



COMPREHENSIVE PLAN UPDATE & EAR

WORKSHOP 1

January 6, 2025

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.

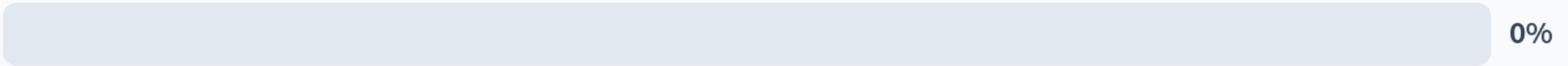
Describe Port St. Lucie in one word.

Nobody has responded yet.

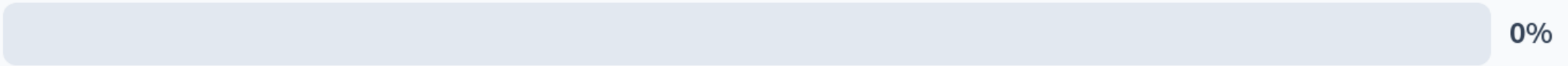
Hang tight! Responses are coming in.

When did Port St. Lucie become a city?

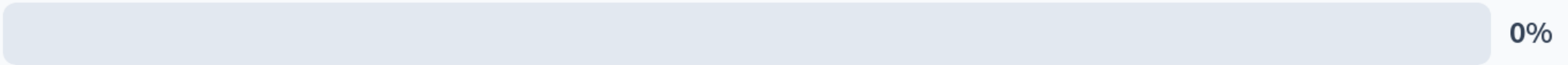
1961



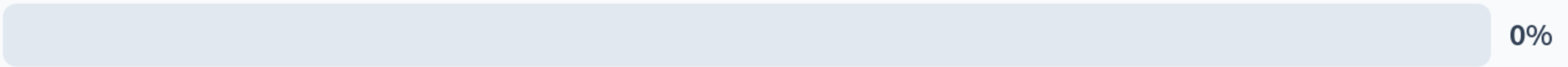
1969



1980



1952



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

Ft. Lauderdale

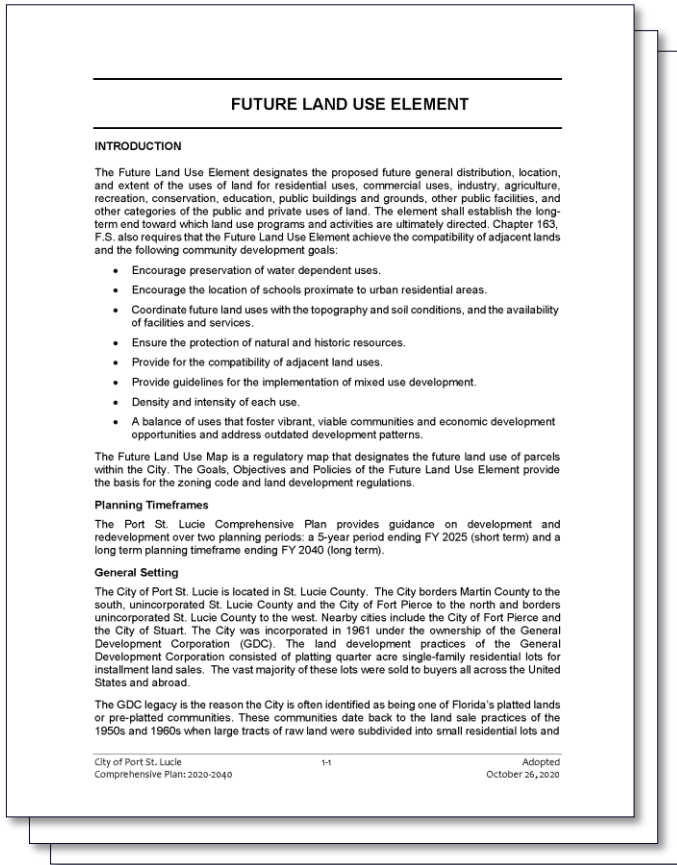
West Palm Beach

Orlando

Palm Bay

Port St. Lucie

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



FUTURE
LAND USE

1



CHARTING
PORT ST. LUCIE
2045



TRANSPORTATION

2



CHARTING
PORT ST. LUCIE
2045



HOUSING

3



CHARTING
PORT ST. LUCIE
2045



INFRASTRUCTURE

4



CHARTING
PORT ST. LUCIE
2045



CONSERVATION
AND COASTAL
MANAGEMENT

5



CHARTING
PORT ST. LUCIE
2045



INTERGOVERNMENTAL
COORDINATION

6



CHARTING
PORT ST. LUCIE
2045



RECREATION
AND OPEN
SPACE

7



CHARTING
PORT ST. LUCIE
2045



ECONOMIC
DEVELOPMENT

8



CHARTING
PORT ST. LUCIE
2045



CAPITAL
IMPROVEMENTS

9



CHARTING
PORT ST. LUCIE
2045



PUBLIC
SCHOOL
FACILITIES

10



CHARTING
PORT ST. LUCIE
2045



PROPERTY
RIGHTS

11



CHARTING
PORT ST. LUCIE
2045

PROJECT BACKGROUND

1



Data & Analysis

2



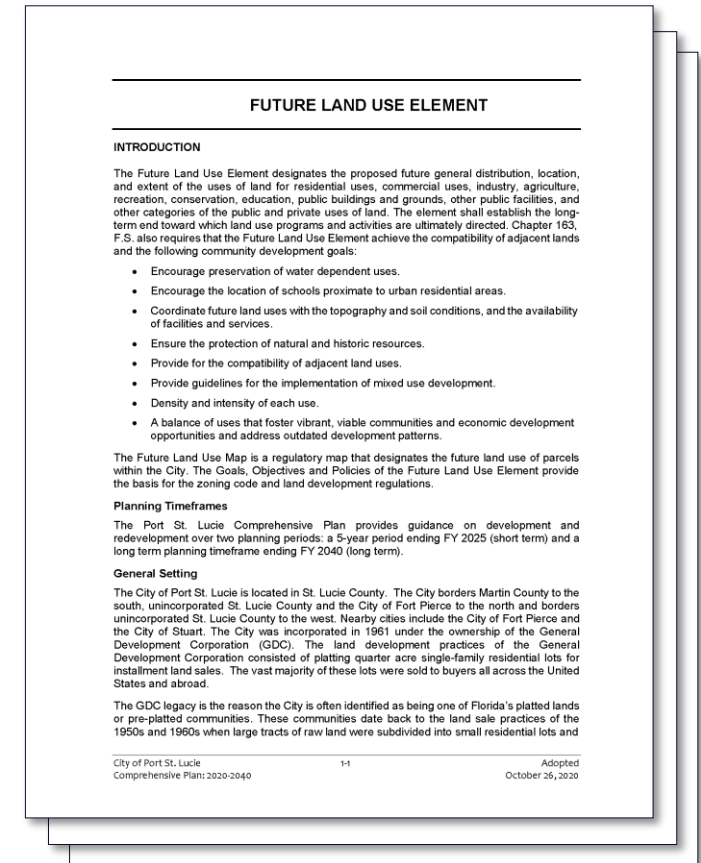
*Goals, Objectives,
& Policies*

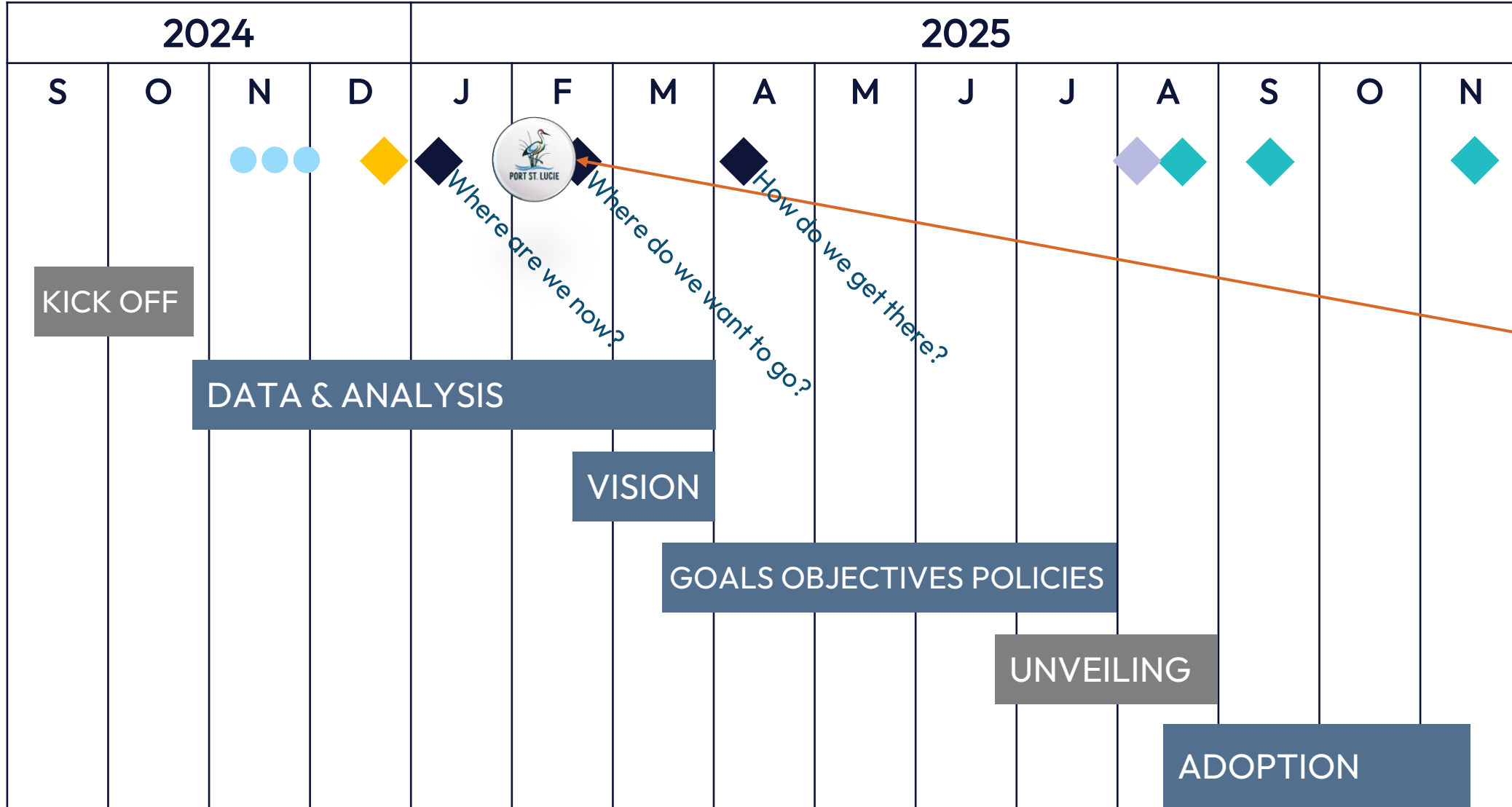
PROJECT BACKGROUND



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



LIFE IN PORT ST. LUCIE, FLORIDA



BOATING— Miles of friendly waters to explore— wonderful boating on the St. Lucie River, Intracoastal Waterway, Atlantic Ocean, and on the Cross State Canal to Florida's West Coast.

Start Now to Own Your Own Choice Land on Florida's Famous East Coast

Look at the people on these pages, enjoying the happy, relaxed, fun-filled life folks of all ages find in Port St. Lucie. And decide to start, right now, to prepare the way for your own wonderful future in this sub-tropical paradise.

Port St. Lucie is a fine, carefully planned, progressive community— built in a setting of great natural beauty. The land is high and dry— studded with stately pines. The lovely St. Lucie River which winds through the property, is one of the most picturesque in all Florida. And as you drive through the countryside, you will marvel at the beauty of the green and gold citrus groves and savor the sweet scent of fragrant orange blossoms.

