transportation options for seniors to access medical and daily needs
- Sidewalk Sandpiper Bay, fill in gap in sidewalk
- More sidewalks in neighborhoods (✓✓)
- There are no facilities for the blind, like audible crosswalks
- Crosswalks at US1 and PSL Blvd
- Pedestrian bridge at US1 and PSL Blvd
- School bus shelters for kids

- Safe bike paths, more bicycle paths
- Charging for bikes, plus bike parking & security
- Bicycle/multimodal connectivity
- Port St. Lucie Bridge multimodal access at intercoastal for bikes
- Need speed bumps and traffic calming
- More public transportation options
- Additional and functional public transit / expanded paratransit service
- Bus or rapid transit connecting Tradition and US1
- Bus service along Green River Parkway
- Transit access for skilled trades from Okeechobee City
- No one uses transit
- Build roads before development, both sides of Interstate, north/south and east/west
- Need intersection improvements at Gatlin and Savona.
- Intersection Improvements for south to west light
- Expand St. Lucie West Boulevard
- Port St. Lucie exit improvements/ expansion
- California widening
- Higher speed limits, need more roads for mobility
- Too many roads
- Widen roads, Rosser Blvd
- Renaissance school, limited access = traffic backup (Tradition Parkway)
- Accessible parking at parks. If you want people to use, provide parking for mobility impaired persons
- Education for motorists on multimodal safety
- Need a functional airport, expand airport, make functional
- Enforce regulation of golf carts and electric bikes
- Rest area for I-95 and Turnpike

## INFRASTRUCTURE

### What do you like about Port St. Lucie's current infrastructure?

- Park edge drainage issues fixed
- Well managed
- New pipes
- Good infrastructure

### What would you like to change about Port St. Lucie's infrastructure in the future?

- Traditions/Cadence irrigation lowers lake levels and looks unsightly
- Increase fiber network/capacity (✓✓)
- Ensure adequacy of infrastructure for population growth
- Ensure builders pay for their fair share
- Improve water quality. Softer water and less chlorine (✓✓)
- New houses in old community are damaging existing drainage flow, need to be further evaluated
- Better lighting, Rosser, Par, Savona, everywhere (✓✓)
- Stop residential overdevelopment so infrastructure can catch up (✓)
- More sidewalks
- Permanent RC (remote control) park
- Separate bike lanes, extend/widen sidewalk to multipath
- Prepare for storms
- Increase natural barriers for storms

## HOUSING

### What do you like about Port St. Lucie's current housing market?

- Good conditions
- Existing homeownership (✓✓✓)
- Keep existing height conditions (✓✓)
- Finding neighborhoods w/o HOAs is easy
- Proximity to ocean (✓)
- HOA is fair depending on proposed improvements
- Housing values have increased
- Newer housing, even in older areas
- Heart of the park in Tradition
- Code enforcement/building dept/Florida building code enforce optimal code
- Lot sizes/no zero-lot-line communities

### What would you like to change about Port St. Lucie's housing market in the future?

- Stop issuing building permits until roads are in place (✓✓)
- Build more affordable housing & different housing typologies (✓ x 12) for young families (under \$300,000)
- Make builders pay their fair share of infrastructure costs (✓)
- Stop residential overdevelopment/slow down (✓✓✓✓)
- Zone it to protect from Live Local Act (✓)
- High property taxes
- Allow ADUs & mixed use (✓)
- Too strict of zoning code => incentivize mom and pop development/no more big builders

## ECONOMY

### What do you like about Port St. Lucie's current economy?

- Plenty of room for growth (✓)
- Diverse businesses (size, type, ownership) (✓)
- Space for new businesses (✓)
- Supportive of small business growth (✓)

### What would you like to change about Port St. Lucie's economy in the future?

- Training programs (STEM) (youth) (✓)
- Technical schools for the tech-based industries (Trade and Vocational) (✓✓✓)
- Tech-based industries (✓✓)
- University/College
- Lower property taxes (✓)
- Historic Preservation (✓)
- Embrace the history of the City (✓)
- Real downtown (pedestrian) (✓✓)
- Local employment opportunities (✓✓✓✓✓)
- Adult education opportunities (✓)
- Hold developers accountable (concurrency) (compatibility) (✓✓)
- Medical providers because we are medically underserved (✓✓✓)
- More homeownership
- More local businesses (space) (small business incubators) (✓)
- ADA
- Paratransit
- Infill development

## What I love about Port St. Lucie

In this activity, participants expressed what they love about living, working, and playing in the City by writing their reasons on a large banner. The responses highlighted key community features that should be preserved, enhanced, and prioritized in the upcoming update to the Port St. Lucie 2045 Comprehensive Plan. A summary of the responses is provided below, and the complete list is available in **Attachment F**.

- Overall, very pet/animal/people friendly
- Environmental caring
- Getting more multicultural
- Beautiful, clean, safe
- Good government
- Wildlife is abundant
- Safe neighborhoods, families, kids, lots of walking/biking
- Growth
- Love Sandpiper
- Community engagement
- Fabulous place to work
- Everyone is so friendly
- The landscape of roadways/medians
- Fun things to do!
- Botanical gardens
- Good neighborhoods
- The open [spaces] and wildlife
- Clean, safe, friendly
- Love the parks
- My fire dept, my police dept, and above all, my Mayor Shannon Martin
- I love the parks and community. The port project is my fave!
- Christ fellowship
- Great friendships
- Big on small business support #supportlocal!
- Warm & welcoming community
- Quiet sometimes
- Good neighborhood
- Good neighborhoods
- Nice people
- Clean city
- Something for everyone!
- I love community services
- I love the Tradition community

## Community Idea Wall

This engagement invited attendees to share additional comments with the project team that were not addressed in the other workshop activities. A summarized inventory of the responses is provided below, with the full list available in **Attachment G**.

- Water park
- Art Center (Kravis)
- Roller coaster
- Another Movie theater (improve the SLW theater)
- Museums
- Entertainment center
- Permanent place or remote control park
- Exercise station (Green river parkway)
- Tech zone
- Medical options (more)/more doctors
- Downtown (with vision)
- Trees
- National restaurants (fine dining)
- Community pools (east and central)
- More green spaces (pocket and neighborhood parks)
- Adult education (cooking, photography, etc.)
- Better positioning of public art (Heart @ Tradition)
- Community Art Center
- Sightseeing trolley
- Bench at Floresta/PSL water detention area should face the water for relaxing
- No golf carts on sidewalks

## KEY TAKEAWAYS

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The public input gathered during Community Meeting #1 was largely positive and productive. While a variety of perspectives were shared, there was significant consensus on several key points. These points are recommended for consideration in the upcoming February 5th, Workshop #2. Below are the main takeaways from the public engagement activities:

### Growth

Feedback from the workshop highlighted several concerns and priorities related to Port St. Lucie's growth. Many residents expressed worry that new developments would strain existing infrastructure and natural resources. They emphasized the need for improvements to roads, sidewalks, bike paths, and public transit to support this growth, with a widespread desire to slow development until infrastructure can catch up. Participants also called for developers to be held accountable for infrastructure costs and environmental impacts. There was strong support for sustainable development, beautification, and storm preparedness. Additionally, a key focus was on increasing affordable housing options, particularly for younger families, and offering a greater variety of housing types.

### Downtown

There is a desire for a downtown area that offers a variety of green spaces, retail, entertainment, and dining options. Attendees envision this space as one that encourages social interaction and serves as a community destination, where people of all ages can gather and enjoy a range of activities. Additionally, there is a call for entertainment venues, including an arts center, theme parks, and activities tailored for families and teenagers, helping to foster a vibrant and engaging atmosphere. This vision emphasizes the need for a multi-use space that supports not only leisure and recreation but also cultural and artistic expression, making it a hub for both residents and visitors. The idea is to create an environment that promotes community bonding while also fostering local business growth and becoming a destination.

