City of Port St. Lucie

NUE URBAN CONCEPTS
LAND USE • MOBILITY • PARKING • FEES

Services:
Prime Consultant for the Development (2021) & Update (2022, 2023, 2025) of a Mobility Plan & Mobility Fee & Comprehensive Plan Amendment (2024); Subconsultant for the Evaluation and Appraisal Report (2025); and Ongoing Services

Client: City of Port St. Lucie Planning and Zoning Department

Contact: Mary F. Savage-Dunham AICP - Planning & Zoning Director

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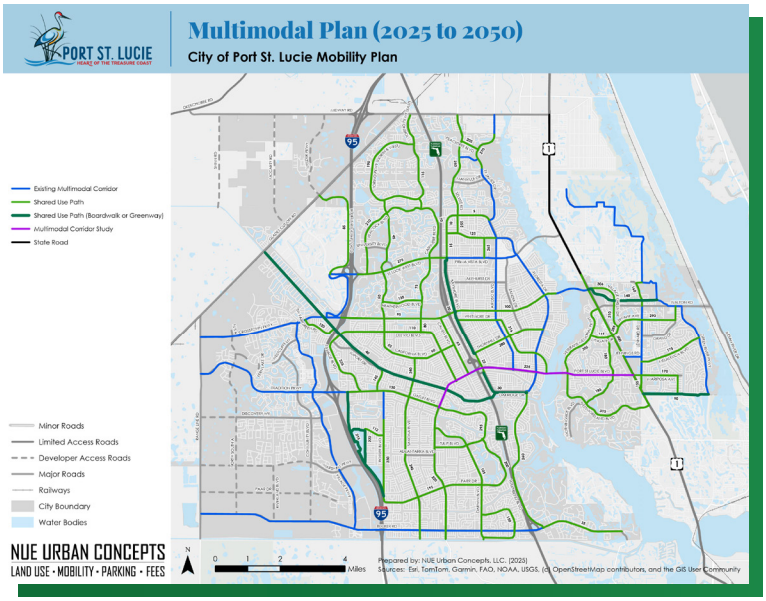
Project Duration:	Status:	Year Adopted:	Cost:
5 years	Completed	2021, 2022, 2026	$1.5 Million



Since 2021, NUE Urban Concepts (NUC) has provided comprehensive mobility planning and implementation support for the City of Port St. Lucie. In 2021, NUC developed the Phase 1 Mobility Plan and Mobility Fee to replace transportation concurrency and the City's roadway impact fee program. In 2022, NUC served as an expert witness during a year-long mediation between the City and County related to the collection of County road impact fees, conducting detailed travel demand modeling and level-of-service analyses. Following the settlement, NUC developed the Phase 2 Mobility Fee, adopted in September 2022, which removed County roads from the fee program and was based on detailed roadway, intersection, and multimodal improvements.

In 2023, NUC worked with the City to update and finalize the 2045 Mobility Plan, which serves as the foundation for the City's Mobility Fee system as an alternative to transportation concurrency. NUC has continued to support the City's mobility fee program through development of an administration manual and ongoing technical assistance. In 2023 and 2024, NUC also assisted the City with amendments to the Transportation Element of the Comprehensive Plan to align goals, objectives, and policies with the adopted Mobility Plan and Mobility Fee.

In 2025 and 2026, NUC supported (subconsultant) Inspire Placemaking through the Evaluation and Appraisal Report (EAR) process and led (prime) an update to the Mobility Plan and Mobility Fee to implement HB 479. This effort addressed 20-year roadway capacity needs and updated the City's functional classification and future lane maps. Notably, this update applied long-range transportation plan modeling methodologies, including real-time updates to the regional travel demand model and analysis of present and future travel patterns to support interlocal agreement negotiations with the County. ▪