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## FUTURE LAND USE ELEMENT

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### DATA INVENTORY AND ANALYSIS

#### Purpose

The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives and policies contained in St. Lucie County's Comprehensive Plan. The supporting data provides a broad survey of current land use patterns, natural land features, and availability of public facilities for existing and future development. Future land use patterns are depicted on the Future Land Use Map.

#### Planning Timeframes

The St. Lucie County Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a 5-year period ending FY 2015 (short term) and a 20-year period ending FY 2030 (long term).

### EXISTING LAND USE CONDITIONS

#### General Description

St. Lucie County is located along Florida's southeast coast, in the upper reaches of the South Florida geographic region. Locally, this area is referred to as Florida's Treasure Coast because of the many Spanish Treasure Galleons shipwrecked along this part of the coast. The County comprises approximately 600 square miles, of which approximately 440 square miles are unincorporated area and subject to the land use and regulatory authority of the St. Lucie County Board of County Commissioners. The balance of the County consists of territory located within the incorporated municipalities of Fort Pierce, Port St. Lucie, and St. Lucie Village.

Physiographically, the County is divided into three primary regions: the Atlantic Coastal Ridge (including the barrier islands), the Eastern Valley and the Osceola Plain. The dominating physiographic region of the east/central portion of the County is known as the Eastern Valley. The Valley extends from the Atlantic Coastal Ridge to the central part of the County. Elevations in this area range from 15 to 30 feet above sea level. The land within this area falls generally to the southeast.

The vast citrus and ranching areas of central and western St. Lucie County are contained within the physiographic areas known as the Sebastian/St. Lucie Flats, Allapattah Flats and the Osceola Flats. Except where drained for agricultural activities, these areas are characteristically pocketed with surface wetlands and have limited natural drainage. Elevations in this area are in the range of 30 to 60 feet, with the general fall of the land being from the northwest to the southeast.

The Atlantic Coastal Ridge forms the eastern border of the County and includes the coastal barrier island, locally known as Hutchinson Island, the Indian River Lagoon and the ridge which lies east of the North and South Savannas and parallels Indian River Drive. Elevations range from sea level to about 15 feet on the barrier islands to as much as 50 feet along the western shorelines of the Indian River Lagoon. The western terminus of the Atlantic Coastal Ridge lies approximately along the eastern edge of the Savannas, both north and south of Fort Pierce.

Located within the Eastern Valley is the single principal freshwater estuary in St. Lucie County, the North Fork of the St. Lucie River. Secondary water courses include the North Fork's two primary tributaries, Five Mile and Ten Mile Creeks. An unconnected freshwater marsh network, known as the Savannas, is located immediately to the west of the Atlantic Coastal Ridge. The Savannas represent a vanishing natural feature that was once found along the entire length of the Indian River Lagoon, from Volusia County to Northern Palm Beach County. Through the continued effort of the State of Florida's Conservation and Recreational Land (CARL) (now called the Florida Forever) acquisition program, approximately 90% of the privately held properties within this area have been acquired for perpetual public preservation.

Lying between the western edges of the Atlantic Coastal Ridge and the barrier island is the Indian River Lagoon. This saltwater estuary is part of a larger ecosystem which extends 156 miles from Volusia County to Northern Palm Beach County. More detailed discussions on the function and vitality of the Indian River Lagoon system can be found in the Conservation and Coastal Management Elements of the St. Lucie County Comprehensive Plan.

Section 258.39(8), (9) and (12), Florida Statutes, provides for the official designation of the Indian River Lagoon and portions of the North Fork of the St. Lucie River as Aquatic Preserves. The Florida Department of Environmental Protection, charged with administration and supervision of these preserves, has adopted specific management plans for both areas, conducting both research and enforcement actions within them.

In addition to its inland estuary and isolated wetland network, St. Lucie County has 21 miles of Atlantic Ocean shoreline, much of which is currently undeveloped. Through the efforts of the residents of St. Lucie County and the State of Florida, approximately seven miles of this unincorporated oceanfront are under public ownership. Another two miles of oceanfront property are owned by the Florida Power & Light Company, and are to be maintained in their present natural state in conjunction with the operation of the St. Lucie Power Plant facilities. The balance of the remaining oceanfront properties is held in private ownership and available for development activities, which have historically been residential in character.

### **Existing Land Uses**

Most of unincorporated St. Lucie County remains agricultural in use. Therefore, future planning and development of these western areas remains a significant issue for the County. Single Family residential, public service facilities, and conservation/recreation areas are equally proportioned in this area.

**Table 1-1 Existing Land Uses (Unincorporated St. Lucie County)**

| <b>Existing Land Use</b>         | <b>Acreage</b>    | <b>% of Total Land Area</b> |
|----------------------------------|-------------------|-----------------------------|
| Conservation/Recreation          | 9,081.77          | 3.20%                       |
| Agriculture                      | 206,539.91        | 72.75%                      |
| Residential Single Family        | 15,478.14         | 5.45%                       |
| Residential Mobile Homes         | 834.74            | 0.29%                       |
| Residential Multifamily          | 1,480.82          | 0.52%                       |
| Mixed Use                        | 164.29            | 0.06%                       |
| Commercial                       | 2,485.92          | 0.88%                       |
| Public Services                  | 18,961.99         | 6.68%                       |
| Transportation                   | 819.22            | 0.29%                       |
| Light Industrial                 | 0.73              | 0.00%                       |
| Industrial                       | 3,853.63          | 1.36%                       |
| Residential Vacant               | 5,516.17          | 1.94%                       |
| Commercial Vacant                | 1,072.25          | 0.38%                       |
| Public Services Vacant           | 402.01            | 0.14%                       |
| Right of Way                     | 5,813.46          | 2.05%                       |
| Water                            | 745.38            | 0.26%                       |
| ROW/Water (Non-parcelized areas) | 10,663.65         | 3.76%                       |
| <b>Total</b>                     | <b>283,914.07</b> | <b>100.00%</b>              |

Source: St. Lucie Planning and Development Services 2009

Please note that there are a number of acres that are not parcelized in Table 1-1 and Table 1-2, but fall within unincorporated St. Lucie County. The acreage difference is due to the methods with which each of the data layers was created. A parcel layer is created at a closer scale therefore there can be more detail provided. The County boundary on the other hand was created at a regional or state level, which leads to a more general area represented. These layers were created by separate agencies which inherently lead to discrepancies between each of the datasets.

**Future Land Uses**

More than half of unincorporated St. Lucie County has the Agriculture-5 land use designation. The Towns, Villages and Countryside and Residential Urban designations make up 5% of the total land each. Conservation-Public is approximately 4% of the total land area. Lands with Commercial or Industrial land use designations each make up less than 1% of the total land area.

**Table 1-2 Future Land Uses (Unincorporated St. Lucie County)**

| <b>Future Land Use</b>           | <b>Acreage</b>    | <b>% of Total Land Area</b> |
|----------------------------------|-------------------|-----------------------------|
| Agriculture-5                    | 187,014.20        | 65.80%                      |
| Agriculture-2.5                  | 3,633.04          | 1.28%                       |
| Residential Estate               | 2,809.39          | 0.99%                       |
| Residential Suburban             | 6,385.66          | 2.25%                       |
| Residential Urban                | 14,114.35         | 4.97%                       |
| Residential Medium               | 1,807.88          | 0.64%                       |
| Residential High                 | 449.02            | 0.16%                       |
| Residential/Conservation         | 2,646.85          | 0.93%                       |
| Conservation-Public              | 11,985.24         | 4.22%                       |
| Commercial                       | 1,702.64          | 0.60%                       |
| Industrial                       | 2,741.25          | 0.96%                       |
| Public Facilities                | 1,412.35          | 0.50%                       |
| Transportation/Utilities         | 2,930.00          | 1.03%                       |
| Mixed Use Development            | 5,219.67          | 1.84%                       |
| Historic                         | 8.30              | 0.00%                       |
| Special District                 | 8,038.02          | 2.83%                       |
| Towns, Villages & Countryside    | 13,570.61         | 4.77%                       |
| Right of Way                     | 6,954.26          | 2.45%                       |
| ROW/Water (Non-parcelized areas) | 10,769.32         | 3.79%                       |
| Spoil Islands & Submerged Lands  | 31.31             | 0.01%                       |
| <b>Totals</b>                    | <b>284,223.36</b> | <b>100.00%</b>              |

Source: St. Lucie County, 2009

*Urban Service Boundary*

This Element establishes an Urban Service Boundary which runs generally along the I-95/Turnpike corridor and limits the area for which the County will provide services. Development west of the Urban Service Boundary is limited to densities which range from 1 dwelling unit per acre to .20 dwelling units per acre (1 dwelling unit per five acres). Development in excess of these densities requires an amendment to the Future Land Use Map of this plan. Any approval of such an amendment must include findings that the developer will provide the necessary services at no cost to local government and the conversion of agricultural land maintains the viability of agricultural uses on adjacent lands.

*Urban Service Area*

This area lies to the east of the previously discussed Urban Service Boundary and represents the preferred regions for development at urban intensities. The area indicated is the most likely to have centralized water and wastewater services provided by either a municipal utility or a privately operated regional enterprise. The intent of the urban service area designation is to restrict the negative impacts of a sprawling low density development pattern and the fiscal burden that pattern of development has on the ability of the community to meet its service needs.

The Urban Service Area is not designed to be a permanent or static limitation on growth. Rather it is intended to indicate the areas of the County that can reasonably be expected to be provided with necessary community services during the fiscal planning periods of this plan.

Future Land Use Element policies speak to the definition of the boundary of the Urban Service line. The policies provides for some flexibility in the exact location of this line by as much as 1,500 feet, without the need to amend to the Comprehensive Plan. This flexibility is based upon the recognition that as properties develop they may in fact have boundaries that lie in part beyond the defined Urban Service boundary as depicted. It is not the intention of this plan to penalize these properties for being partially outside of this area.

For example, it is conceivable that a property could be divided by the Urban Service boundary, but through particular topographic conditions it may be possible for that entire site to receive the full range of community utility services. The Urban Service designation is not intended to be a line of absolute demarcation for the provision of these services.

**Land Use/Zoning**

The following table provides a land use district/zoning district compatibility chart that is intended to provide assistance in the application of compatible zoning districts, as currently found in St. Lucie County's Land Development Code.

**Table 1-3 Land Use Designation/Zoning Compatibility Matrix**

| Zoning | LAND USE DISTRICTS |        |    |    |    |    |    |     |      |     |     |     |     |    |   |    |     |
|--------|--------------------|--------|----|----|----|----|----|-----|------|-----|-----|-----|-----|----|---|----|-----|
|        | AG-5               | AG-2.5 | RE | RS | RU | RM | RH | R/C | Cpub | COM | IND | P/F | MXD | SD | H | TU | TVC |
| AG-5   | X                  | X      | X  | X  |    |    |    | X   |      |     |     | X   | X   |    |   |    |     |
| AG-2.5 |                    | X      | X  | X  |    |    |    |     |      |     |     | X   | X   |    |   |    |     |
| AG-1   |                    |        | X  | X  | X  | X  |    |     |      |     |     |     | X   |    |   |    | X   |
| R/C    |                    |        | X  | X  | X  | X  | X  | X   |      |     |     |     | X   |    |   |    |     |
| AR-1   |                    |        | X  | X  | X  | X  |    |     |      |     |     |     | X   |    |   |    |     |
| RE-1   |                    |        | X  | X  | X  | X  |    |     |      |     |     |     | X   |    |   |    |     |
| RE-2   |                    |        |    | X  | X  | X  | X  |     |      |     |     |     | X   |    |   |    |     |
| RS-2   |                    |        |    | X  | X  | X  | X  |     |      |     |     |     | X   |    |   |    |     |
| RS-3   |                    |        |    |    | X  | X  | X  |     |      |     |     |     | X   |    |   |    |     |
| RS-4   |                    |        |    |    | X  | X  | X  |     |      |     |     |     | X   |    |   |    |     |
| RM-5   |                    |        |    |    | X  | X  | X  |     |      |     |     |     | X   |    |   |    |     |
| RMH-5  |                    |        |    |    | X  | X  | X  |     |      |     |     |     | X   |    |   |    |     |
| RM-7   |                    |        |    |    |    | X  | X  |     |      |     |     |     | X   |    |   |    |     |
| RM-9   |                    |        |    |    |    | X  | X  |     |      |     |     |     | X   |    |   |    |     |
| RM-11  |                    |        |    |    |    |    | X  |     |      |     |     |     | X   |    |   |    |     |
| RM-15  |                    |        |    |    |    |    | X  |     |      |     |     |     | X   |    |   |    |     |
| CN     | X                  | X      | X  | X  | X  | X  | X  |     |      | X   |     |     | X   |    |   |    |     |
| CO     | X                  | X      | X  | X  | X  | X  | X  |     |      | X   |     |     | X   |    |   |    |     |
| CG     |                    |        |    |    |    |    |    |     |      | X   | X   |     | X   |    |   |    |     |
| IL     |                    |        |    |    |    |    |    |     |      |     | X   |     | X   |    |   |    | X   |
| IH     |                    |        |    |    |    |    |    |     |      |     | X   |     | X   |    |   |    | X   |
| IX     | X                  | X      | C  | C  | C  | C  | C  |     | C    | X   | X   | X   | X   |    |   |    |     |
| U      | X                  | X      | X  | X  | X  | X  | X  | X   | X    | X   | X   | X   | X   | X  | X | X  | X   |
| I      | X                  | X      | X  | X  | X  | X  | X  | X   | X    | X   | X   | X   | X   | X  | X |    | X   |
| RF     | X                  | X      | X  | X  | X  | X  | X  | X   |      | X   |     | X   | X   |    | X |    |     |
| PCS    |                    |        |    |    |    |    |    |     |      |     |     |     |     |    |   |    | X   |
| PUD    | X                  | X      | X  | X  | X  | X  | X  | X   |      |     |     | X   | X   | X  | X |    | X   |
| PNRD   | X                  | X      | X  | X  | X  | X  | X  | X   |      | X   | X   | X   | X   | X  | X |    |     |
| PMUD   | X                  | X      | X  | X  | X  | X  | X  | X   |      | X   | X   | X   | X   | X  | X |    |     |
| PRW    |                    |        |    |    |    |    |    |     |      |     |     |     |     |    |   |    | X   |
| PTV    |                    |        |    |    |    |    |    |     |      |     |     |     |     |    |   |    | X   |
| HIRD   |                    |        | X  | X  | X  | X  | X  | X   |      |     |     | X   | X   | X  | X |    |     |
| RVP    |                    |        |    |    |    |    |    |     |      | X   |     |     | X   |    |   |    |     |
| CPUB   | X                  | X      | X  | X  | X  | X  | X  | X   | X    | X   | X   | X   | X   | X  | X | X  | X   |

X - indicates compatible land use/zoning combination  
 C - indicates requirement for Conditional Use to insure compatibility

**Population**

As noted in the below table the overall County population grew by 41% between 2000 and 2009. The County's population includes the City of Port St. Lucie which was the fastest growing City in the nation in 2003. In 2005, the County was the second fastest growing County in Florida. During the same period, the unincorporated population grew by 10% even with numerous annexations of unincorporated areas by the City of Fort Pierce.

The County and unincorporated County population will continue to grow and reflect development for approved DRIs, the Towns, Villages, and Countryside (TVC) designated area, and infill development.

**Table 1-4 Population Projections 2000-2030**

|                         | 2000*   | 2009**  | 2010    | 2011*** | 2015    | 2020    | 2025    | 2030    |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>St. Lucie County</b> | 192,695 | 272,864 | 276,700 | 283,980 | 313,100 | 354,300 | 395,200 | 434,100 |
| <b>Unincorporated</b>   | 65,806  | 72,925  | 74,983  | 75,961  | 79,874  | 83,974  | 87,796  | 91,201  |

Source: Florida Population by County 2008-2035, BEBR, March 2009 (for County population 2010 to 2030); Shimberg Center (University of Florida), 2009 (for Unincorporated St. Lucie County 2010 to 2030).

\*US Census

\*\*August 2009 BEBR population estimates for both St. Lucie County and Unincorporated St. Lucie County

\*\*\*2011 population based upon the projected average annual increase in residents 2010-2015.

## Vacant Lands

The following table show vacant lands with their future land use designation. The future land use designation with the largest number of vacant lands is Residential Urban followed by Residential Suburban and Residential Medium.

**Table 1-5 Vacant Lands with Future Land Use**

| Vacant Lands with Future Land Use | Acreage  | % of Total Area |
|-----------------------------------|----------|-----------------|
| Agriculture-5                     | 471.98   | 6.75%           |
| Agriculture-2.5                   | 142.87   | 2.04%           |
| Residential Estate                | 81.39    | 1.16%           |
| Residential Suburban              | 889.13   | 12.72%          |
| Residential Urban                 | 2,674.21 | 38.26%          |
| Residential Medium                | 684.07   | 9.79%           |
| Residential High                  | 123.37   | 1.77%           |
| Residential/Conservation          | 584.71   | 8.37%           |
| Conservation-Public               | 50.12    | 0.72%           |
| Commercial                        | 677.40   | 9.69%           |
| Industrial                        | 26.37    | 0.38%           |
| Public Facilities                 | 35.43    | 0.51%           |
| Transportation Utilities          | 10.60    | 0.15%           |
| Mixed Use Development             | 132.21   | 1.89%           |
| Special District                  | 177.12   | 2.53%           |
| Towns, Villages & Countryside     | 218.88   | 3.13%           |
| Right of Way                      | 7.21     | 0.10%           |
| Spoil Islands & Submerged Land    | 2.12     | 0.03%           |
| Totals                            | 6,989.19 | 100.00%         |

Source: St. Lucie Planning and Development Services, 2009

## Population and Need for Development

The following table shows the unincorporated County's potential to accommodate the population projected. Based upon vacant lands only, 63,268 people can be accommodated by future development over and above the existing population. The Existing Land Use Maps show only 218 acres of vacant land for the Towns, Villages, and Countryside (TVC) designation. Currently, most of the lands within the TVC area are considered to have an existing land use of agriculture. Potential housing development in the TVC and two approved DRIs have been included in this analysis to fully represent unincorporated St. Lucie County's potential to accommodate future population.

**Table 1-6 Vacant Lands and Ability to Accommodate Population**

|  | <b>Acreage</b>  | <b>Permitted Density<br/>(du/acre)</b> | <b>Potential<br/>Number of<br/>Dwelling Units</b> | <b>Potential<br/>Population</b> |
|--|-----------------|--|---|---------------------------------|
| <b><i>Vacant Lands</i></b>   |                 |  |   |                                 |
| Residential Estate   | 81.39           | 1                                      | 81  | 184                             |
| Residential Suburban   | 889.13          | 2                                      | 1,778   | 4,019                           |
| Residential Urban  | 2,674.21        | 5                                      | 13,371  | 30,219                          |
| Residential Medium   | 684.07          | 9                                      | 6,157   | 13,914                          |
| Residential High   | 123.37          | 15                                     | 1,851   | 4,182                           |
| Residential/Conservation   | 584.71          | 0.2                                    | 117   | 264                             |
| Mixed Use Development  | 132.21          | 15                                     | 1,983   | 4,482                           |
| Special District   | 177.12          | 15                                     | 2,657   | 6,004                           |
| Towns, Villages & Countryside  | 218.88          | * See Below                            | *See Below  | *See Below                      |
| <i>Sub total</i>   | <i>5,565.09</i> |  | <i>27,995</i>                                     | <i>63,268</i>                   |
| <b><i>Approved Undeveloped Areas</i></b>   |                 |  |   |                                 |
| Towns, Villages & Countryside  |                 |  | 37,500.00   | 84,750.00                       |
| Visions at Indrio DRI  |                 |  | 2,605.00  | 5,887.30                        |
| Capron Lakes DRI   |                 |  | 3,100.00  | 7,006.00                        |
| <b>Total</b>   |                 |  | <b>71,200</b>                                     | <b>160,911</b>                  |
| Note: Household size of 2.26 persons per household based upon Shimberg data on 2007 population and number of households for unincorporated St. Lucie County used to estimate potential population. |                 |  |   |                                 |
| Source: St. Lucie Growth Management, Shimberg, Calvin Giordano & Associates, Inc.  |                 |  |   |                                 |

Population projections indicate a need to house 18,276 between 2009 and 2030. Based upon the above analysis, St. Lucie County will be able to accommodate the projection population growth.

## PUBLIC FACILITY NEEDS

### *Transportation*

St. Lucie County maintains approximately 517 centerline miles of roadway throughout the County. Of these roads, approximately 374 miles are paved and 143 miles unpaved. The City of Port St. Lucie maintains approximately 877 centerline miles of roadway. The City of Fort Pierce maintains approximately 136 centerline miles of roadway, while the St. Lucie Village maintains approximately 4 centerline miles of roadway. Transportation is coordinated through the St. Lucie County Transportation Plan, a comprehensive, long-range outline of all major needed or desired transportation projects through the planning year 2030. This plan is a segment of the St. Lucie and Martin County Regional Long Range Transportation Plan (RLRTP).

Designated Strategic Intermodal System facilities in St. Lucie County include I-95, the Turnpike, the Florida East Coast Railroad, and the Atlantic Intracoastal Waterway. Emerging SIS facilities include SR 70/Okeechobee Road, and the South Central Florida Express Railroad.



Due to increasing traffic and economic development, the County is coordinating with the St. Lucie Transportation Planning Organization and FDOT on the widening of Kings Highway, SR70/Okeechobee Boulevard, and Midway Road. Additional coordination will be needed to ensure the flow of traffic throughout the North County in conjunction with development of the TVC.

Significant transportation facilities include the St. Lucie Airport, a general aviation facility and the Port of Ft. Pierce is the region's only deep water port, maintaining a channel depth of 28 feet.

Transit is provided by the St. Lucie Council on Aging (fixed route and demand response) and the Treasure Coast Connector. St. Lucie County and Martin County completed the Regional Transit Development Plan for the Port St. Lucie Urbanized Area for planning new transit routes in the area. The County intends to support passenger rail services when available and encourage transit-oriented guidelines.

The Board of County Commissioners adopted the St. Lucie County Bicycle, Pedestrian, Greenways & Trails Master Plan completed by the St. Lucie Transportation Planning Organization (TPO) in 2008. The St. Lucie County Bicycle, Pedestrian, Greenways & Trails Master Plan inventoried all the existing sidewalks, bike paths, missing sidewalks, and provided suggestions to improve the system.

The Transportation Element provides information of existing and projected level of services standards, transportation improvement strategies, and long term transportation planning programs.

#### *Potable Water*

St. Lucie County adopted the 10-Year Water Supply Facilities Work Plan and the Water and Wastewater Master Plan in 2008 which will serve as the overall planning documents for potable water facilities. The two (2) major urban areas of the County, Fort Pierce and Port St. Lucie, have regionalized potable water treatment and distribution systems. Unincorporated areas are serviced by St. Lucie Utilities, Fort Pierce Utility Authority (FPUA) and private suppliers.

