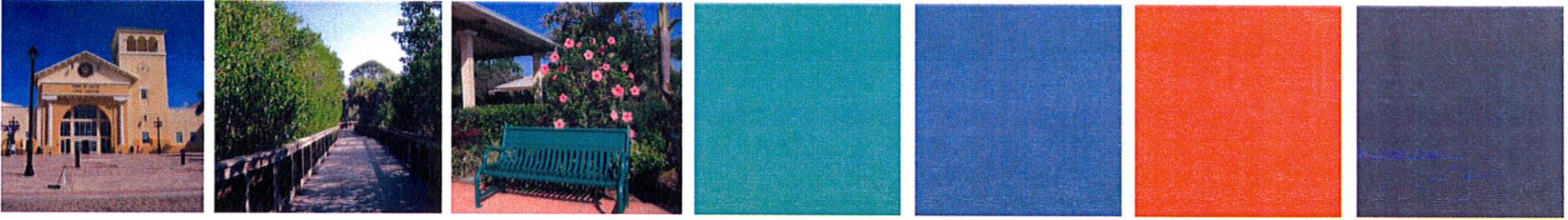


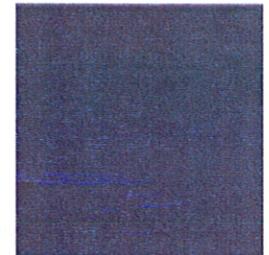
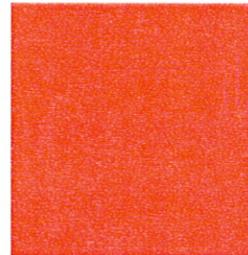
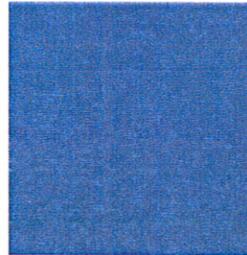
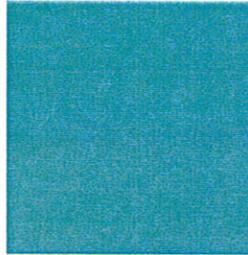
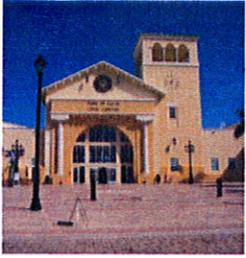
**City of Port St. Lucie
Neighborhood Planning
Presentation by Planning & Zoning and Tindale Oliver
City Council Winter Retreat
March 3RD & 4TH, 2016**



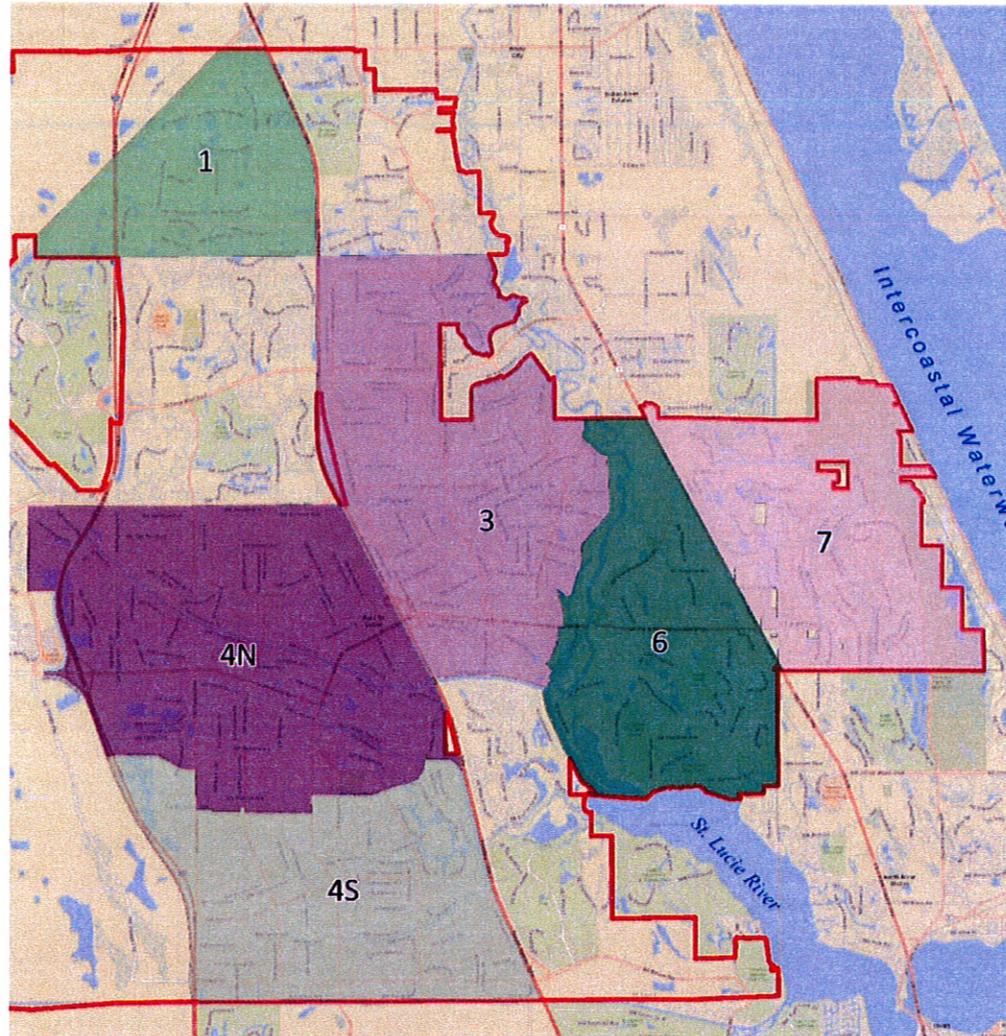


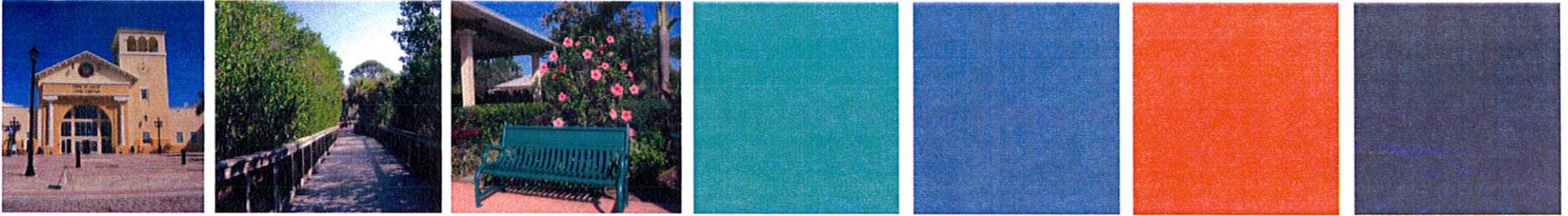
PROJECT SCOPE

- Strategic Plan 2015-2020-2030
 - Goal 3 – Balanced and Responsible Growth – “Neighborhood Area Plans”
- Prepare neighborhood plans to meet goals for the Planning Areas (PA’s):
 - Stable Neighborhoods
 - Quality Housing
 - Diverse Local Economy
 - Easy Mobility Choices
 - Enhanced Leisure Opportunities
- Project Team
 - Patti Tobin, John Finizio, and Katherine Huntress - Planning & Zoning
 - Ginger Corless & Evan Johnson – Tindale Oliver



TARGET PLANNING AREAS

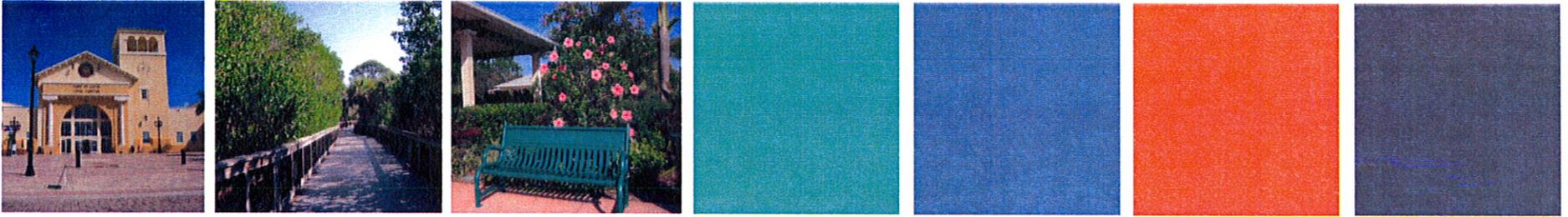




WHAT IS NEIGHBORHOOD PLANNING?

- Neighborhood planning gives communities direct power to develop a shared vision for their neighborhood and shape the development and growth of their local area
- Set planning policies through a neighborhood plan that is used in determining planning applications to meet the City's strategic goals

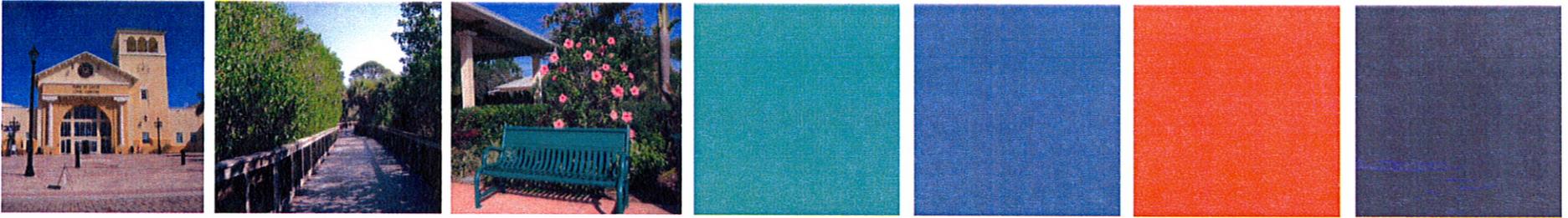




WHY IS NEIGHBORHOOD PLANNING IMPORTANT?