### Housing

There is a widespread desire for more affordable housing options, particularly for younger families who are seeking accessible and budget-friendly places to live. Many participants recognize that affordable housing is crucial for supporting the growth of the community and ensuring that younger generations can remain in the area. However, there is also concern about the current pace of residential development. Some residents feel that the rapid expansion of housing is outpacing the development of necessary infrastructure, such as roads, schools, and public services, which could lead to long-term challenges for the community. While some community members express a strong preference for single-family homes, valuing the sense of space and privacy they provide, others are advocating for greater housing diversity. They believe that incorporating a range of housing options—such as ADUs, tiny homes, duplexes, and multi-family—would help address the needs of different groups within the community. This diversity in housing would not only provide more choices for potential residents but also create a more inclusive and dynamic neighborhood environment.



## Non-Residential Land Uses

Attendees expressed a strong desire to strengthen the local economy by supporting small businesses and creating more job opportunities within the area. Participants emphasized the importance of fostering a vibrant local business environment to provide employment and keep economic activity within the community. Additionally, there was a call for the establishment of higher education institutions, such as a university or technical school, to meet the needs of the growing population. These institutions would offer educational and job training opportunities in areas such as STEM (Science, Technology, Engineering, and Mathematics) and vocational trades, helping to equip residents with the skills needed for a competitive workforce and further stimulating local economic growth. In addition to economic growth, there was a desire for more public parks, recreational spaces, and entertainment options. The community also emphasized the need for essential public amenities, such as schools, libraries, and medical providers, to support the growing population and ensure residents have access to the services they need.

## Transportation

There is a clear need for improvements in transportation infrastructure to accommodate the growing population, particularly seniors and people with disabilities. Community members emphasized the importance of adding traffic calming measures, sidewalks, bike paths, and public transit options to enhance accessibility. Suggestions included secure bike charging stations. Traffic congestion was a major concern, with calls for intersection improvements, expanded roadways, and better connectivity between neighborhoods and key destinations. Participants also highlighted the need for a more functional airport, expanded services, and rest areas along I-95 and the Turnpike. Education for motorists on multimodal safety, regulation of golf carts and electric bikes, and improvements to school traffic—such as bus shelters for children—were also raised as important issues.

## APPENDICES

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- A. Attendance List
- B. "Where do you call home?" Results
- C. Workshop Presentation
- D. Polling Results
- E. Community Assessment Results
- F. "What I love about Port St. Lucie" Results
- G. "Community Idea Wall" Results

### Appendix A. Attendance List

#### Port St. Lucie Staff and Officials

- 1. Teresa Lamar-Sarno, Deputy City Manager
- 2. Mary Savage-Dunham, Director of Planning and Zoning
- 3. Ann Cox, Assistant Director of Planning & Zoning
- 4. Carmen Capezzuto, Director of Neighborhood Services
- 5. Scott Samples, Content Strategist
- 6. Andrew Sangas, Digital Video Producer
- 7. Gustavo Nadasi, Digital Technology Coordinator
- 8. Marissa Da Breo-Latchman, Environmental Planner
- 9. Sofia Trail, Planner

#### Inspire Project Team Members

- 10. Patricia Tyjeski, Project Manager
- 11. Gabriela Castro, Deputy Project Manager
- 12. Emilee Aguerrebere, Planner
- 13. Haiden Lewis, Planner
- 14. Jonathan Paul (NEU Urban Concepts)

## Community Members

NAME
Basil Foths
Steve Cox
Ben Meyers
NGRAH LEWANDOWSKI
Stephen Lewandowski
Chris German
Tharina Western
Robert Barrett
Anna Marie Daley
Hailey Friedman
Jim Johnson
Barbara Johnson
Pete Previte
DAN MARRA
Jennifer Harris

NAME
BRYAN JAECK
Chris Robertson
Albert Vandenberg
Angel Robertson
Charles Caloia
Nathan Koelpin
Julie Ries
Lisa D'Erasto
Linda Ogle
Cathleen Sullivan
Alicia Paesani
Cory Paesani
James Kirk
Rebecca Kirk
Nina Julius
Rubay Flores
TOD MOWERY

NAME
Stacy Pierre
Courtney Santorillo
Carmen Rozzuto
Lisa Crawford
James Onsted
BOB CAUTION
Peter Gittens
Richard Lawton
Clifford Salm
Ann Christie
TOM Renna
PARRI MELTZER
CAROL KOELPIN
DAN KOELPIN
DAVID LIPP
Myrtise Losier
Duane Etienne

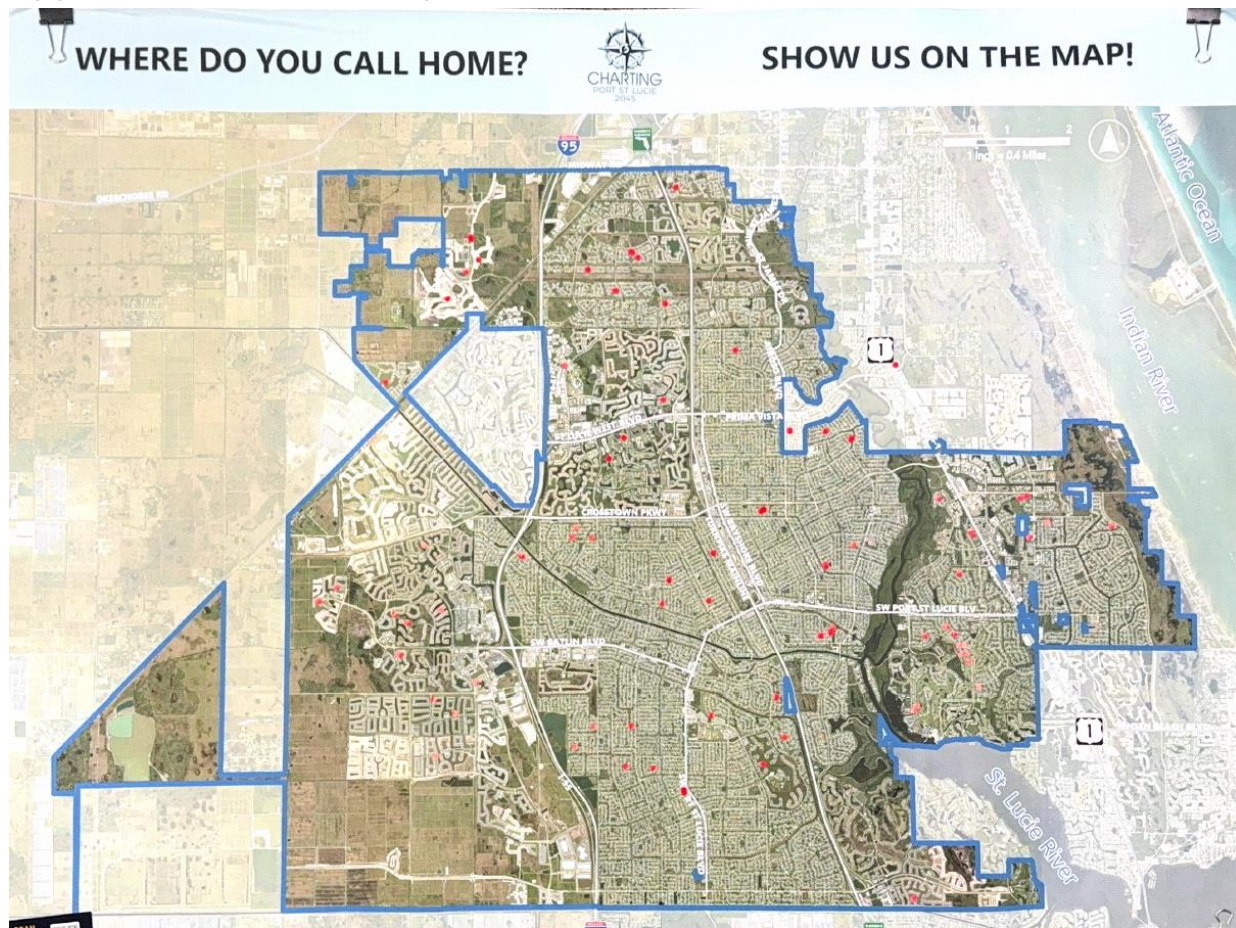
NAME
Victoria Pryor
Julia Skingeland
Monarch Romondt
Dana Rampersa
Sallyrose Savage
LEON ELLISON
FRANK RODRIGUEZ
MARIANA PARRON
PAUL PIPAS
PATTY BARBERA
CHARLES MILLER
Brandon Plucuez
Melanie Aferador
Jonathan Paul
Heather white
Michael white Jr
Ron Beauchemin
Lil Beauchemin
Steven Hambro