There is sufficient capacity to serve unincorporated St. Lucie County residents in the short term and long term planning timeframes.

#### *Wastewater*

The unincorporated County presently has wastewater service provided by St. Lucie Utilities, Fort Pierce Utility Authority, several medium sized utilities (St. Lucie West and private utilities), small package plants, and septic tanks.

The wastewater utility providers have sufficient capacity to serve unincorporated St. Lucie County residents in the short term and long term planning timeframes.

#### *Drainage*

Major surface drainage modifications to St. Lucie County commenced with the formation of the North St. Lucie River Water Control District (1917) and the Fort Pierce Farms Water Control District (1919). These Districts were created for the purpose of agricultural drainage and irrigation, with a secondary purpose being flood control activities.

During the 1940s, the U.S. Army Corps of Engineers (COE) channelized portions of the North Fork of the St. Lucie River in an effort to improve its water-carrying capacity and to accelerate its speed or discharge into the Atlantic Ocean. During the 1960s, the COE constructed Canals C-23, C-24, and C-25, along with their control structures. With the construction of this Primary Canal system for the South Florida Water Management District, the County was then divided into a series of Sub-Basins.

The Comprehensive Everglades Restoration Plan (CERP)/Indian River Lagoon (IRL)-South Plan projects will provide benefits to the primary drainage system and water quality. The County's Capital Improvements projects will provide benefits to the secondary and local drainage systems.

#### *Solid Waste*

St. Lucie County has been operating its present landfill since 1978. Currently, solid wastes received by the County are disposed of at the St. Lucie County Baling and Recycling Facility, which is the only solid waste disposal facility currently permitted in the County.

There is sufficient capacity to serve unincorporated St. Lucie County residents in the short term and long term planning timeframes.

#### *Parks*

The County is required to provide a minimum level of service of 5 acres of Community Parks for the unincorporated population, 2.5 acres of Regional Park land area for every 1,000 residents countywide, and 21.2 acres of Resource-based Parks per 1,000 residents countywide. Currently, the County has a deficit of Community Parks and Regional Parks.

#### *School Capacity*

The St. Lucie School District provides public school facilities within the County. The County adopted the Public School Facilities Element as required by Florida Statutes and updates the Capital Improvement Element according to the School District's five year work plan.

The Five Year District Facilities Work Plan 2010-2011 provides for the following new schools to accommodate seven developments of regional impact (DRIs) within the County:

- High School BBB- Port St. Lucie
- K-8 BB-SW Port St. Lucie
- K-8 CC- SW Port St. Lucie

## **CONSERVATION ISSUES**

### **Natural Resources**

The following Future Land Use Element Data Inventory and Analysis requirements are provided in other Comprehensive Plan Elements as follows:

- *Infrastructure*  
Wellfield Protection
- *Conservation*  
Wetlands  
Topography  
Soils  
Water Resources  
Flood Zones  
Commercially Valuable Minerals  
Greenhouse Gas Reduction Strategies
- *Coastal Management*  
Dredge Spoil Sites  
Hazard Mitigation

## **Smart Growth and Greenhouse Reduction Strategies**

St. Lucie County wishes to implement smart growth strategies that support the reduction of greenhouse gases. It is anticipated that many existing developed areas in eastern sections of the County will be annexed by the City of Fort Pierce and the City of Port St. Lucie. Therefore, the County has focussed on smart growth planning on undeveloped edge areas such as the North County, the Jenkins Road Area Plan Special District, the Green Jobs and Innovation Corridor, the Green District, and and Western Lands to ensure future development does not contribute to future sprawl and further climate change. Additionally, the Smart Growth Committee provided recommendations to the Board of County Commissioners in January 2009 that support achieving an urban form of compact, mixed use based upon the American Planning Association's *A Recommended Comprehensive Smart Growth Audit Checklist*.

### *Towns, Villages, and Countryside Element (TVC Element)*

The TVC Element and related overlay regulations in the land development code applies to the agricultural area of North St. Lucie County. Using the principles of Traditional Neighborhood Design (TND), the strategy for new settlement in the undeveloped areas requires a sustainable growth pattern characterized by a mix of uses, building types and income levels as well as a pedestrian-friendly block and street network. The TVC preserves a significant amount of public open space, promotes strategies for viable future agriculture, and helps mitigate the environmental impact of new development in the area.

A 2004 public process - the North St. Lucie County Charrette - resulted in a Special Area Plan and subsequent TVC implementation documents include the TVC Comprehensive Plan Element. The Treasure Coast Regional Planning Council (TCRPC) led the two-year process through the adoption of the TVC Comprehensive Plan Element and Land Development Regulations in May 2006.

### *Jenkins Road Area Plan Special District*

The County adopted land development regulations regarding the Jenkins Road Area. The intent of these regulations is to create a viable road system and supporting multi-modal facilities, and to create an innovative, walkable, mixed use neighborhood built within the constraints of existing development, with adequate open space and recreational resources, and to protect natural resources. Further, land development regulations promote sound urban design for the dense development that has been proposed in the area; to provide for the creation of a multi-modal transportation system suitable for motorized vehicles, mass transit, bicycles, and pedestrians; to provide adequate open space, park and recreational facilities for the significant neighborhoods proposed in the area; to provide and maintain functional road system in an area where key intersections and a major road are already failing; to create development that is compatible with existing land uses in the area; to provide a mix of land uses that increases the internal capture of trips and to include walkable scale and bicycle facilities that increase the variety of modes of transportation used to make internal trips; to provide protection for listed species, wetlands, and other significant environmental resources on the site; and to provide for innovative forms of land development.

The regulations adopted affect all land development in the unincorporated area of St. Lucie County which is proposed in the area lying south and west of Angle Road, North of Orange Avenue, and east of King's Highway, near the western boundary of the City of Ft. Pierce, Florida.

### *Project Energy*

The County is involved in numerous activities to increase economic development based upon alternate energy. These activities include development of the Green Jobs Corridor and relationships with national and local organizations to generate a "green economy."

**Green Jobs and Innovation Corridor Charrette Planning.** The Treasure Coast Education and Research Park is located between the Turnpike and Kings Highway north of Okeechobee Road. Currently anchored by the

United States Department of Agriculture's 170,000-square-foot Horticultural Research Laboratory and the 90,000-square-foot University of Florida's Institute of Food and Agricultural Sciences' Research and Education Center, the Treasure Coast Education Research and Development Authority (TCERDA) Research Park is home to multi-disciplinary scientists, researchers and educators. From 2009, the County has been planning a green jobs corridor surrounding the Research Park. Additional economic development and job creation in the county will reduce long commutes to employment centers in West Palm Beach and Vero Beach and increase jobs/housing balance ratios. The Green Jobs and Innovation Corridor Charrette planning will include an emphasis on land uses supportive of the Research Park, water management, green energy, energy conservation, building standards, landscaping and public meeting places so that the Park encompasses the most current green technology available.

**Green District.** St. Lucie County has collaborated with the U.S. Department of Energy Oak Ridge National Laboratory, General Electric, the City of Fort Pierce, and other local organizations to create a model sustainable community. St. Lucie County is real-world test bed for new products sanctioned by the Oak Ridge National Laboratory in Tennessee. This is aided by St. Lucie County's US Department of Energy grant for the Solar Energy and Loan Fund for residences and businesses that further the County's desire to go green.

Specific partnerships/programs include:

- Energy Efficiency Program - work with St. Lucie County's \$23 million Solar and Energy Loan Fund to help residents and business install energy efficiency upgrades
- Smart Grid Implementation - partner with the Fort Pierce Utility Authority and others to utilize energy-efficient home applications and solar and smart meters in the County's Green District
- Workforce Training Initiative - collaborate with Indian River State College (IRSC), the Green Collar Training Center, and local trade unions to prepare the workforce for the emerging green economy.
- Local Business Development - a GE pilot initiative that leverages GE's knowledge base, global network and existing business connections to assist the growth of St. Lucie County-based small businesses.

**Geoplasma Project.** St. Lucie County's Solid Waste Department is developing a Geoplasma project at the County Landfill. The project would use plasma arc technology, which heats trash and turns the garbage into gas and a slag by-product, essentially eliminating waste that ends up in the landfill.

### *Western Lands*

St. Lucie County is undertaking a Western Lands Study expected to be completed in 2011. The purpose of this study is to acquire significant public input addressing fundamental issues regarding the future land uses of approximately 200,000 acres of agricultural land. The study will result in a sustainable plan for the County's western lands that will preserve and conserve a functioning network of agriculture, open space, and natural areas while providing economically viable options for agricultural landowners, now and in the future. The study will include an analysis of patterns of land uses that respect private property rights and provide opportunities for rural lifestyles and agricultural operations that are sustainable in terms of equity treatment for landowners, economic viability, infrastructure provision, water demand and usage, and environmental conservation.

### *Mobility Fees*

The County plans to replace traditional road impact fees with mobility fees based upon vehicle miles travelled. These fees would support not just road construction projects, but all types of multi-modal improvements to reduce dependency on automobiles. A study and public workshops on the fees were started in 2010. The County expects to complete the study and consider adption by December 2011.

### **Historic Resources**

In December 2006, the St. Lucie County Historic Preservation Ordinance was passed by the Board of County

Commissioners. The Ordinance is consistent with the general purpose goals, objectives, and policies of the Comprehensive Plan. The Ordinance includes definitions, and provisions for a Historic Preservation Trust Fund, Historic Preservation Officer, Historic Preservation Committee, and historic designation process and procedures. The Comprehensive Plan provides for a Historic future land use designation.

The Bureau of Archaeological Research within the Florida Office of Cultural and Historic Preservation maintains the Florida Master Site File (MSF), a database that contains information on archaeological and historic resources in Florida. The Florida Department of Historic Resources has jurisdiction over historic and archaeological sites if there are human remains or if a state or federal permit is requested. If a private property owner develops or redevelops their property and their property is listed on the MSF, the state historic preservation officer should be contacted for guidance.

Appendices 1A and 1B provide lists of sites located within unincorporated St. Lucie County on the Florida Master Site File.

Sites on the National Register of Historic Places located within St. Lucie County include the following:

- Arcade Building
- Casa Caprona
- Cresthaven
- Old Fort Pierce City Hall
- Fort Pierce Old Post Office
- Jules Frere House
- Captain Hammond House
- Zora Neale Hurston House
- Immokolee
- Moore's Creek Bridge
- St. Anastasia High School
- St. Lucie High School
- St. Lucie Historic District
- Sunrise Theater

(Source: National Park Service, National Register of Historic Places, 2009)

Casa Caprona and the Captain Hammond House lie within unincorporated St. Lucie County. Another significant historic resource not on the Florida Master Site File or National Register of Historic Places is the Zora Neale Hurston Dust Tracks Heritage Trail.

## **REDEVELOPMENT**

The County has not officially designated any areas as having conditions of slum and blight, but is continuing to monitor aging areas and implement needed programs and improvements.

## **Economic Development**

This Comprehensive Plan includes an optional Economic Development Element as part of the County's overall vision for sustainability. In order to achieve its economic development goals, St. Lucie County has embraced two popular economic development tools, namely branding and cluster development.

Along with Indian River and Martin County, St. Lucie County now promotes itself as part of Florida's Research Coast. This branding highlights the region's desire to shift its image from an agricultural and tourist based

economy to an area that is invested in recruiting businesses that offer high-skilled, high-paying, long-term employment opportunities.

Further St. Lucie County has created a Targeted Industry List which pinpoints the specific sectors it would like to see relocate to the area. This list is composed of manufacturing, research, and distribution sectors that complement each other and would encourage the creation of industry clusters. Cluster theory is based on the concept that businesses and research centers want to be located in close proximity to similar institutions so that they may take advantage of a skilled workforce, access to specialized higher learning institutions, and adjacency to specialized customers and suppliers. The County has demonstrated the cluster concept with the recruitment of three major life sciences institutes- Torrey Pines Institute, Mann Research Center and the Vaccine and Gene Therapy Institute.

#### *Treasure Coast Education, Research and Development Authority (TCERDA)*

In 2005, the St. Lucie Board of County Commissioners and the University of Florida collectively created this agriculturally-and-biotechnologically-focused Research Park in unincorporated St. Lucie County including renewable energy and alternative fuel companies. This Research Park is governed by the Treasure Coast Education, Research and Development Authority (TCERDA), pursuant to Florida Statute Section 159, Part V, and the enabling Resolution and Ordinance of the Board of County Commissioners of St. Lucie County, Florida. It is envisioned as a home to multi-disciplinary scientists, researchers and educators.

The initial master plan calls for over 350 developed acres of buildings and wet labs to house research, development and educational institutions, businesses and incubators, with an additional 700 acres for agricultural fields and for future Research Park expansion. USDA's 170,000 square foot Horticultural Research Laboratory and the 90,000 square foot University of Florida's Institute of Food and Agricultural Sciences' Research and Education Center will anchor the TCERDA's Research Park.

### **GROWTH MANAGEMENT HISTORY**

The County's prior master plan, the *Growth Management Policy Plan (GMPP)*, was adopted in 1981 in accordance with the Local Government Comprehensive Planning Act of 1975. That Plan provided a general guide for land use decisions in the unincorporated regions of the County. It recognized the importance of a mix of land uses and gave the County leverage, through its implementation, in determining the appropriateness of proposed land use activities on a case-by-case basis. The *GMPP* also set forth policies for a wide spectrum of environmental issues.

Population growth in St. Lucie County was explosive in the early and mid-1980's. A fault of the Growth Management Policy Plan was that it failed to provide the flexibility that was necessary to meet the demands of a rapidly growing community. This shortcoming resulted in the necessity to constantly consider major amendments that cumulatively served to denigrate the effectiveness of the entire plan.

The *St. Lucie County Comprehensive Plan* was first adopted in 1990, and it took the foundation laid by the County's original master plan (*GMPP*), and built upon it to meet the revised intent of Chapter 163.08, Florida Statutes. In doing so, the following issues and concerns were acknowledged and addressed:

- Preservation, maintenance, and enhancement of the County's natural resources, including:
  - the Indian River Lagoon,
  - the North Fork of the St. Lucie River,
  - the Savannas,
  - the coastal barrier islands system,

- isolated inland wetland systems,
- aquifer recharge areas,
- native upland habitat;
- Increased pressure of western development migration;
- Emergence of the I-95/Florida Turnpike corridor as a major force in future development consideration;
- Desire of the community to attract high-quality employers; and,
- Efficiency in traffic circulation associated with providing residential areas near employment hubs.

### *Evaluation and Appraisal Reports*

Pursuant to Section 163.3191, Florida Statutes, "each local government shall adopt an evaluation and appraisal report (EAR) once every seven years assessing the progress in implementing the local government's comprehensive plan." The report evaluates how successful a community has been in addressing major community land use planning issues through implementation of its comprehensive plan. Based on this evaluation, the report suggests how the plan should be revised to better address community objectives, changing conditions and trends affecting the community, and changes in state requirements.

The County completed Evaluation and Appraisal Reports in 1998 and 2008. EAR-based Amendments were adopted in 2002 (finalized through a stipulated settlement agreement with DCA in 2004) and 2010.

**FUTURE LAND USE ELEMENT  
GOALS, OBJECTIVES AND POLICIES**

Goal 1.1: Ensure the highest quality living environment possible, through a mixture of land uses reflecting the needs and desires of the local residents and how they want their community to develop. The goal shall be implemented by strictly enforced building, zoning and development codes based on objectives and policies that will enhance St. Lucie County's natural and man-made resources while minimizing any damage or threat of degradation to the health, safety and welfare of the county's citizens, native wildlife and environment, through incompatible land uses.

Objective 1.1.1: Maintain the Future Land Use Map land with the following use designations to portray the future development patterns of St. Lucie County.

Policy 1.1.1.1 - The following land use designations/intensities, as indicated on the Future Land Use Maps are provided as the pattern for the future development of the area within unincorporated St. Lucie County.

| Land Use Category |  | Residential Density  | Intensity<br>(Max Height/<br>Max Lot Coverage by Structure) |
|-------------------|--|--|---|
| AG-5              | Agriculture-5  | 1 du/5 acres<br>(.2 du/1 acre)   | —   |
| AG-2.5            | Agriculture-2.5  | 1 du/2.5 acres<br>(.4 du/1 acre)   | —   |
| RE                | Residential Estate   | 1 du/1 acre  | —   |
| RS                | Residential Suburban   | 2 du/1 acre  | —   |
| RU                | Residential Urban  | 5 du/1 acre  | —   |
| RM                | Residential Medium   | 9 du/1 acre  | —   |
| RH                | Residential High   | 15 du/1 acre   | —   |
| R/C               | Residential/Conservation   | 1 du/5 acres<br>(.2 du/1 acre)   | —   |
| Cpub              | Conservation-Public  | 0 du <sup>1</sup>  | 20 ft/5 - 10%   |
| COM               | Commercial   | 0 du <sup>1</sup>  | 60 ft/40-50%  |
| IND               | Industrial   | 0 du <sup>1</sup>  | 80 ft/40-50%  |
| P/F               | Public Facilities  | 0 du <sup>1</sup>  | 80 ft/40-50%  |
| T/U               | Transportation/Utilities   | 0 du <sup>1</sup>  | 40 ft/40-50%  |
| MXD               | Mixed Use Development  | .2-15 du/acre <sup>2</sup>   | 80 ft/40% - 50%   |
| H                 | Historic   | 0 du <sup>1</sup>  | 40 ft/40-50%  |
| SD                | Special District   | .2-15 du/acre  | 80 ft/40% - 50%   |
| TVC               | Towns, Villages, & Countryside   | Variable pursuant to special ares plan. See TVC Element Goals, Objectives, and Policies. 1-9 du/acre |   |
| <u>Notes:</u>     | Residential uses permitted only as accessory to primary permitted use. Refer to Zoning/Land Development Code for special restrictions. |  |   |
| 1)                |  |  |   |
| 2)                | Maximum Densities subject to compliance with intensity plans for each mixed use area, as set forth in Policy 1.1.7.4                   |  |   |

Policy 1.1.1.2 - The County's land use categories shall be described as follows:

**A. Agricultural-5 (AG-5)**

The AG-5 land use designation is intended for those areas of the County outside of the planned urban service area which are associated with agricultural and agricultural-related activities. These areas are recognized for first being appropriate for the production of citrus, cash crops, or ranching activities. These areas are acknowledged as potentially suitable for limited residential development under the



following criteria:

- All residential development must be in accordance with applicable standards and restrictions as set forth in the Land Development Code;
- All residential development proposals in excess of forty-five (45) units must be approved through the Planned Development (PD) process as provided for in the Land Development Code;
- Any activity other than crop or food product related production, including combinations of properties/uses, in excess of 200 acres should identify appropriate mechanisms for funding the operation and maintenance of necessary infrastructure. Any utility infrastructure shall be consistent with the Infrastructure Element.
- Residential densities are set at a maximum of .20 units per gross acre (one unit per 5 gross acres).

### **B. Agricultural-2.5 (AG-2.5)**

The AG-2.5 land use designation is intended for those areas of the County outside of the planned urban service area which are associated with agricultural and agricultural-related activities. These areas are recognized for first being appropriate for the production of citrus, cash crops, or ranching activities. These areas are acknowledged as potentially suitable for limited residential development under the following criteria:

- All residential development must be in accordance with applicable standards and restrictions as set forth in the Land Development Code;
- All residential development proposals in excess of forty-five (45) units must be approved through the Planned Development (PD) process as provided for in the Land Development Code;
- Any activity other than crop or food product related production, including combinations of properties/uses, in excess of 200 acres should identify appropriate mechanisms for funding the operation and maintenance of necessary infrastructure. Any utility infrastructure shall be consistent with the Infrastructure Element.
- Residential densities are set at a maximum of .40 units per gross acre (one unit per 2.5 gross acres).

### **C. Residential Estate (RE)**

The Residential Estate (RE) land use category is intended to act as a transitional area between the agricultural areas and the more intense residential areas in the eastern portion of the County. This category is found predominantly along the western edge of the urban form, but is also appropriate for areas of special environmental concern such as along the North Fork of the St. Lucie River and the Indian River Lagoon.

The RE designation is intended for large lot, single-family detached residential dwellings, at a density of one unit per gross acre. These areas are not required to be served with central utilities, however when at all practical, service connections should be provided.

The RE designation is acknowledged as potentially suitable for limited residential development under the following criteria:

- All residential development must be in accordance with applicable standards and restrictions as set forth in the Land Development Code;
- All residential development proposals in excess of eight units must be approved through the Planned Development (PD) process as provided for in the Land Development Code;
- Residential densities are set at a maximum of one unit per one gross acre.

#### **D. Residential Suburban (RS)**

The Residential Suburban (RS) land use category is intended to act as a transitional area between the agricultural areas and the more intense residential areas in the eastern portion of the County. This category is found predominantly along the western edge of the urban form, but is also appropriate for areas of special environmental concern such as along the North Fork of the St. Lucie River and the Indian River Lagoon.

The RS designation is intended for large lot, single-family detached residential dwellings, at a density of one to two units per gross acre. These areas are not required to be served with central utilities; however when at all practical, service connections should be required.

#### **E. Residential Urban (RU)**

The Residential Urban (RU) classification is the predominant residential land use category in the County. This residential land use category provides for a maximum density of five dwelling units per gross acre. The RU designation is generally found between the identified urban service areas and the transitional RS areas. These properties need to be serviced with central water and wastewater services. These services may be provided by either a public utility or through private on-site facilities, as would be permitted in accordance with all applicable regulations. New development in the RU areas can occur using traditional single-family or multifamily zoning designations or through the planned unit development process.

#### **F. Residential Medium (RM)**

The Residential Medium (RM) land use category is to be applied to those areas that are within, or planned to be within, areas of central community services. A maximum residential density of nine dwelling units per gross acre is permitted under this land use designation. If required, the actual density is subject to the satisfactory completion of the rezoning process, which would include complete review of the physical suitability of the property for development at the proposed intensity.

Medium density residential land uses can act as a transition between the lower intensity RU areas and the more intense land use designations. Zoning applications within the RM land use area include single-family, multifamily, or PD zoning.

#### **G. Residential High (RH)**

Areas designated Residential High (RH) are intended to accommodate high density development, not to exceed 15 dwelling units per gross acre. In order to develop at this intensity, it must be possible to connect into a central water and wastewater service facility, and the subject property must be located in an area of the County which has available all urban services and facilities including fire protection, police, recreation, roadways, and schools.

#### **H. Mixed Use Development (MXD)**

The intent of the Mixed Use Development (MXD) designation is to identify those areas where innovative land use concepts are encouraged. Application of this district should be with prudence, and should be only to those areas where traditional land use classifications do not afford the desired flexibility and community input in land use planning necessary to address local concerns. Candidates for this district include all I-95 interchange areas, the St. Lucie County International Airport, Community Development Districts created pursuant to Chapter 190, Florida Statutes and areas of special or unique environmental consideration that may not be appropriate for traditional land use designations.