- Improve aesthetics/operations in GDC areas
- Changing demographic preferences – need for a variety of living environments
- Economic benefits
- Guide City policy, physical change, and decision-making to achieve vision for the future
- Implements Strategic Plan





NEIGHBORHOOD PLANNING – CASE STUDIES

1. City of St. Petersburg, Florida

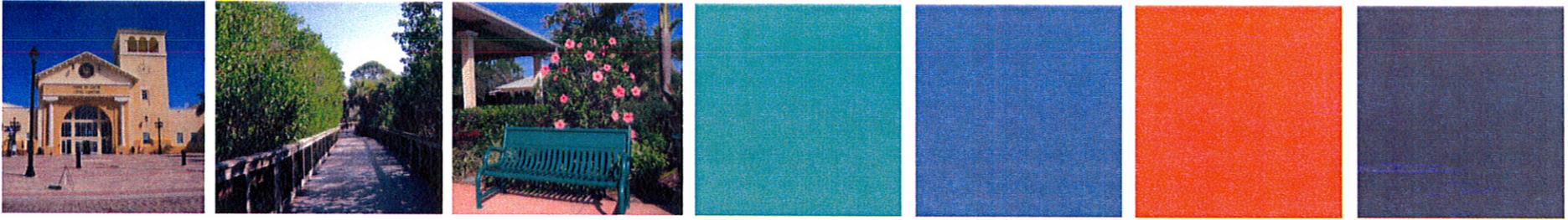
- **Structure:** Community Services Division under the City Planning and Zoning Department
- **Mission:** Responsive to resident/neighborhood issues by coordinating city services to implement improvement projects and to facilitate residents' active participation, voicing concerns and establishing priorities for neighborhood improvement
- **Services:**
 - Create new neighborhood and business associations
 - Help develop neighborhood plans
 - Implement neighborhood traffic plans
 - Serve as liaison between neighborhoods and city administration to address quality of life issues
 - Coordinate the city's volunteer initiatives
 - Facilitate collaborative efforts between faith-based organizations and neighborhoods



NEIGHBORHOOD PLANNING – CASE STUDIES

1. City of St. Petersburg, Florida *(cont'd)*

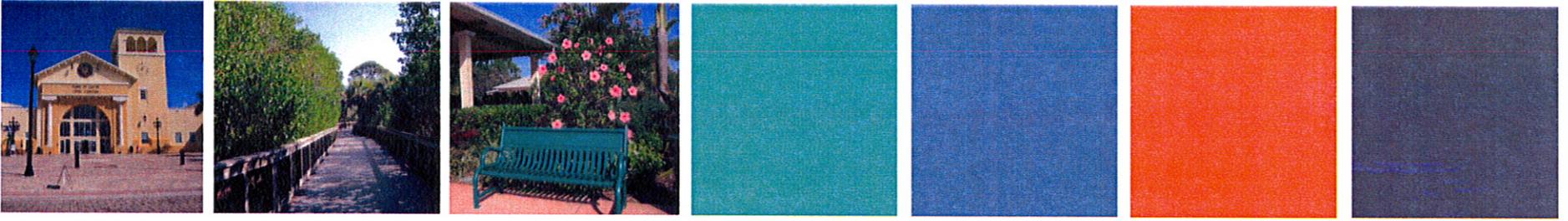
- **Grants/Programs:**
 - Mayor's Neighborhood Mini Grants - projects or events that build or expand neighborhood involvement
 - Neighborhood Partnership Grants - matching grants program to provide residents an opportunity to enhance the public rights-of-ways in their neighborhoods
 - Neighborhood Cleanups - partnering with neighborhood associations to plan and schedule an annual neighborhood cleanup
- **Funding:** Community services and grants/aids are funded through the operating and capital improvement budget



NEIGHBORHOOD PLANNING – CASE STUDIES

2. City of Tallahassee, Florida

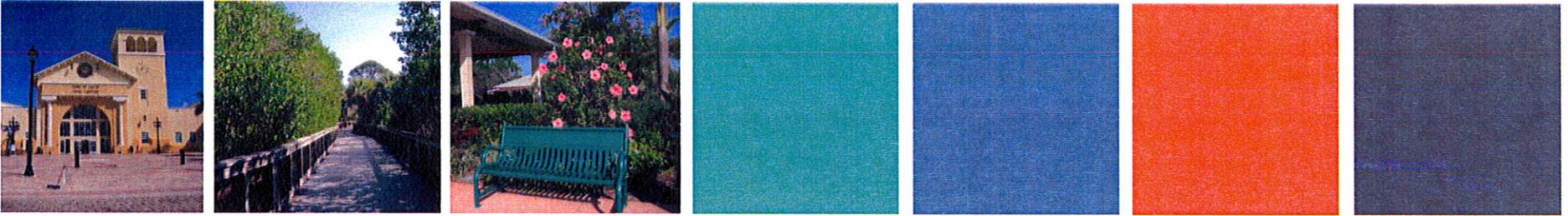
- **Structure:** Neighborhood Affairs Division under the City Parks and Recreation Department
- **Mission:** Encourage citizen participation in government; work hand in hand with neighborhood associations; and actively pursue new partnerships and collaborations to meet the community's needs
- **Services:**
 - Provide liaison assistance to the community's neighborhood associations
 - Provide "How to" guide to neighborhood associations
 - Administer neighborhood programs and grants, and other special projects and events
 - Provide Neighborhood and sector planning services (administered by the Planning Department)



NEIGHBORHOOD PLANNING – CASE STUDIES

2. City of Tallahassee, Florida *(cont'd)*

- **Grants/Programs:**
 - Neighborhood Recognition Program - recognizes those neighborhoods that have gone above and beyond in helping to make our community a better place to live
 - Neighborhood Cleanup - help organize a neighborhood cleanup to recognize the importance of property maintenance
 - Neighborhood Leadership Academy - weekly workshops to provide understanding of government operations, scope of services provided by the City and the appropriate way to bring about change within their neighborhood
 - Community Neighborhood Renaissance Program - neighborhood revitalization in regards to social needs and physical needs of the neighborhood (administered by the Planning Department)
- **Funding:** Neighborhood services are funded through the annual budget



NEIGHBORHOOD PLANNING – CASE STUDIES

3. City of Orlando

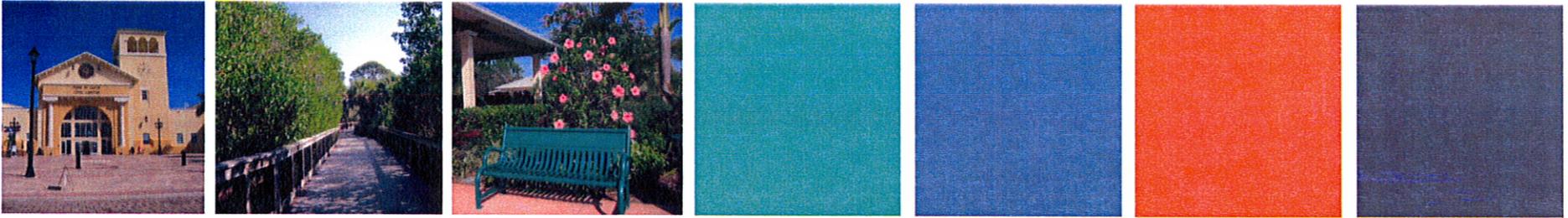
- **Structure:** Communications and Neighborhood Relations under the Executive Offices
- **Mission:** Assist neighborhood organizations and residents in effectively accessing and using City services and other community resources, such as:
 - City Resource Guide
 - Social Media
 - City News
 - Director's E-blast
- **Services:**
 - Facilitate the development, maintenance, and revitalization of neighborhood organizations
 - Provide funding to eligible neighborhood associations through the Mayor's Matching Grants program
 - Provide technical assistance to neighborhood-based organizations to improve the quality of life in Orlando's neighborhoods



NEIGHBORHOOD PLANNING – CASE STUDIES

3. City of Orlando (*cont'd*)

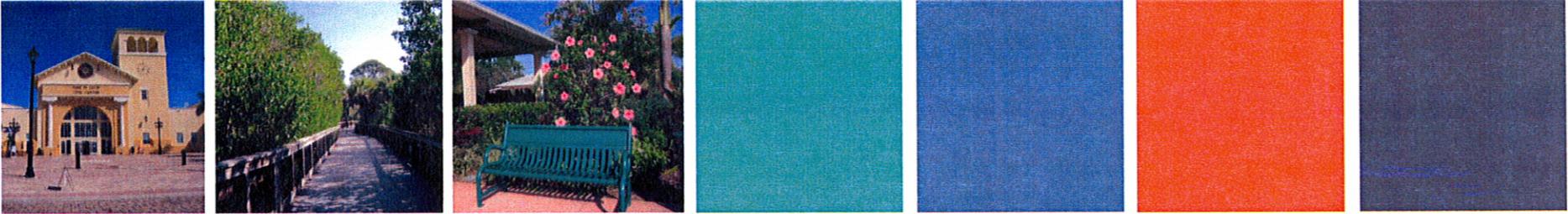
- **Grants/Programs:**
 - Mayor's Matching Grant Program for Neighborhood Organizations - projects that implement physical improvements or enhancements, increase public safety or provide educational and cultural opportunities that benefit neighborhood residents
 - Mayor's Matching Grant Program for Schools and Nonprofit Organizations - projects that offer educational enhancement, academic enrichment, crime prevention and anti-violence for our City's youth (administered by the Office of Community Affairs and Human Relations)
 - Orlando Main Street Program - revitalization support to Orlando neighborhood commercial districts (administered by the Economic Development Department)
- **Funding:** Neighborhood services and grants are funded through the annual budget



NEIGHBORHOOD PLANNING – CASE STUDIES

4. Orange County

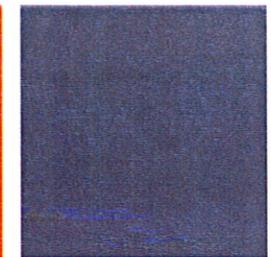
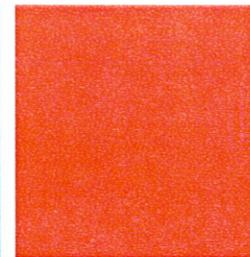
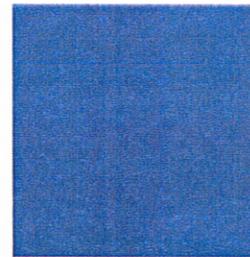
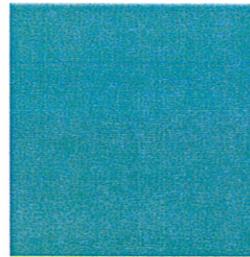
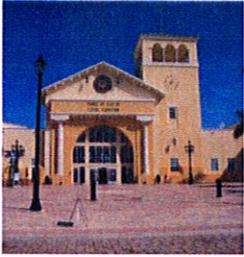
- **Structure:** Neighborhood Preservation & Revitalization Division under Family Services
- **Mission:** Strives to empower citizens and businesses by engaging them in a method to identify neighborhood needs and issues so that resources can be accessed to help revitalize, strengthen and preserve the physical, social and economic value of Orange County neighborhoods
- **Services:**
 - Work with residents to form a voluntary neighborhood organization so they can collectively make neighborhood improvements
 - Work with business owners within a neighborhood business district to increase patronage by improving the safety and physical aesthetics of the area
 - Offer programs, services, and staff knowledge to assist citizens to make enhancements to preserve and/or revitalize the community in which you live