The climate is delightful— warmed in winter and cooled in summer by prevailing trade winds from the Atlantic Ocean. Here, you can enjoy your favorite outdoor sport— raise tropical fruits, vegetables, and gorgeous, exotic flowers throughout the year.

And the location is ideal, on the fast-growing East Coast, famous for its magnificent mansions and luxury resort hotels.

BIG 80' x 125' HOMESITES
\$10 DOWN—\$10 A MONTH SALE PRICE \$995

Yet, thanks to the famous Mackle Plan, you can buy your own choice piece of property in Port St. Lucie— enjoy all the conveniences and advantages of Florida's East Coast— for money you'll hardly even miss. Just \$10 down and \$10 a month buys a big, well-sited homesite. Why not start, right now, to own your own "piece in the sun" in Port St. Lucie?

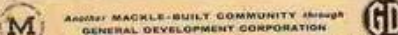
All you do is fill out the coupon below and mail with a \$10 deposit. As soon as your deposit is received, you will be sent a contract, and a map showing the exact location of your property. Then pay only \$10 a month, which includes 5% interest, until your contract is completed. But don't put it off. Act now! Prices subject to change without notice.

YOUR GUARANTEE

You are protected three ways:

1. By the substantial resources of General Development Corporation.
2. By the more than 60 years experience of the Mackle Company, and personal integrity of the Mackle brothers.
3. By an unconditional 30 day money back guarantee.

Your deposit will be returned without question at any time within 30 days.



Send Coupon Today!

PORT ST. LUCIE DIVISION
 General Development Corporation
 P.O. Box 34-1306 • Miami, Florida
 FSL-20

Please receive... sets (fill in number desired) each 80 x 125 ft. I enclose \$10 payment on each. Rush purchase contract and map showing location of my property. My deposit will be returned promptly and without question if I notify you within 30 days. (Please print name exactly as you want it)

NAME.....
 ADDRESS.....
 CITY.....ZONE.....STATE.....
 TELEPHONE.....

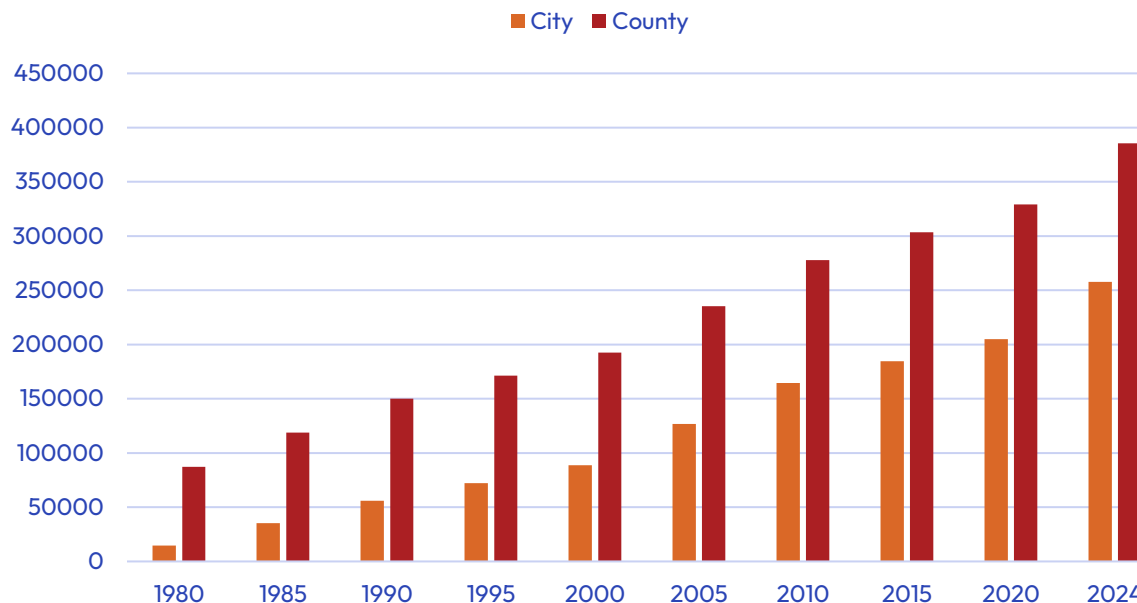


FINE LIVING— Port St. Lucie is a community lived in and loved, with beautiful homes, wide, paved streets, parks, electricity and telephone. Shopping, movies, schools, churches are all nearby.

Port St. Lucie metro fourth-largest growth in the U.S. Region of St. Lucie, Martin counties up 3% in year.