Uses within the areas classified as Mixed Use should be segregated as to intensity and indicated in the form of a concept master plan which is to be included as a part of the land use designation process. The following criteria, in addition to those as cited in Objective 1.1.7, are to be used in the development of Mixed Use areas:

- Unless otherwise compliant with the identified intensity classification, any change in zoning shall be to the Planned Unit Development (PUD), Planned Non-Residential Development (PNRD) or Planned Mixed Use Development (PMUD), as described in the St. Lucie County Land Development Code. Those properties with compatible existing zoning designations are encouraged to develop under the PUD, PNRD or PMUD regulations.
- Residential development shall be regulated by the intensity district in which it is to take place. In no case should gross residential density exceed 15 du/ac.
- All uses shall be compatible with internal and external adjacent land uses.

### **I. Special District (SD)**

The intent of the Special District (SD) designation is to identify those areas where specific uses or combinations of uses are anticipated. These include previously approved Community Development Districts, areas for which a site specific development plan or concept has been granted, or areas which by their location have specific issues and concerns for their development.

Residential densities within an area designated as a Special District are limited to what the current land use designation authorizes. Any increase over the present designation may be considered only through the Plan Amendment process.

### **J. Commercial (COM)**

The Commercial (COM) land use designation is applicable to areas of future commercial development, in addition to those existing developed commercial areas. Future commercial areas should be located at points of high transportation access, with specific action taken to prevent the development of new linear commercial strips.

Although this plan supports the location of higher intensity commercial uses at the intersection of arterial roadways, it should not be interpreted to mean that every intersection should be designated for commercial activities. Unless otherwise designated on the future land use maps, applications for commercial use should be done in conjunction with a detailed review of the impacts of such development on adjacent property, specifically noting what, if any, negative neighborhood impacts could result.

The Commercial (COM) designation is intended to accommodate all commercial zoning districts as identified under St. Lucie County's Land Development Code. Office and general retail uses are considered the principal uses within the COM designated areas.

### **K. Industrial (IND)**

This land use designation is applied to specific areas of the County identified as suitable for industrial use. This land use designation is intended to be implemented through both the heavy and light industrial zoning districts, with the specific criteria for zoning application as provided for under the policies of the Future Land Use Element.

Areas designated for Industrial activities must have available all necessary services and facilities prior to development, supplied by either public or private sources as permitted. In addition, developments proposing to incorporate heavy industrial uses will be required to be adequately buffered from any adjacent use that would be incompatible.

### **L. Public Facilities (P/F)**

The Public Facilities (P/F) land use designation is applied to properties used for such activities as education and places of worship. This designation may also be applied to other public uses such as jails and administrative buildings.

### **M. Transportation/Utilities (T/U)**

The purpose of this district is to recognize the Transportation or Utility use of property. This designation may be applied as appropriate subject to review of the specific application and intended use of the property.

The Transportation/Utilities (T/U) land use designation has been applied principally to four areas:

- 1) St. Lucie County International Airport;
- 2) The St. Lucie County Landfill;
- 3) The St. Lucie Power Plant site located on South Hutchinson Island; and,
- 4) The Florida Power and Light-Midway switching station along West Midway Road.

### **N. Historic (H)**

The Historic (H) land use designation is applied to properties of historic significance as identified by the national historic register, or State of Florida.

### **O. Conservation**

The Conservation land use designation has been divided into two categories: Residential/Conservation (R/C) and Conservation-Public (Cpub). These designations are intended to identify areas of the County which exhibit unique or special environmental characteristics, and may be either publicly or privately held. The designations are described in more detail below.

1. *Residential/Conservation (R/C)*: The Residential/Conservation category is intended to identify those privately controlled lands that contain unique vegetation or have characteristics which warrant special attention prior to their being developed. The Residential/Conservation designation is not intended to prevent development activities. Instead, its purpose is to identify those areas that, due to special environmental or other unique constraints, location, property configuration, or topography should be more closely examined before final development approvals are authorized.

Areas designated Residential/Conservation carry a development potential of .20 dwelling units per gross acre (one dwelling unit per five gross acres). Areas within the R/C designation should be developed using the following criteria:

- The development is supplied with central water and sewer service; unless otherwise permitted by the appropriate authority.
- Any development within an area designated R/C should, as a requirement for building permit approval, demonstrate compliance with all applicable environmental protection regulations as set forth in the Land Development Code for St. Lucie County.
- Any residential development proposal in excess of ten acres, or involving more than eight units, should be reviewed under the Planned Development regulations as set forth in the Land Development Code for St. Lucie County.

2. *Conservation-Public (Cpub)*: Areas designated Conservation-Public are those lands which exhibit unique environmental characteristics and are owned by federal, state, regional, or local public agencies. They are intended solely for preservation and/or recreational use. No residential or commercial development may occur other than that typically related to park service and security functions.

**P. Towns Villages and Countryside (TVC).** Areas designated TVC must follow the policies of the TVC Element in this Comprehensive Plan and the TVC Overlay Zone requirements in the Land

Development Code. The purpose of the TVC land use designation is to accommodate future growth within the Special Area Plan for North St. Lucie County in the existing, undeveloped rural areas with a planning strategy that will ensure a settlement pattern that is sustainable, predictable, protects and enhances the rural environment and improves the citizens' quality of life. The TVC requires a sustainable settlement pattern characterized by a mix of uses, building types and income levels within a compact pedestrian friendly environment that accommodates multiple modes of transportation and preserves open space. This land use category is appropriate for areas that have been analyzed in a Special Area Plan, created with a high degree of citizen participation.

Objective 1.1.2 - Provide in the Land Development Code provisions for a compatible and coordinated land use pattern which establishes agriculture as the primary use outside of the urban service boundary and promotes retention of agricultural activities, preserves natural resources and maintains native vegetative habitats and allows new development in accordance with the Towns, Villages and Countryside Goals, Objectives and Policies for settlement outside of the urban service boundary within the Special Area Plan for North St. Lucie County

Policy 1.1.2.1 - Require that new developments within the AG-5 and AG-2.5 future land use categories not exceed the gross densities provided in Policy 1.1.1.1.

Policy 1.1.2.2 - Any application or petition to divide a lot or parcel of record as of January 9, 1990, in the AG-2.5 or AG-5 future land use categories, into more than forty-five (45) lots, parcels or tracts, shall be approved only through the planned development process consistent with the other Goals, Objectives and Policies of this Plan.

If two or more lots, parcels or tracts or combinations of lots parcels or tracts and portions of lots parcels or tracts which are contiguous to other lots parcels or tracts under single or common ownership interest and were of record on January 1, 1990, the lands involved shall be considered to be an undivided parcel for the purposes of this Policy, provided however, that lots, parcels or tracts separated by an ingress/egress, access or roadway easement that was of record on January 1, 1990, but specifically excluding any easement limited to utilities, drainage or other non-access purpose, shall not be considered an undivided parcel for the purpose of this Policy.

Policy 1.1.2.3 – For any planned development project within the AG-5 and AG-2.5 future land use categories, the PUD may encompass one or more non-contiguous properties. All of the properties that are included within the PUD shall be considered together for the purposed of calculating the maximum allowable density and shall be governed by a single authorizing resolution.

Any planned development project developed within the AG-5 and AG-2.5 future land use categories in excess of 400 units shall be required to employ proven innovative planning techniques to reduce the cost of providing public services to the proposed development. Such techniques may include, but are not limited to, providing for a mix of uses consistent with the scope and scale of the development and paying appropriate impact fees or assessments to offset the cost of providing public services.

Policy 1.1.2.4 - Provide the means to manage growth within the agricultural land use categories through the orderly delivery of services concurrent with the impacts of development. It is anticipated that over time portions of the agricultural land use categories will be converted to urban uses as services are provided. However, the physical extension of County provided central sewer and water services shall only occur consistent with the other provisions of this Plan.

Policy 1.1.2.5 - The County shall include in its Land Development Code a site assessment process to evaluate the potential conversion of existing or designated agricultural land uses to non-agricultural land uses in a rational and orderly manner. Such provision shall require as a condition to such conversion that the Board of County Commissioners affirmatively find that the proposed non-

agricultural use:

- a. is compatible with adjacent land uses;
- b. maintains the viability of continued agricultural uses on adjacent lands;
- c. contains soils suitable for urban use as defined by the St. Lucie County soil survey;
- d. is suitable with existing site-specific land characteristics;
- e. is consistent with comprehensive development plans;
- f. will have available the necessary infrastructure concurrent with the anticipated demands for development;
- g. will avoid the extension of the urban services boundary to create any enclaves, pockets, or finger areas; and,
- h. Could not be feasibly located on non-agricultural land.

Policy 1.1.2.6 - Provide adequate buffering and/or setbacks between agriculture and non-agricultural uses to protect such agricultural uses from adverse impacts associated with encroachment of non-agricultural development or creation of nuisances by agricultural operations. Insure that Agricultural Best Management Practices are used.

Policy 1.1.2.7 - Consistent with Objective 1.1.16 allow for eco-tourism uses within the Agricultural area.

Objective 1.1.3 - Review and amend, as required, the County's Land Development Code which support the implementation of the Future Land Use Element, and the other components of the St. Lucie County Comprehensive Plan.

Policy 1.1.3.1 - Adopt and/or amend existing Land Development Code to ensure that they contain the specific and detailed provisions necessary to implement the adopted Comprehensive Plan, and which as a minimum include the following:

- a. Regulate the subdivision of land;
- b. Regulate the use of land, air, and water consistent with all elements of the St. Lucie County Comprehensive Plan, to ensure the compatibility of adjacent land uses and provide for adequate open space;
- c. Protect those areas designated for conservation purposes or that contain other special environmental habitat as identified in the Future Land Use and other elements of the St. Lucie County Comprehensive Plan;
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas;
- f. Regulate signage;
- g. Provide minimum landscaping standards for all development that encourages the use and protection of native and drought tolerant species in lieu of exotic and water consumptive plants;
- h. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- i. Provide that development orders and development permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this and other elements of the St. Lucie County Comprehensive Plan;
- j. Provide for procedures and time schedules for acceptance of amendments to the St. Lucie County Comprehensive Plan in accordance with the provisions of Chapter 163.3187, F.S.; and

k. Minimize noise and light pollution.

Objective 1.1.4.: Consider changes to the future land use plan based upon smart growth, energy-efficient land use patterns and discouraging the proliferation of urban sprawl.

Policy 1.1.4.1 - Consistent with other policies, encourage the location of urban land use intensities, within the defined urban service boundary and authorize density bonuses or other incentives for developments inside the urban service boundary that conform to the Settlement Principles outlined in Policy 11.1.4.2 and provide affordable/workforce housing and/or mixed-use development. Discourage the conversion of property in the suburban areas to higher intensity urban uses except where such conversions conform to the Settlement Principles outlined in Policy 11.1.4.2. Prohibit the conversion of property in the agricultural areas to high intensity urban uses except as specifically permitted or required in the Towns, Villages and Countryside Element or other programs designed to preserve agricultural lands as approved by the Board of County Commissioners.

Policy 1.1.4.2 - Require that new development be designed and planned in a manner which does not place an economic burden upon the services and facilities of St. Lucie County.

Policy 1.1.4.3 - Retain an urban service area boundary to restrict the negative impacts of a sprawling low density development pattern and the fiscal burden that pattern of development has on the ability of the community to meet its service needs.

Policy 1.1.4.4 - Retain Towns, Villages, and Countryside (TVC) Element to develop North County areas along an urban-to-rural transect with a grid transportation network, interconnected greenway network, and low impact development standards.

Policy 1.1.4.5 - Develop standards for brownfields by December 2013 to provide for future brownfield site identification and redevelopment as urban infill projects.

Policy 1.1.4.6 - Future land use map amendment applications that increase the number of potential dwelling units within the unincorporated county, at build-out under this Plan, must be based upon data showing at least the minimum amount of land needed to accommodate projected seasonal and permanent population in accordance with Section 163.3177, Florida Statutes.

Policy 1.1.4.7 - The County shall amend the Land Development Code to require design standards for compact, walkable development by December 2011.

Policy 1.1.4.8 - The County shall work with the FDOT to develop guidelines for Transit Oriented Development (TOD) by December 2012.

Policy 1.1.4.9 - The County shall continue to support dense, compact development in the Jenkins Special Area Plan corridor which creates a viable road system and supporting multi-modal facilities, and to create an innovative, mixed use neighborhood that increases the internal capture of trips and to include walkable scale and bicycle facilities that increase the variety of modes of transportation used to make internal trips built with adequate open space and recreational resources, and to protect natural resources.

Policy 1.1.4.10 - Land Development Code amendments to implement recommendations in the Green Jobs and Innovation Corridor Charrette which will include an emphasis on green collar job creation, green energy, energy conservation, building standards, landscaping, public meeting places and guidelines to develop the Research Park so that it will encompass the most current green technology available will be completed by December 2011.

Policy 1.1.4.11 - Calculate gross residential density on lands that lie above the mean high water elevation and provide for the ability to transfer residential density from wetland and other sensitive or unique environmental habitats to upland areas on contiguous property or non-contiguous property.

Policy 1.1.4.12 - In any instance where either this Comprehensive Plan or the Land Development Code permits the transfer of density from a portion of a parcel of land to another portion of the same or adjacent parcel of land, the density transferred away shall not be replaced by transferring density from the same or adjacent parcel of land.

Objective 1.1.5 - In coordination with the other elements of this plan, future development within the Urban Service Area shall be directed to areas where urban and community services/facilities can be provided in the most efficient and compact manner so as to discourage the proliferation of urban sprawl.

Policy 1.1.5.1 - Urban development activities shall be restricted to that area identified as the Urban Service Area in the Future Land Use Map series or to special area plans adopted within the Towns, Villages and Countryside Element. Urban development activities are defined, for the purpose of this Policy, as any residential development activity in excess of two units to the gross acre, any non-agricultural commercial activity or any non- extractive/non-agriculturally related industrial activity.

The Urban Service Area is not intended to be a static line of development. Using the 1990 urban service boundary line as a base, an individual segment of this line may be extended or contracted only once for a distance up to 1,500 feet from that which is indicated in the Future Land Use Map series without necessitating an amendment to the Comprehensive Plan provided that the urban service area lies contiguous to an existing residential commercial or industrial land use classification; the owner of the contiguous property can ensure the provision of appropriate infrastructure and services, and the resulting change does not detrimentally impact the established character of the area surrounding the area to be included in the urban service boundary. St. Lucie County shall be responsible for maintaining an updated map indicating the location of the 1990 Urban Service Boundary, including any alterations to it and once every two years include as a part of a Comprehensive Plan Amendment process, the latest Urban Service Area Map.

Any modification of the Planned Urban Service Area Boundary beyond 1,500 feet will require a formal amendment through the Comprehensive Plan amendment process.

Policy 1.1.5.2 - Prior to the issuance of any final development order within the Urban Service Area, the County shall consider the proximity of the proposed development activity to the availability of urban and community services and facilities. Development which requires extending any of these services over or through significant distances of undeveloped land or land not already subject to the issuance of a final development order shall be discouraged until other lands that are more proximate to the existing services have been developed.

Policy 1.1.5.3 - When considering any amendment to the Future Land Use Maps of the County's Comprehensive Plan, the County Commission shall make the following findings, supported by the other elements of this Plan, prior to taking any approval actions granting an individual amendment to the Future Land Use Maps:

1. That the property under land use amendment application is adjacent to, or within no more than one-quarter mile of the same or greater type of land use classification.
2. That the property under land use amendment consideration lies within the Five Year Capital Improvement Program of the Water and Wastewater Master Plan for St. Lucie County or otherwise meets the requirements of Policy 1.1.5.4.

Policy 1.1.5.4 - All new subdivision and site plan development projects that are proposed to take place



within the unincorporated area of the County for which water/sanitary sewer service can be provided to the project as identified in the Infrastructure Element, the project shall be required to provide a dry-line water/sanitary sewer distribution/collection system, and provide for connection to such available water/sanitary sewer service as such service becomes available. The standard for construction of these systems shall be included as a part of the County's Land Development Code or Utility Extension Policy Regulations.

Policy 1.1.5.5 - Within the Urban Service Area, where regional water and wastewater utility service is not currently available or planned to be made available within the Five Year Schedule of Capital Improvements, the County shall not allow for non-residential development, or residential development in excess of two dwelling units per acre unless the following factors are met:

- a) The proposed development bears the entire fiscal impact of providing its own on-site water and wastewater services; and,
- b) The developer agrees to connect to a regional water and wastewater system when such system becomes available to the site with none of the cost for connecting to the regional system being passed on to the regional system.

Policy 1.1.5.6 - The County shall not at public expense construct any new roadways which will extend public facilities to areas not presently served within the Urban Service Area unless such areas are immediately contiguous to existing non-residential or residential urban developments (those areas having density in excess of two dwelling units per acre) or which have been identified by the Transportation Planning Organization as part of its area roadway network to meet area-wide transportation needs.

Policy 1.1.5.7 - No non-agricultural development shall be permitted outside of the Urban Service Area that does not address all of its community infrastructure impacts, both on-site and off-site. All development outside the Urban Service Area shall pay the entire cost of its fiscal impacts on public facilities and services.

Policy 1.1.5.8 - As provided for under Policy 1.1.5.2, construction of new residential development at densities greater than two units per acre shall only be permitted when central or on-site water and central or on-site wastewater systems are available or will be provided concurrent with the impacts of development, consistent with the adopted levels of service found in the plan.

Policy 1.1.5.9 - Existing development will be required to connect to central water and sewer systems when such facilities are made available in accordance with applicable Rules and Regulations.

Policy 1.1.5.10 - All new subdivision and site plan development projects that are proposed to take place within the approved service area of any duly authorized water/wastewater utility in St. Lucie County, shall be required to provide a "dry-line" central water and wastewater distribution/collection system, and provide for the connection to centralized systems as they become available. The standards for construction of these systems shall be included as a part of the County's Land Development Code.

Policy 1.1.5.11- Local utility services (i.e., electric substations, wastewater lift stations, telecommunication sites and other small scale utility service operations) necessary to provide for the utility service needs of the neighborhood area, may be approved without the need to amend the Future Land Use Element so long as the property on which the activity is to take place is less than ten acres in total area. Zoning compliance and review procedures are to be as described in the County's Land Development Code.

Policy 1.1.5.12 – Explore establishing minimum densities within the urban service boundary with an option for a lower density by purchasing units from the transfer of development rights program including

a transfer of development rights bank by 2012.

Policy 1.1.5.13 - Require that new development be designed and planned in a manner which does not shift the economic impact of new development to existing taxpayers, services and facilities of St. Lucie County. Economic impact shall be determined based upon the goals, objectives, and policies of this Comprehensive Plan and applicable county regulations.

Objective 1.1.6: St. Lucie County shall require, through the County's Land Development Code, the protection of historically significant structures, facilities and locations within the unincorporated areas of the County, as identified by the State of Florida or the National Register of Historic Places.

Policy 1.1.6.1 - St. Lucie County shall continue, with the assistance of the State of Florida and the St. Lucie County Historical Commission, to identify significant historic resources within the unincorporated areas which are in need of protection and develop management and restoration plans as appropriate.

Policy 1.1.6.2 - Historic resources shall be protected through designation as historic sites by the State or the County.

Policy 1.1.6.3 - St. Lucie County shall include within its Land Development Code by December 2011 specific actions as prescribed by the Division of Historic Resources of the Florida Department of State, which are to be followed in the event historically significant facilities are discovered through or threatened by the land development process.

Policy 1.1.6.4 - Adaptive reuse of historic structures shall be given priority over activities that would harm or otherwise destroy the historic value of such resources.

Policy 1.1.6.5 - St. Lucie County shall continue to protect historic structures by enforcing the St. Lucie County Land Development Code.

Policy 1.1.6.6 - St. Lucie County shall maintain an inventory and map of all archaeological and historical resources within the County.

Objective 1.1.7 - Continue to support and encourage innovative land use development patterns including planned developments through the adequate provision in the County's Land Development Code including Planned Unit Developments (PUD), Planned Non-Residential Development (PNRD) and the Planned Mixed Use Development (PMUD) zoning designations.

Policy 1.1.7.1 - Continue to encourage the use of planned development techniques to conserve open space and environmentally sensitive areas, through the County's Land Development Code which shall include:

- a. Minimum acreage requirements necessary to support a viable mixed use community providing sufficient design flexibility to allow innovation and creativity in all forms of planned unit developments;
- b. Minimum open space ratios of 35 percent in all planned developments and including assurances that such areas will remain as open space to protect existing native habitat, to provide for minimum setback needs from adjacent uses, and to provide active and passive recreational as well as visual amenities;
- c. Provisions ensuring the long term preservation of remaining open spaces;
- d. A mixed use district combining residential, commercial, recreational, educational, and other income producing uses providing significant functional and physical integration among uses;
- e. Minimum standards for the provision of on-site shopping, job opportunities and internal trip capture; and,

- f. Specific requirements to provide efficient, centralized infrastructure (potable water and sanitary sewer). Include specific restrictions on the use of septic tanks, individual wells, and package plants in planned unit developments.
- g. Development consistent with the Towns, Villages and Countryside Element and the Transfer of Development Rights Program outlined under Objective 11.1.7.

Policy 1.1.7.2 - Encourage the use of the Planned Mixed Use Development (PMUD) zoning designation which permits both residential and non-residential development within a single planned development.

Policy 1.1.7.3 - Continue to support the mixed use activity areas as indicated in the following Sub-area Mixed Use Activity Area Plans as depicted by name in this Element.

Policy 1.1.7.4 - The following use intensity definitions shall be used for the purpose of this plan for the Mixed Use activity areas:

|   |                          |
|---|--------------------------|
| 1. <i>High</i> Intensity development areas may include the following types of land uses:  |                          |
| Residential   | 5 to 15 du/acres         |
| Institutional   | 1.5 FAR *                |
| Professional Service/Office   | 1.5 FAR *                |
| General Commercial  | 1.0 FAR *                |
| Public Service/Utility  | .5 FAR *                 |
| Industrial  | .5 FAR *                 |
| * FAR = Floor Area Ratio  |                          |
| 2. <i>Medium</i> Intensity development areas may include the following types of land uses:  |                          |
| Residential   | 5 to 9 du/acres          |
| Institutional   | 1.0 FAR *                |
| Professional Service/Office   | 1.0 FAR *                |
| General Commercial  | .75 FAR *                |
| Public Service/Utility  | .25 FAR *                |
| Industrial  | .25 FAR *                |
| * FAR = Floor Area Ratio  |                          |
| 3. <i>Low</i> Intensity development areas may include the following types of uses:  |                          |
| Residential   | not to exceed 5 du/acres |
| Institutional   | .5 FAR *                 |
| Professional Service/Office   | .5 FAR *                 |
| General Commercial  | .5 FAR *                 |
| Public Service/Utility  | .25 FAR *                |
| * FAR = Floor Area Ratio  |                          |
| 4. Specific Use Areas: Areas with special or unique local character may be included within the Mixed Use Designation. These areas, because of conditions unique or peculiar to them alone, have been limited to specific activities and zoning options as set forth in the activity area plans described in Policy 1.1.7.3. Any zoning application not consistent with this policy must be accompanied by a corresponding Comprehensive Plan Amendment indicating the change in intensity classification. |                          |
| Application of the Specific Use Area designation is to be made to those areas recognized by the County as suitable for alternative land use as the full spectrum of community services become available. This designation would serve to prevent the unplanned or premature development of such areas until all services were provided for and are consistent with the Future Land Use development philosophy of St. Lucie County.  |                          |

The terminology used in the Specific Use designation identifies the type of permitted activity, maximum zoning density or maximum zoning intensity. Each Mixed Use Activity area will identify the type of Special Use areas in the legends of each area.