NEIGHBORHOOD PLANNING – CASE STUDIES

4. Orange County (cont'd)

- **Grants/Programs:**
 - Neighborhood Pride Grants - beautify the neighborhood
 - Crime Prevention & Safety Grants - reduce existing neighborhood crime or the potential for neighborhood crime; or increase residents safety or home safety
 - Sustainable Communities Grant Program - support and assist neighborhoods and organizations working on reducing pollution and carbon footprint
 - CDBG Program - develop viable urban communities and provide services to principally low income citizens and their neighborhoods (administered by the Community Development Division)
 - HOME Program - preservation, expansion and long-term affordability of housing stock (administered by the Community Development Division)
 - Housing Rehabilitation program - repairs to eliminate existing life, safety, health and code violations (administered by the Housing Rehabilitation Division)
- **Funding:** Neighborhood services and grants are funded through the annual budget

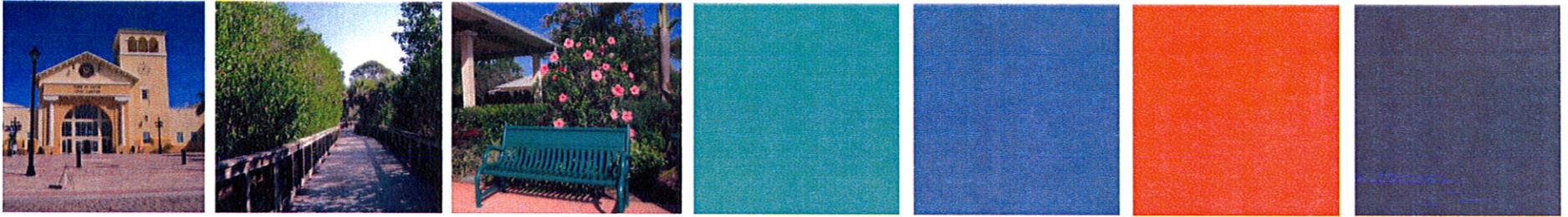


NEIGHBORHOOD PLAN RECOMMENDATIONS

1. Building Organizations

- Improve cooperation/interaction between community representatives and the City to implement projects, programs and initiatives to achieve the vision
 - Develop a Community Planning Division in the Planning Department
 - Delineate sub-areas and identify preferred names
 - Establish a Planning Area Advisory Committee
 - Encourage creation of civic/neighborhood associations
 - Develop/formalize funding and project delivery for plan implementation
 - Create a website



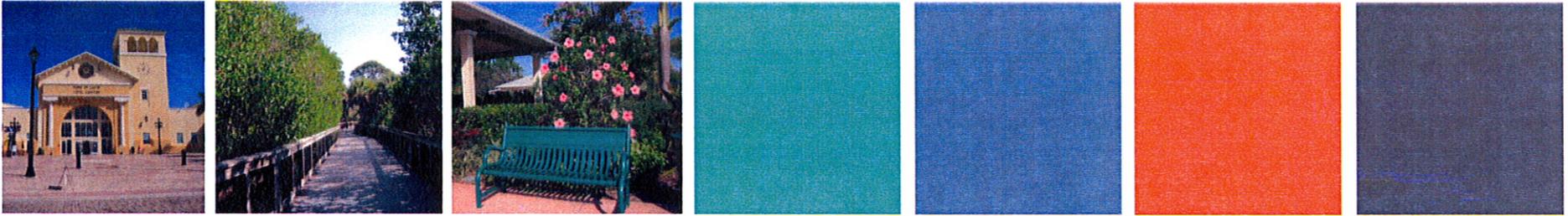


NEIGHBORHOOD PLAN RECOMMENDATIONS

2. Building Identity

- Create a cohesive identity to enhance the design and feel of improvement projects and future development activities
 - Establish names for the sub-areas
 - Identify sub-area logos and wayfinding design
 - Identify key quick “victories” projects



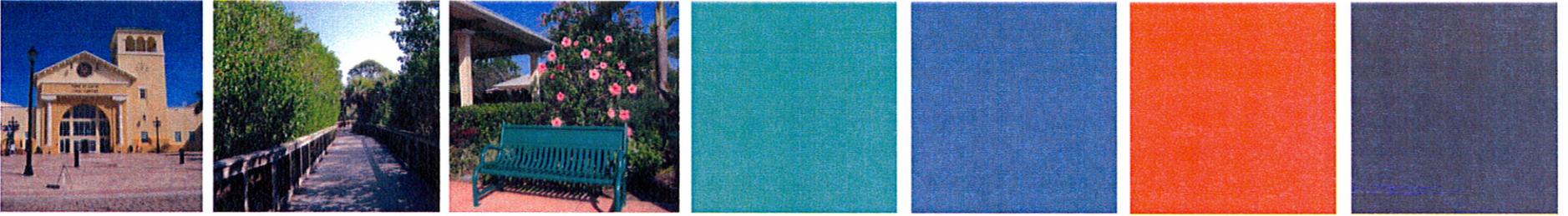


NEIGHBORHOOD PLAN RECOMMENDATIONS

3. Creating Activity Centers

- Create a sense of place and community to encourage diverse business environment, housing opportunities, parks and recreation amenities, and safe and attractive streets
- Potential activity nodes include the following:
 - Vicinity of Airoso Blvd. and Port St. Lucie Blvd. (City Municipal Complex) (PA-3)
 - Vicinity of Darwin Blvd., Tulip Blvd. and Port St. Lucie Blvd. (PA-4N)
 - Vicinity of Becker Rd. and Port St. Lucie Blvd. (PA-4S)



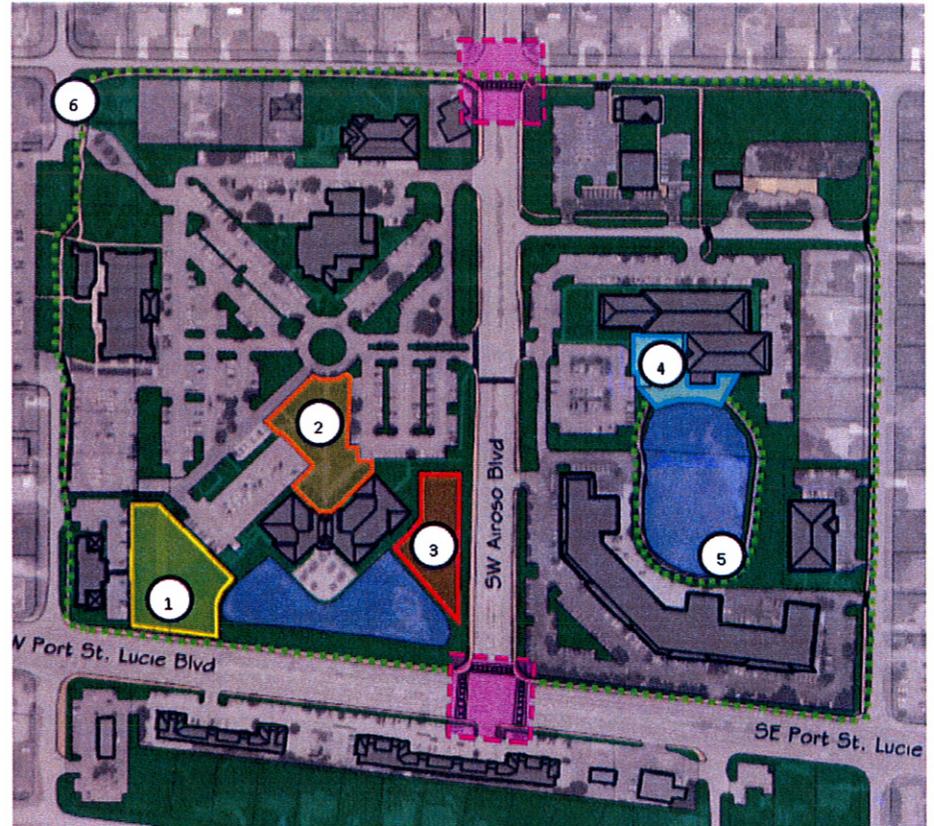


NEIGHBORHOOD PLAN RECOMMENDATIONS

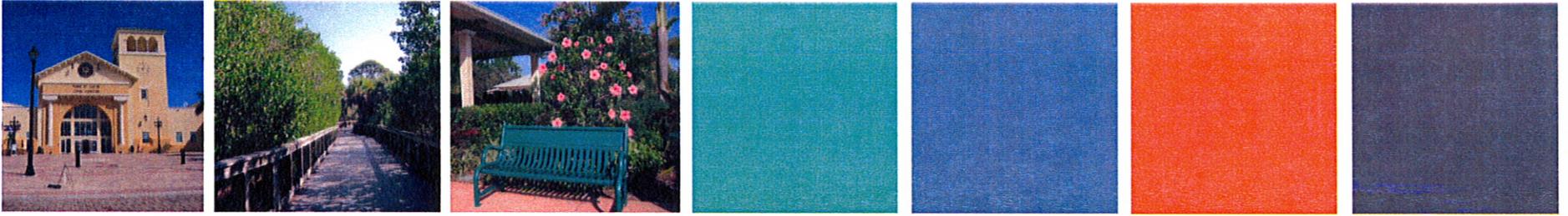
3. Creating Activity Centers



Assets and Opportunities (PA-3)



Activity Center Plan (PA-3)

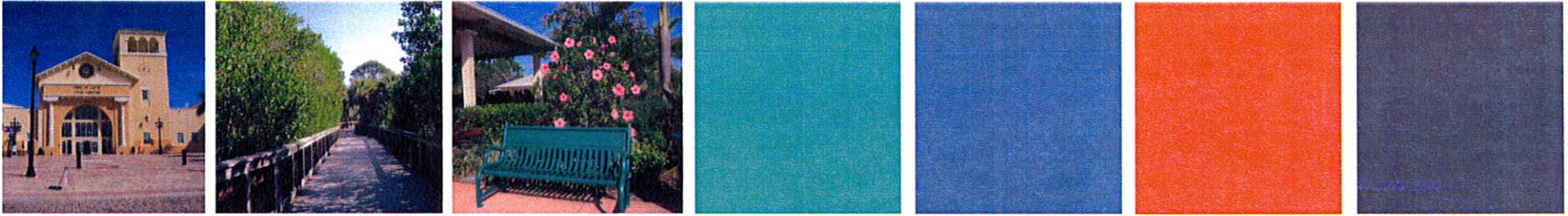


NEIGHBORHOOD PLAN RECOMMENDATIONS

4. Enhancing Recreation and Leisure

- Provide ample recreational and community facilities, natural areas, and cultural events for the local residents and to attract visitors
 - Implement proposed parks/recreation projects identified in the Capital Improvements Plan
 - Implement a blueway along the canals
 - Parks and Recreation Master Plan
 - Identify opportunities to create community gardens