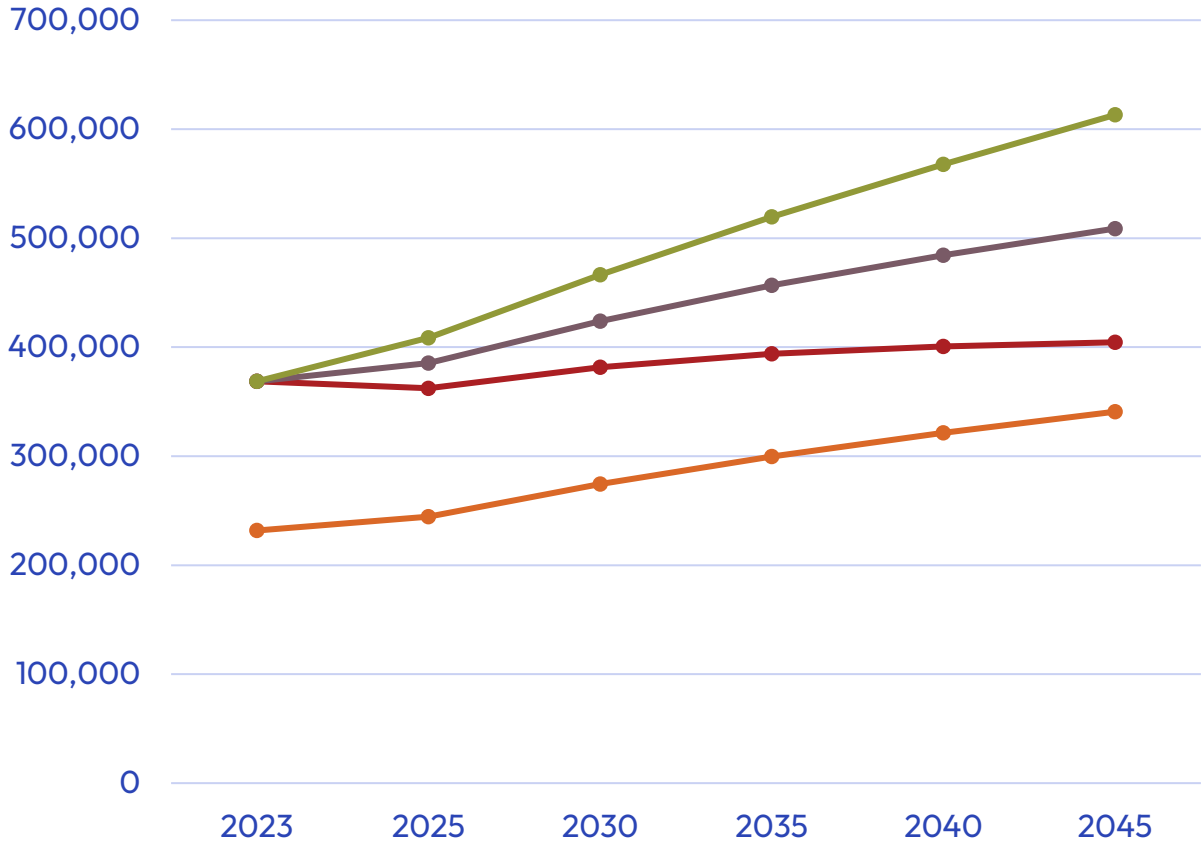
Census: Port St. Lucie's population is booming right now Port St. Lucie ranks top 5 in growing metropolitan cities in nation.

Money named Port St. Lucie FL among 50 best places to live in U.S., citing job growth.

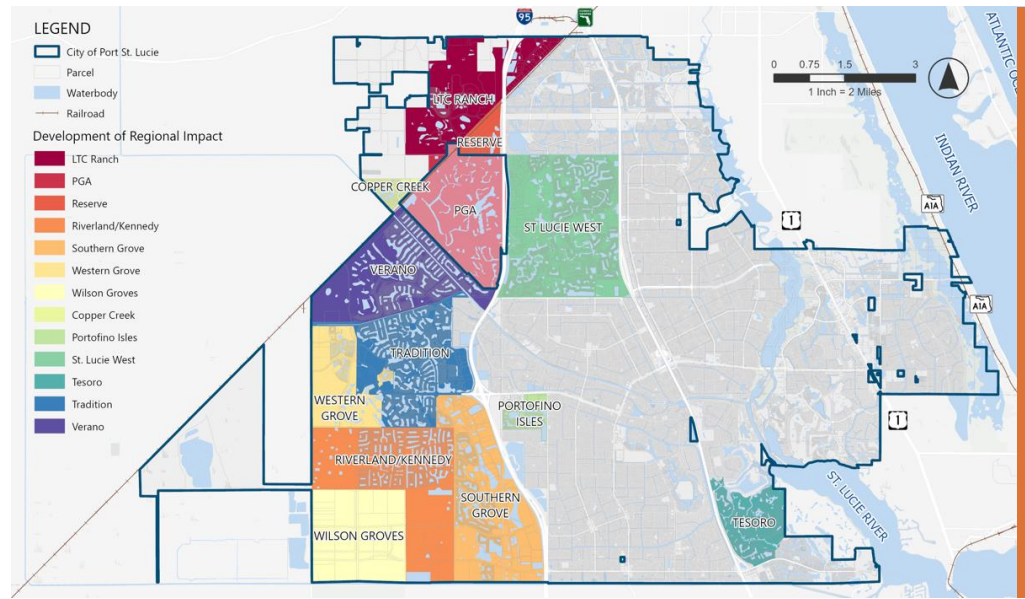


253,959

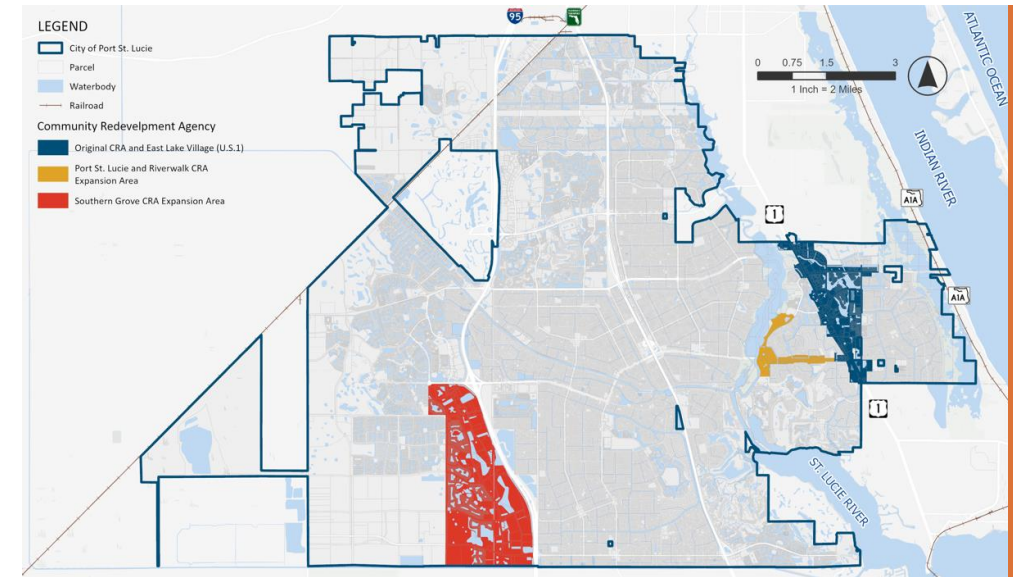
COMMUNITY ASSESSMENT



Source: Bureau of Economic and Business Research, Florida Population Studies, Volume 57, Bulletin 198, January 2024.