Objective 1.1.8: Property owners' investments, their quality of life and the single-family neighborhood, as a defined residential area, shall be protected from the encroachment of commercial and/or other inappropriate land uses through consistent and predictable application of the Land Development Code.

Policy 1.1.8.1 - All new subdivisions, planned unit developments and site development plans shall be designed to include an efficient system of internal traffic circulation that does not require internal trips or trips of short duration to be forced onto the major roadway network. Connections to new and existing subdivisions shall be encouraged.

Policy 1.1.8.2 - All new subdivisions shall be designed so that all individual lots have direct access to the internal street system, and that any lot or property along the periphery of the development is to be buffered from any major roadway and incompatible land uses.

Policy 1.1.8.3 - Continue to implement the county-wide right-of-way protection regulation and Right-of-Way Dedication Ordinance.

Policy 1.1.8.4 - Limited development of commercial/non-residential uses, that are not located within a special area plan adopted within the Towns, Villages and Countryside Element, will be allowed within areas classified for residential use, provided that these activities are compatible with the adjacent land uses and meet the following standards:

- a) Intent of the commercial use is to provide easily accessible, convenience-type uses to immediately surrounding residents;
- b) Conversion of the petitioned property would not promote any strip commercial use of land;
- c) Use is compatible with surrounding land uses and is provided with adequate screening and buffering of any adjacent residential property;
- d) The property for which the commercial designation is sought does not exceed 10 acres.

Policy 1.1.8.5 - The County's Land Development Code shall be amended within one year of adoption of this Comprehensive Plan to include, the following specific standards in determining the suitability of new property(s) for designation as Commercial General (CG) under the County's Land Development Code:

- a) New Commercial General (CG) property should have available to it at the time of any zoning change central water services, or have an executed service agreement for the provision of central water services necessary for both domestic and fire protection purposes.
- b) New Commercial General (CG) property should not be located within 300 feet of any Aquatic Preserve or other specially designated aquatic habitat or a Category I Wetland as described in the Conservation Element of this Plan.
- c) New Commercial General (CG) areas should have immediate access to the regional transportation network.
- d) New Commercial General (CG) property should have a minimum lot size of one acre, unless the property is being added to another existing commercially (general) zoned property.

Policy 1.1.8.6 - Require effective visual and light diffusion barriers between residential and non-residential uses. Standards and requirements for such barriers are to be included in the landscaping and screening regulations of the St. Lucie County Land Development Code.

Policy 1.1.8.7 - Eliminate future scattered and highway strip commercial development by encouraging the development of commercial centers or nodes consistent with the Future Land Use Map.

Policy 1.1.8.8 - Restrict strip commercial development to those traffic corridors where such development patterns now exist. The depth of these commercial areas should average 600 feet, with the exceptions to be found at points of arterial intersection.

Policy 1.1.8.9 - Interchange development activities should not include commercial activities that are designed to service a small geographic market area. Local service activities should be located near or within the neighborhoods they serve where a mix of uses is appropriate and where pedestrian traffic can be encouraged and promoted.

Policy 1.1.8.10 - Encourage the use of existing commercial and industrial designated lands within the urban service area, through requiring a strict demonstration of service availability, before authorizing Land Use and Zoning amendments in areas not presently indicated as having such a designation.

Objective 1.1.9: Through enforcement of the County's Land Development Code, the County shall support criteria and standards for the protection/creation of native plant communities within the County. For the purpose of this plan, Native Plant Communities shall be preserved as defined in the Treasure Coast Regional Planning Council's Regional Policy Plan, Regional Policy 10.1.2.2., "...preserved in viable condition with intact ground cover, understory and canopy."

Policy 1.1.9.1 - St. Lucie County shall include within its Land Development Code criteria and standards for the protection and preservation of both wetland and upland habitat within one year of adoption of this element. The criteria to be included within the County's Land Development Code shall be based upon, but not limited to, the following:

- a) Size of the property on which the development activity is to take place;
- b) The type quality and sensitivity of the native habitat including nesting and foraging locations found on site;
- c) Methodologies to be employed in protecting and preserving native habitat;
- d) The presence or occurrence of endangered or threatened species on site and methodologies to be employed to ensure their continuing presence on site or mitigation;
- e) The amount of similar habitat in a state of functional preserve within the same area; and,
- f) Requirements that all necessary environmental assessments be prepared by personnel having the appropriate expertise to make the necessary determinations which shall be submitted in writing to the Board of County Commissioners for review prior to their making a determination regarding any proposed development.

Policy 1.1.9.2 - In conjunction with the implementation of Policy 1.1.9.1, the County shall, by December 2012, consider allowing fees in lieu of on-site preservation for the purpose of habitat acquisition/preservation. The Land Development Code criteria and standards drafted for the protection and preservation of both wetland and upland habitat shall specify criteria when fees in lieu of on-site preservation shall be allowed. The criteria shall consider limitations of size, quality and connectivity of the proposed on-site preservation and shall provide for off-site habitat acquisition/preservation of higher quality, larger, connected sites.

Policy 1.1.9.3 - All development applications that include wetland habitat shall be consistent with all applicable Federal, State and County regulations and the goals, objectives and policies of the County's

Comprehensive Plan. The most restrictive of these regulations shall be enforced.

Policy 1.1.9.4 - Enforce Land Development Code to provide that existing on-site native upland habitat be incorporated into required site plans as a part of open space areas, required landscaping or as a part of minimum yard areas so that as much of the identified habitat as is practicable is maintained.

Policy 1.1.9.5 - Enforce the Land Development Code to protect trees and upland habitat by prohibiting the premature clearing of land and the concurrent destruction of native habitats with appropriate fines and mitigation.

Policy 1.1.9.6 - St. Lucie County shall subject proposed development in areas designated Residential/Conservation (R/C) on the Future Land Use map to the following criteria prior to approval:

1. Residential development shall not exceed one (1) dwelling unit per five gross acres.
2. All development shall be subject to specific building restrictions as further specified in the County's Land Development Code.
3. The clearing of native trees and understory, shall be prohibited, unless specifically permitted through the County's tree protection regulations.
4. The addition or expansion of structures that require development orders or building permits shall be considered on a case-by-case basis.
5. Any residential development proposal in excess of 40 acres, or involving more than eight units, shall be subject to the County's Planned Development regulations, including all standards of development identified within them, as set forth in the Land Development Code for St. Lucie County.

Policy 1.1.9.7 - Enforce the Land Development Code to protect the St. Lucie River, Five Mile Creek, and the Ten Mile Creek and the Indian River Lagoon. The Land Development Code shall define these water bodies geographically.

Policy 1.1.9.8 - Amend the County's Land Development Code to require immediate (within five days of alteration) reseedling or stabilization of areas cleared for development activities. Clearing for site construction shall not commence until appropriate authorizations for such activities have been granted pursuant to the County's Tree and Habitat protection regulations.

Policy 1.1.9.9 - Enforce the County's Land Development Code which require the developer of any site to be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.

Policy 1.1.9.10 - Continue to require new urban type developments near agricultural areas to avoid adverse impacts on the natural resources essential to production of crops and citrus.

Policy 1.1.9.11 - Enforce the County's Land Development Code which requires that extraction activities for natural resources be permitted only where compatible with existing and proposed land uses. All operations must be in accordance with all applicable regulatory permitting requirements.

Policy 1.1.9.12 - Enforce the County's Land Development Code which require that a reclamation/restoration plan be submitted as part of the required application for an extractive use permit.

Policy 1.1.9.13: - Enforce the County's Land Development Code, which require that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within

the identified 100 year flood zones is subject to the County's Flood Damage Protection regulations.

Policy 1.1.9.14 - Amend the Land Development Code within one year to require new development activities to be consistent with the soil conditions in the area in which the activity is proposed. In those instances where soil modifications are necessary, all activities should utilize best management practices as identified by the Soil Conservation Service.

Policy 1.1.9.15 - The County shall work with other agencies to consider the financial feasibility of a plan to promote (through acquisition) or protect (through incentives), the establishment of designated wildlife corridors connecting habitat in order to allow the survival of far ranging species and prevent the isolation of natural communities by 2014. This plan is to be developed in cooperation with the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, the Department of Environmental Protection, the South Florida Water Management District, Department of Agriculture and Consumer Services, the US Army Corps of Engineers and affected landowners.

Objective 1.1.10: St. Lucie County shall continue to protect and manage the unique coastal resources of the County, balancing the need to provide reasonable private property use while assuring a full range of public beach access and recreational facilities for the residents of and visitors to the County.

Policy 1.1.10.1 - Continue to enforce the provisions of the Hutchinson Island Residential District as described in the Land Development Code.

Policy 1.1.10.2 - Recognize that in accordance with the regulations of the Hutchinson Island Residential District, as described in the St. Lucie County Land Development Code, the maximum hotel/motel density may not exceed the maximum residential densities set forth through the Future Land Use designations, as determined on land above mean high water.

Policy 1.1.10.3 - Future land development activities within the identified Coastal High Hazard Area shall be consistent with evacuation plans and the Coastal Management Element of the St. Lucie County Comprehensive Plan.

Policy 1.1.10.4 - Explore regulatory incentives and criteria that encourage the preservation of viable water-dependent support facilities, such as public lodging establishments and boat hauling and repairing and commercial fishing facilities, and in maintaining the availability of public access to the navigable waters of the state by 2013.

Objective 1.1.11: St. Lucie County shall continue to work with the interested groups and agencies to increase and broaden the County's economic base while expanding existing business and industrial opportunities.

Policy 1.1.11.1 - St. Lucie County shall actively assist to the maximum extent practical in the recruitment of clean high growth industrial activities and maintain an expedited permitting process for bona fide economic development projects, especially those within the Targeted Industry List.

Policy 1.1.11.2 - In addition to any other general standard for change in zoning as may be described in the County's Land Development Code, the following specific standards shall be incorporated into the Land Development Code for determining the suitability of new property(s) for designation as Heavy Industrial under the County's Land Development Code:

1. Heavy Industrial property should have available to it central water services necessary for both domestic and fire protection purposes.
2. New Heavy Industrial property shall not be located within 1,000 feet of any Aquatic Preserve, other specially designated aquatic habitat or a Category I Wetlands as described in the Conservation Element of this Plan.

3. New Heavy Industrial property should not be located within the 100 year flood plain.
4. Heavy Industrial property should have available to it heavy rail services for the receipt and distribution of products.
5. Heavy Industrial property should have immediate access to the regional transportation network without the need to travel through residential areas.
6. New Heavy Industrial property should have a minimum lot area of ten acres.
7. New Heavy Industrial property should not be located within any cone of influence, as identified under the County's wellfield protection program.
8. Heavy Industrial development shall not contribute to the degradation of surficial water quality.

Policy 1.1.11.3 - In addition to any other general standard for change in zoning as may be described in the County's Land Development Code, the following specific standards shall be incorporated into the Land Development Code for determining the suitability of new property(s) for designation as Light Industrial under the County's Land Development Code:

1. Light Industrial property should have available to it central water services necessary for both domestic and fire protection purposes.
2. New Light Industrial property should not be located within 500 feet of any Aquatic Preserve or other specially designated aquatic habitat or a Category I Wetlands as described the Conservation Element of this Plan.
3. New Light Industrial areas should have immediate access to the regional transportation network.
4. New Light Industrial property should have a minimum lot size of one acre.
5. Light Industrial development shall not contribute to the degradation of surficial water quality.

Objective 1.1.12: Pursuant to the Land Development Code, all development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.

Policy 1.1.12.1 - Restrict higher densities and intensities of development to urban service areas, where public facilities are available.

Policy 1.1.12.2 - Time the development of residential, commercial, and industrial land concurrently with provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

Policy 1.1.12.3 - Permit only those proposed locations of public facilities which:

- a) maximize the efficiency of services provided;
- b) minimize their cost; and
- c) minimize their impacts on the natural environment.

Policy 1.1.12.4 - Require that all development in areas not provided with central water and sewer services be governed by the provisions of Chapter 64E-6, FAC., and the County's Land Development Code which regulate the installation of individual sewage disposal facilities.

Policy 1.1.12.5 - Prior to the issuance of any final development order within the Urban Service Area, the County shall consider the proximity of the proposed development activity to the availability of urban and community services and facilities. Development which requires extending any of these services over or



through significant distances of undeveloped land or land not already subject to the issuance of a final development order shall be discouraged until other lands that are more proximate to the existing services have been developed.

Objective 1.1.13: The County shall continue to improve coordination with affected and appropriate governments and agencies to include their input into the development process and to mitigate potential adverse impacts of future development and redevelopment activities.

Policy 1.1.13.1 - Coordinate requests for development orders or permits, as appropriate, with the City of Fort Pierce, Port St. Lucie, St. Lucie Village, adjacent counties, special districts, the Treasure Coast Regional Planning Council, the South Florida Water Management District and state and federal agencies.

Policy 1.1.13.2 - By January 31 each year, the County shall encourage the municipalities within St. Lucie County, to develop and provide the County a Future Annexation Plan.

Policy 1.1.13.3 - The County shall encourage the annexation of any isolated enclave area prior to the issuance of any County building authorizations within that enclave.

Policy 1.1.13.4 - The County shall coordinate the review of all development proposals within the identified area of future annexation with the appropriate municipal body.

Policy 1.1.13.5 - Develop Interlocal Agreements to jointly plan to address inter-jurisdictional impacts including fees to mitigate impacts on the entire transportation system.

Objective 1.1.14: St. Lucie County shall eliminate or reduce land uses inconsistent with the provisions of the Comprehensive Plan unless otherwise referenced through the vesting of development rights.

Policy 1.1.14.1 - St. Lucie County shall continue to implement a program to provide for the recapturing of previously approved development authorizations that have not been permitted for construction, excluding those development units or lots recognized as existing lots of record as further described in the Land Development Code.

Policy 1.1.14.2 - St. Lucie County shall continue to implement a program to provide for specific maximum time periods in which approved development units or non-residential square footage must be constructed or the approvals authorizing its construction shall terminate and the approvals be rescinded.

Objective 1.1.15: The County shall maintain the Airport Overlay zone in the Land Development Code to continue to provide for the location of only compatible uses of land within the vicinity of the St. Lucie County International Airport.

Policy 1.1.15.1 - Enforce the Land Development Code which identifies those properties likely to be impacted from development activities at the St. Lucie County International Airport and specifies what special measures or activity restrictions will be necessary in the development of these properties to minimize any adverse impacts.

Policy 1.1.15.2 - Enforce the Land Development Code which enacts an Airport Height Regulation Ordinance, and encourages, as appropriate, the participation of all other effected units of government in the implementation of this ordinance.

Policy 1.1.15.3 - Verify and relocate as necessary the 65 DNL line within the Airport Master Plan.

Policy 1.1.15.4 - St. Lucie County shall ensure the compatibility of land uses within the 65 DNL line as identified in the Airport Master Plan.

Policy 1.1.15.5 The Airport Overlay Zone shall prohibit incompatible uses such as homes, schools, nursing homes, hospitals, and libraries according to the Federal Aviation Administration (FAA) *Land Use Compatibility and Airports, a Guide for Efficient Land Use Planning* and those uses that create electrical interference with navigational signals or radio communication between aircraft and the airport; result in glare in the eyes of pilots using the airport; impair visibility in the vicinity of the airport; operate or install lights which are misleading or dangerous to aircraft operation; create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

Policy 1.1.15.6 - In accord with the Part 150 Study, the County shall facilitate noise abatement and mitigation projects such as the purchase, relocation, or soundproofing of homes, and noise abatement measures, and other noise mitigation measures.

Policy 1.1.15.7- The County shall update the Land Development Code within one year of adoption of this element to provide for maintenance of up-to-date runway protection information.

Objective 1.1.16: Within a year of adoption of this Comprehensive Plan, amend the Land Development Code to allow compatible agri-tourism and eco-tourism facilities on or near resources preserved for public purpose according to the following policies:

Policy 1.1.16.1 - Require that the proposed facility be consistent with the provisions of the Coastal and Conservation Elements of this Plan.

Policy 1.1.16.2 - Require that the proposed facility not negatively impact the resource through design standards which consider the carrying capacity of the resource, and the intensity and compatibility of the proposed use.

Policy 1.1.16.3 - Require that the proposed facility be designed to contribute to the experience offered by the resource.

Policy 1.1.16.4 - Require the developer to provide, as a part of the application, a study of the resource's carrying capacity and to establish a visitor monitoring program to avoid negative bio-physical impacts.

Objective 1.1.17: Coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.

Policy 1.1.17.1 - Future schools shall be allowable uses in all Future Land Use categories within the Urban Service Area except: Industrial (IND), Conservation - Public (Cpub), Residential/Conservation (R/C), Historic (H) and any Special District (SD) which is defined to exclude educational facilities.

Policy 1.1.17.2 - The Future Land Use designation for land on which a school is constructed or planned to be constructed shall be changed to Public Facilities (P/F) Land Use at the earliest opportunity.

Policy 1.1.17.3 - Schools shall not be located outside the Urban Service Area described in Policy 1.1.5.1 unless (a) the school is to be located on property owned by the School Board on or before January 1, 2001, or (b) it is demonstrated that the projected enrollment is primarily students which live outside of the Urban Service Area and are best served by a school also located outside of the Urban Service Area, or the school's curriculum focuses on agricultural uses consistent with those found in St. Lucie County.

Policy 1.1.17.4 - Proposed school sites shall meet the following general criteria:

- a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities
- b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;
- c. Elementary schools should be located on local or collector streets;
- d. Middle and high schools should be located near arterial streets;
- e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;
- f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
- g. Site acquisition and development costs including the long term costs associated with the provision of School District and County services;
- h. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;
- i. Existing or planned availability of adequate public facilities and services to support the School;
- j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;
- k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the County as a locally significant historic or archaeological resource or listed on the Florida Master Site File or archaeological sites located within an archaeological designated zone;
- l. The proposed location is consistent with the comprehensive plan, storm water management plans, or watershed management plans;
- m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the comprehensive plan or land development regulations;
- n. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and
- o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

Policy 1.1.17.5 - As provided in Chapter 1013, Florida Statutes, amend the Land Development Code to include reasonable development standards and conditions for school site plans in accordance with Chapter 1013 Florida Statutes, so long as those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.

Policy 1.1.17.6 - When considering the acquisition and establishment of public facilities such as active parks, libraries, and community centers, the county shall, to the greatest extent possible, select a location which allows for the current or future co-location with a public school.

Policy 1.1.17.7 - When selecting land for preservation, or passive parks and uses, the county shall consider the possibility of co-location with a school.

Policy 1.1.17.8 - The County shall coordinate with the St. Lucie School Board to ensure no schools are constructed within School Zones designated on the St. Lucie County International Airport School

## Construction Zone Map.

Objective 1.1.18: St. Lucie County shall identify existing and future dredge spoil sites in a manner which does not negatively impact the surrounding area.

Policy 1.1.18.1 - St. Lucie County shall coordinate with, and assist, the Florida Inland Navigation District in the identification of dredge/spoil disposal sites associated with maintaining the Atlantic Intracoastal Waterway in St. Lucie County. Dredge disposal sites within the jurisdiction of the county should first be used to serve the needs of St. Lucie County and then, if sufficient capacity in the sites exists, extraterritorial depositions may be permitted.

Policy 1.1.18.2 - St. Lucie County shall, maintain local selection criteria that shall ensure the availability of sufficient sites to meet future dredge/spoil disposal needs associated with the County's stormwater improvement programs. The criteria to be established shall at a minimum address and be consistent with all applicable environmental and natural resource protection policies established within this Comprehensive Plan and supporting external documents and plans. The regulations affecting the local selection criteria for dredge/spoil disposal sites shall be included in the St. Lucie County Land Development Code within one year of adoption of this Comprehensive Plan.

Goal 1.2: Recognize that land use and transportation must be considered concurrently in all planning, and to the extent feasible, modify current land use patterns to decrease dependency on the automobile in order to minimize the need for future roadway expansion, promote the use of alternate modes of transportation and reduce greenhouse gas emissions.

Objective 1.2.1: Continue to explore planning concepts which provide for fewer and/or shorter automobile trips.

Policy 1.2.1.1 - Explore development patterns which allow for employment and shopping opportunities in close proximity to residential uses.

Policy 1.2.1.2 - Provide for transit stop locations within appropriate developments and explore requiring developments on or near the transit system to contribute fee-in-lieu of for build out of the system by 2012.

Policy 1.2.1.3 - Support efforts to provide fixed route transit throughout the County, including light rail service.

Policy 1.2.1.4 - Explore the financial feasibility for inclusion in the St. Lucie County budget of adopting streetscape and develop design standards to promote pedestrian activity in development and redevelopment by December 2013.

Policy 1.2.1.5 - The County shall consider inclusion in the St. Lucie County budget yearly financially feasible improvements and coordinate with the St. Lucie TPO and FDOT to implement the recommendations of the 2008 SLC Bicycle, Pedestrian, Greenways & Trails Study as it may be amended when funding is available

Policy 1.2.1.6 - Complete the study on innovative transportation funding practices that discourage sprawl such as a mobility fee that charges all new developments with costs varying on location and vehicles miles traveled (VMT) per the Transportation Element by December 2011.

Goal 1.3: Recognize and plan for unique areas within the unincorporated county.

Objective 1.3.1: Identify areas which have common internal characteristics and require planning as contiguous

areas. The Indrio Road corridor, Treasure Coast Education, Research Development Authority (TCERDA), western lands and other areas designated by the Board of County Commissioners are examples.

Policy 1.3.1.1 - Define the boundaries of appropriate planning areas.

Policy 1.3.1.2 - Prioritize the identified planning areas for order of consideration.

Policy 1.3.1.3 - Work with citizens of each area to identify issues and seek solutions which may include changes to local levels of service, available public services including roadways, future land use and zoning.

Goal 1.4: Ensure through the Comprehensive Plan the development of energy efficient land use patterns and policies that reduce greenhouse gas emissions through innovative sustainable land planning tools which discourage urban sprawl, protect native habitat, reduce automobile use, and maintain open space.

Objective 1.4.1: Create a sustainable plan for the County's western lands that will preserve and conserve a functioning network of agriculture, open space, and natural areas while providing economically viable options for agricultural landowners, now and in the future based upon the Western Lands Study to be considered for adoption by the Board of County Commissioners.