NAME
JOHN CRAWFORD
HAROLD Melville
Jessica Storey
Laura Bennett
Claudia Onstad
Anne Jo
Deb Fowler
Dan Fazzor
Robert Klenberg
Charlie Johnson
Lenny Murroff
Jack Ferland
Cecile Renne
Kathy Wendel
DAVID G ROSENTHAL
PABLO A. GONZALEZ
Karen Cabrera
Kelli Fusaro
Dalange Marie Rodriguez

NAME
STEVEN PRYOR
ALEXANDER PEIAEZ
Pamela Estelle
Thomas Estelle
Peggy Seale
Judith Hyl
CHARLIE D'AGOSTA
Denise Scott
Brandon Cook
Tracy Rye
Gladys Atkins
Gerry Atkins
Ana M Soares
Joann Minyon
Edward Maxwell
Claudia Molina
MARY Zottoli
Scott Adelman
Yvonka Liberte
STEPHEN JAWORSKI



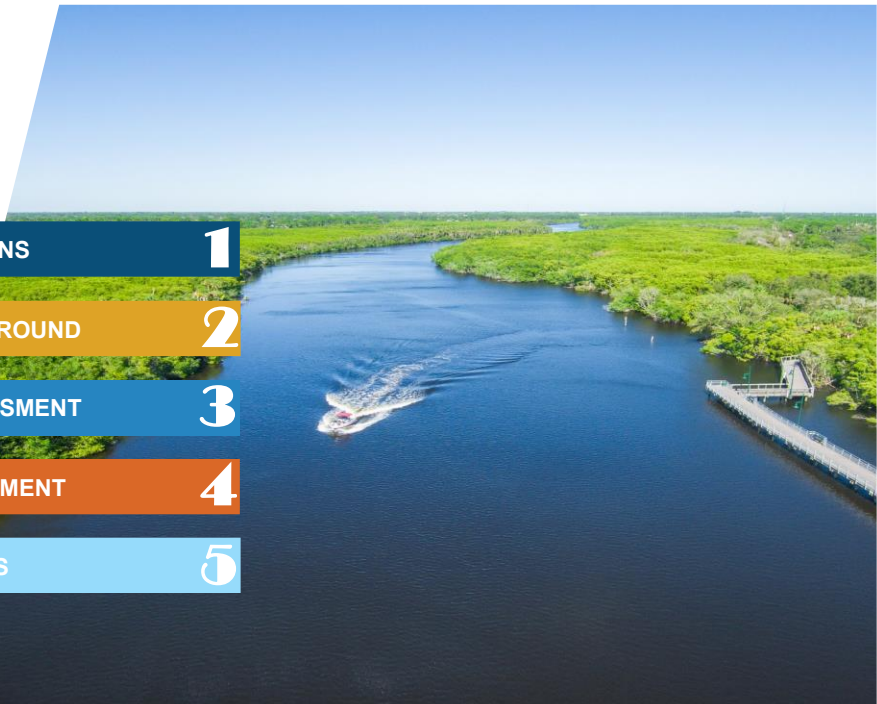
## Appendix B. “Where do you call home?” Results



## Appendix C. Workshop Presentation

# AGENDA

INTRODUCTIONS	1
PROJECT BACKGROUND	2
COMMUNITY ASSESMENT	3
PUBLIC ENGAGEMENT	4
NEXT STEPS	5



## INTRODUCTIONS



*Bridget Kean*  
**Planning & Zoning**  
**Deputy Director**

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



*Pat Tyjeski*  
**Project Manager**



*Gabriela Castro*  
**Deputy PM**



*Emilee Aguerrebere*  
**Planner**

## STAKEHOLDERS



*Jonathan Paul*

# INTRODUCTIONS

VISIT  
[POLLEV.COM/INSPIRE2714](https://pollev.com/inspire2714)

OR

SCAN



What is the zip code of your place of residence?

Nobody has responded yet.  
Hang tight! Responses are coming in.

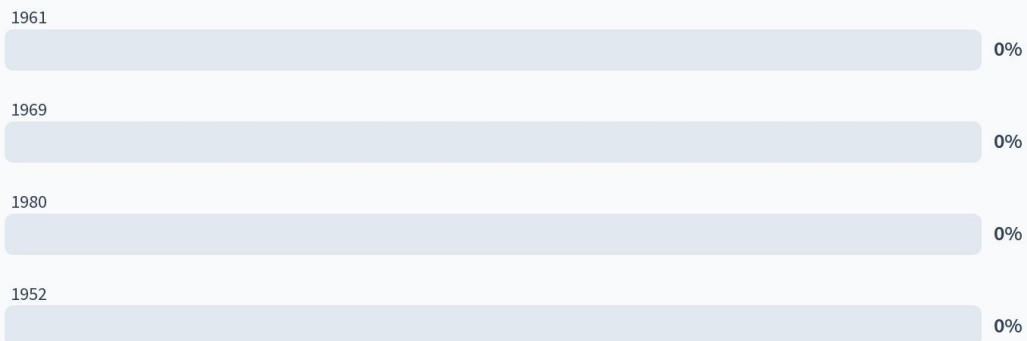
Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

Describe Port St. Lucie in one word.

Nobody has responded yet.  
Hang tight! Responses are coming in.

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When did Port St. Lucie become a city?



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## Organize the cities in order of population (largest to smallest).

Ft. Lauderdale

West Palm Beach

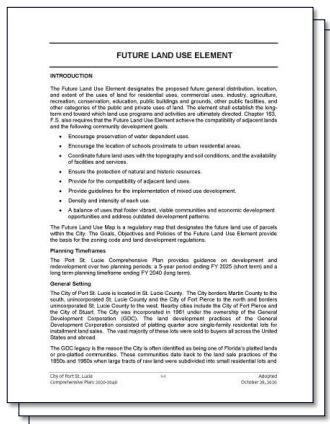
Orlando

Palm Bay

Port St. Lucie

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# PROJECT BACKGROUND



## What is a Comprehensive Plan

Long-term vision for future development.  
Blueprint for how the City intends to  
manage growth and development.

Goals, objectives, and policies to guide  
future decisions on growth.