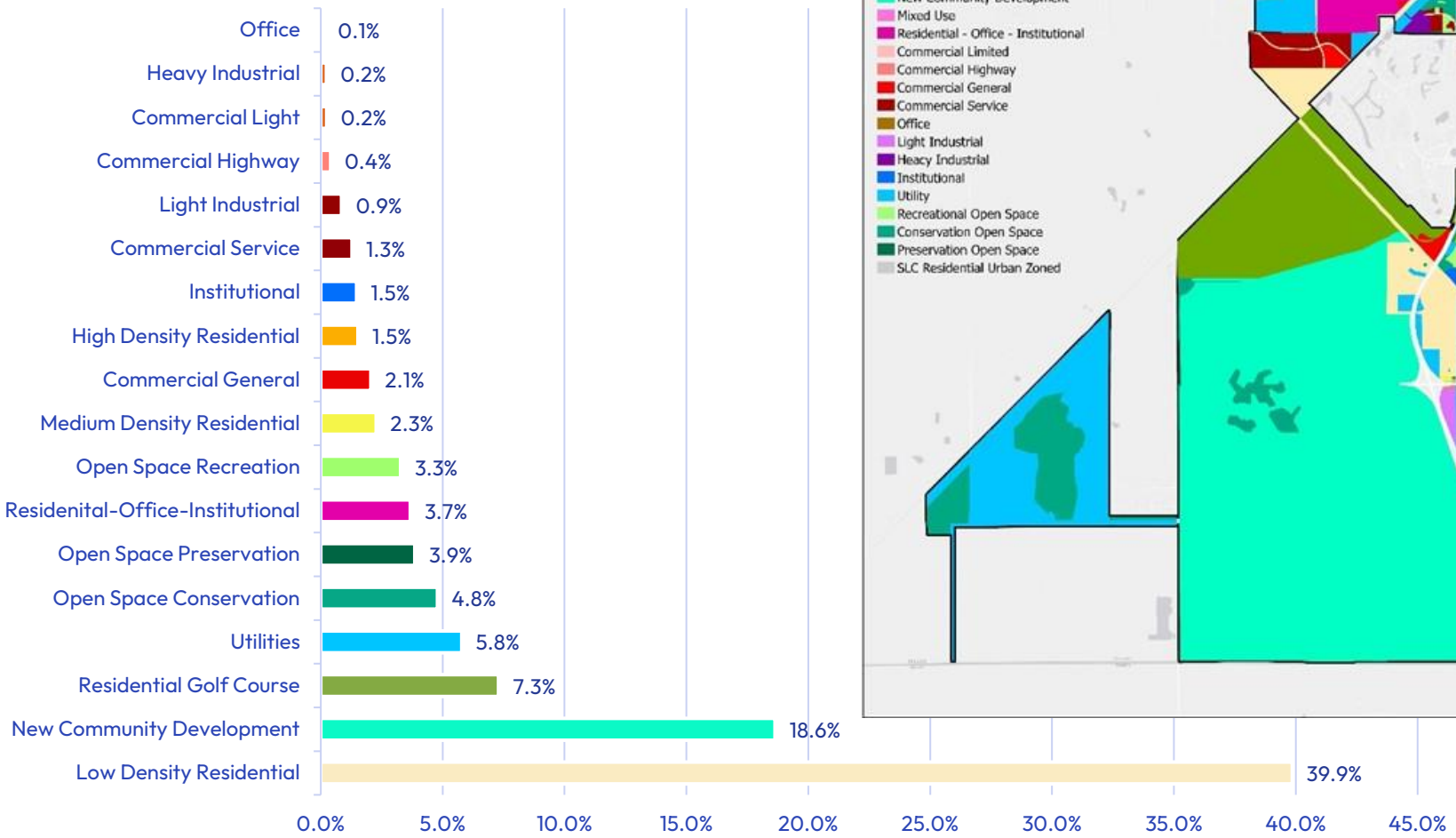
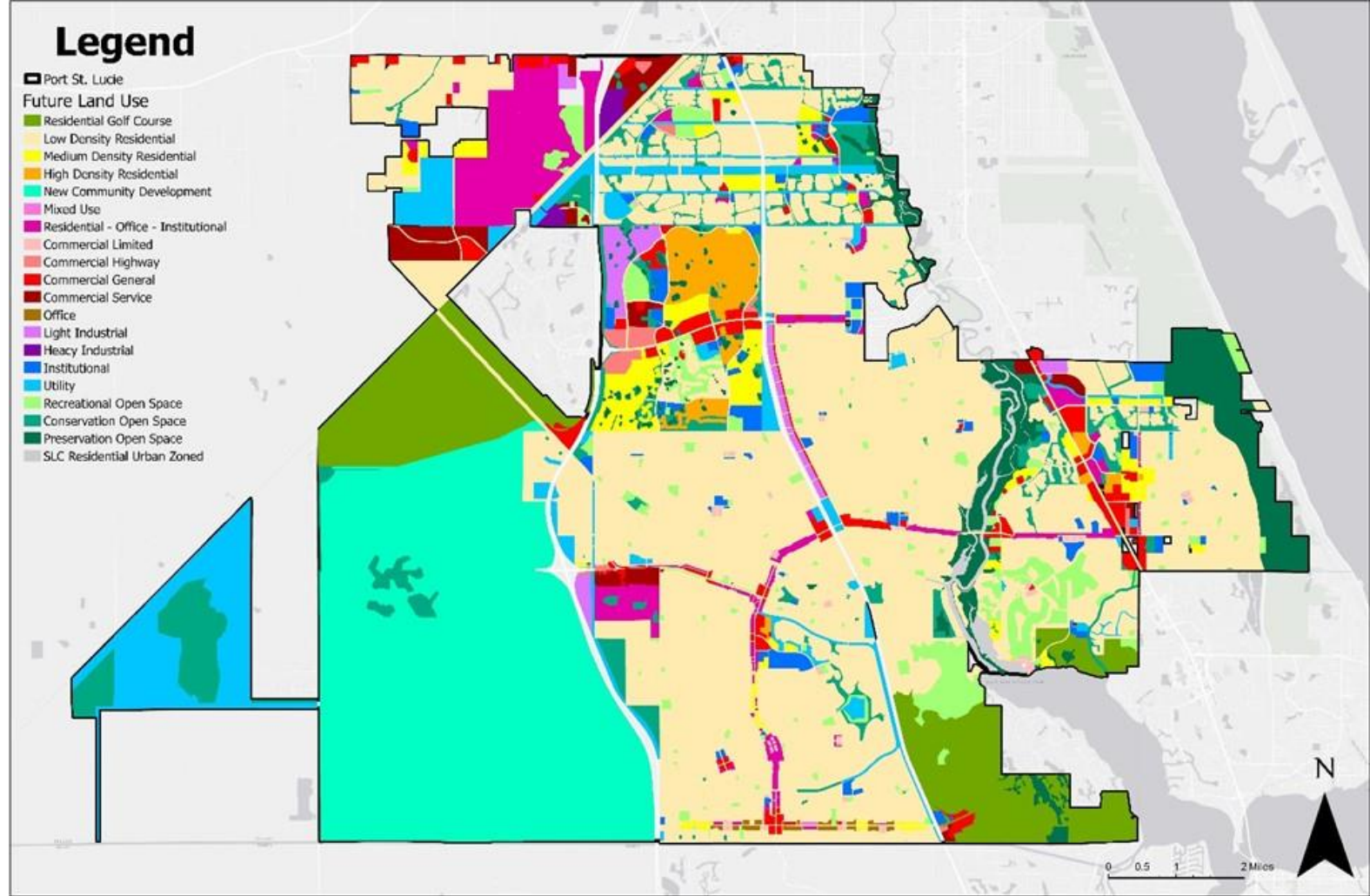
DEVELOPMENTS OF REGIONAL IMPACT