Policy 1.4.1.1 - Explore techniques for preservation of agricultural and rural lands including additional action steps in the *Committee for a Sustainable Treasure Coast –Final Report*.

Policy 1.4.1.2 - Consider innovative partnerships between urban areas, local and regional governmental entities, and rural landowners that take advantage of the services and benefits that rural lands can provide to urban areas and the region as a whole. Examples might include compensating rural landowners to support CERP, IRL South Plan, and research on biofuels.

Policy 1.4.1.3 – Consider amending the Land Development Code to allow the transfer of development rights among other planning and development tools, to be considered for approval by the Board of County Commissioners.

Policy 1.4.1.4 - The County shall continue to support economic development activities that encourage biofuels production per the St. Lucie County Targeted Industry list.

Policy 1.4.1.5 – Consider including strategies in the Land Development Code for agricultural lands to include targeting agricultural industries and activities that

- support bio-fuel production,
- promote agri-tourism, eco-tourism,
- promote/support local food marketing and branding, and
- promote mass stormwater farming, storage and treatment.

Objective 1.4.2: Encourage green building standards in order to reduce greenhouse gas emissions.

Policy 1.4.2.1 - In accordance with Section 255.2575, F.S. the County will continue to construct all future County buildings to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system or the Florida Green Building Coalition standards.

Policy 1.4.2.2 - The County shall encourage the use of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system or the Florida Green Building Coalition standards for both residential and commercial properties. By December 2012, the

County shall explore incentives for use of green building standards in new development and redevelopment.

Policy 1.4.2.3 - Ensure the comprehensive plan and Land Development Code do not prevent the construction of electric substations within the County

Policy 1.4.2.4 - Review Land Development Code and consider appropriate standards for use of alternate, renewable sources of energy including the use of solar panels except in environmentally sensitive areas by 2012.

Policy 1.4.2.5 - The County shall facilitate the creation of low interest loans through the Solar and Energy Loan Fund to residents and business owners to install energy efficiency and conservation measures as well as renewable energy technology.

Policy 1.4.2.6 - The County shall develop specific energy conservation goals for the rehabilitation of County buildings and facilities by December 2012.

Objective 1.4.3: Maintain St. Lucie County Greenprint and implement specific actions as part of the Florida Green Building Council's Green Local Government certification, including:

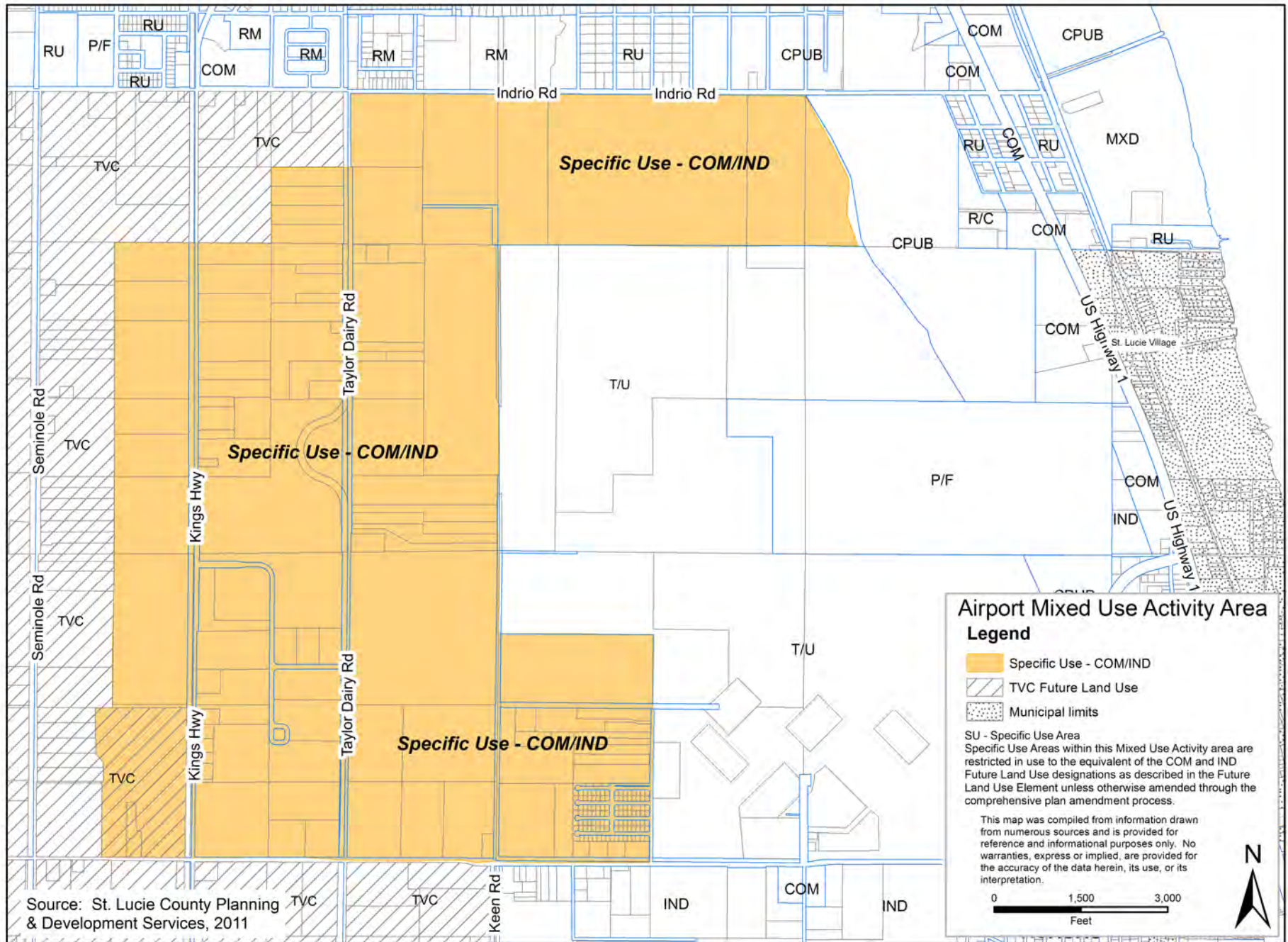
Policy 1.4.3.1 - Utilizing Florida Friendly Landscaping™ standards, Integrated Pest Management principles, and Best Management Practices or similar/greater standard for all County owned and maintained properties.

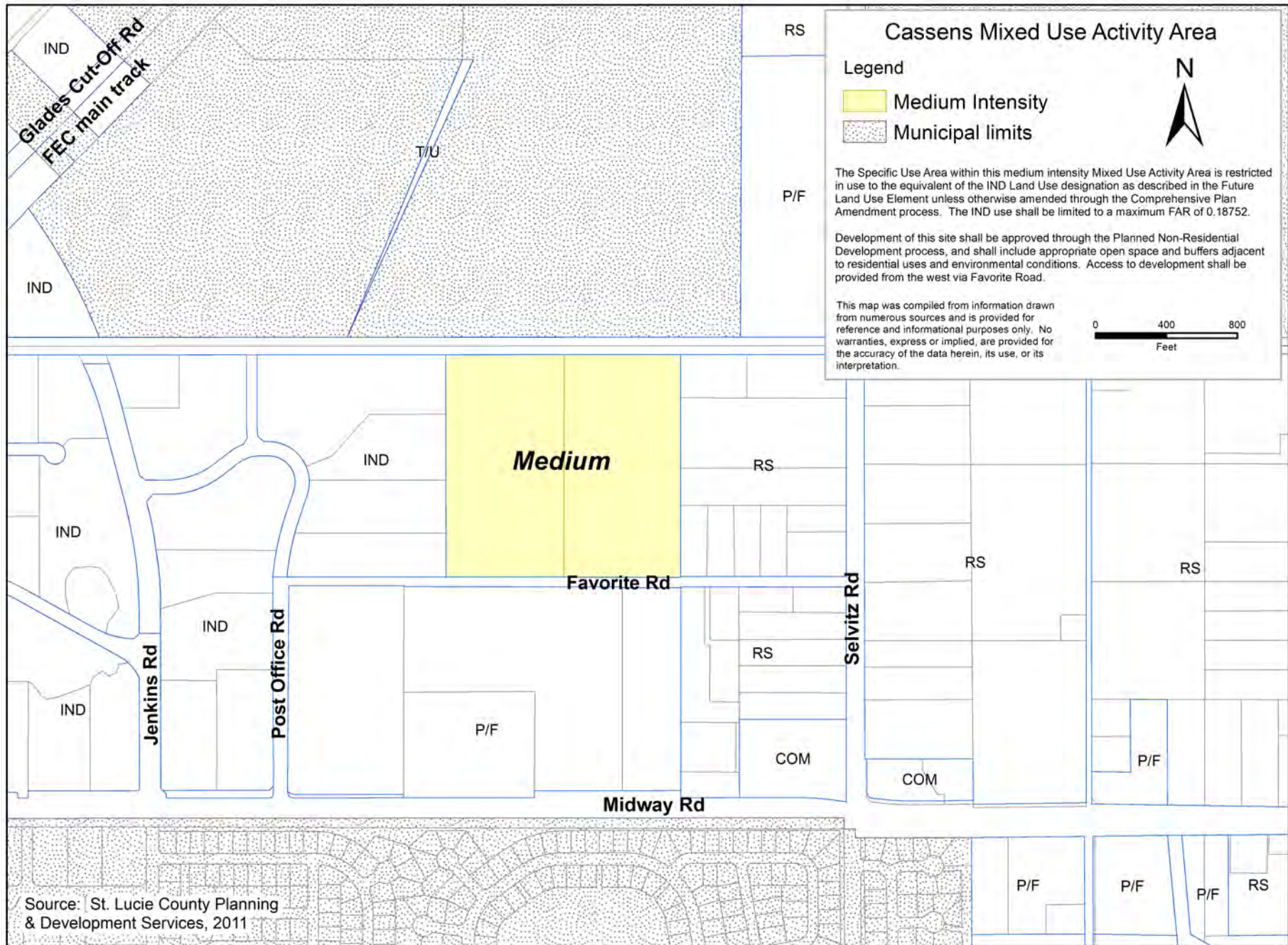
Policy 1.4.3.2 - Requiring all County facilities to have recycling programs in place.

Policy 1.4.3.3 - Adopting Environmentally Preferred Purchasing policies to the extent feasible.

Policy 1.4.3.4 - Adopting green cleaning and green maintenance techniques such as those described by the Florida Department of Environmental Protection to the extent feasible.

## **Mixed Use Area Figures**




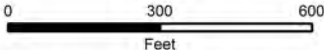




# Grande Beach Mixed Use Activity Area

## Legend

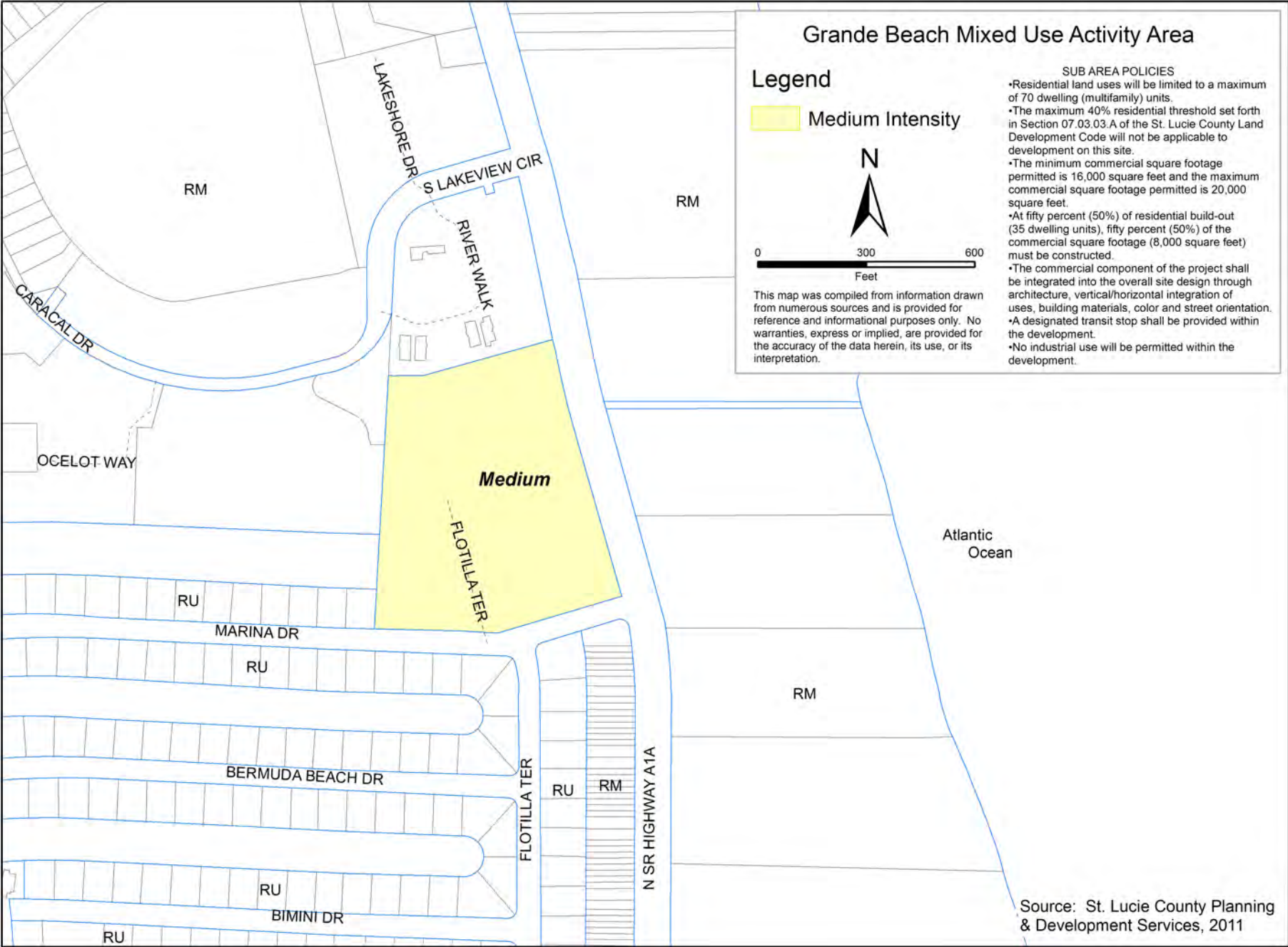
 Medium Intensity



This map was compiled from information drawn from numerous sources and is provided for reference and informational purposes only. No warranties, express or implied, are provided for the accuracy of the data herein, its use, or its interpretation.

### SUB AREA POLICIES

- Residential land uses will be limited to a maximum of 70 dwelling (multifamily) units.
- The maximum 40% residential threshold set forth in Section 07.03.03.A of the St. Lucie County Land Development Code will not be applicable to development on this site.
- The minimum commercial square footage permitted is 16,000 square feet and the maximum commercial square footage permitted is 20,000 square feet.
- At fifty percent (50%) of residential build-out (35 dwelling units), fifty percent (50%) of the commercial square footage (8,000 square feet) must be constructed.
- The commercial component of the project shall be integrated into the overall site design through architecture, vertical/horizontal integration of uses, building materials, color and street orientation.
- A designated transit stop shall be provided within the development.
- No industrial use will be permitted within the development.



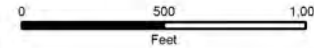
Source: St. Lucie County Planning & Development Services, 2011

Indian River County

### High Ridge Mixed Use Activity Area

#### Legend

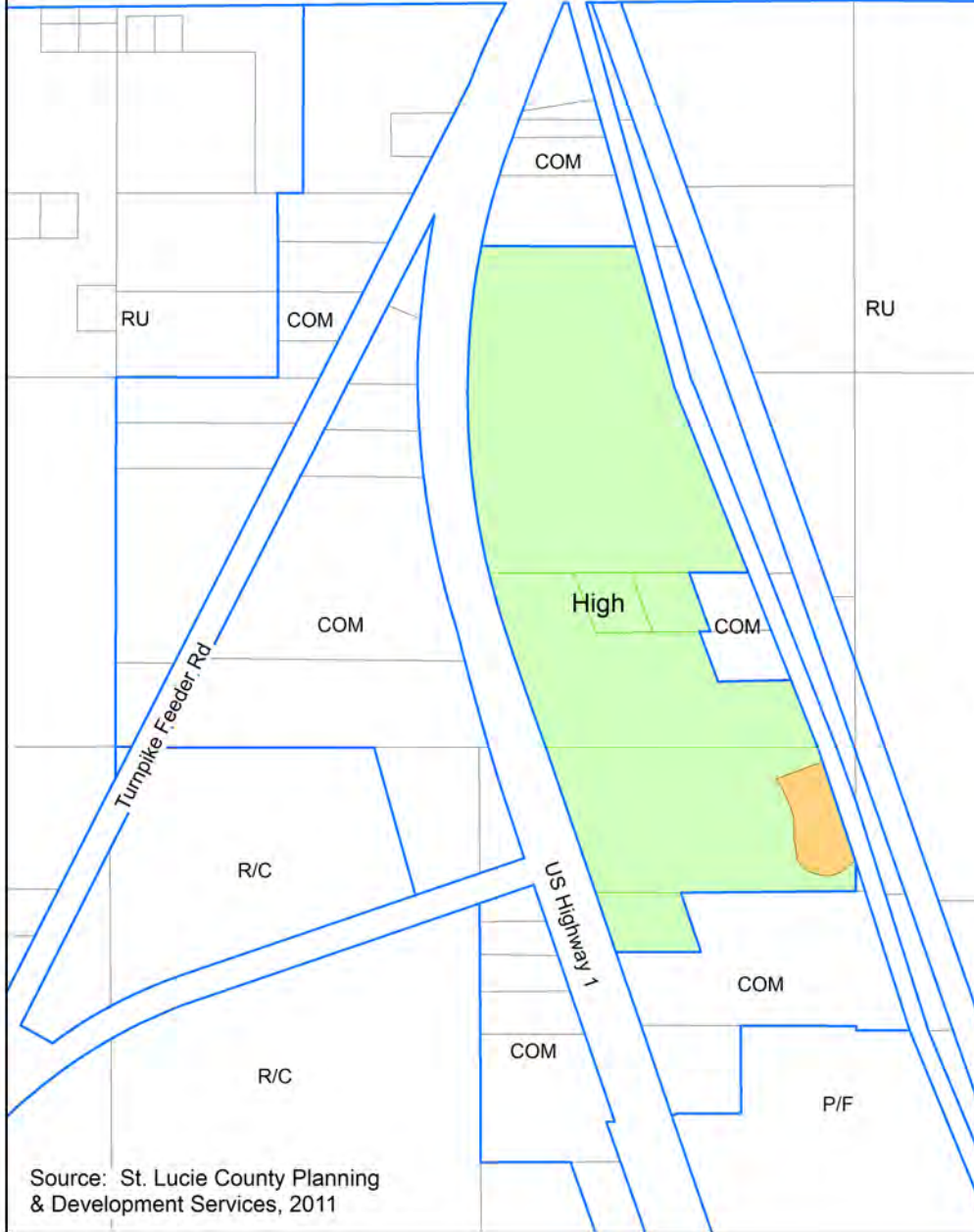
- High Intensity
- Preserve Area



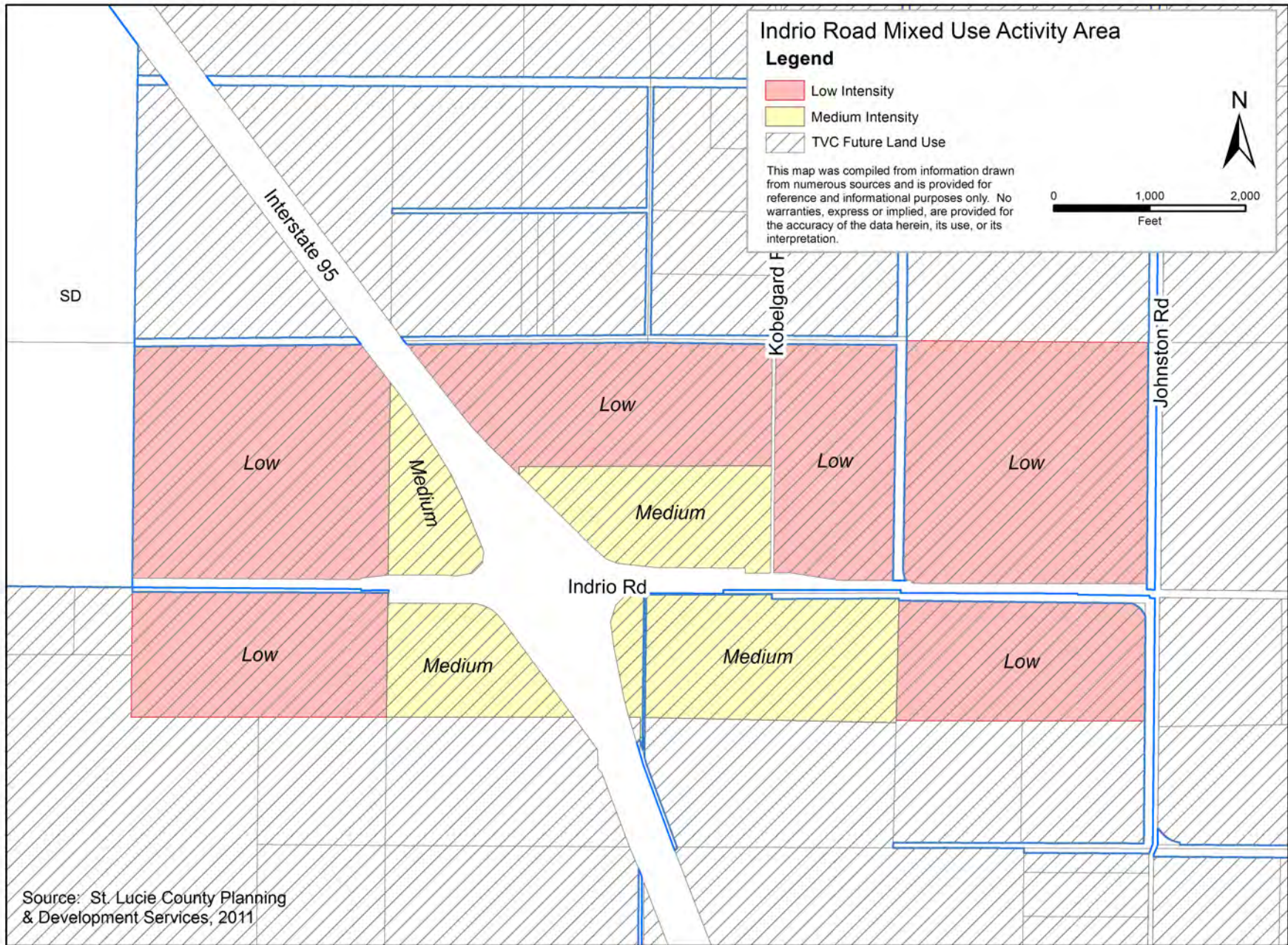
This map was compiled from information drawn from numerous sources and is provided for reference and informational purposes only. No warranties, express or implied, are provided for the accuracy of the data herein, its use, or its interpretation.