## PROJECT BACKGROUND



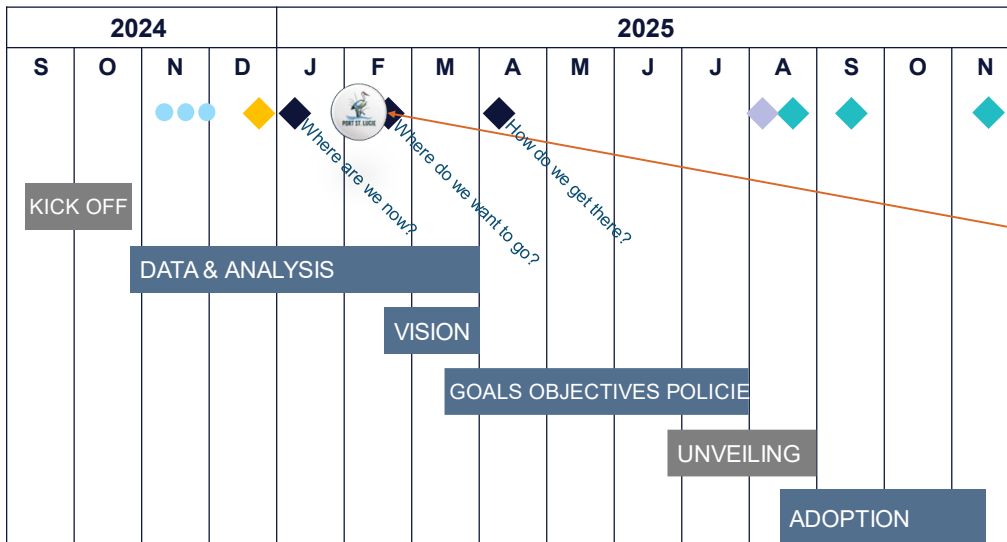
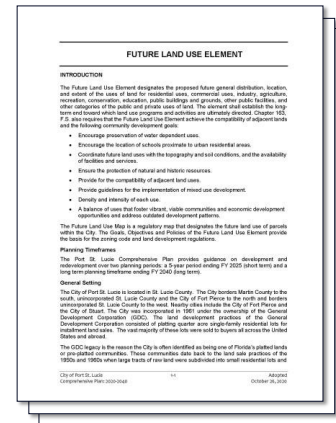
## PROJECT BACKGROUND



# PROJECT BACKGROUND

## Why are we updating the Plan?

- Required per Florida Statutes (every 7 years).
  - The last major update was in 2012.
  - The next update is due in 2026.
- Revisit the community vision.
- Reflect new transportation mobility - focused approach.



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

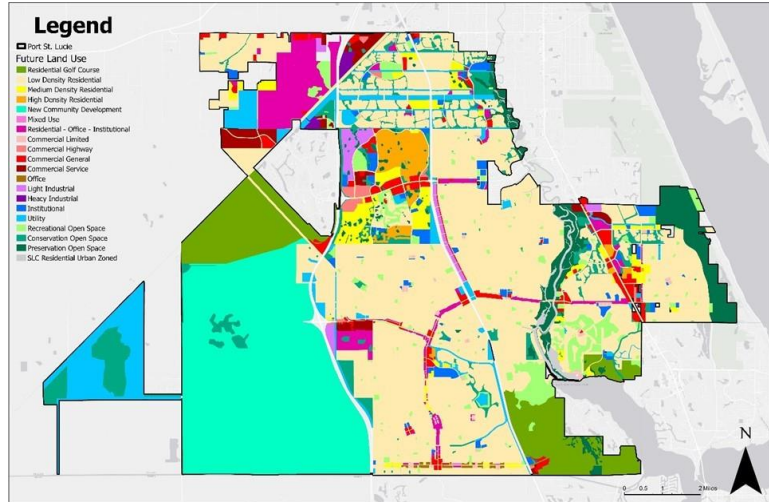
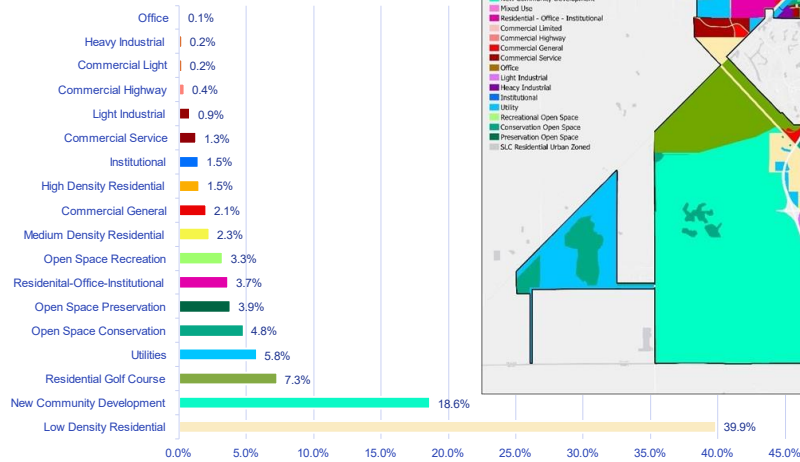




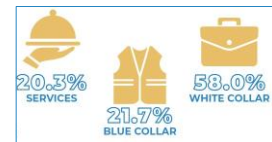
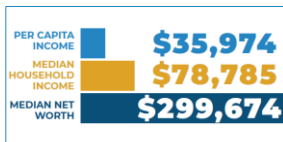
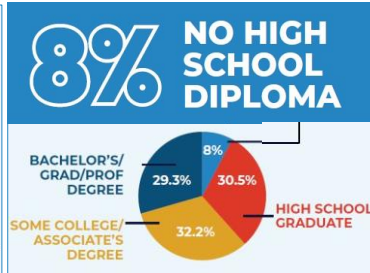
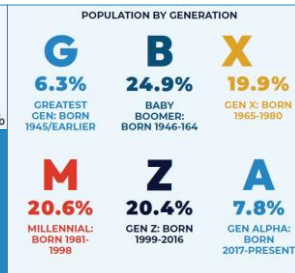
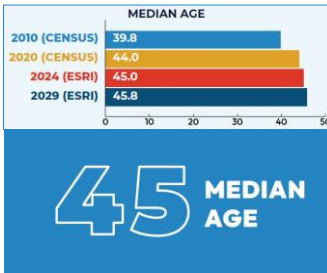
# COMMUNITY ASSESSMENT



## FUTURE LAND USE



# COMMUNITY ASSESSMENT

### Based on land area where does Port St Lucie rank among Florida Cities?

Jacksonville



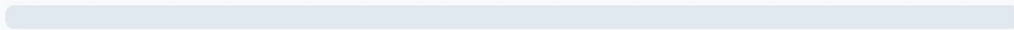
Orlando



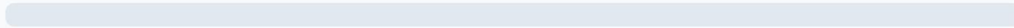
Port St. Lucie



Tampa



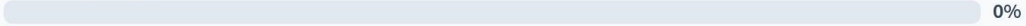
West Palm Beach



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### If you live in Port St. Lucie, how far is your home from a grocery store?