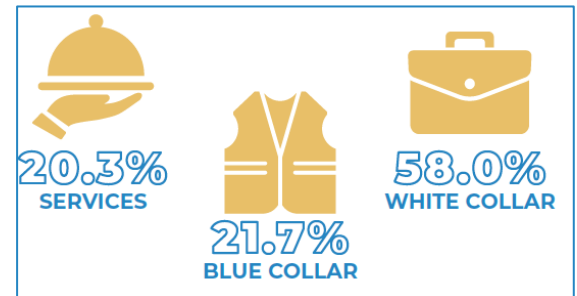
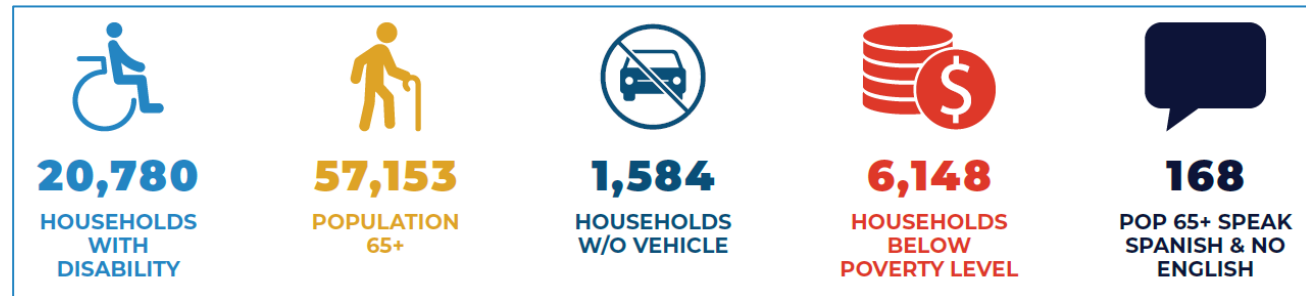
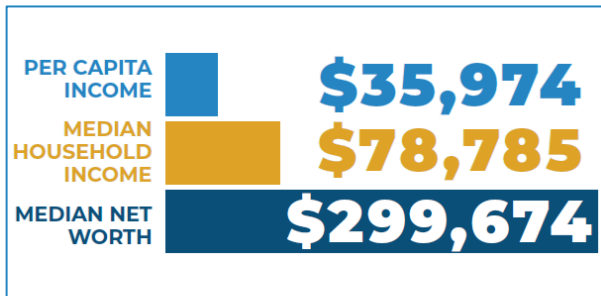
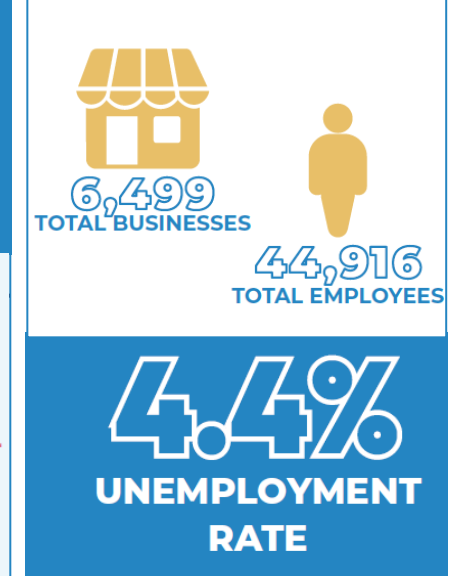
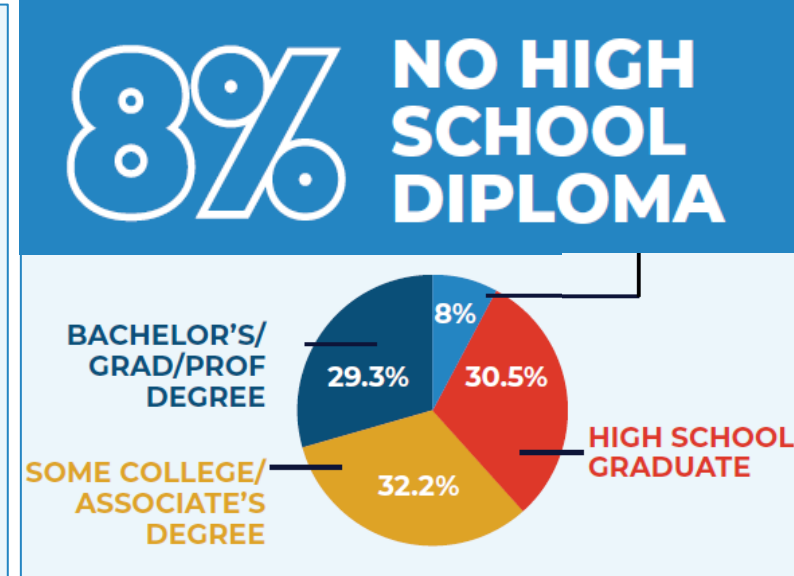
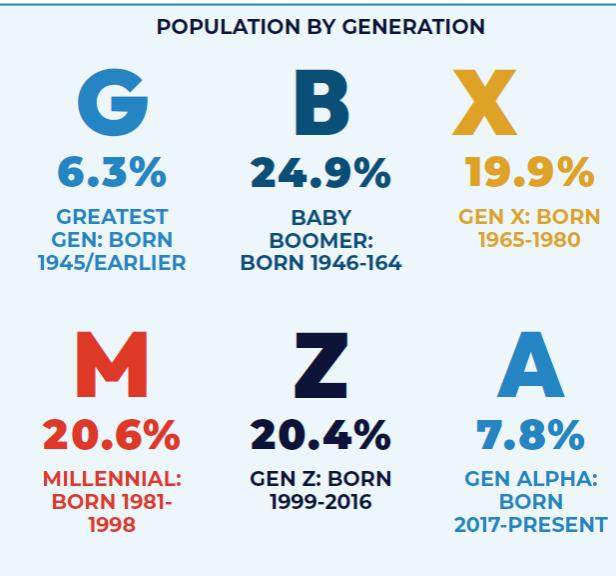
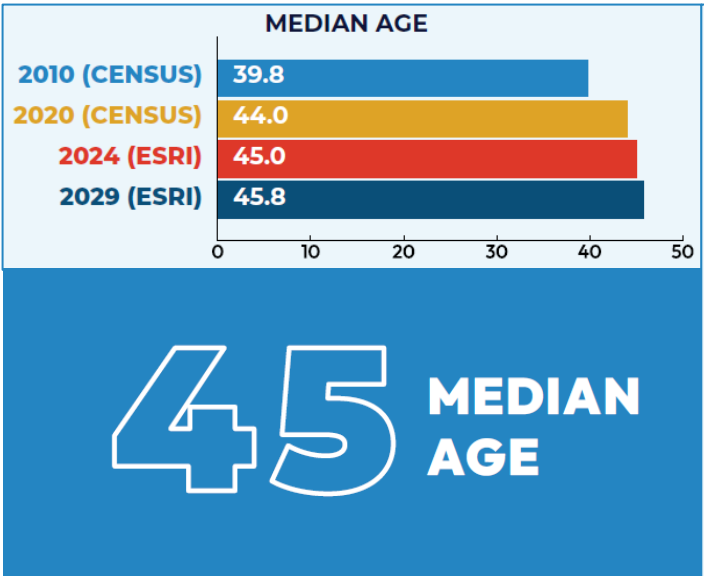
COMMUNITY REDEVELOPMENT AREAS

COMMUNITY ASSESSMENT

FUTURE LAND USE

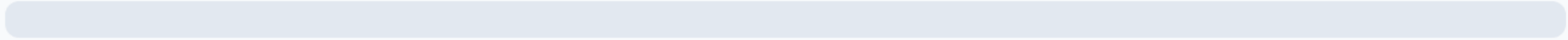


COMMUNITY ASSESSMENT



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

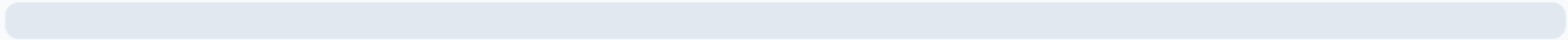
Jacksonville



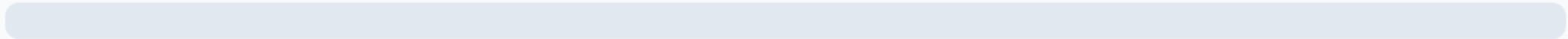
Orlando



Port St. Lucie



Tampa

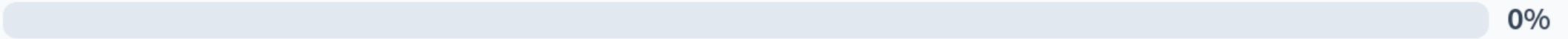


West Palm Beach

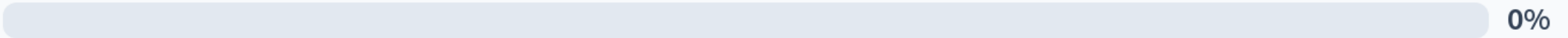


If you live in Port St. Lucie, how far is your home from a grocery store?