#### SUB AREA POLICIES

1. Residential land uses shall be limited to a maximum of 450 dwelling units and a minimum of 250 dwelling units.
2. The maximum 40% residential threshold set forth in Section 07.03.03A of the St. Lucie County Land Development Code will not be applicable to development on this site.
3. The maximum non-residential square footage permitted is 200,000 square feet and the minimum is 100,000 square feet.
4. Residential dwelling units or spaces are permitted above lower level non-residential uses.
5. Designated transit stop locations shall be provided within the Village (MXD) Center.
6. A variety of housing types are encouraged with generally higher densities located in proximity to the Village (MXD) Center.
7. Public open space shall be provided with each neighborhood.
8. A recreational greenway trail shall be established along the eastern property line of the subject property.
9. Where physically possible, each neighborhood shall be planned so that most housing units are within walking distance of the Village (MXD) Center.
10. Any site development plan shall provide design standards that are consistent with the North County Charette.
11. Any site development plan proposed shall be required to address the Lakela's Mint plan species located within the site boundaries. This may include, but not be limited to, the dedication of a preservation area onsite, relocating isolated plants into the preservation area, etc. as necessary to ensure that the plant species is protected onsite.
12. A conservation easement will be required for the preserve area at the time of site plan approval.



Source: St. Lucie County Planning & Development Services, 2011



# Loop Road Mixed Use Activity Area

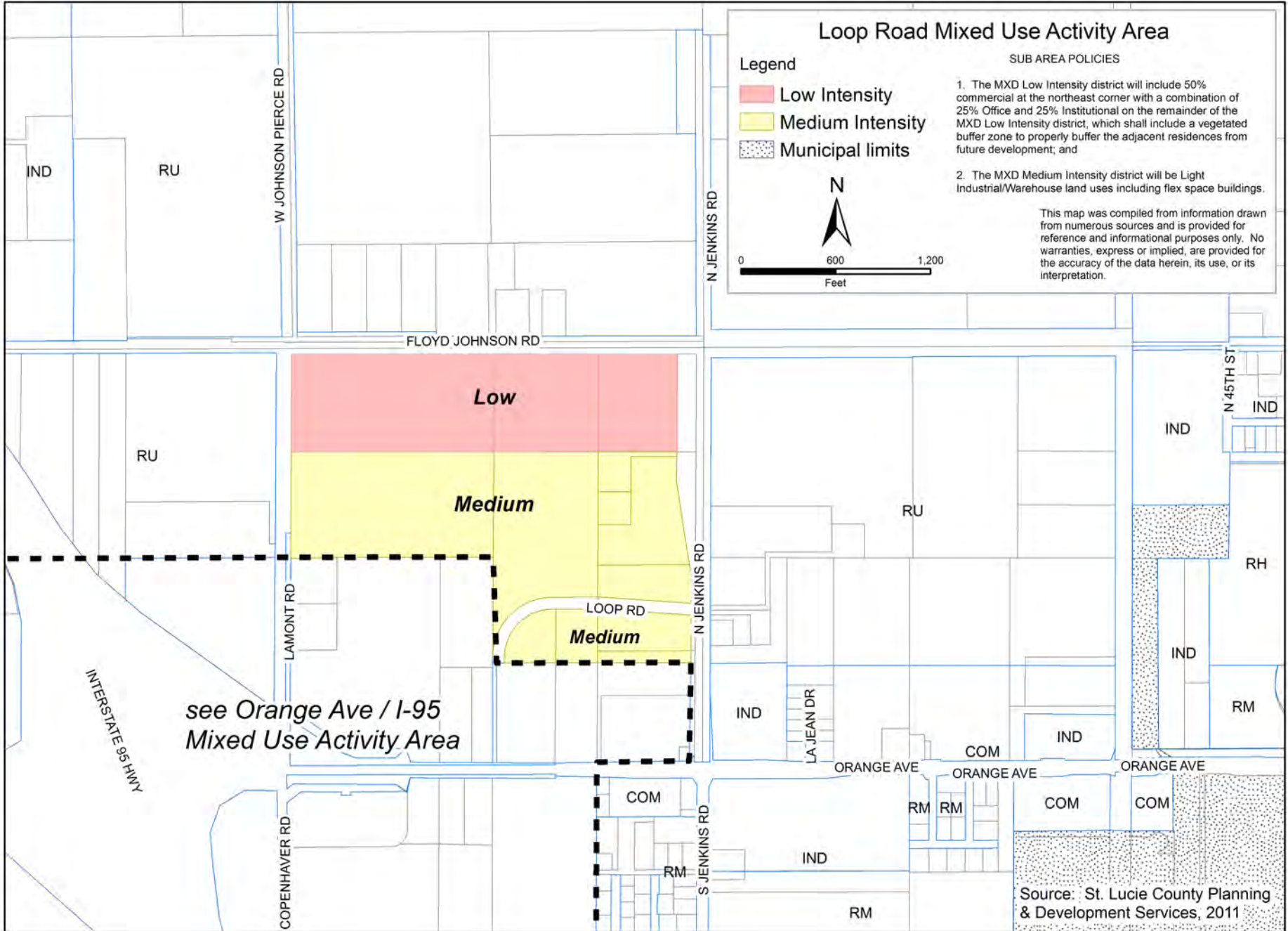
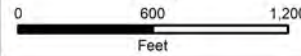
## SUB AREA POLICIES

### Legend

- Low Intensity
- Medium Intensity
- Municipal limits

1. The MXD Low Intensity district will include 50% commercial at the northeast corner with a combination of 25% Office and 25% Institutional on the remainder of the MXD Low Intensity district, which shall include a vegetated buffer zone to properly buffer the adjacent residences from future development; and
2. The MXD Medium Intensity district will be Light Industrial/Warehouse land uses including flex space buildings.

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*see Orange Ave / I-95  
Mixed Use Activity Area*

Source: St. Lucie County Planning & Development Services, 2011

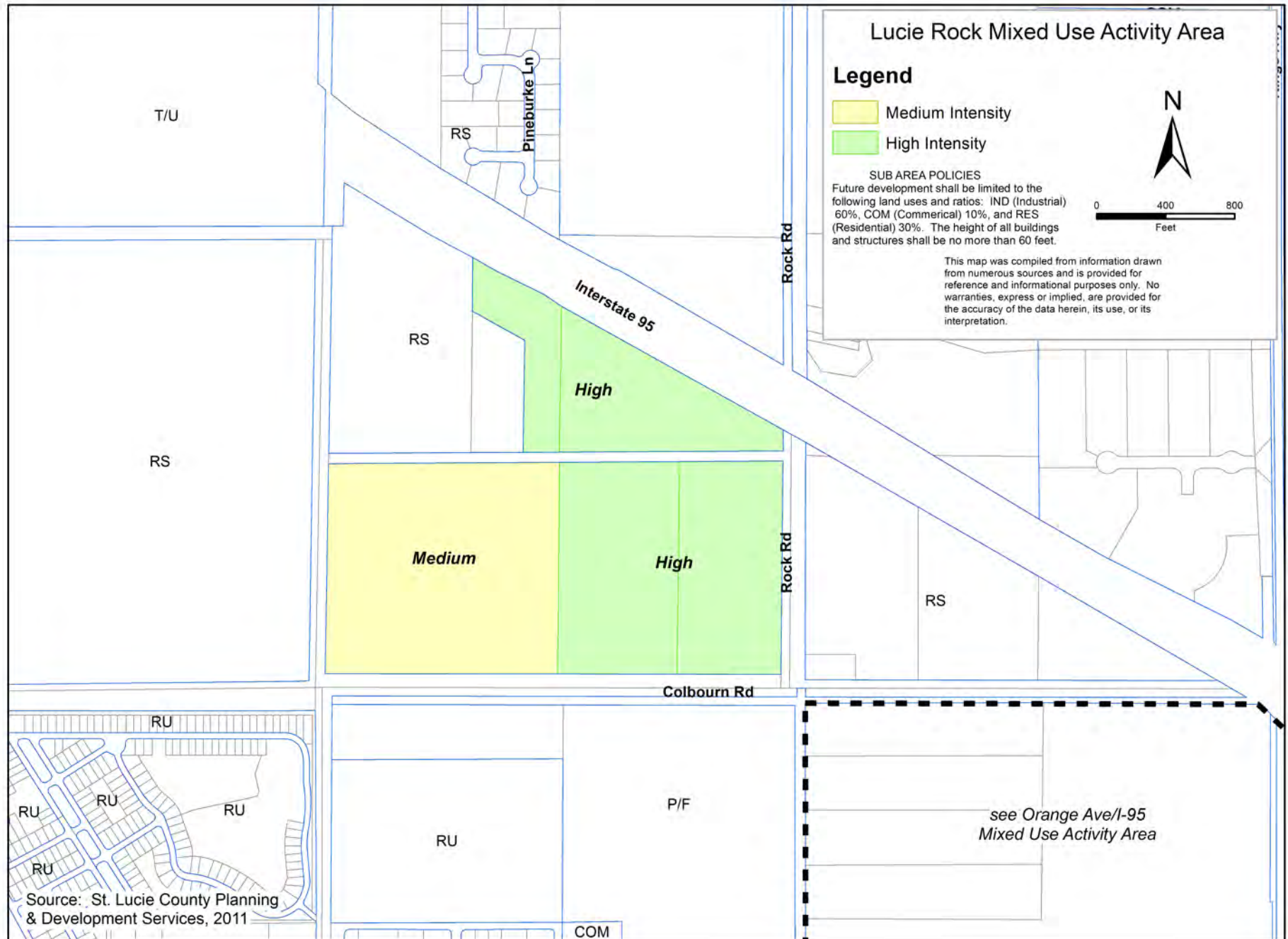
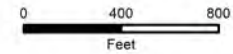
# Lucie Rock Mixed Use Activity Area

## Legend

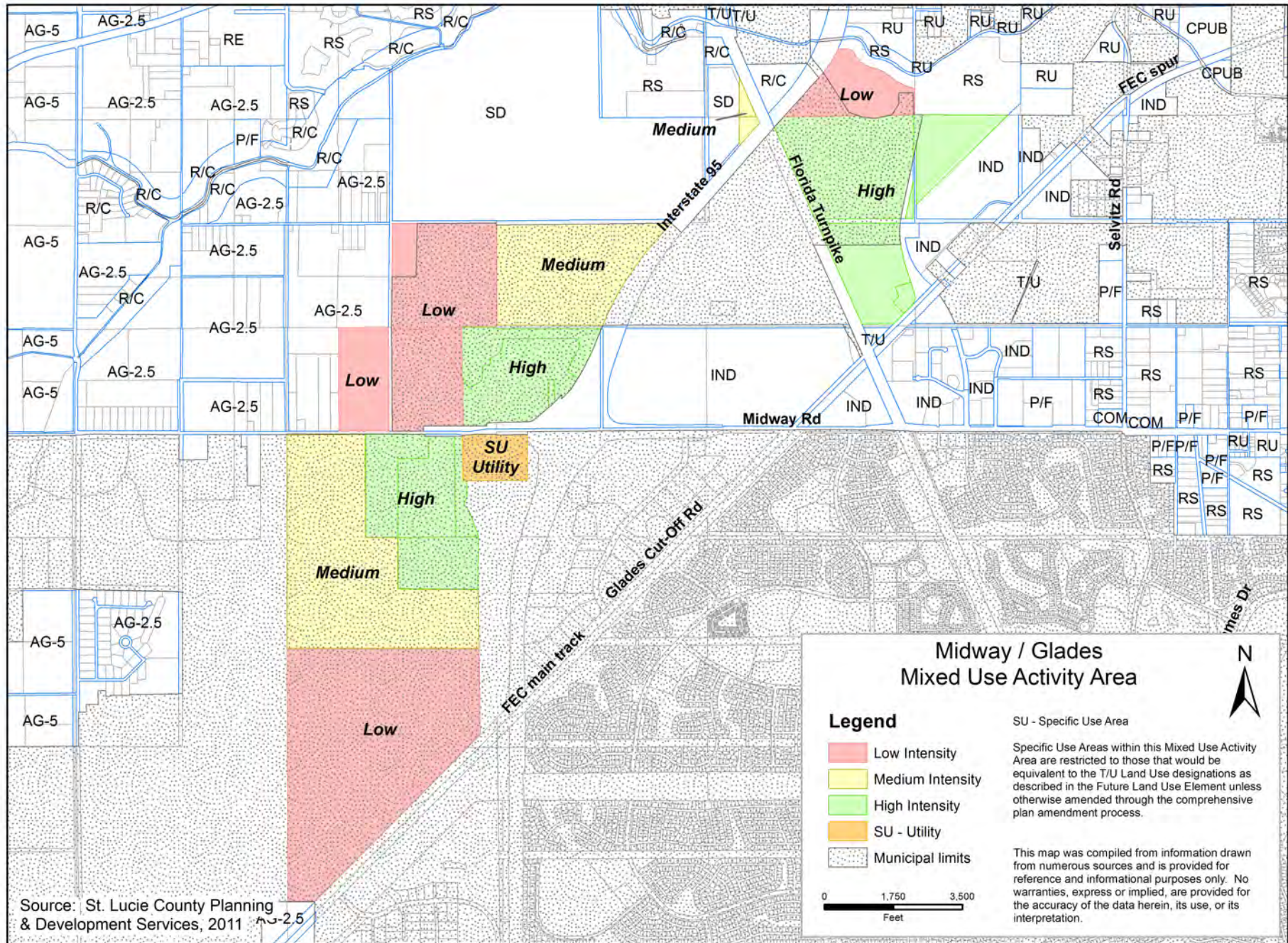
-  Medium Intensity
-  High Intensity

**SUB AREA POLICIES**  
Future development shall be limited to the following land uses and ratios: IND (Industrial) 60%, COM (Commercial) 10%, and RES (Residential) 30%. The height of all buildings and structures shall be no more than 60 feet.

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Source: St. Lucie County Planning & Development Services, 2011



Source: St. Lucie County Planning & Development Services, 2011

### Midway / Glades Mixed Use Activity Area

**Legend**

- Low Intensity
- Medium Intensity
- High Intensity
- SU - Utility
- Municipal limits

SU - Specific Use Area

Specific Use Areas within this Mixed Use Activity Area are restricted to those that would be equivalent to the T/U Land Use designations as described in the Future Land Use Element unless otherwise amended through the comprehensive plan amendment process.

N

0 1,750 3,500  
Feet

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# Okeechobee Rd. / I-95 Mixed Use Activity Area

## Legend

- Low Intensity
- Medium Intensity
- SU - Res-9
- SU - Conservation
- SU - Com/Res-9
- Municipal limits

This map was compiled from information drawn from numerous sources and is provided for reference and informational purposes only. No warranties, express or implied, are provided for the accuracy of the data herein, its use, or its interpretation.



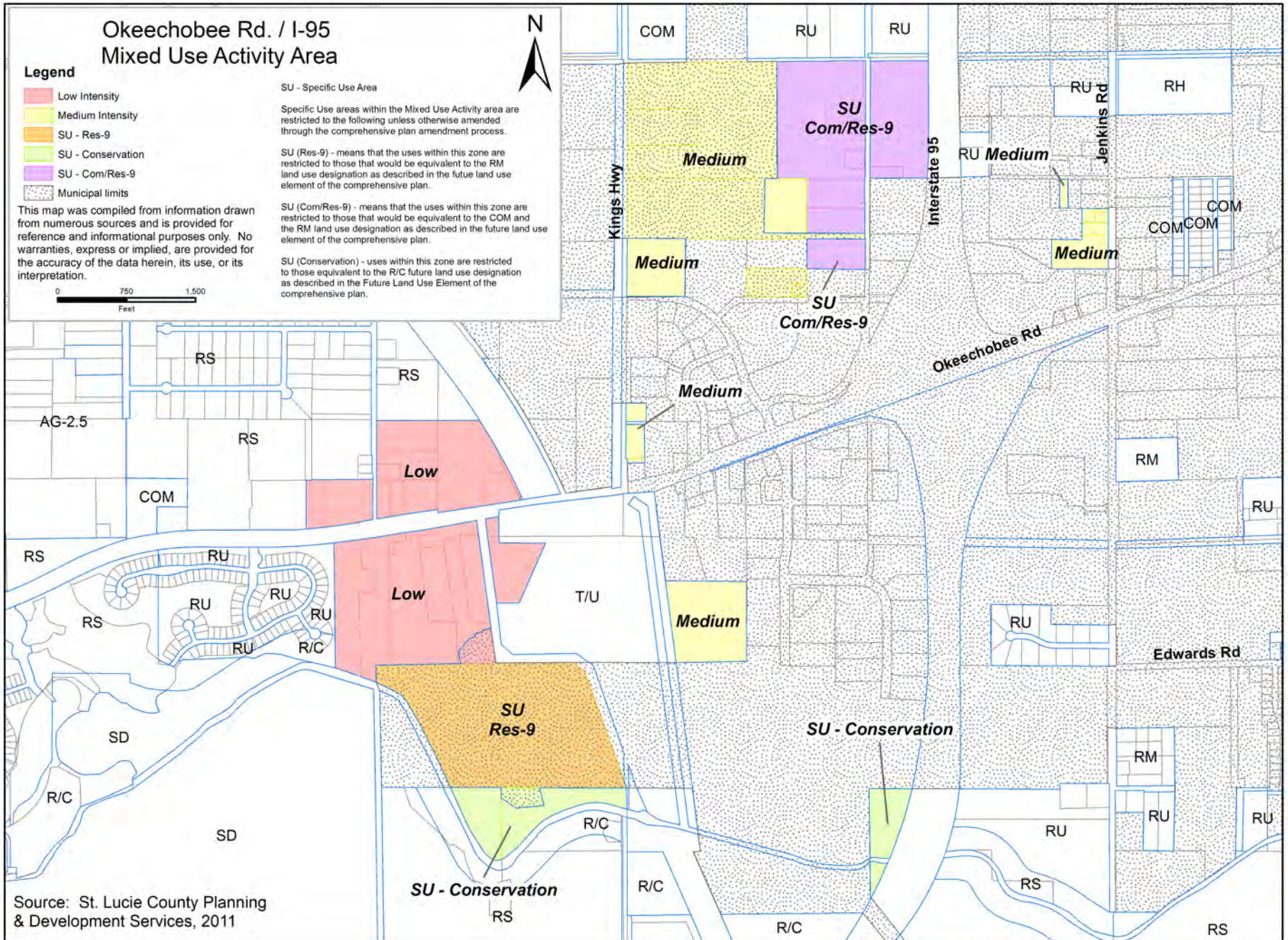
### SU - Specific Use Area

Specific Use areas within the Mixed Use Activity area are restricted to the following unless otherwise amended through the comprehensive plan amendment process.

SU (Res-9) - means that the uses within this zone are restricted to those that would be equivalent to the RM land use designation as described in the future land use element of the comprehensive plan.

SU (Com/Res-9) - means that the uses within this zone are restricted to those that would be equivalent to the COM and the RM land use designation as described in the future land use element of the comprehensive plan.

SU (Conservation) - uses within this zone are restricted to those equivalent to the R/C future land use designation as described in the Future Land Use Element of the comprehensive plan.



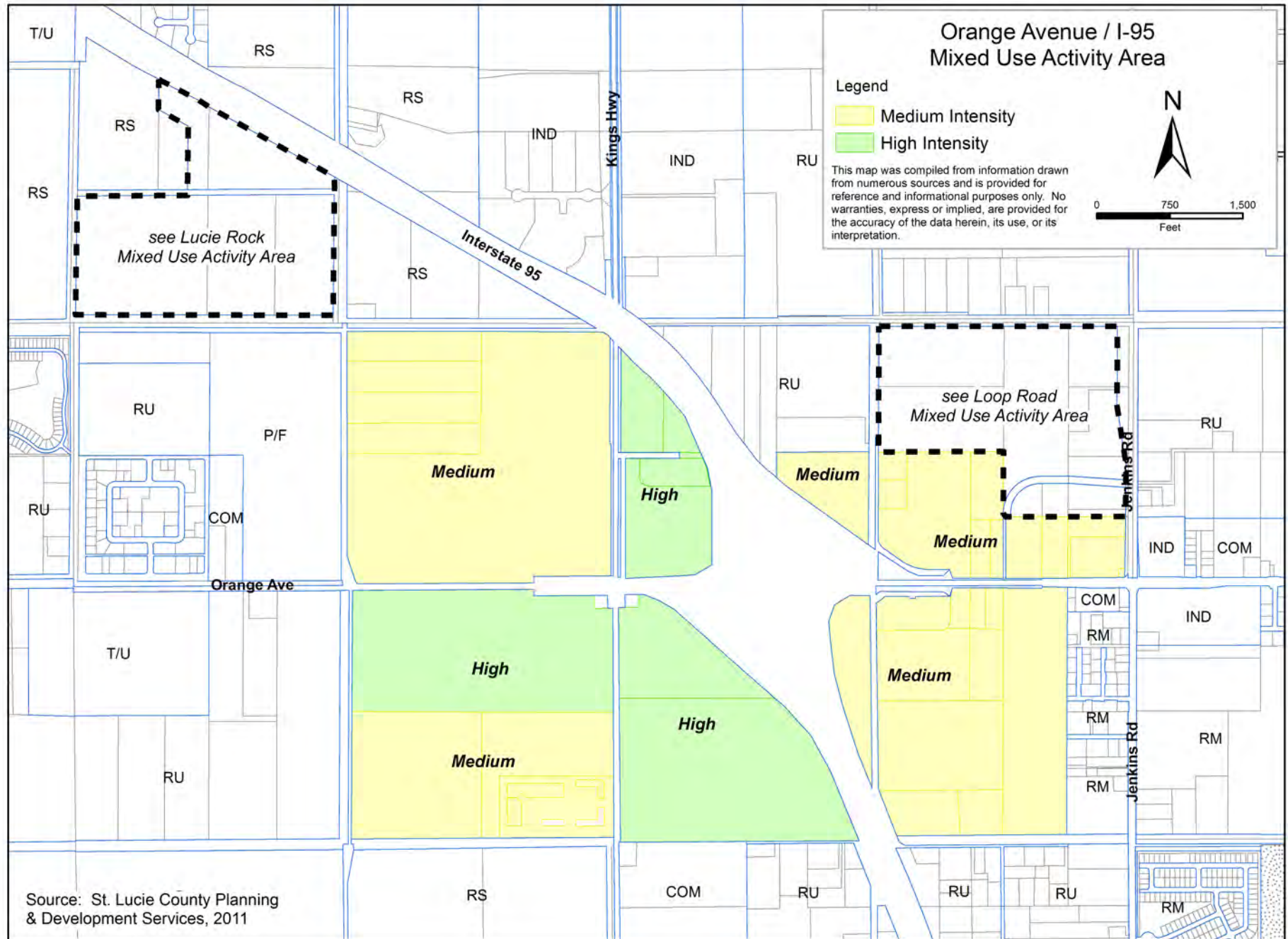
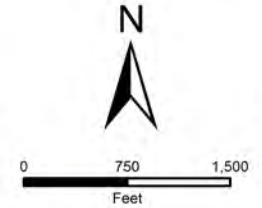
Source: St. Lucie County Planning & Development Services, 2011