Less than 10 mins



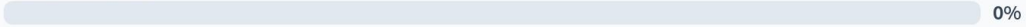
10-20 mins



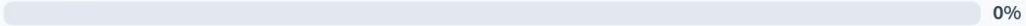
20-30 mins



More than 30 mins



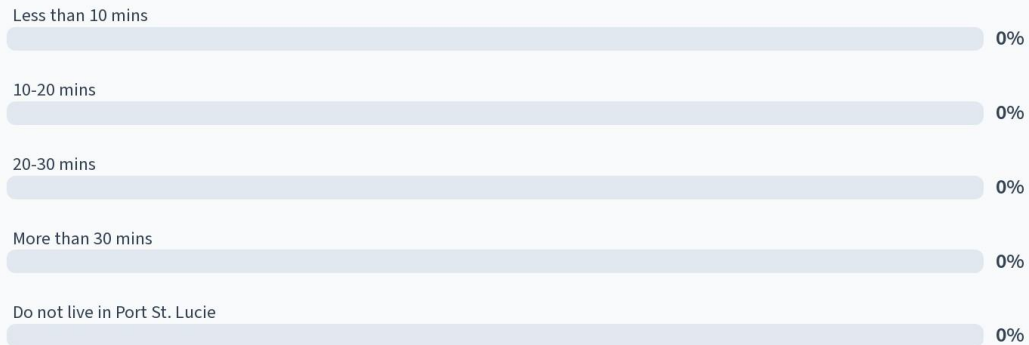
Do not live in Port St. Lucie



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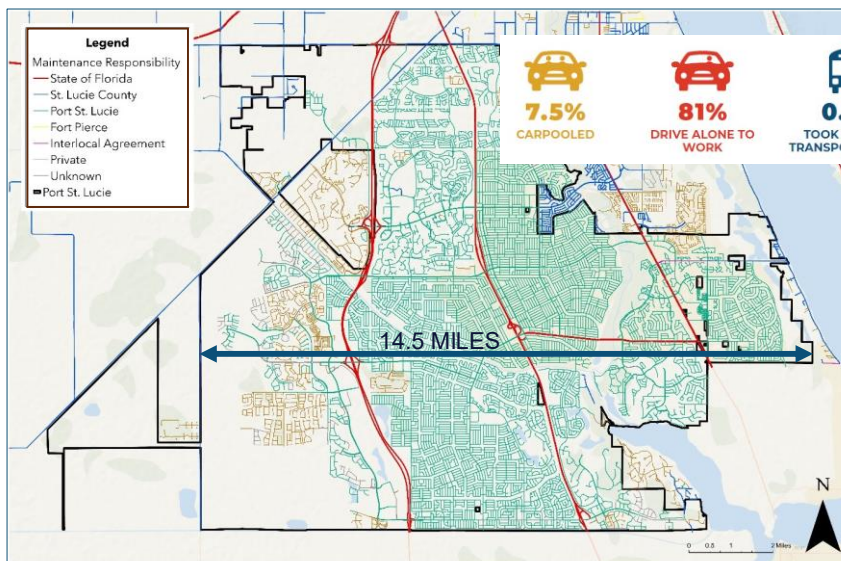


## If you live in Port St. Lucie, how long does it typically take you to go to work?



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# COMMUNITY ASSESSMENT



**29.2**  
**MEAN**  
**COMMUTE TIME**

**191,934**  
**DAYTIME**  
**POPULATION**

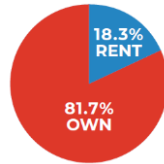
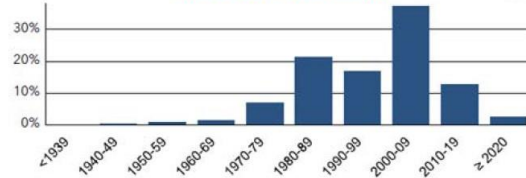
# COMMUNITY ASSESSMENT



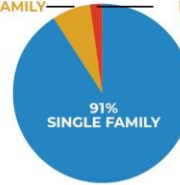
## 2000-2020 COMPOUND ANNUAL GROWTH RATE



## HOUSING: YEAR BUILT



7% MULTIFAMILY



2% MOBILE HOMES



# PUBLIC ENGAGEMENT




**Comprehensive Plan**

The City of Port St. Lucie Comprehensive Plan (the "Plan") is a long-range policy document that provides a framework for the city's future. The Plan is a living document that will be updated as the city's needs and circumstances change.

**Adopted Comprehensive Plan Elements**

**Timeline**

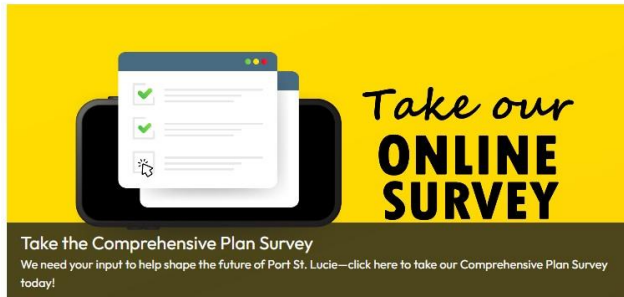
**Frequently Asked Questions**

<https://link.cityofpsl.com/compplan>

**SCAN ME!**

# PUBLIC ENGAGEMENT

## Comprehensive Plan



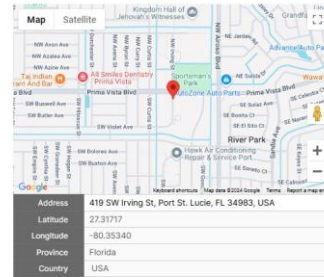
**Take our  
ONLINE  
SURVEY**

**Take the Comprehensive Plan Survey**  
We need your input to help shape the future of Port St. Lucie—click here to take our Comprehensive Plan Survey today!

## INTERACTIVE MAP

### Comprehensive Plan: Location Feedback

Use the address field below the map to search an address, city or zip code. Then drag and drop the pin on an area of Port St. Lucie and tell us your comments about it below! \*



Map Satellite

Address: 419 SW Irving St, Port St. Lucie, FL 34983, USA

Latitude: 27.31717

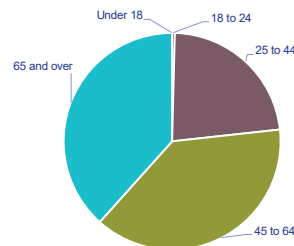
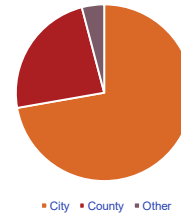
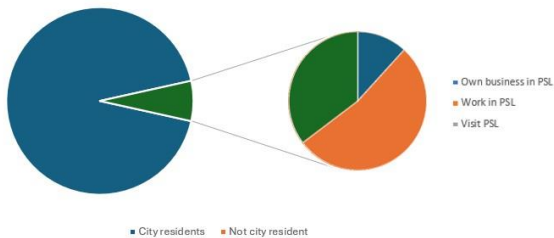
Longitude: -80.35340

Province: Florida

Country: USA

Tell us your comments about the location you specified in the map above: \*

# PUBLIC ENGAGEMENT

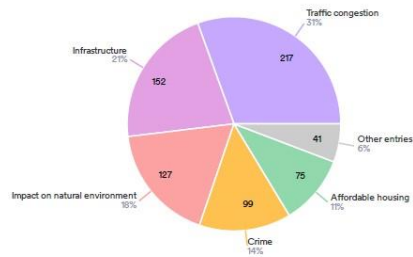


# PUBLIC ENGAGEMENT



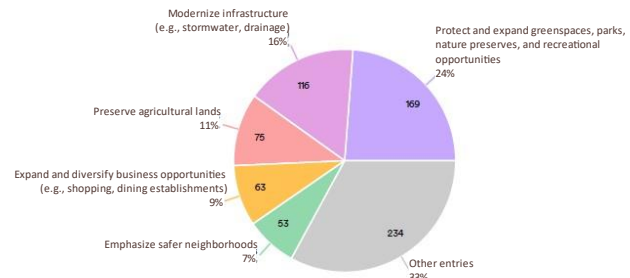
What are the top 3 concerns you have related to future growth within the City of Port St. Lucie?

711 Responses



What are your top 3 priorities for land use and development in the future of Port St. Lucie?

710 Responses

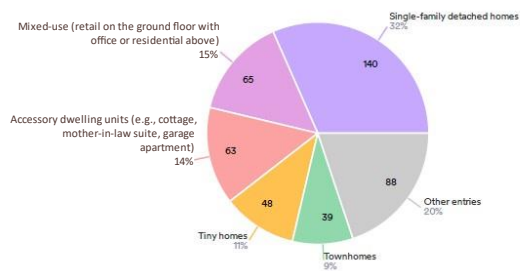


# PUBLIC ENGAGEMENT



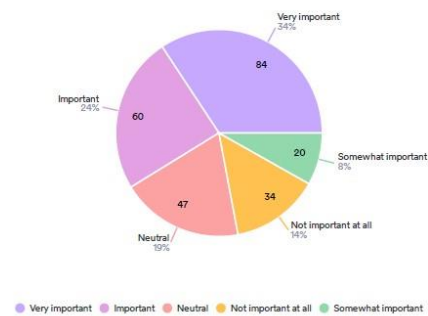
What types of housing would you like to see more of within the City of Port St. Lucie by 2045?

443 Responses



How important do you think it is for the City to provide 'affordable' and/or 'workforce' housing options within the city boundaries?