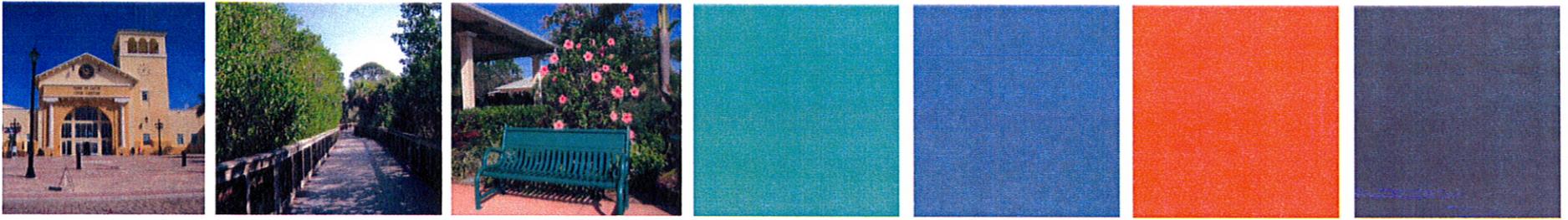


NEIGHBORHOOD PLAN RECOMMENDATIONS

5. Connecting Multi-Modal Transportation

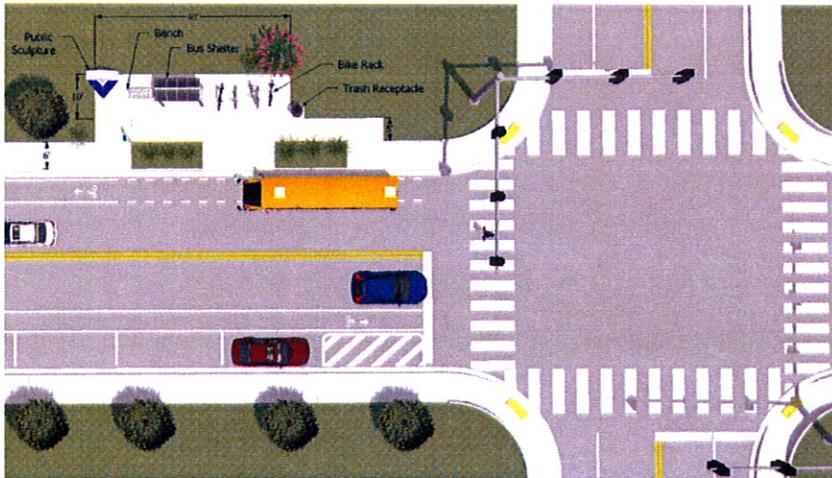
- Develop complete streets for safe and comfortable access to schools, outdoor recreational facilities and destinations, and provide better-connected transportation system
 - Implement Complete Streets
 - Improve pedestrian connectivity (sidewalks, multi-purpose trails)
 - Enhance bicycle corridors and facilities (bike lanes, multi-purpose trails, parking)
 - Provide viable transit service for local residents



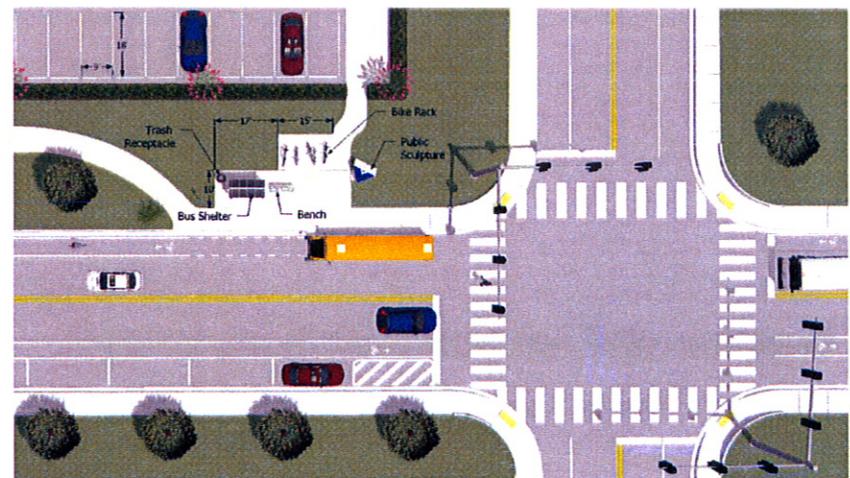


NEIGHBORHOOD PLAN RECOMMENDATIONS

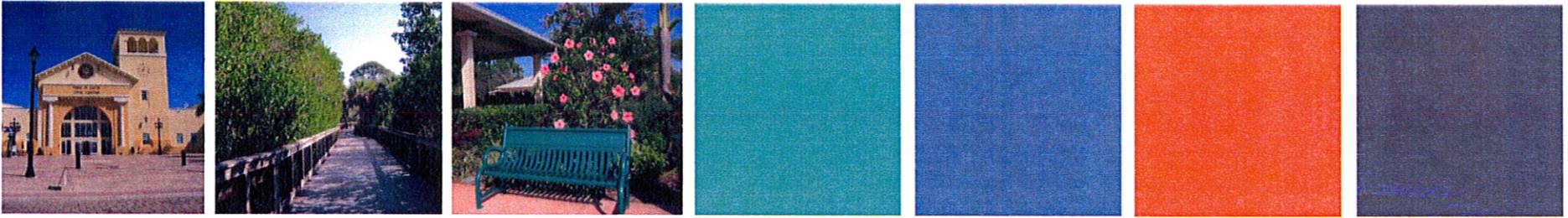
5. Connecting Multi-Modal Transportation



Prototypical Superstop Concept—Standard Model



Prototypical Superstop Concept - Park and Pick-Up₂₀ Model

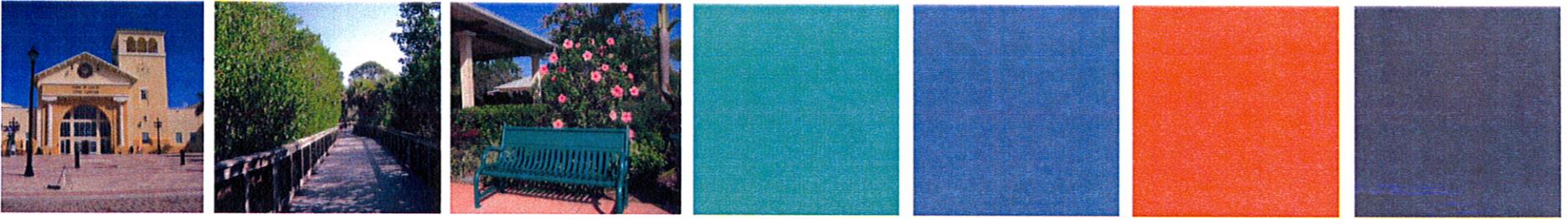


NEIGHBORHOOD PLAN RECOMMENDATIONS

6. Integrating Arts and Culture

- Enhance visual and cultural identity to create a unique sense of place and distinction, enjoyment, and pride
 - Public art opportunities:
 - Gateways/streetscapes/wayfinding signs
 - Transit facilities
 - Public/private venues
 - Parks and recreation facilities/trailheads/multi-purpose trails
 - Stormwater facilities
 - Portable street art



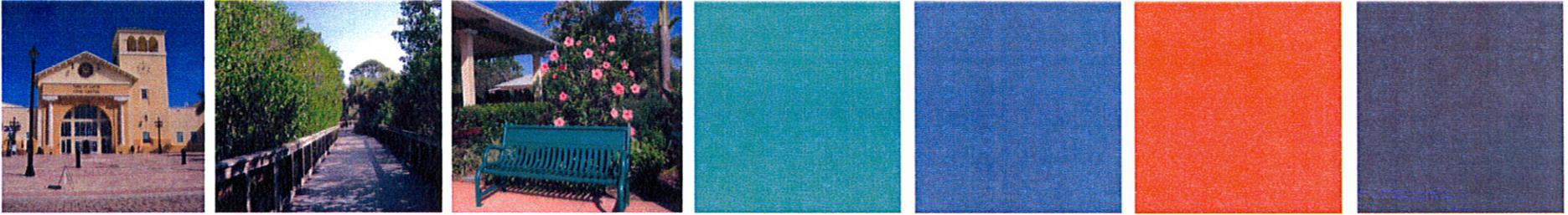


NEIGHBORHOOD PLAN RECOMMENDATIONS

6. Integrating Arts and Culture *(cont'd)*

- Cultural opportunities:
 - Partnerships with local cultural/festival organizations
 - Cultural activities at public venues (Community Center, Library, parks)
 - Youth art conferences
 - Older adult outreach
 - Cultural spaces (vacant/underused properties/storefronts)





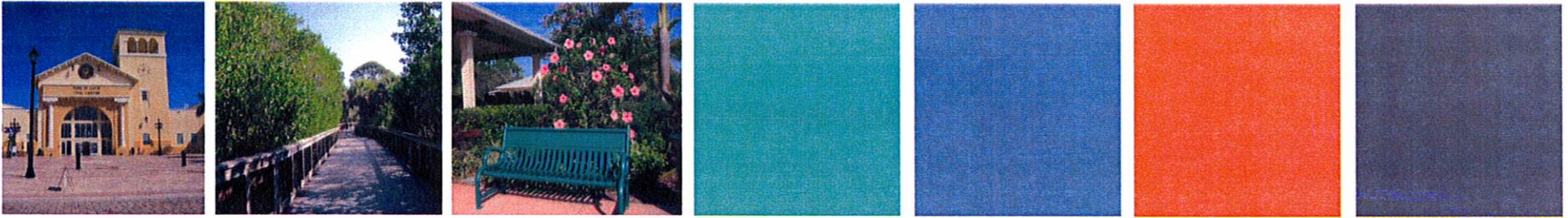
NEIGHBORHOOD PLAN RECOMMENDATIONS

7. Special Focus Areas

A. Bayshore Business Overlay District (PA-3)

- Identify specific improvement projects/programs and develop a framework to improve and sustain a positive business environment
 - Adopt a vision
 - Create an identity
 - Improve code compliance/public safety
 - Improve parking
 - Enhance public and private realms