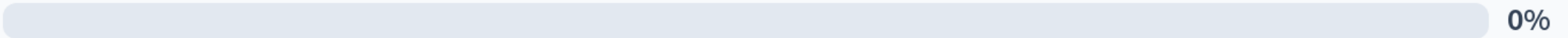
Less than 10 mins



10-20 mins



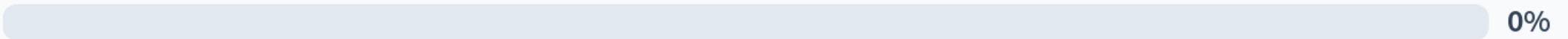
20-30 mins



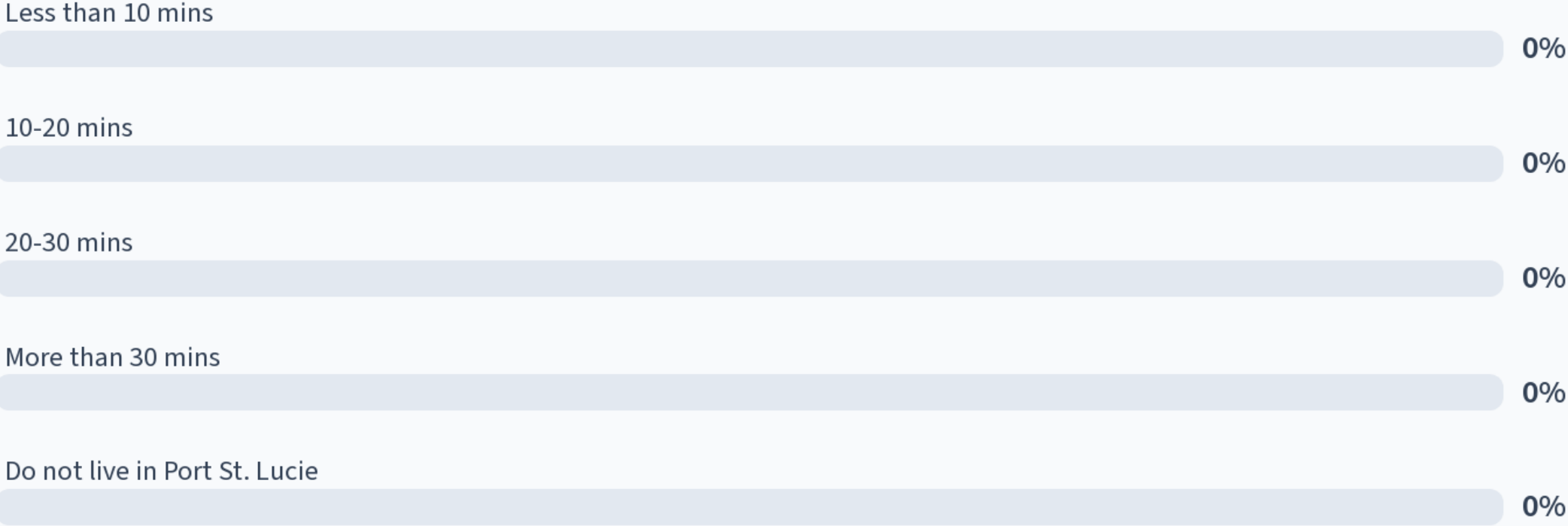
More than 30 mins




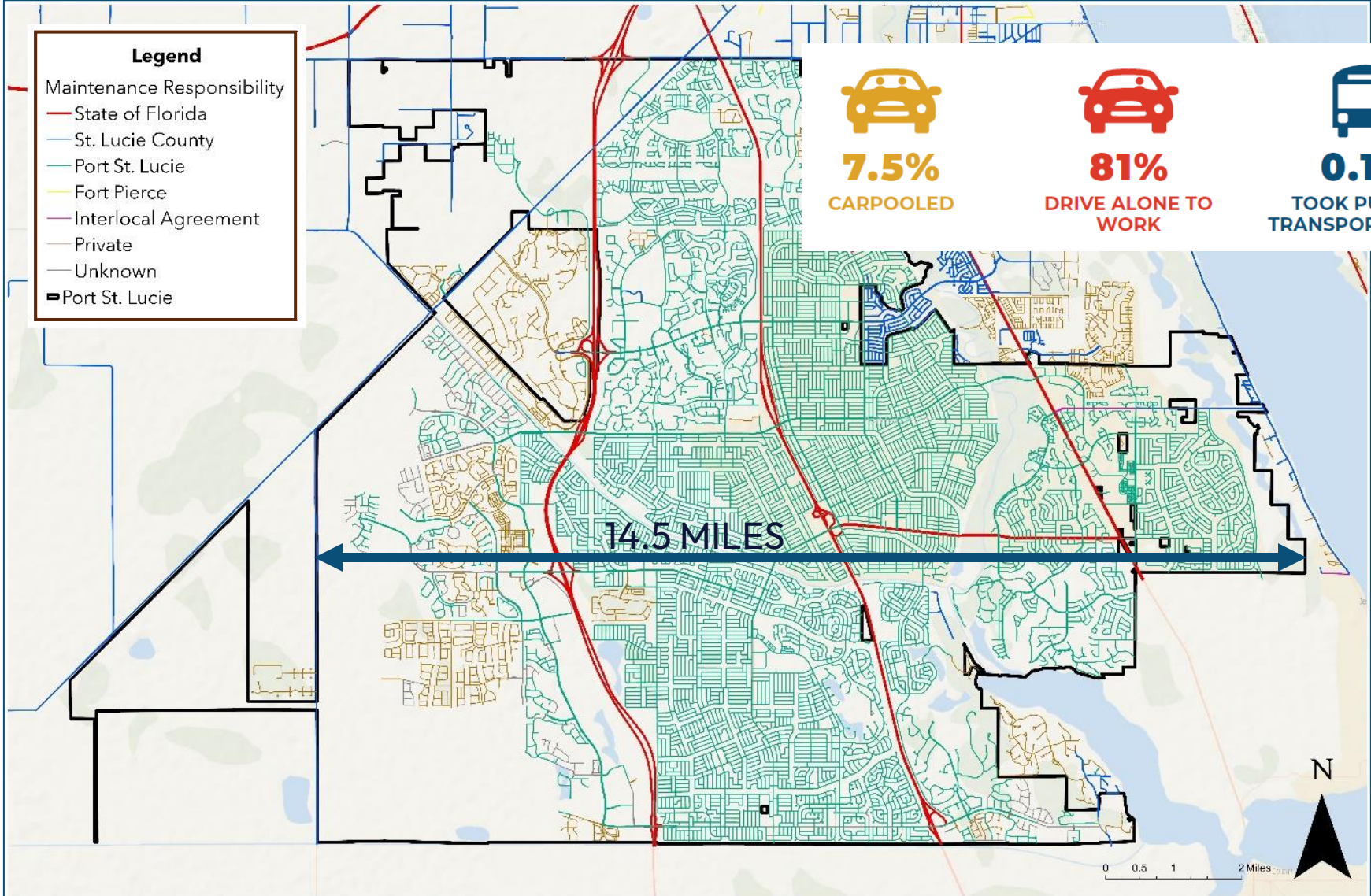
Do not live in Port St. Lucie



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




COMMUNITY ASSESSMENT



7.5%
CARPOOLED



81%
DRIVE ALONE TO
WORK



0.1%
TOOK PUBLIC
TRANSPORTATION



1.2%
WALKED TO
WORK



0.3%
BIKED TO WORK



29.2
MEAN
COMMUTE TIME



191,934
DAYTIME
POPULATION

COMMUNITY ASSESSMENT

2000-2020 COMPOUND ANNUAL GROWTH RATE



4.27%
POPULATION

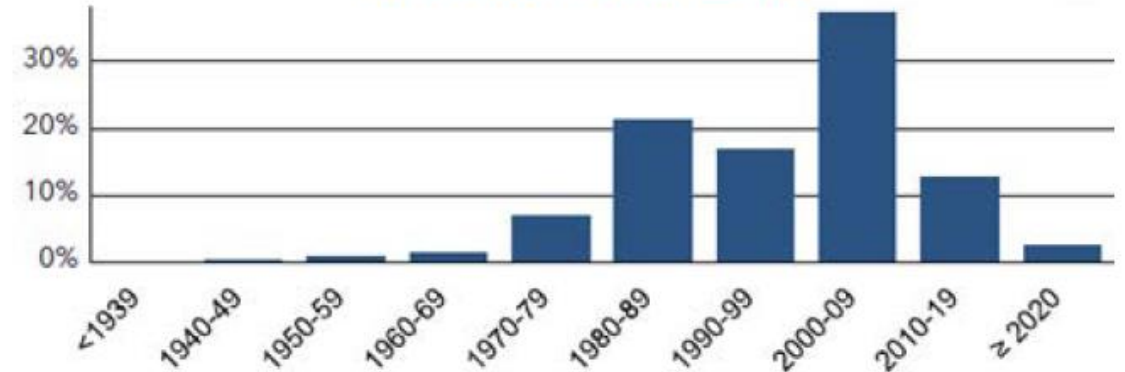


4.13%
HOUSEHOLDS

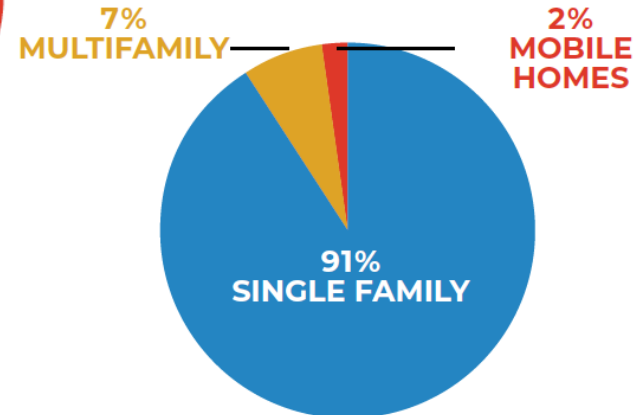
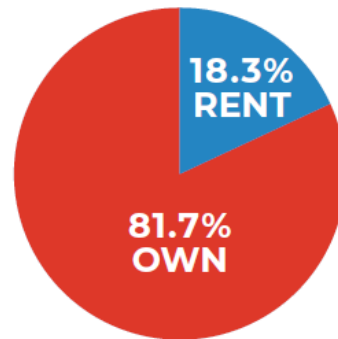