245 responses

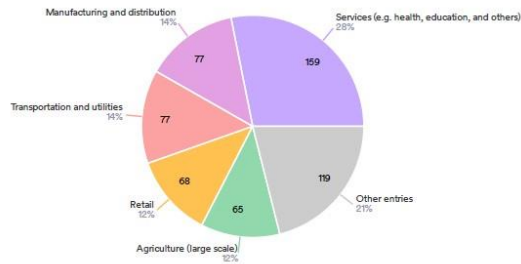


# PUBLIC ENGAGEMENT



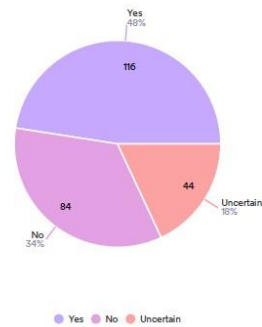
What industries should the City of Port St. Lucie seek to grow within the next 20 years?

565 Responses



Do you feel that Port St. Lucie is sufficiently served by an adequate public parks system?

244 Responses



# PUBLIC ENGAGEMENT



**A** COMMUNITY ASSESSMENT BOARDS

**B** “WHAT I LOVE” BANNER

**C** IDEA WALL



# NEXT STEPS



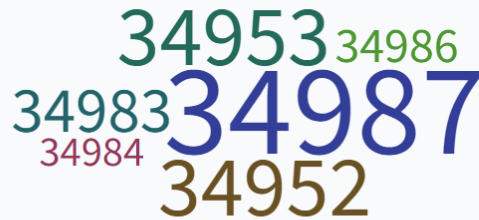
1 Visit the Website (Survey & Map)



3 Attend Workshop #2

## Appendix D. Polling Results

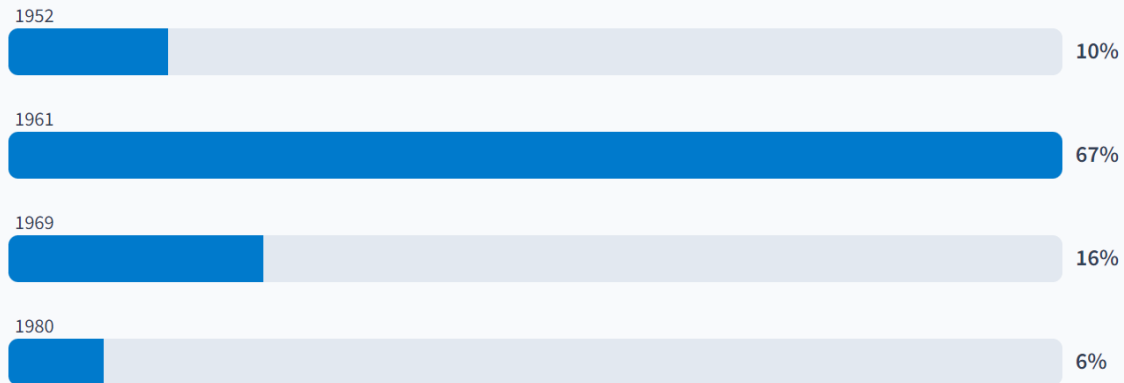
What is the zip code of your place of residence?



Describe Port St. Lucie in one word.

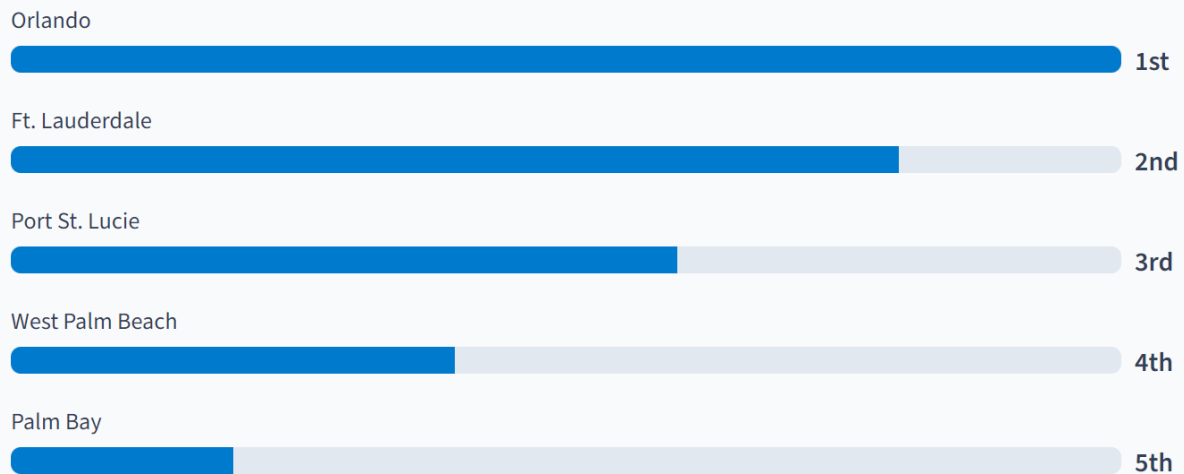


### When did Port St. Lucie become a city?



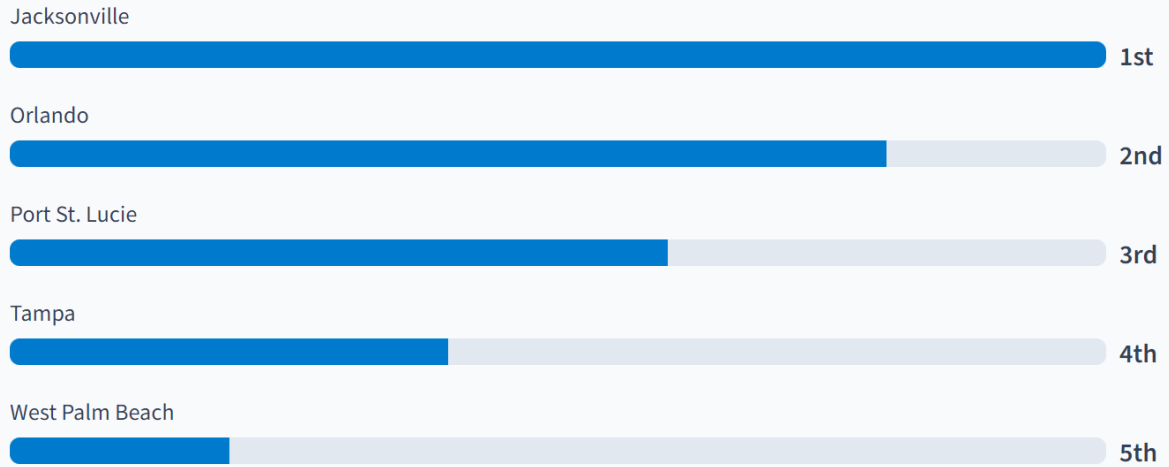
**CORRECT RESPONSE:** 1961

### Organize the cities in order of population (largest to smallest).



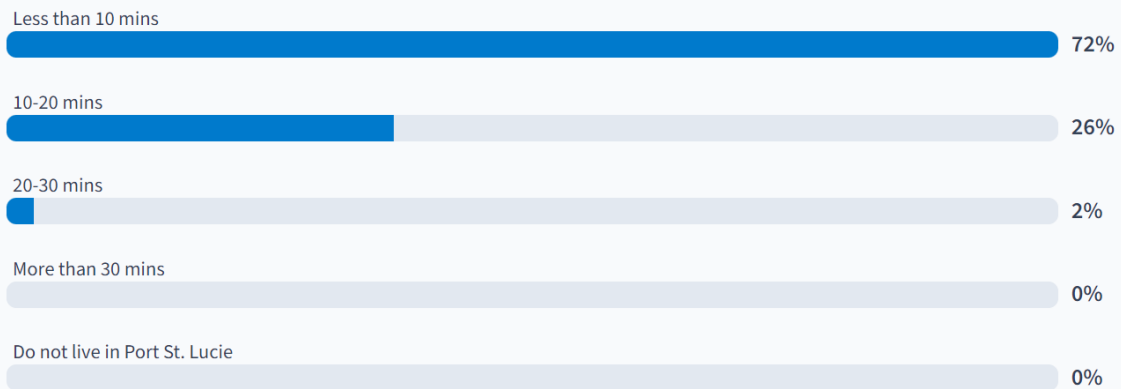
**CORRECT RESPONSE:** 1-Orlando; 2-Port St. Lucie; 3-Fort Lauderdale; 4-Palm Bay; 5-West Palm Beach