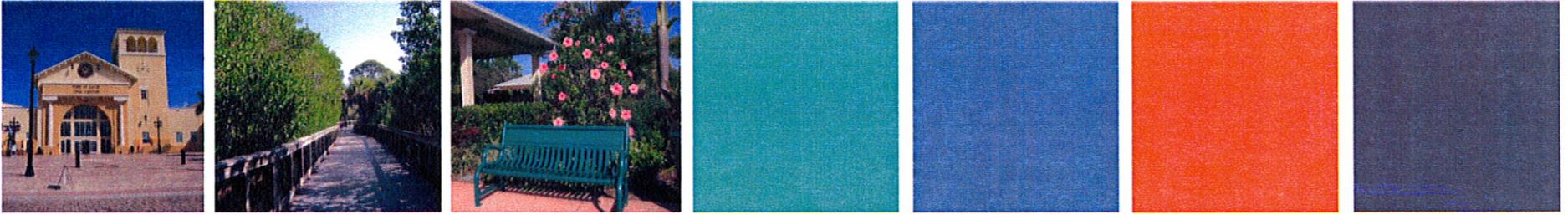
NEIGHBORHOOD PLAN RECOMMENDATIONS

7. Special Focus Areas

B. Becker Road Overlay District (PA-4S)

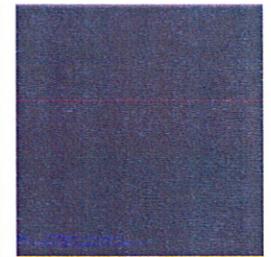
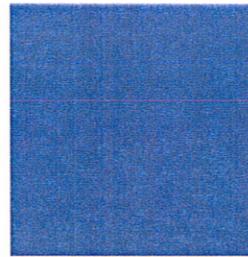
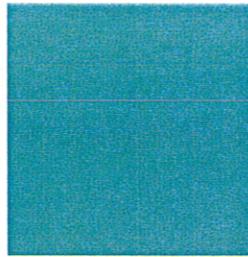
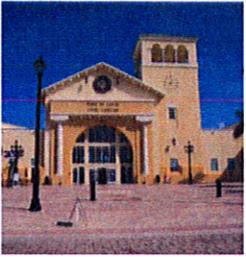
- Create a mixed-use, safe, and aesthetically pleasing corridor to accommodate future population growth and development
 - Adopt a vision
 - Develop commercial and mixed-use nodes
 - Encourage infill opportunities
 - Encourage private reinvestment
 - Enhance private realm
 - Create exciting, inviting, and viable public open spaces



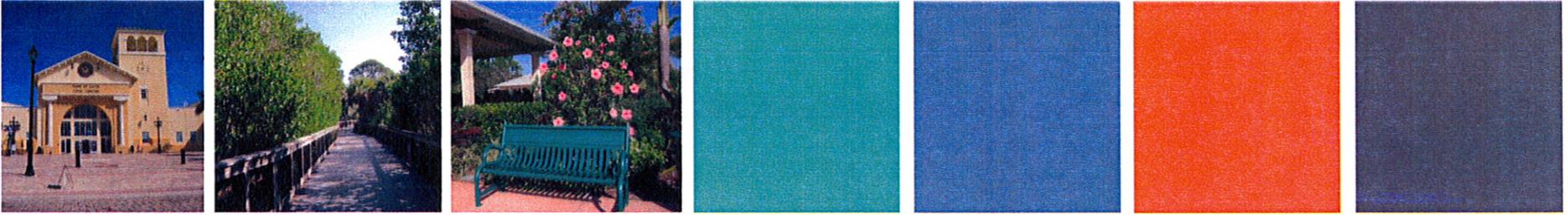


PROJECT NEXT STEPS

- Currently revising drafts for PA-3, 4N and 4S – Following Completion:
 - Distribution to partner agencies/organizations
 - Planning & Zoning Board – April 5th
 - City Council presentation – May
- Outreach for PA-1, 6 and 7 is underway
 - Staff attending community events
 - Distribution of surveys
- Implementation



QUESTIONS / COMMENTS



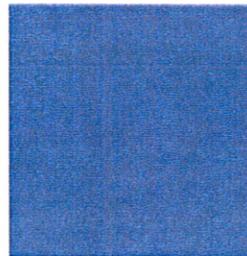
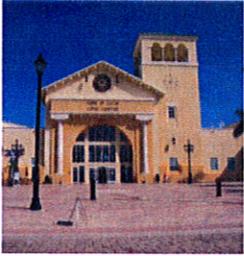
PROJECT CONTACTS

City Project Manager

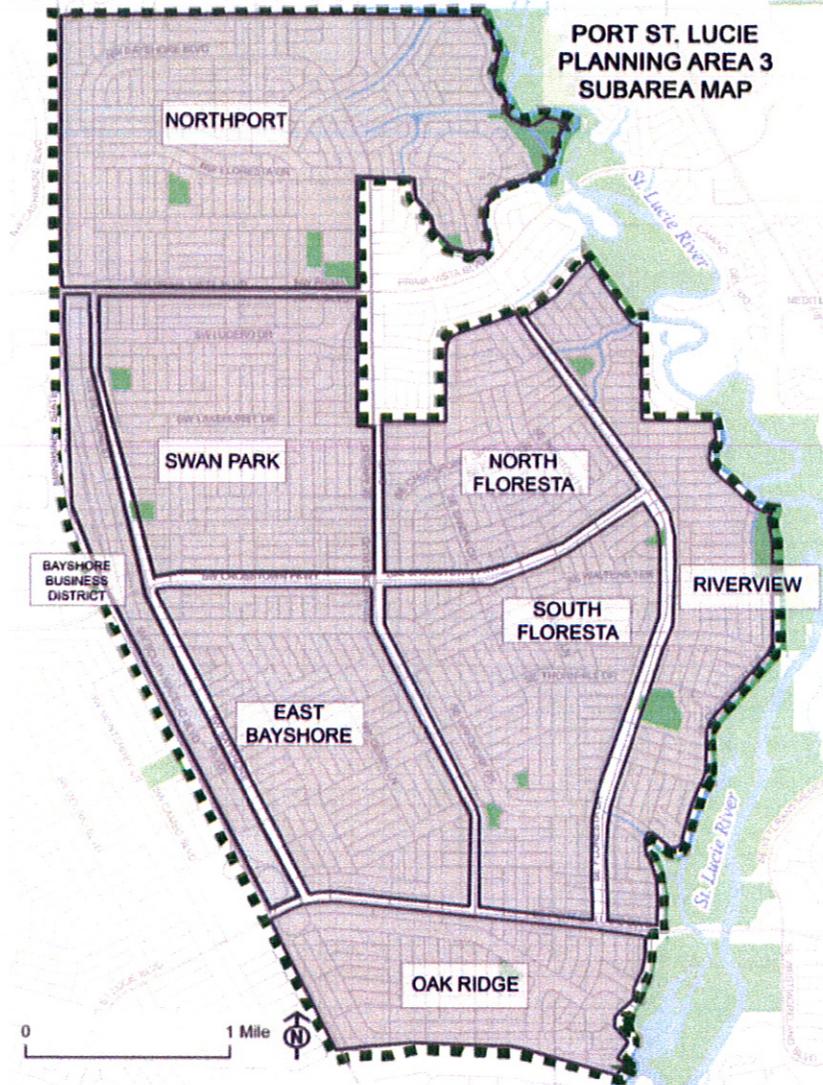
Patti Tobin, Director
City of Port St. Lucie
Ph: 772-871-5213
Email: ptobin@cityofpsl.com

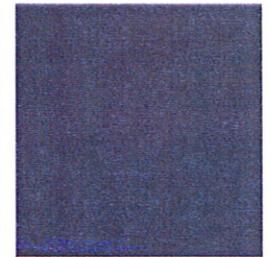
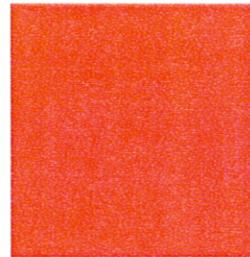
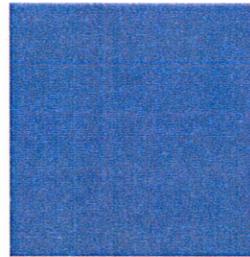
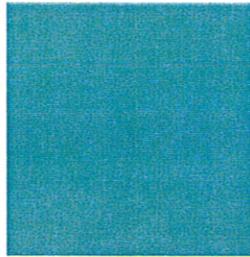
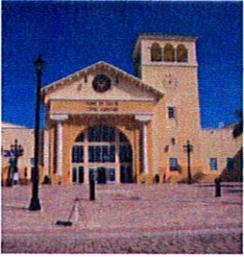
Consultant Project Manager

Evan Johnson, PM
Tindale Oliver
Ph: 813-224-8862, x. 1250
Email: ejohnson@tindaleoliver.com