4.09%
HOUSING UNITS

HOUSING: YEAR BUILT



2.68
**AVERAGE SIZE
HOUSEHOLD**



\$377,351
**MEDIAN
HOME
VALUE**

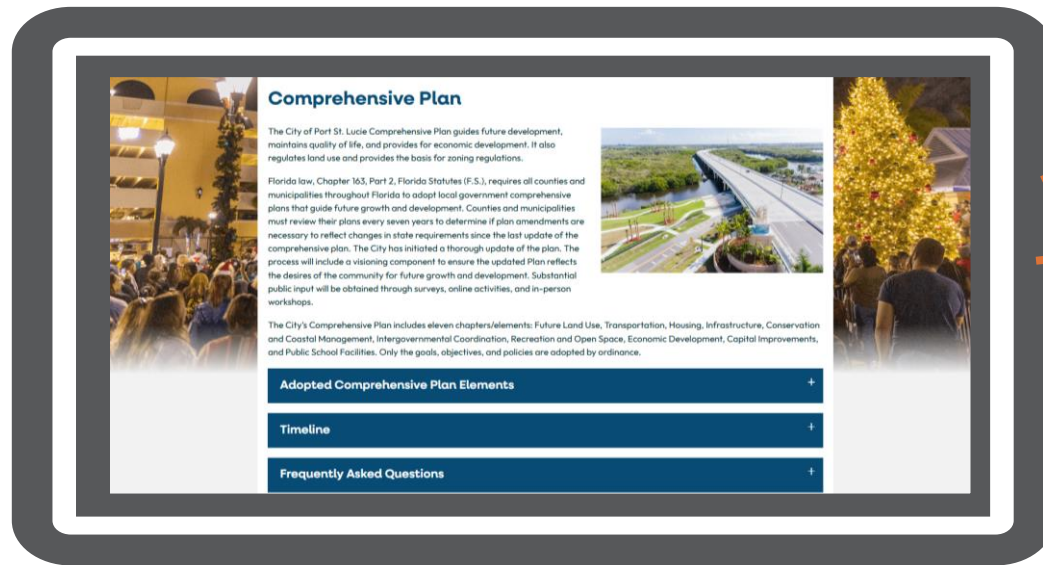


\$12,320
AVG. SPENT ON
MORTGAGE & BASICS



30%
PERCENT OF INCOME
FOR MORTGAGES

PUBLIC ENGAGEMENT




SCAN ME!

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

PUBLIC ENGAGEMENT

Comprehensive Plan



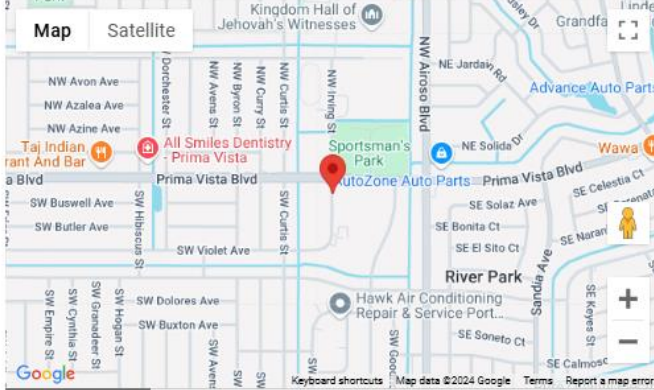
**Take our
ONLINE
SURVEY**

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

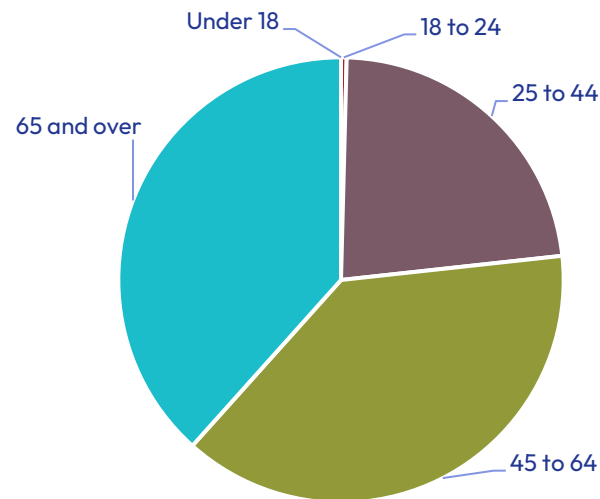
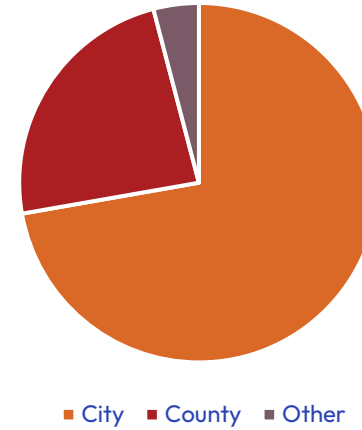
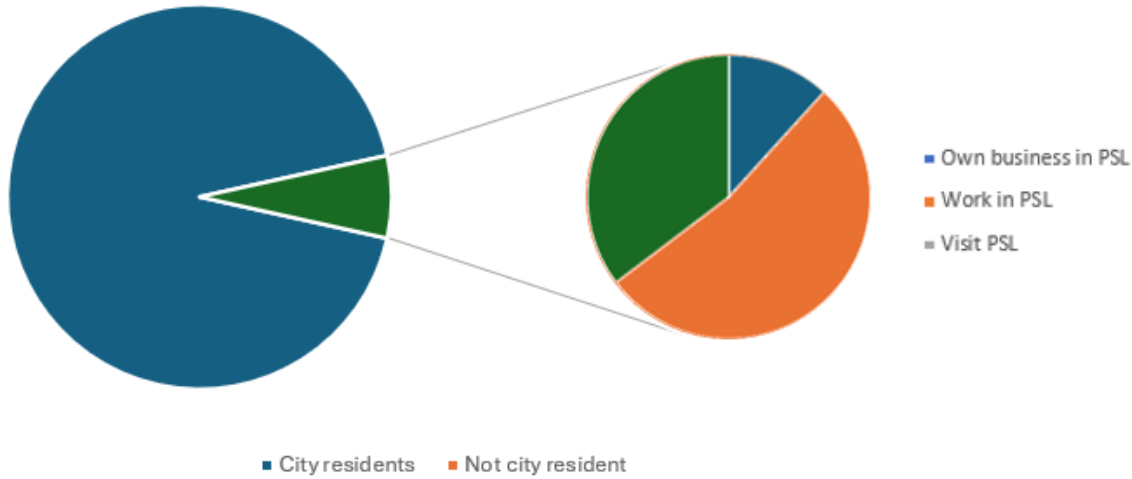
Use the address field below the map to search an address, city or zip code. Then drag and drop the pin on an area of Port St. Lucie and tell us your comments about it below! *