# Orange Avenue / I-95 Mixed Use Activity Area

## Legend

- Medium Intensity
- High Intensity

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Source: St. Lucie County Planning & Development Services, 2011

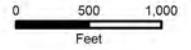


# St. Lucie Boulevard Mixed Use Activity Area



## Legend

- Low Intensity
- Medium Intensity
- Specific Use
- TVC Future Land Use



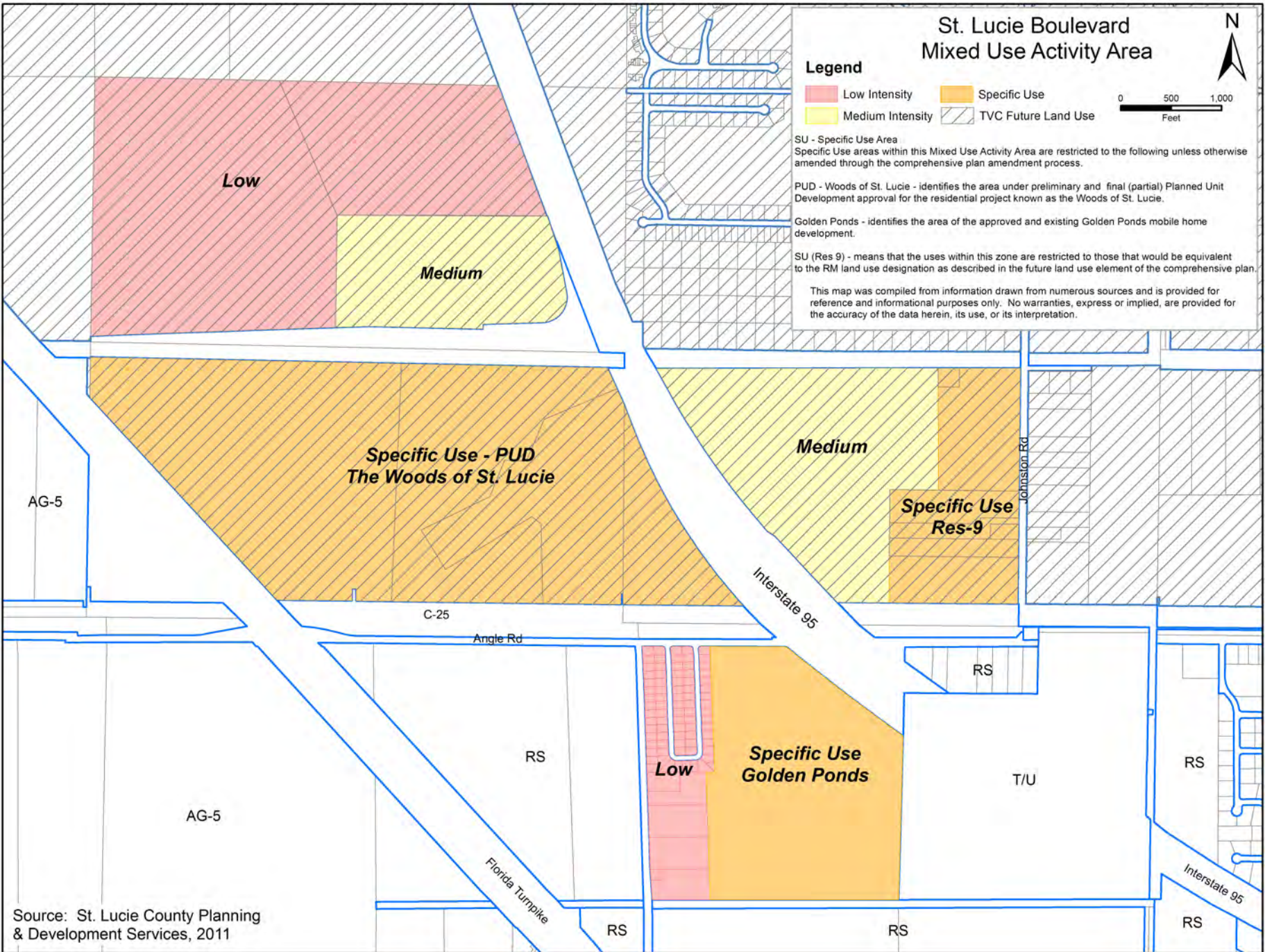
**SU - Specific Use Area**  
Specific Use areas within this Mixed Use Activity Area are restricted to the following unless otherwise amended through the comprehensive plan amendment process.

**PUD - Woods of St. Lucie** - identifies the area under preliminary and final (partial) Planned Unit Development approval for the residential project known as the Woods of St. Lucie.

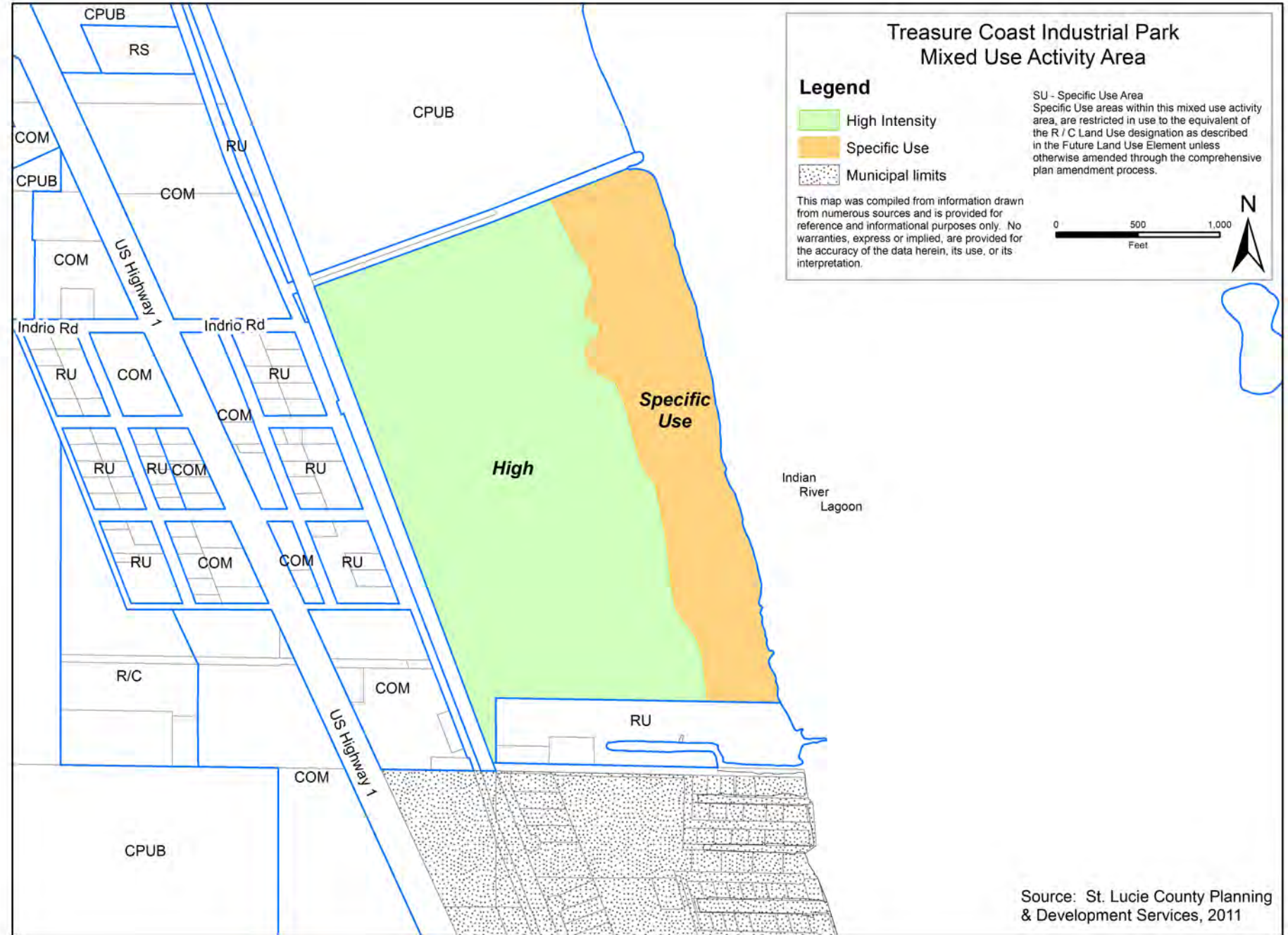
**Golden Ponds** - identifies the area of the approved and existing Golden Ponds mobile home development.

**SU (Res 9)** - means that the uses within this zone are restricted to those that would be equivalent to the RM land use designation as described in the future land use element of the comprehensive plan.

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Source: St. Lucie County Planning & Development Services, 2011



Source: St. Lucie County Planning & Development Services, 2011


# West Orange Mixed Use Activity Area

## Legend

-  Low Intensity
-  Specific Use - COM/IND

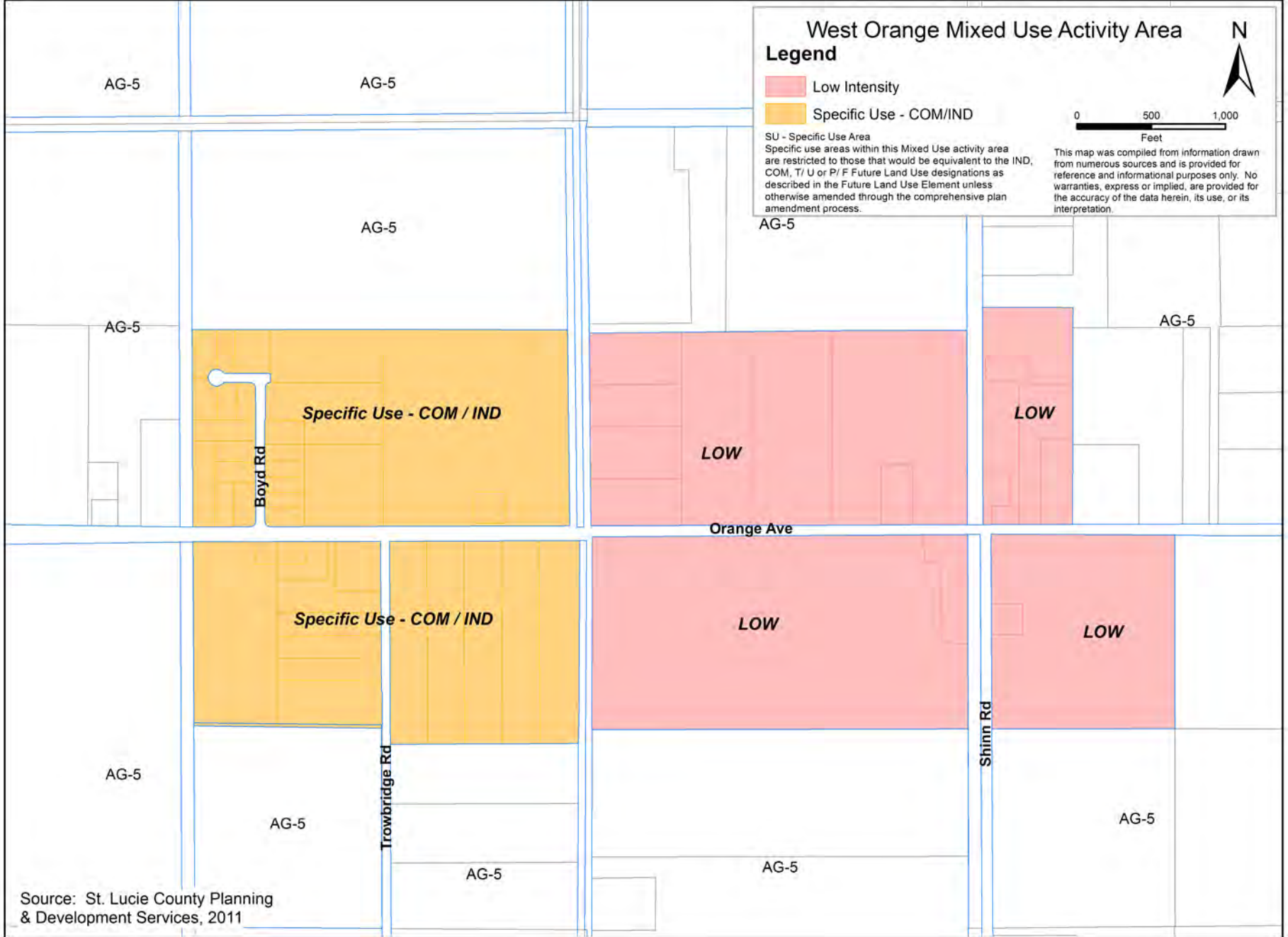
SU - Specific Use Area  
Specific use areas within this Mixed Use activity area are restricted to those that would be equivalent to the IND, COM, T/ U or P/ F Future Land Use designations as described in the Future Land Use Element unless otherwise amended through the comprehensive plan amendment process.

**N**



0 500 1,000  
Feet

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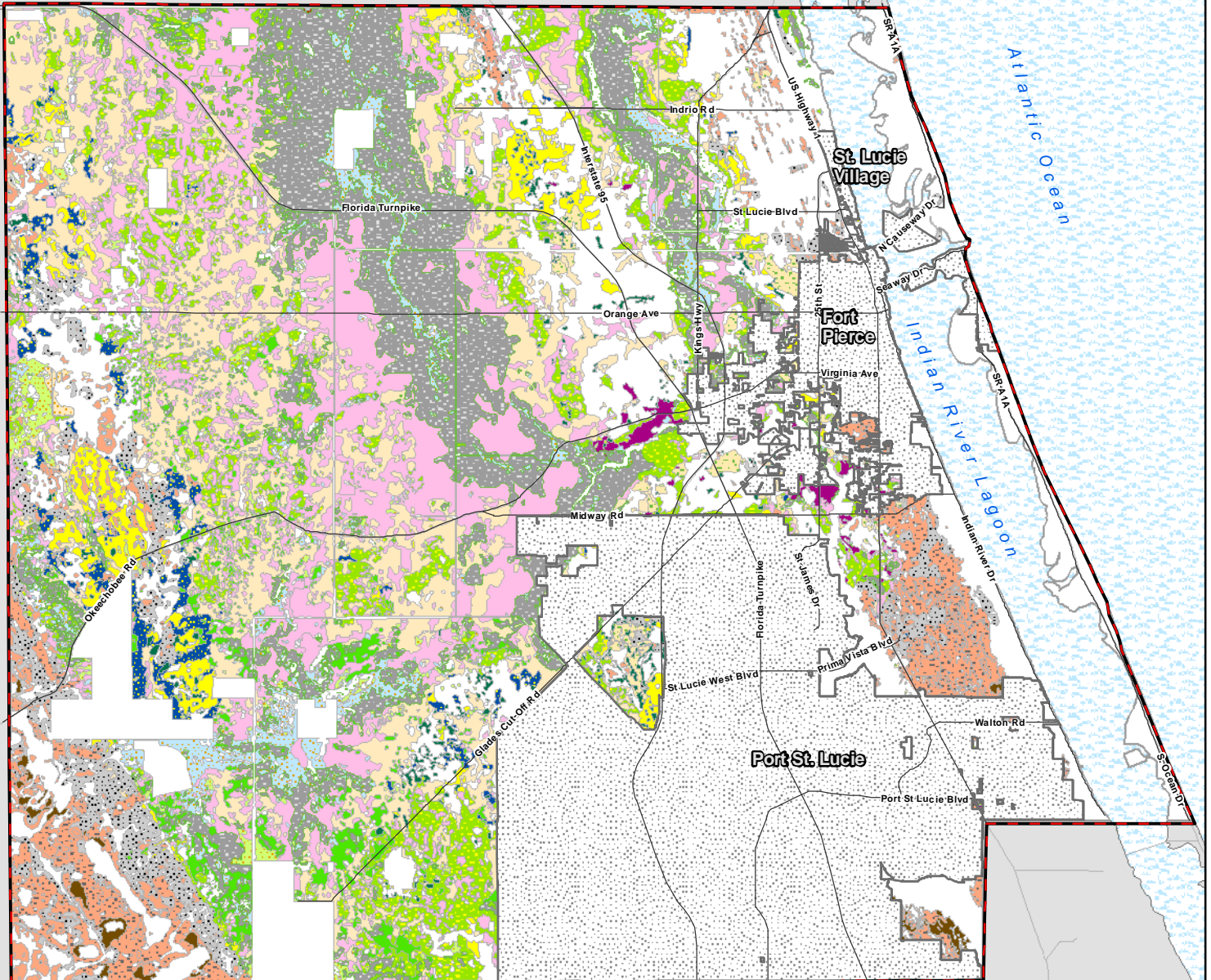


Source: St. Lucie County Planning & Development Services, 2011

The Soils maps were separated by Taxonomic Class.

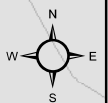
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|-------------------|------------------|
| MAP 3a. contains: | Map3b. contains: |
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| Endoaqualfs       | Psammaquents     |
| Argiaquolls       | Alorthods        |
| Glossaqualfs      | Haplosaprists    |
| Alaquods          | Hydraquents      |

Indian River County



Martin County

Source : US Dept of Agriculture, Natural Resources Conservation Service , 1990



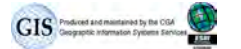
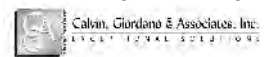
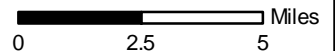
# Soils

Map : FLU-3a

**Legend**

- County Boundary
- Municipality
- Soil Type 1**
- ANICOTE SAND, DEPRESSIONAL
- CHOBEE LOAMY SAND, DEPRESSIONAL
- EAGALLIE FINE SAND
- FLORIDANA SAND, DEPRESSIONAL
- HILOLO LOAMY SAND
- JUPITER FINE SAND
- LAWNWOOD AND MYAKKA SANDS
- MALABAR FINE SAND
- MYAKKA FINE SAND

- GLDSMAR SAND
- PEPPER AND EAGALLIE SANDS
- PINEDA SAND
- POPLER SAND
- RIVERIA SAND
- SALERNO AND PLUNTA SANDS
- SUSANNA AND WALCHULA SANDS
- TANTILE AND POMOKA SANDS
- WABASSO SAND
- WAVELAND AND IMMOKALEE FINE SANDS
- WINDER SAND

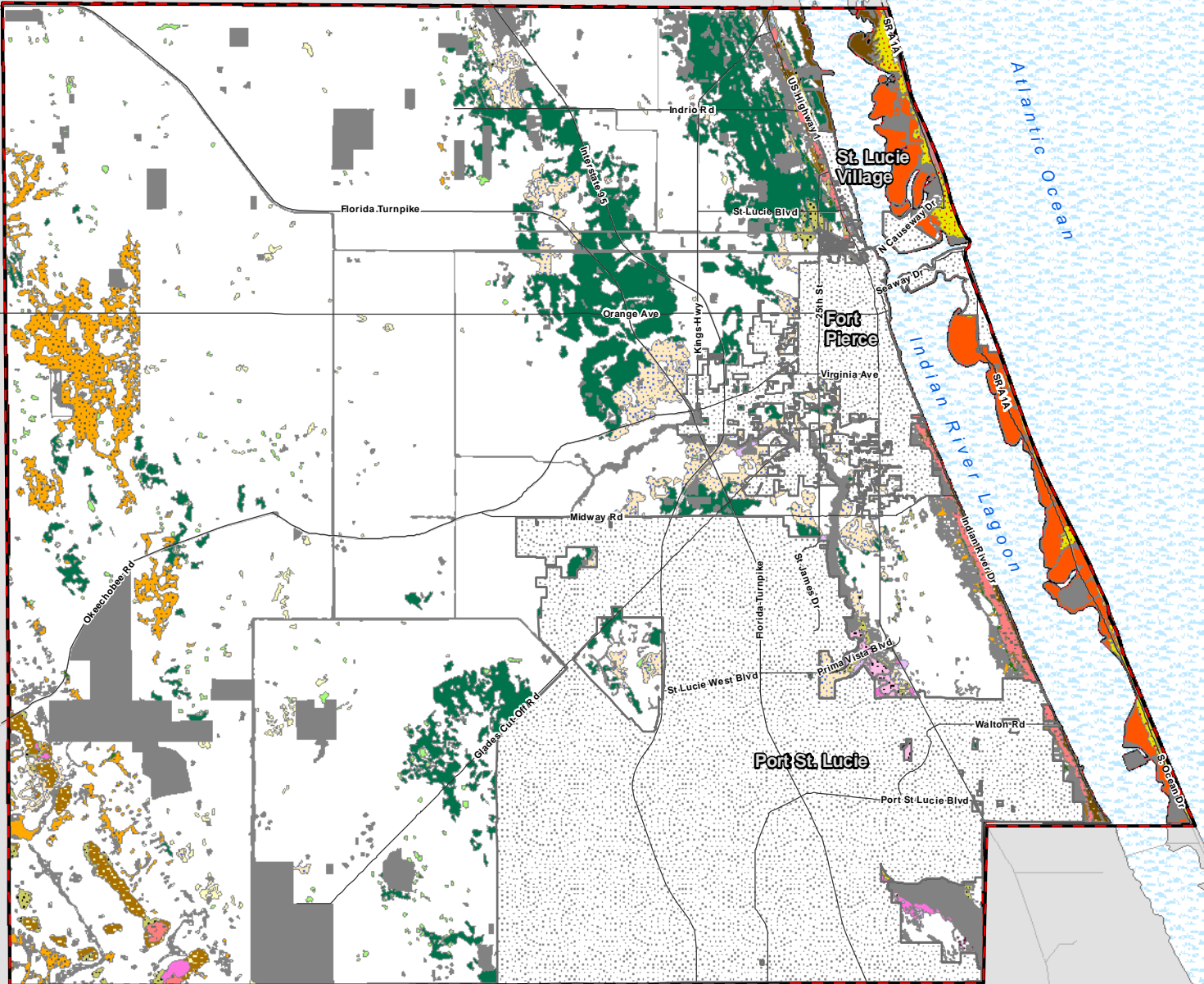


Print Date : February, 2010

The Soils maps were separated by Taxonomic Class.

|                   |                  |
|-------------------|------------------|
| MAP 3a. contains: | Map3b. contains: |
| Endoaqualls       | Quartsipsaments  |
| Endoaqualls       | Psammaquents     |
| Argiaqualls       | Alorthods        |
| Glossaqualls      | Haploprists      |
| Alaquods          | Hydraquents      |