### Based on land area where does Port St Lucie rank among Florida Cities?

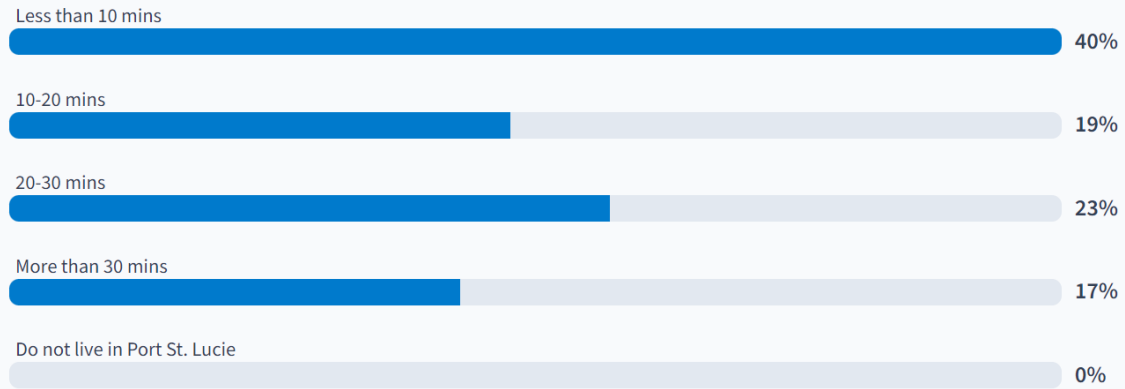


**CORRECT RESPONSE:** 1-Jacksonville; 2-Port St. Lucie; 3-Tampa; 4-Orlando; 5-West Palm Beach

### If you live in Port St. Lucie, how far is your home from a grocery store?



### If you live in Port St. Lucie, how long does it typically take you to go to work?





## Appendix E. Community Assessment Results

# LAND USE

Share what you like about Port St. Lucie today and what changes you would like to see in the future by responding to the questions below. If you agree with responses from other community members, show your support by adding a checkmark (✓) next to their answers.

### WHAT DO YOU LIKE ABOUT PORT ST. LUCIE'S CURRENT LAND USE PATTERN?


- Like Tradition Plan ✓ ✓
- New Field - more community involvement  
grow you own veggies ✓  
recycling
- Beautification ~~in~~ <sup>along</sup> medians
- The Port project
- Landscaping of recent projects
- Like Seasonal events.

→ Downtown that incorporates green space, retail, entertainment, restaurants, night life, housing ⇒ Destination  
Get citizens out of their homes - interact

### WHAT WOULD YOU LIKE TO CHANGE ABOUT PORT ST. LUCIE'S LAND USE PATTERN IN THE FUTURE?


- Need Arts Center <sup>District</sup> ✓ ✓ Seasonal exhibits - out/indoor x all ages
- Need community pools ✓ (by Quic Cto Mid FL Ctr)
- Stop resid. overdevelopment ✓
- People move here bc. it's affordable
- Becker road lots - what can be done about it? b.e. of 95 Hard to develop decent
- Better plans x w. side more mixed use ✓
- Hard x kids to ride bikes to school.
- Allow MF & Duplexes ✓
- " ADUs ✓
- Need + sustainable development ✓
- Library gets busy. Need more space for homeschool parents to rent ✓

- Need a mall ✓ ✓
- Need entertainment areas (people go to Stuart)
- Roads & infrastructure before development.
- Allow community gardens. ✓ ✓
- Theme Park (water park) ✓ ✓
- Activities x teenagers ✓
- Remote Central PK ✓ need permanent site.
- Accessible Hqs (\$) ✓
- Need a downtown
- Need a University
- Need baseball fields
- Tiny Homes
- Need more/larger parks (Pioneer Park is crowded)



HAVE MORE TO SAY ABOUT LAND USE IN PORT ST. LUCIE? VISIT THE PROJECT WEBSITE!

<https://link.cityofpsl.com/compplan>



CHARTING  
PORT ST. LUCIE  
2045

# TRANSPORTATION

Share what you like about Port St. Lucie today and what changes you would like to see in the future by responding to the questions below. If you agree with responses from other community members, show your support by adding a checkmark (✓) next to their answers.

## WHAT DO YOU LIKE ABOUT PORT ST. LUCIE'S CURRENT TRANSPORTATION?

road connectivity  
road maintenance  
Some grid network, but avoid neighborhoods  
Cross town Great, we need more roads  
Don't have transit stations that attract homeless + vagrancy  
LIKE FREE TRANSIT, BUT DON'T LIKE LIMITED SERVICE. WOULD PAY FOR BETTER SERVICE  
TO CONNECT TO DESTINATIONS  
New sidewalks are good, like landscape features  
Roundabouts, but better design for aging population

## WHAT WOULD YOU LIKE TO CHANGE ABOUT PORT ST. LUCIE'S TRANSPORTATION IN THE FUTURE?

More transportation for seniors to access medical + daily needs  
Safe bike paths, more bicycle paths  
Charging for bikes, plus bike parking + security  
More sidewalks, Volusia drive, plus in neighborhoods  
Speed humps, + traffic calming  
ENFORCE REGULATION OF GOLF CARTS + ELECTRIC BIKES  
More public transportation options  
NO ONE USES TRANSIT  
Build roads before development, both sides of Interstate, North/South + East/West  
School bus shelters for kids  
Bus or rapid transit connecting Tradition to US1  
Widen roads, Rossee Blvd



HAVE MORE TO SAY ABOUT TRANSPORTATION  
IN PORT ST. LUCIE? VISIT THE PROJECT WEBSITE!

<https://link.cityofpsl.com/compplan>

# TRANSPORTATION

Share what you like about Port St. Lucie today and what changes you would like to see in the future by responding to the questions below. If you agree with responses from other community members, show your support by adding a checkmark (✓) next to their answers.

## WHAT DO YOU LIKE ABOUT PORT ST. LUCIE'S CURRENT TRANSPORTATION?

Foresta drive sidewalk  
Crosstown Parkway, Functions as true road w/ limited access

## WHAT WOULD YOU LIKE TO CHANGE ABOUT PORT ST. LUCIE'S TRANSPORTATION IN THE FUTURE?

Renaissance School, Limited access = traffic backup (Crosstown Pkwy)

Sidewalk sandpiper bay, Fill in gap in sidewalk

Accessible parking @ parks. If you want people to use, provide parking for mobility impaired persons.

TOO MANY STROADS

Need a Functional airport, expand airport, make Functional

Port St. Lucie Bridge Multimodal Access @ intercoastal For bikes

Additional + Functional public transit + expanded paratransit service

Transit Access For skilled trades From Okeechobee City



HAVE MORE TO SAY ABOUT TRANSPORTATION  
IN PORT ST. LUCIE? VISIT THE PROJECT WEBSITE!

<https://link.cityofpsl.com/complan>





# TRANSPORTATION

Share what you like about Port St. Lucie today and what changes you would like to see in the future by responding to the questions below. If you agree with responses from other community members, show your support by adding a checkmark (✓) next to their answers.