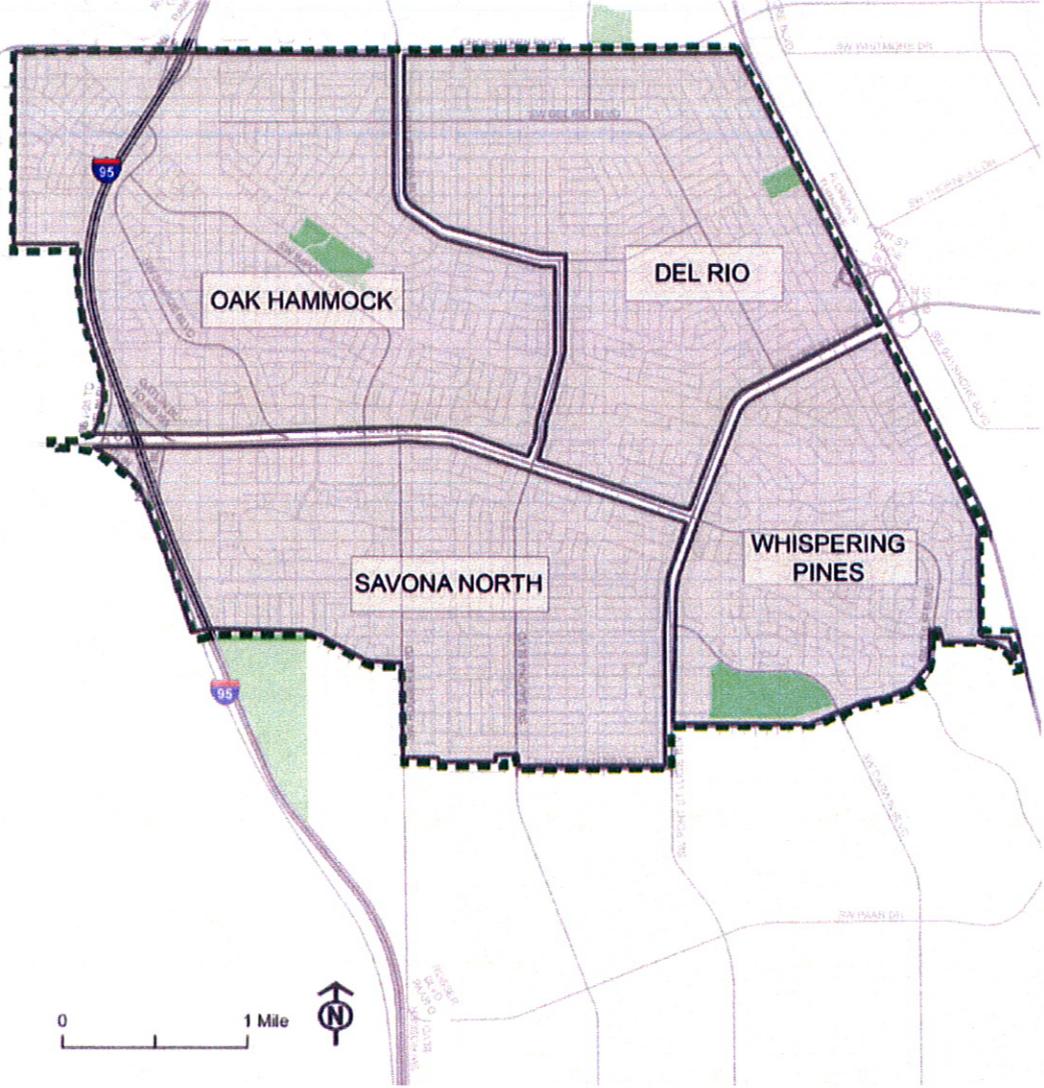


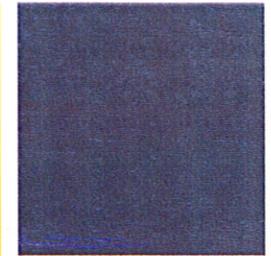
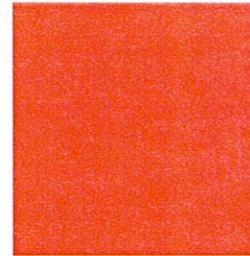
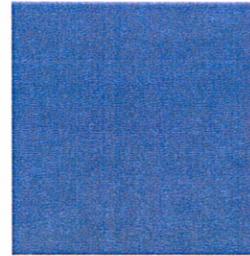
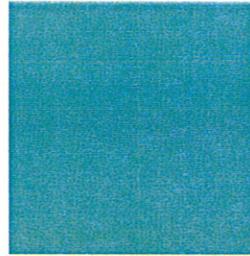
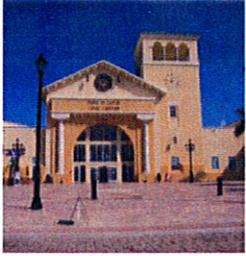
PA-3 SUBAREAS



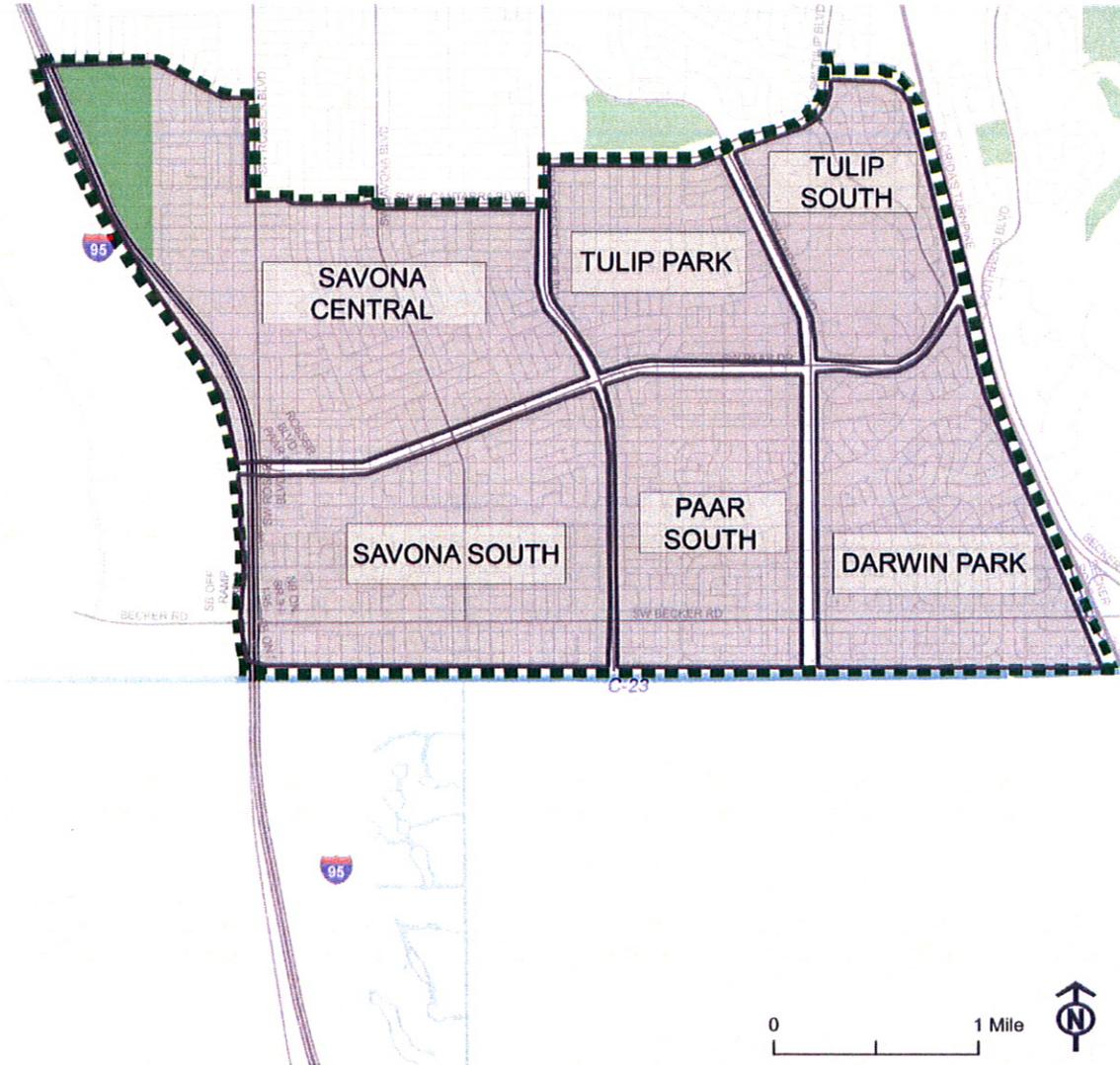


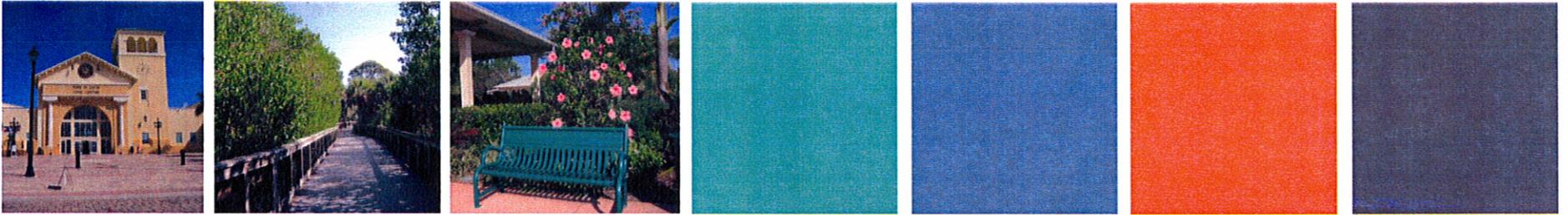
PA-4N SUBAREAS



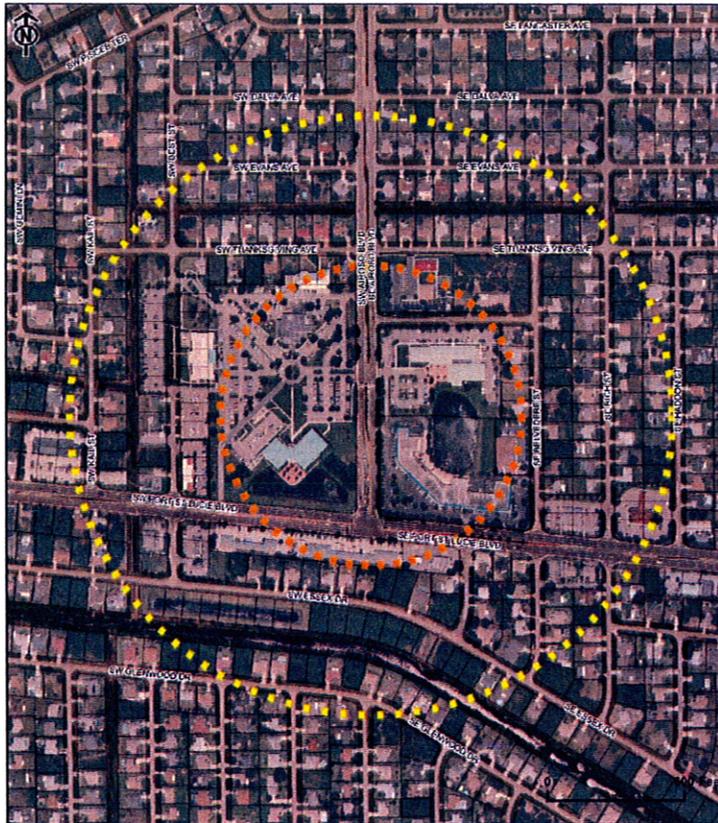


PA-4S SUBAREAS





PA-3 ACTIVITY CENTER



Planning Area 3
Walking Distance
January, 2016

 1/4 Mile or 5 Minute Walk
 1/2 Mile or 10 Minute Walk



PORT ST. LUCIE
PLANNING AREA 3
ACTIVITY CENTER

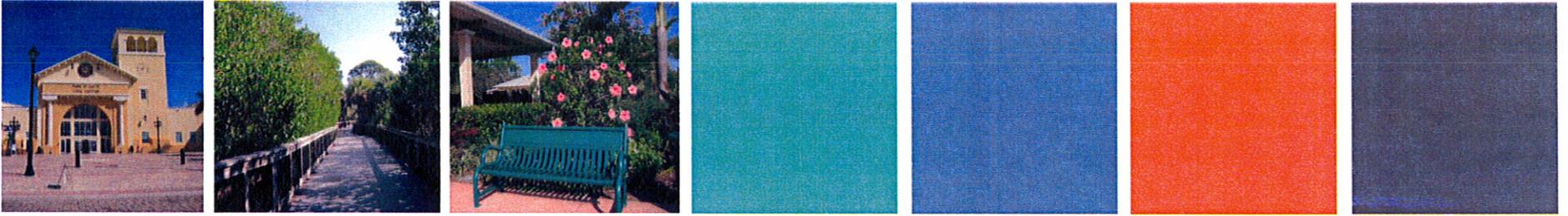
EXISTING ASSETS:

- 1 Port St. Lucie government offices and City Hall
- 2 Port St. Lucie Community Center
- 3 Lakeside Center, City Commons and other shopping/retail centers
- 4 St. James Orthodox Church / Event Hall
- 5 Transit Station

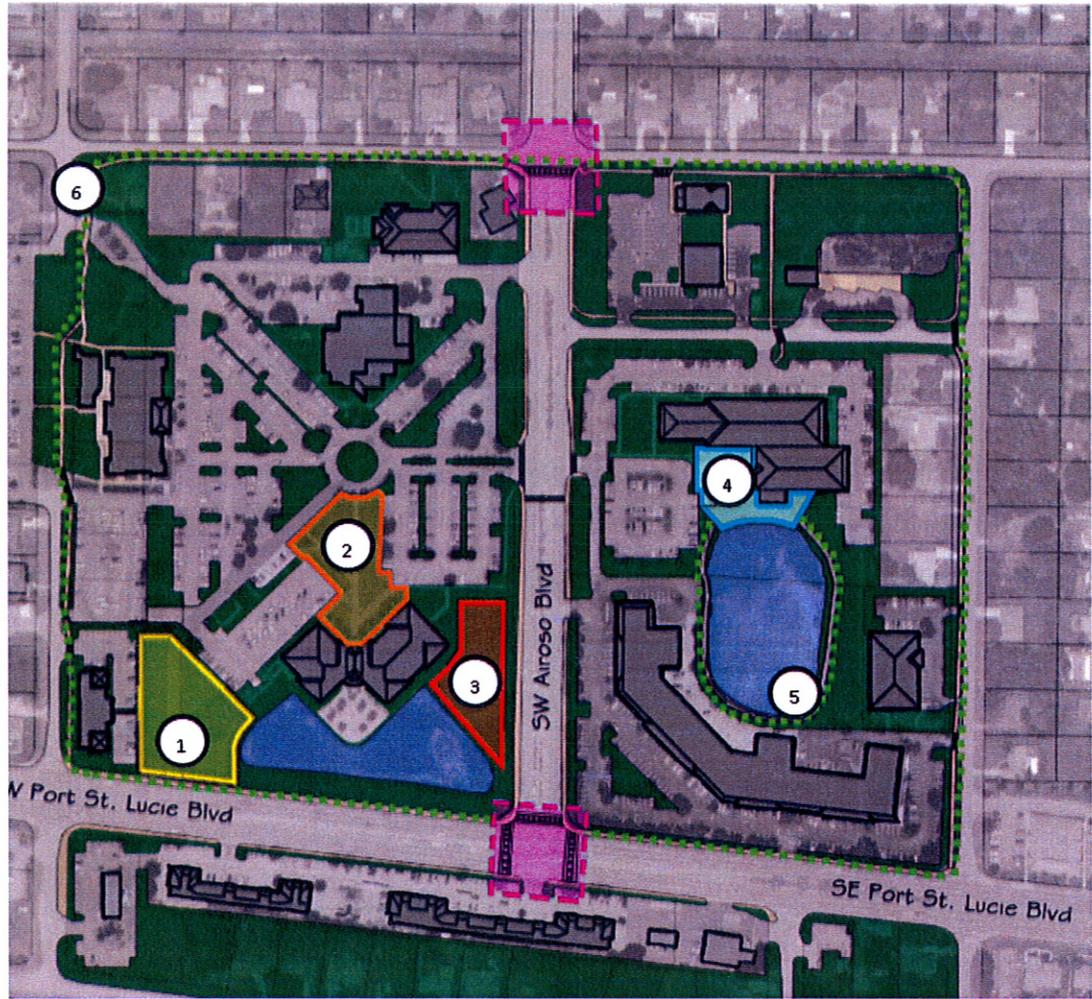
POTENTIAL OPPORTUNITIES:

- A Potential passive park facility located around stormwater ponds

- B Pedestrian-oriented intersection improvements at the intersection of Alrosa and Port St. Lucie Boulevard
- C Potential sidewalk connections in the following locations:
 - Along SW Best Street there is a sidewalk gap that should be completed
 - The south end of Belvedere Street has no sidewalk - potential to connect to the existing sidewalk to the north and east side of SE Deacon Avenue
 - Connecting SW Best Street and Thanksgiving Avenue to create a full sidewalk connection around the whole site
- D Removal of side road off of SW Port St. Lucie Boulevard on the west side of City Hall to create outdoor space or park. Similar situation on the west side of City Hall with potential space for public art or similar



PA-3 ACTIVITY CENTER



1 Park and outdoor lunch area by City Hall



4 Expanded plaza space at Community Center



2 Potential public market space opportunity



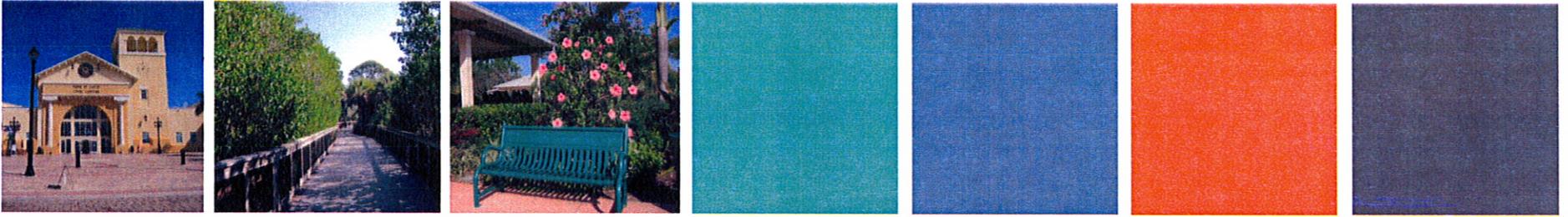
5 Elevated boardwalk around lake opportunity



3 Passive park space with public art



6 Fitness loop around Activity Center



PA-4N ACTIVITY CENTER



Planning Area 4N
Activity Center -
Walking Distance
January, 2016

 1/4 Mile or 5 Minute Walk
 1/2 Mile or 10 Minute Walk



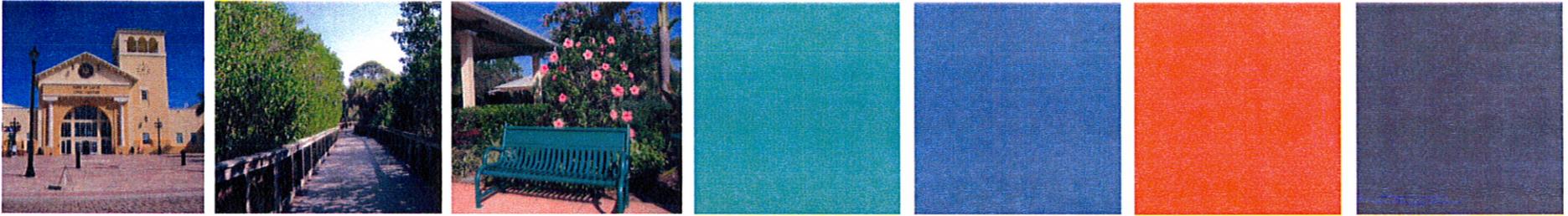
PORT ST. LUCIE PLANNING AREA 4N ACTIVITY CENTER

EXISTING ASSETS:

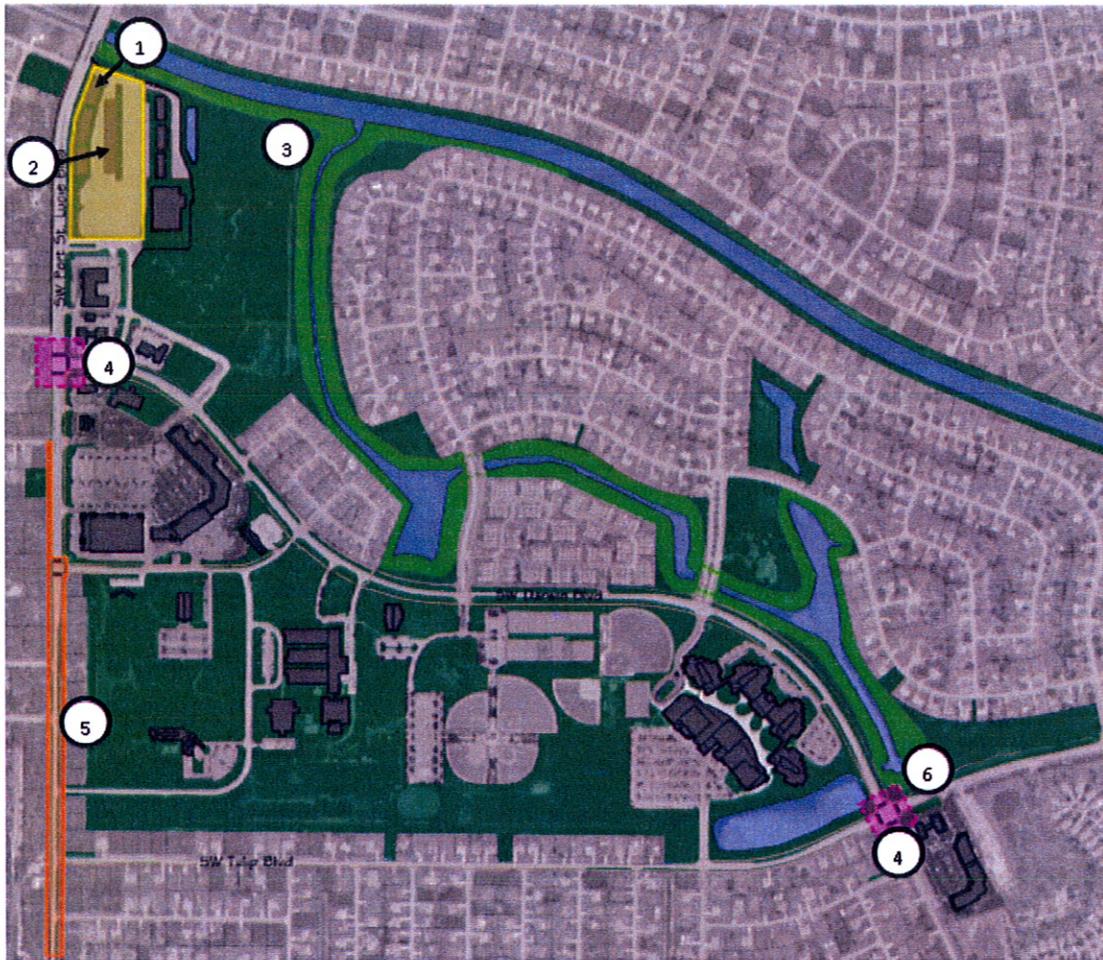
- 1 Schools: Treasure Coast High School and Windmill Point Elementary School
- 2 Minsky Gym
- 3 Whispering Pines Community Park
- 4 Darwin Square Shopping Center
- 5 St. Elizabeth Ann Seton Church
- 6 Parks Edge Community Center
- 7 Multi-family: Rosewood Apartments/Condos and Villas of Windmill Point
- 8 Near additional shopping/retail on Gatlin and access to canal