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: *

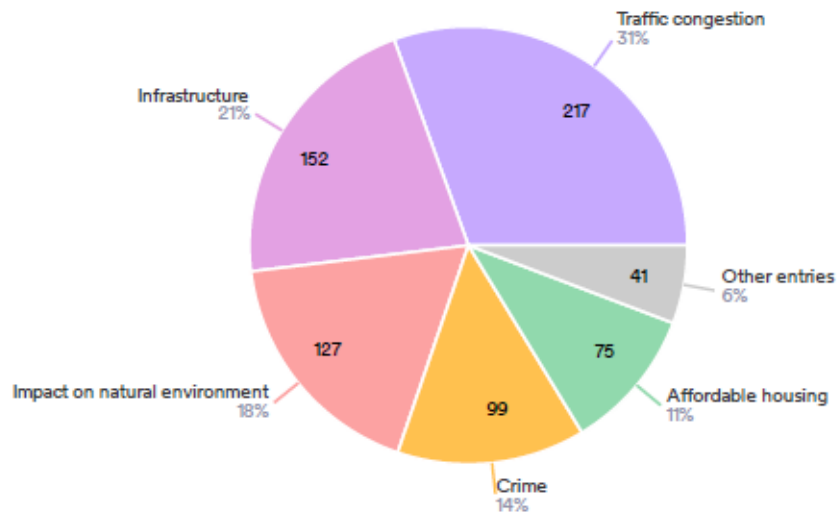
PUBLIC ENGAGEMENT



PUBLIC ENGAGEMENT

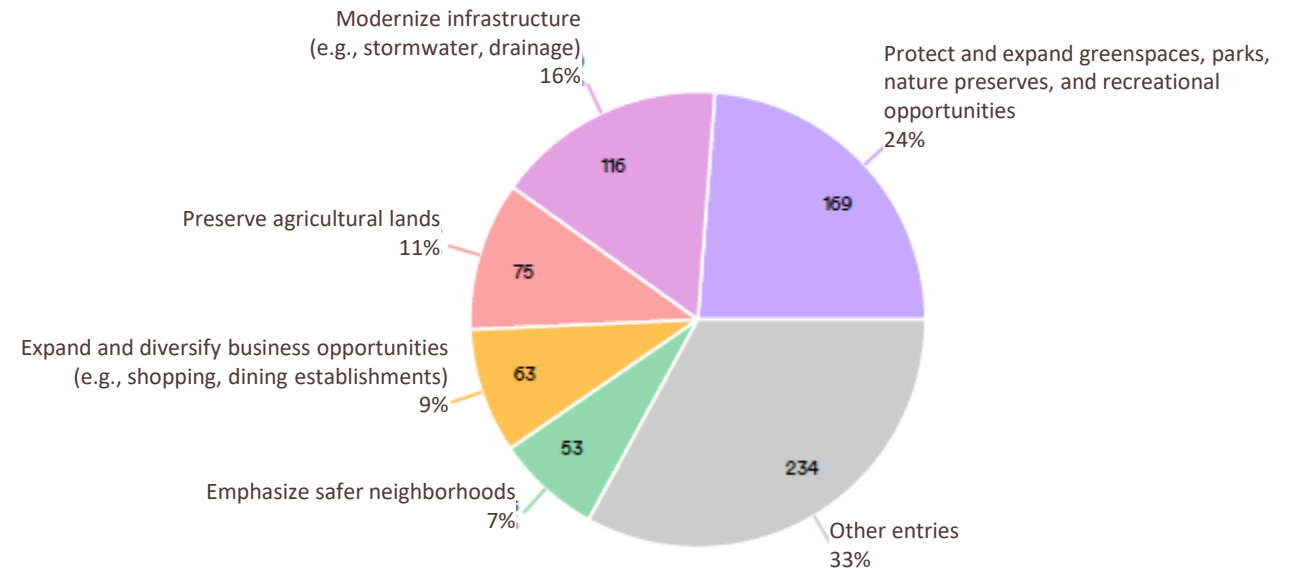
What are the top 3 concerns you have related to future growth within the City of Port St. Lucie?

711 Responses



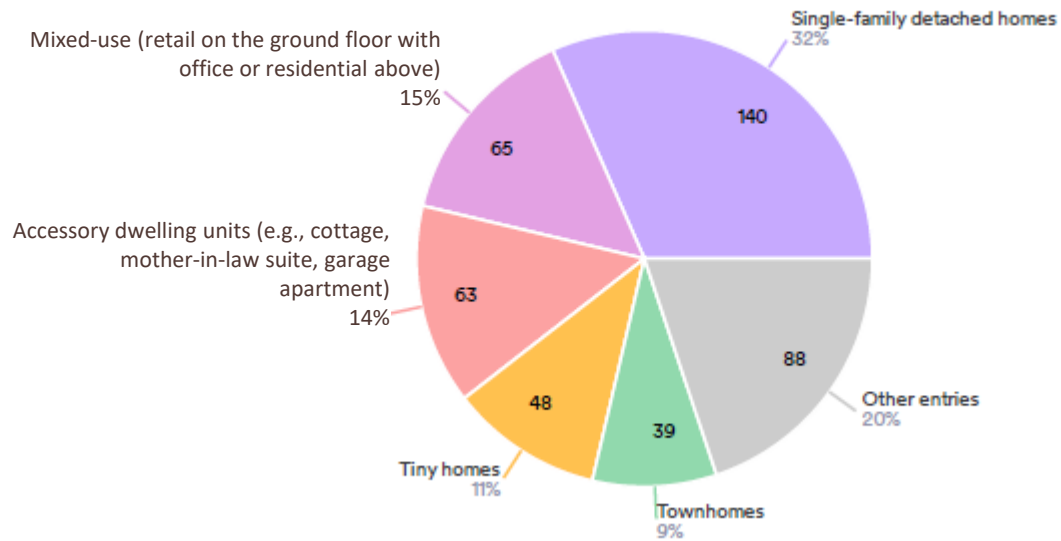
What are your top 3 priorities for land use and development in the future of Port St. Lucie?

710 Responses

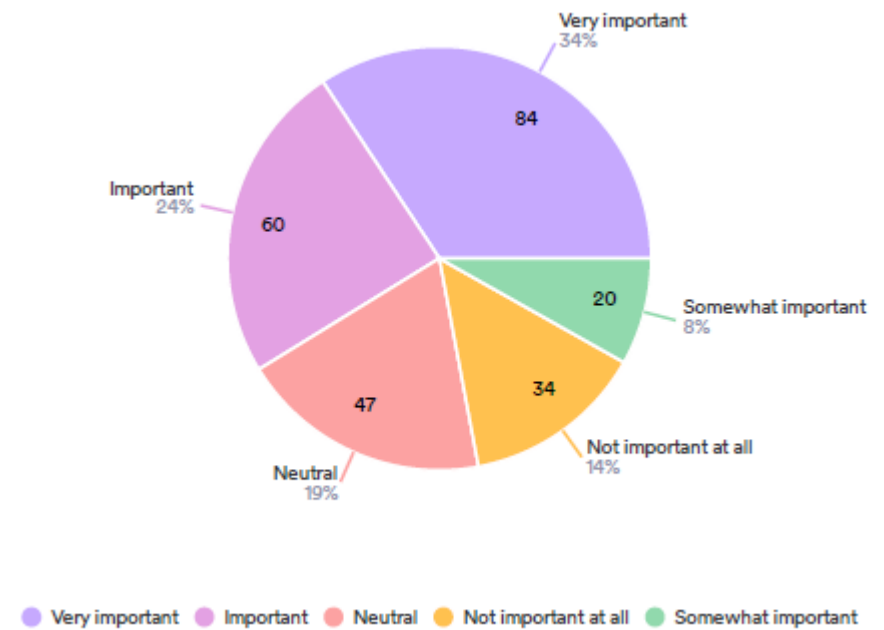


PUBLIC ENGAGEMENT

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



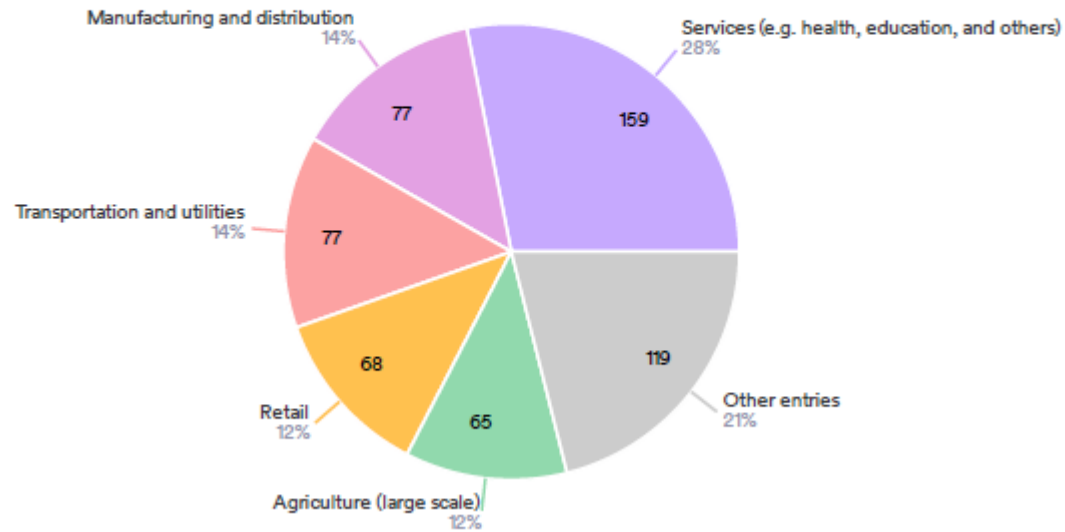
How important do you think it is for the City to provide 'affordable' and/or 'workforce' housing options within the city boundaries?
245 responses



PUBLIC ENGAGEMENT

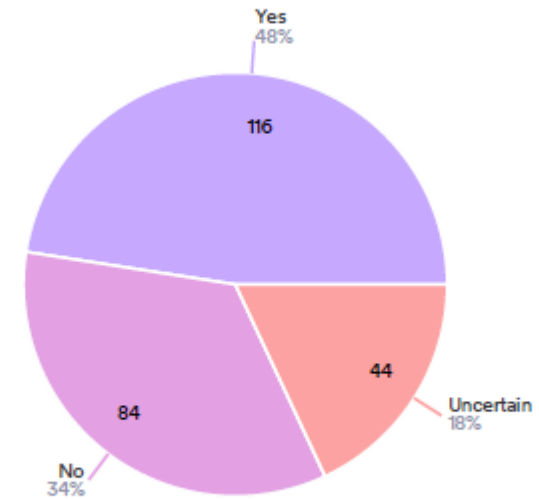
What industries should the City of Port St. Lucie seek to grow within the next 20 years?

565 Responses



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

244 Responses



● Yes ● No ● Uncertain

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



THANK YOU!