## WHAT DO YOU LIKE ABOUT PORT ST. LUCIE'S CURRENT TRANSPORTATION?

TURNPIKE + I-95 Connectivity  
Roundabouts

## WHAT WOULD YOU LIKE TO CHANGE ABOUT PORT ST. LUCIE'S TRANSPORTATION IN THE FUTURE?

Nothing For blind, audible crosswalks CROSSWALK US-1 OR PSL BLVD  
Bicycle / Multimodal connectivity CALIFORNIA WIDENING  
BUS SERVICE GREEN RIVER PARKWAY  
PORT ST LUCIE WEST EXPAND THE ROAD GAZTLER'S SAVANNA  
PORT ST. LUCIE EXT IMPROVEMENTS/EXPANSION SOUTH SAVANNA NEED  
HIGHER SPEED LIMITS, NEED SOME ROADS FOR MOBILITY INTERSECTION IMPROVEMENTS  
EDUCATION FOR MOTORIST ON MULTIMODAL SAFETY FOR SOUTH TO WEST LIGHT  
REST AREA FOR I-95 + TURNPIKE PEN BRIDGE US-1 + PSL



HAVE MORE TO SAY ABOUT TRANSPORTATION  
IN PORT ST. LUCIE? VISIT THE PROJECT WEBSITE!

<https://link.cityofpsl.com/compplan>



# INFRASTRUCTURE

Share what you like about Port St. Lucie today and what changes you would like to see in the future by responding to the questions below. If you agree with responses from other community members, show your support by adding a checkmark (✓) next to their answers.

## WHAT DO YOU LIKE ABOUT PORT ST. LUCIE'S CURRENT INFRASTRUCTURE?

- Park edge drainage issues fixed
- well managed
- new pipes
- good infrastructure

## WHAT WOULD YOU LIKE TO CHANGE ABOUT PORT ST. LUCIE'S INFRASTRUCTURE IN THE FUTURE?

- traditions/cadence irrigation water low
- increase fiber network/capacity ✓
- ensure adequacy for population growth
- ensure builders pay for their fair share
- improving water quality ✓✓
- new houses in old community are damaging existing drainage flow, need to be further evaluated
- better lighting, Rosser, Paor, Savona, ✓✓ ← all over
- stop residential development so infrastructure can catch up ✓
- softer water & less chlorine ✓
  - more sidewalks
  - permanent PC park
  - separate bike lanes, extend/widen sidewalk to multi path
  - prepare for storms
  - increase natural barriers for storms



HAVE MORE TO SAY ABOUT **INFRASTRUCTURE** IN PORT ST. LUCIE? VISIT THE PROJECT WEBSITE!

<https://link.cityofpsl.com/compplan>





# HOUSING

Share what you like about Port St. Lucie today and what changes you would like to see in the future by responding to the questions below. If you agree with responses from other community members, show your support by adding a checkmark (✓) next to their answers.

## WHAT DO YOU LIKE ABOUT PORT ST. LUCIE'S CURRENT HOUSING MARKET?

- good conditions
- ||| existing homeownership
- || keep existing height conditions
- Finding neighborhoods w/o HOAs is easy
- | proximity to ocean
- HOA is fair depending
- housing values have increased
- newer housing, even in older areas
- heart of the park in Tradition
- Code enforcement/building dept/FL building code
  - ↳ enforce optimal code
- hand size / no zero line communities

## WHAT WOULD YOU LIKE TO CHANGE ABOUT PORT ST. LUCIE'S HOUSING MARKET IN THE FUTURE?

- || Stop issuing bldg permits until roads are in place
- ||||| Build more affordable housing & different housing typologies
  - ↳ City needs to house its workforce
- | Make builders pay their fair share of price infrastructure price
- || Stop residential Overdevelopment / slow down ||
- | Zone it to protect from Live Local Act
- high property taxes
- | Allow APUs & mixed use
  - ↳ for young families (under \$300,000)
- ~~lacks~~ zoning code → incentivize mom & pop dev / no more big builders



HAVE MORE TO SAY ABOUT HOUSING IN PORT ST. LUCIE? VISIT THE PROJECT WEBSITE!

<https://link.cityofpsl.com/compplan>



# ECONOMY

Share what you like about Port St. Lucie today and what changes you would like to see in the future by responding to the questions below. If you agree with responses from other community members, show your support by adding a checkmark (✓) next to their answers.

## WHAT DO YOU LIKE ABOUT PORT ST. LUCIE'S CURRENT ECONOMY?

- ✓ Plenty of room for growth
- ✓ Space for new businesses
- ✓ Diverse business (Service, Retail, etc.)
- ✓ Supportive of small business growth

## WHAT WOULD YOU LIKE TO CHANGE ABOUT PORT ST. LUCIE'S ECONOMY IN THE FUTURE?

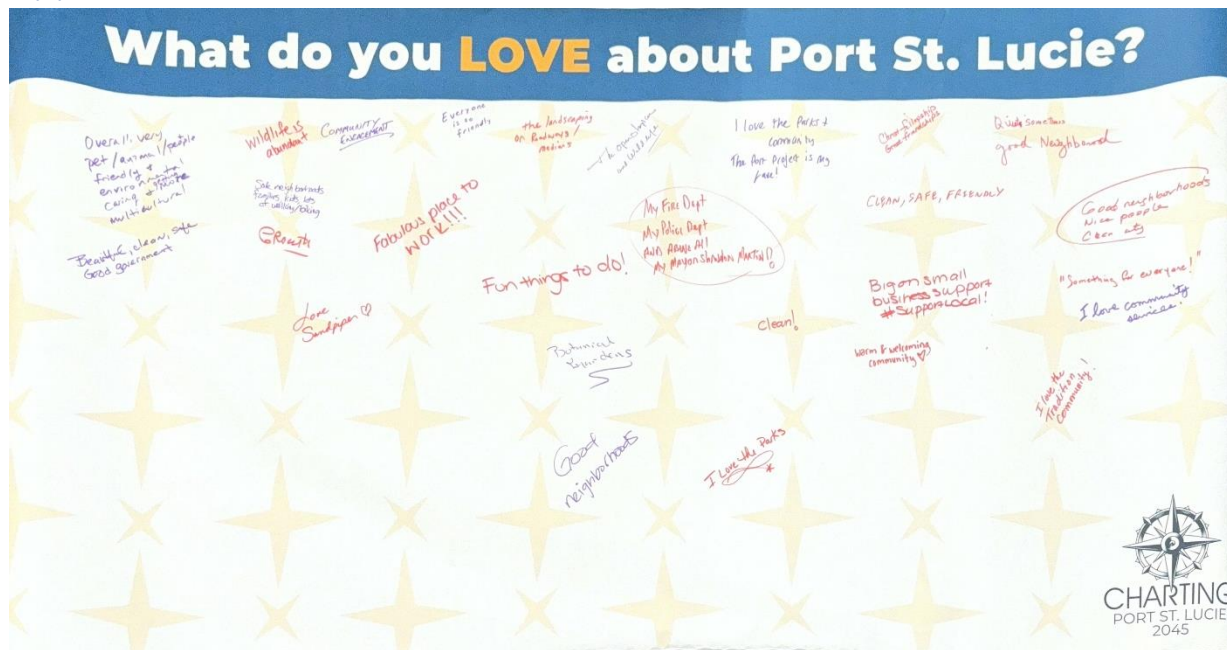
- ✓ Training programs (STEM) (youth) University/College
- ✓ Tech based industries
- ✓ Lower property taxes
- ✓ Historic preservation
- ✓ Real downtown (redirection)
- ✓ Embrace the history of the city
- ✓ Local employment opportunities
- ✓ Technical schools for the tech based industries (Vocational)
- ✓ Adult education opportunities
- ✓ Hold developers accountable (Concreteness) (Home quality)
- ✓ Medical providers because we are medically underserved
- More homeownership
- ✓ More local businesses (Space) Small business incubators
- ADA
- Paratransit
- Infill Development



HAVE MORE TO SAY ABOUT THE ECONOMY IN  
PORT ST. LUCIE? VISIT THE PROJECT WEBSITE!

<https://link.cityofpsl.com/compplan>

## Appendix F. "What I Love about Port St. Lucie" Results



## Appendix G. "Community Idea Wall" Results