POTENTIAL OPPORTUNITIES:

- A Pedestrian oriented improvements and development to encourage more walkability along SW Port St. Lucie Boulevard, Tulp Boulevard, and SW Darwin Boulevard
- B Undeveloped land for possible retail commercial / mixed use
 - There is already planned development for a Walmart store and a few commercial spaces
- C Potential gateway at the intersections:
 - SW Darwin Boulevard and SW Port St. Lucie Boulevard
 - SW Darwin Boulevard and SW Tulp Boulevard
- D Utilization of land by possible development of trail or outdoor spaces along C-24 and other waterways



PA-4N ACTIVITY CENTER



1 Small scale commercial facing street



4 More crosswalk access



2 Multi-family residential buildings behind commercial



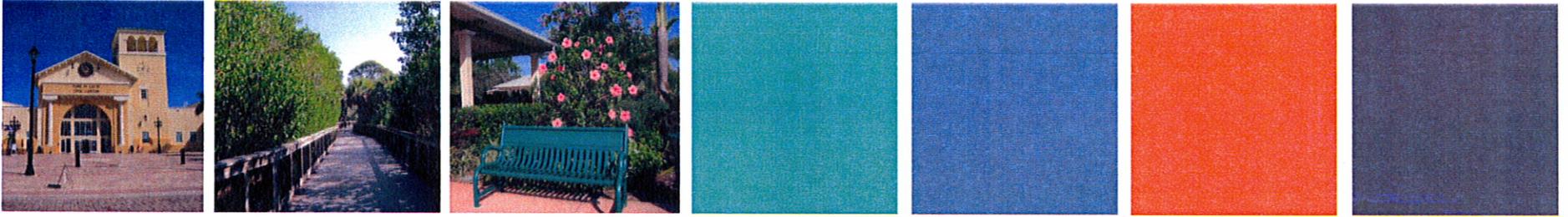
5 Extended sidewalks on Part St. Lucie Blvd.



3 Trail around canal and nearby ponds



6 Trailhead signage and pathway

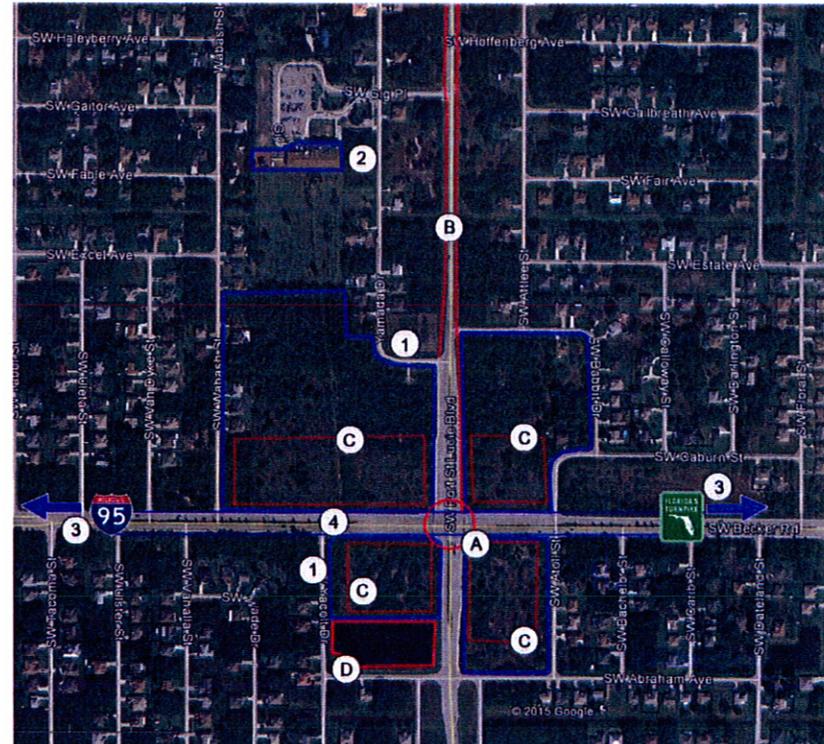


PA-4S ACTIVITY CENTER



Planning Area 4S
Activity Center -
Walking Distance
January, 2016

- 1/2 Mile or 10 Minute Walk
- 1/4 Mile or 5 Minute Walk



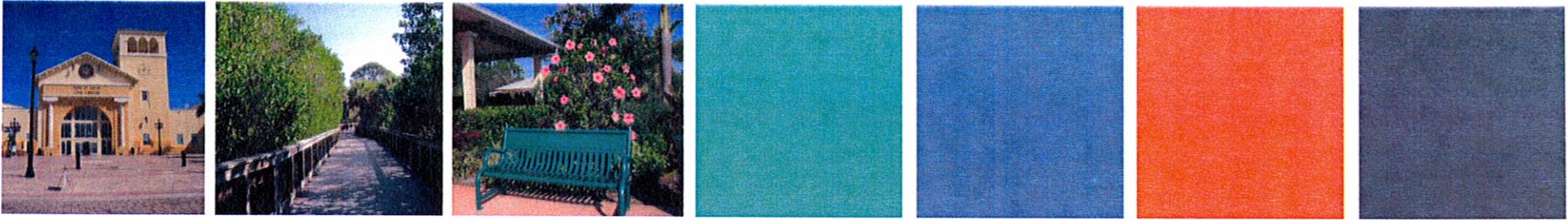
PORT ST. LUCIE
PLANNING AREA 4S
ACTIVITY CENTER

EXISTING ASSETS:

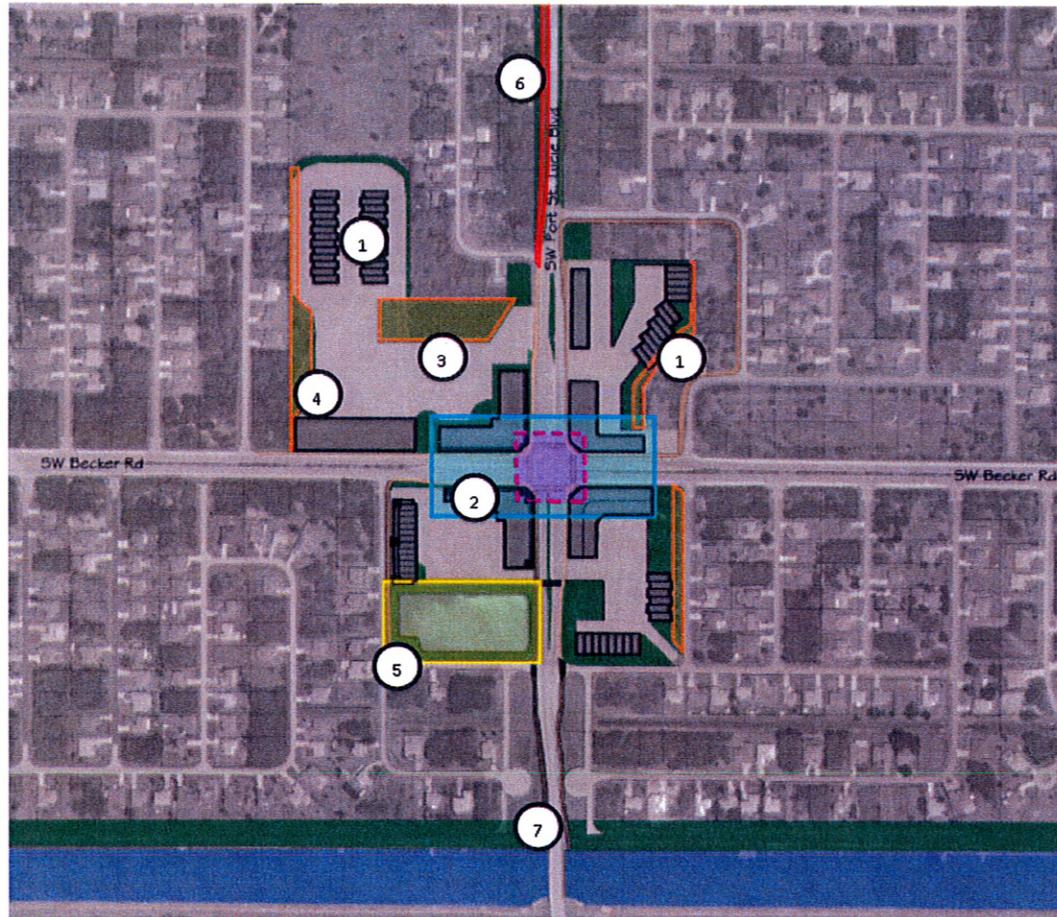
- 1 Vacant land - possibilities are not limited by existing development
- 2 Imagine Schools - Nau Charter school campus
- 3 SW Becker Road acting as short connector to Florida Turnpike and I-95
- 4 Great existing streetscape and sidewalks along SW Becker Road

POTENTIAL OPPORTUNITIES:

- A Potential gateway or major arterial option to access Port St. Lucie and bring people traveling between Highways into the city
- B Major sidewalk connection from Becker Road onto SW Port St. Lucie Blvd and nearby school
- C Utilizing undeveloped Intersection with commercial / retail to compliment the gateway and draw people traveling to/from either I-75 or the Florida Turnpike
- D Create movement around water feature for more pedestrian movement



PA-4S ACTIVITY CENTER



1 Multi-family townhomes behind commercial



5 Outdoor space around pond



2 Mixed-use corner development



6 Extended sidewalks on Port St. Lucie Blvd.



Landscape buffering



7 Linear park and trailhead along C-23 canal



4 Masonry wall buffering



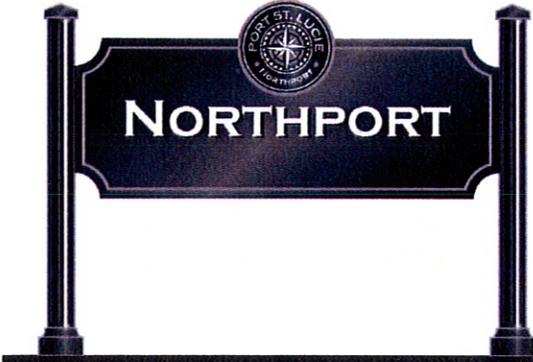
SIGNAGE CONCEPTS

PA 3 Signage Concepts

LOGO



IDENTIFICATION SIGNAGE



WAYFINDING SIGNAGE



BANNER