Indian River County



Martin County

Source : US Dept of Agriculture, Natural Resources Conservation Service , 1990



# Soils

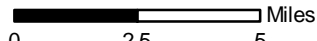
Map : FLU-3b

**Legend**

- County Boundary
- Municipalities
- Soil Type**
- NO SOIL DATA AVAILABLE
- ANKONA AND FARMTON SANDS
- ARCHBOLD SAND
- ASTATULA SAND
- BASINGER SAND
- CANAVERAL FINE SAND

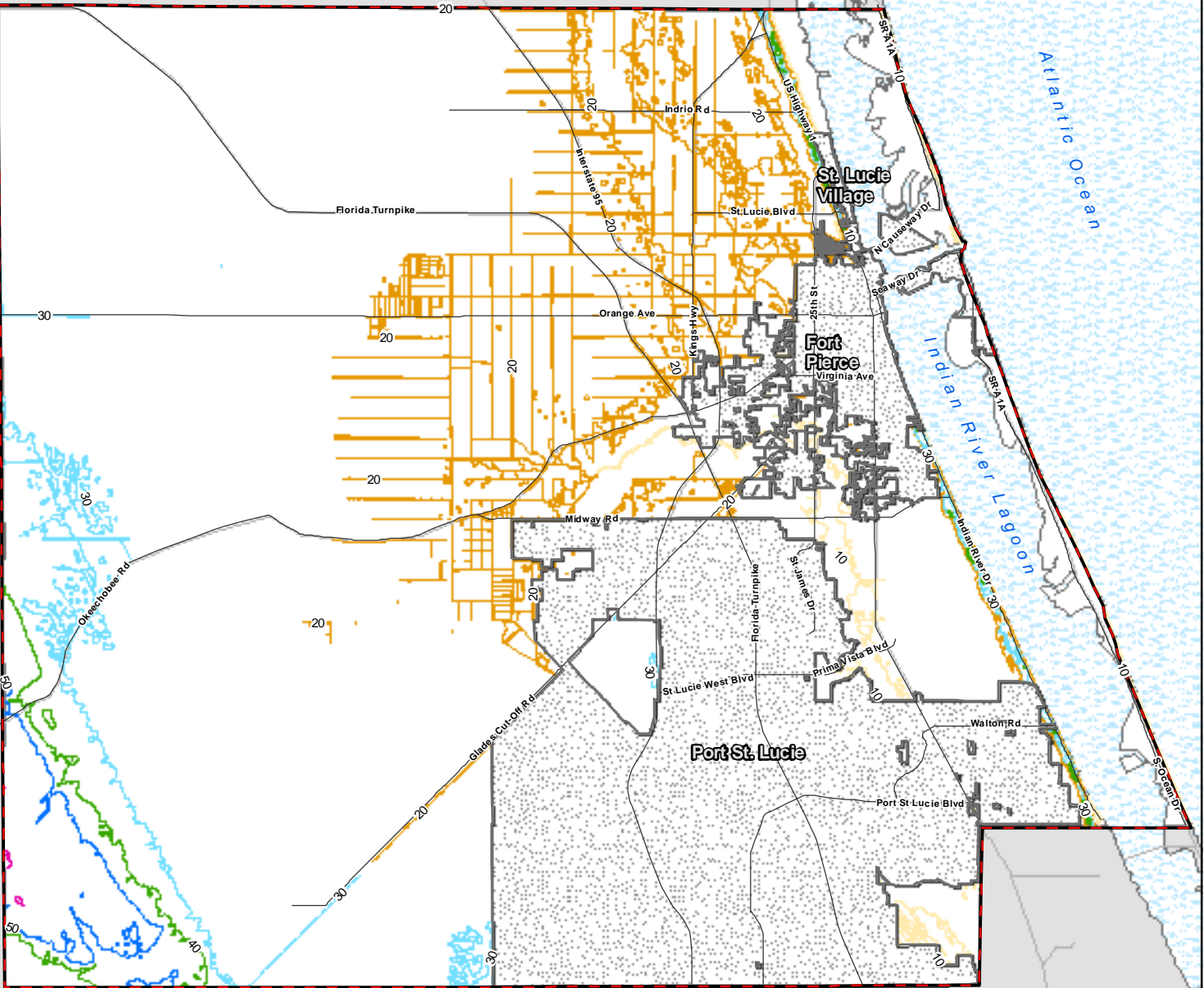
- PAOLA SAND
- PNDARVIS AND POMELLO SANDS
- ELECTRA FINE SAND
- HALLANDALE SAND
- HOBE SAND
- HONTOON MUCK
- JONATHAN SAND
- KALIGA MUCK
- KEESON-TERRA CEIA COMPLEX

- MCKEE SANDY CLAY LOAM
- NETTLES AND OLDSMAR SANDS
- PALM BEACH FINE SAND
- POMPANO SAND
- SAMSULA MUCK
- SATELLITE SAND
- ST. LUCIE SAND
- TERRA CEIA MUCK



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Indian River County



Martin County

Source : South Florida Water Management District, U.S.G.S, 1997

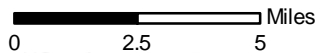


# Topography

Map : FLU-4

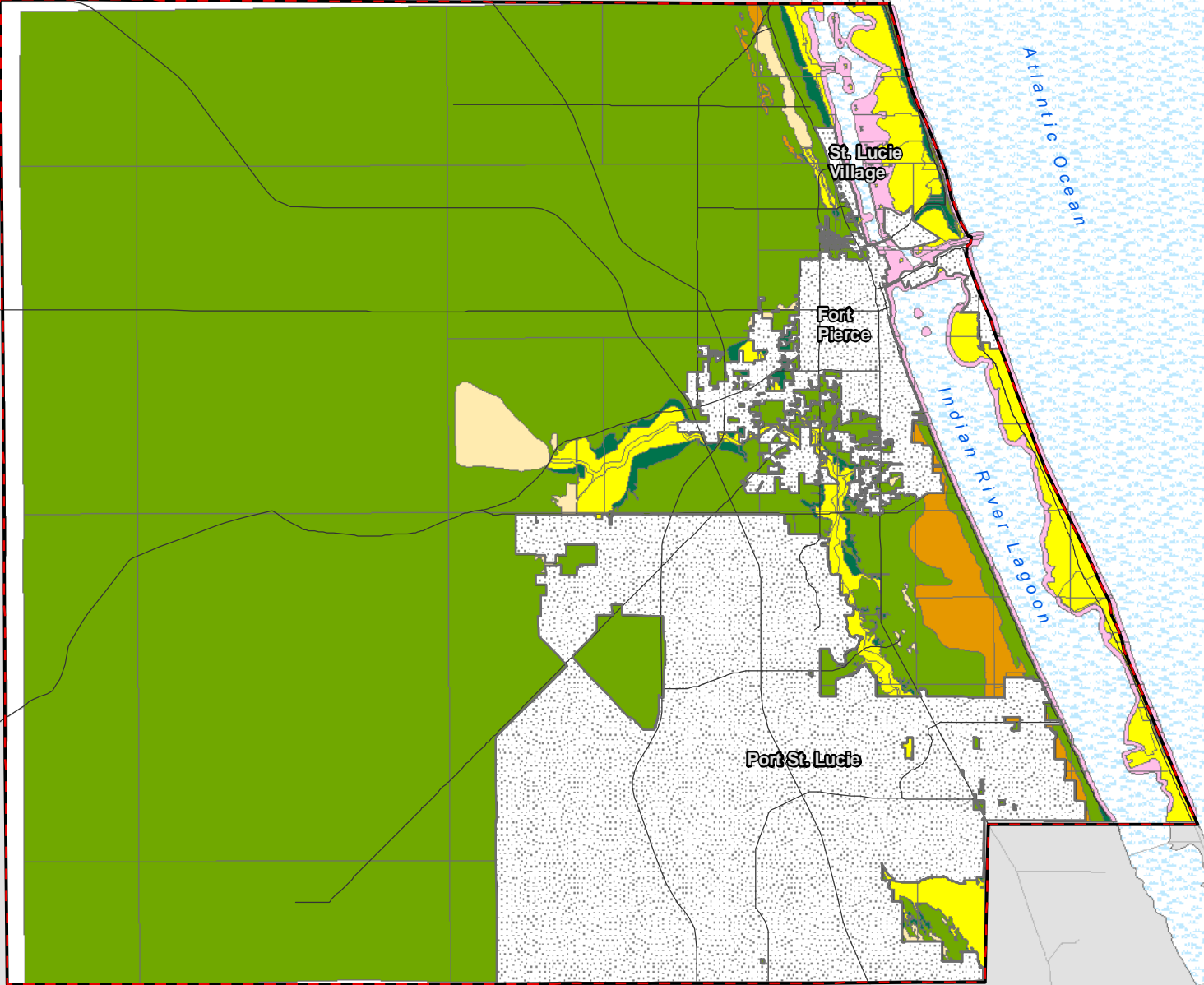
### Legend

- County Boundary
- Municipalities
- Streets
- Topography Contours (10ft)**
- 10 Feet
- 20 Feet
- 30 Feet
- 40 Feet
- 50 Feet
- 60 Feet



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Indian River County



Martin County

Source : FEMA, 2009

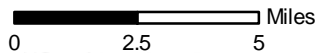


# Flood Zones

Map : FLU-5

## Legend

- County Boundary
  - Municipalities
  - Streets
- | Flood Zones |      |
|-------------|------|
| A           | VE   |
| AE          | X    |
| AH          | X500 |
| AO          |      |



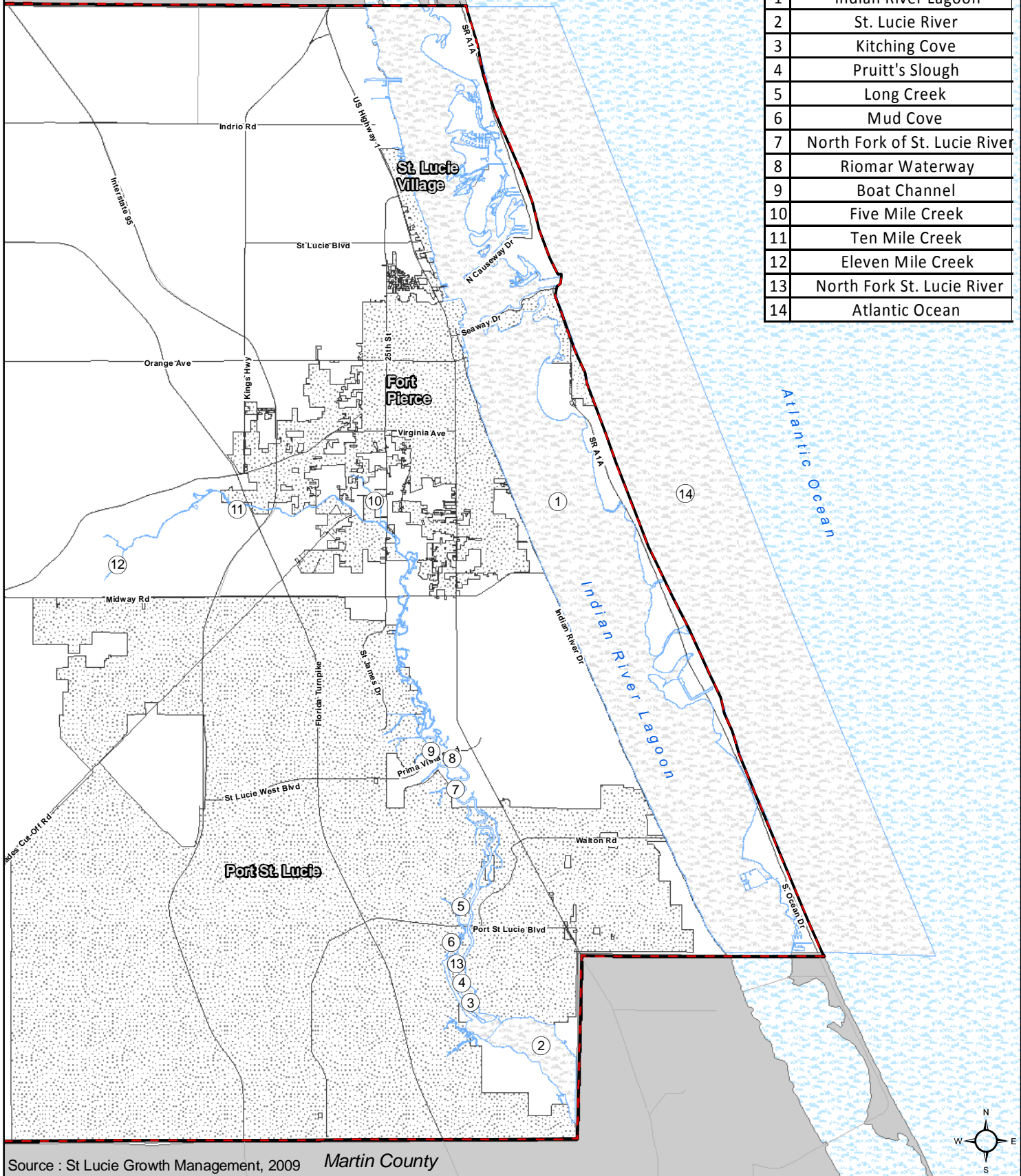
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| ID | Waterbody                     |
|----|-------------------------------|
| 1  | Indian River Lagoon           |
| 2  | St. Lucie River               |
| 3  | Kitching Cove                 |
| 4  | Pruitt's Slough               |
| 5  | Long Creek                    |
| 6  | Mud Cove                      |
| 7  | North Fork of St. Lucie River |
| 8  | Riomar Waterway               |
| 9  | Boat Channel                  |
| 10 | Five Mile Creek               |
| 11 | Ten Mile Creek                |
| 12 | Eleven Mile Creek             |
| 13 | North Fork St. Lucie River    |
| 14 | Atlantic Ocean                |



Source : St Lucie Growth Management, 2009 *Martin County*



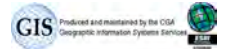
## Water Bodies

Map : FLU-6

### Legend

- County Boundary
- Municipalities
- Water Bodies
- Streets

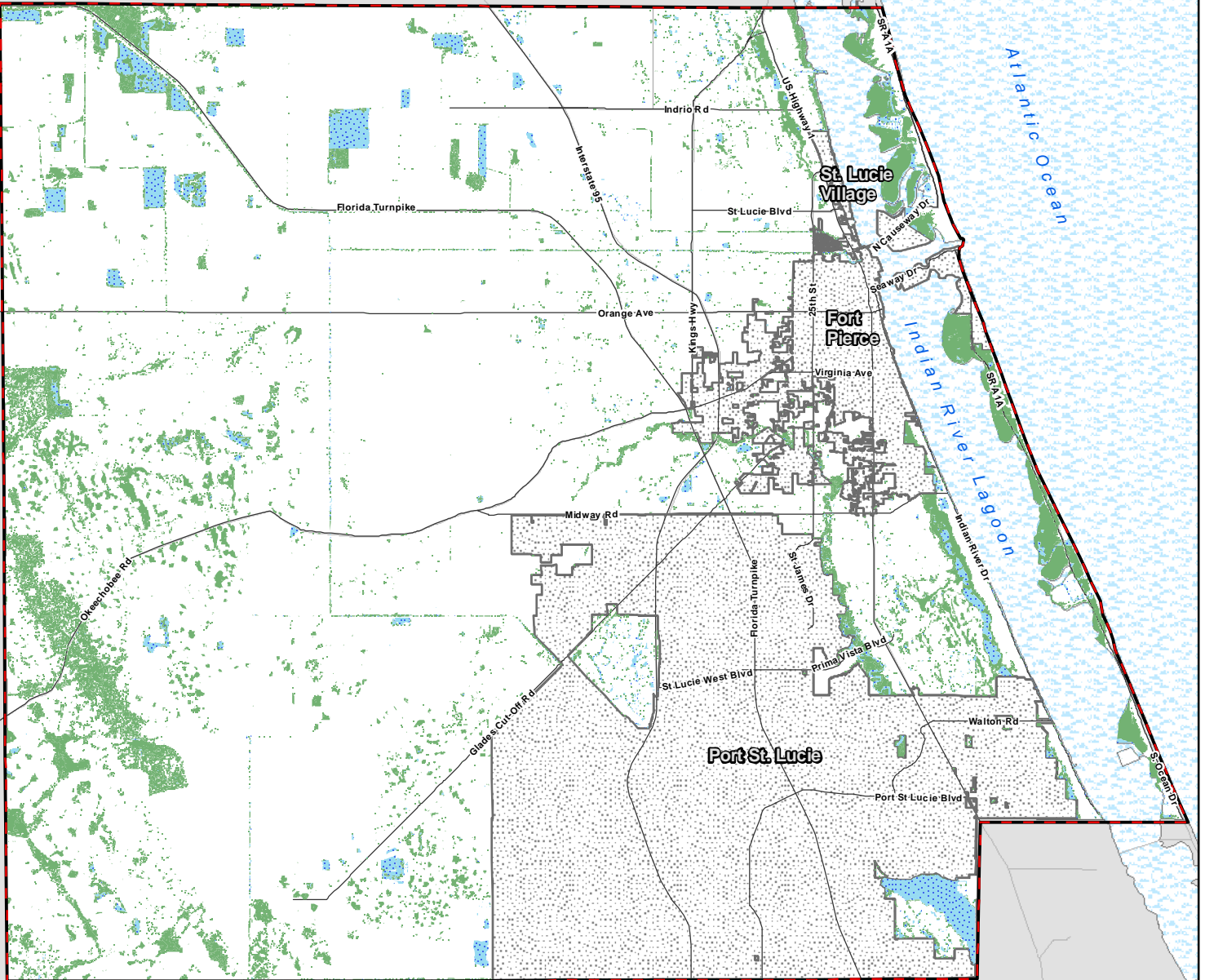
0 1.5 3 Miles



Print Date : February, 2010



Indian River County



Martin County





Source : Florida Fish and Wildlife Conservation Commission, 2003

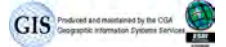
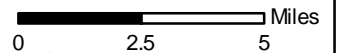


# Wetlands

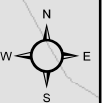
Map : FLU-7

### Legend

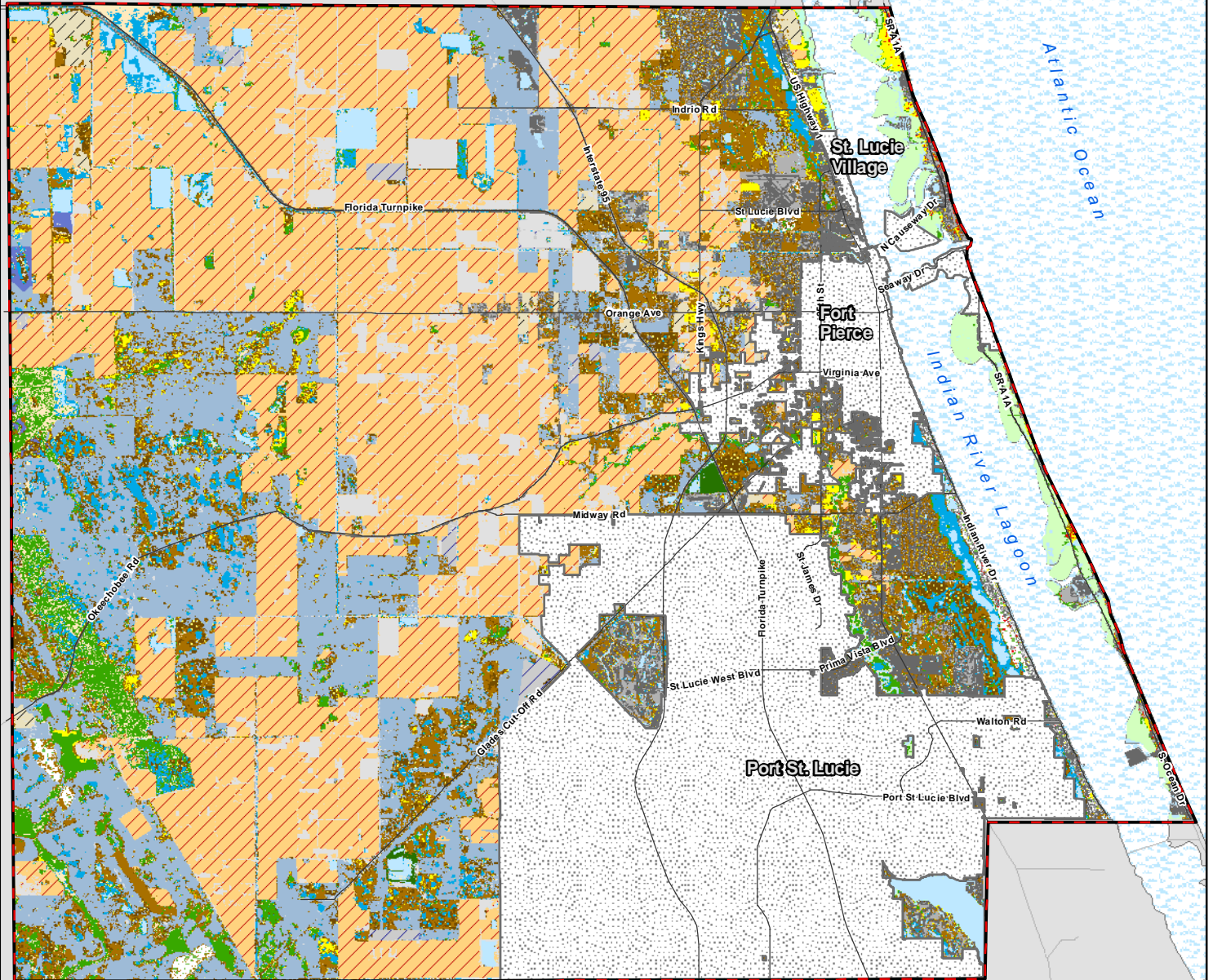
-  County Boundary
-  Municipalities
-  Wetlands
-  Open Water



Print Date : February, 2010



Indian River County



Martin County

Source : Florida Fish and Wildlife Conservation Commission, 2003

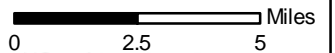


# Habitats

Map : FLU-8

**Legend**

- County Boundary
- Municipalities
- Habitats**
- High Impact Urban
- Low Impact Urban
- Bare Soil/Clearcut
- Coastal Beach
- Exotic Plants
- Extractive
- Mangrove Swamp
- Hardwood Swamp
- Salt Marsh
- Freshwater Marsh and Wet Prairie
- Cypress/Pine/Cabbage Palm
- Hardwood Hammocks and Forest
- Mixed Pine-Hardwood Forest
- Mixed Wetland Forest
- Pinelands
- Shrub and Brushland
- Scrub
- Other Agriculture
- Citrus
- Row/Field Crops
- Prairie/Grassland
- Improved Pasture
- Unimproved Pasture
- Open Water



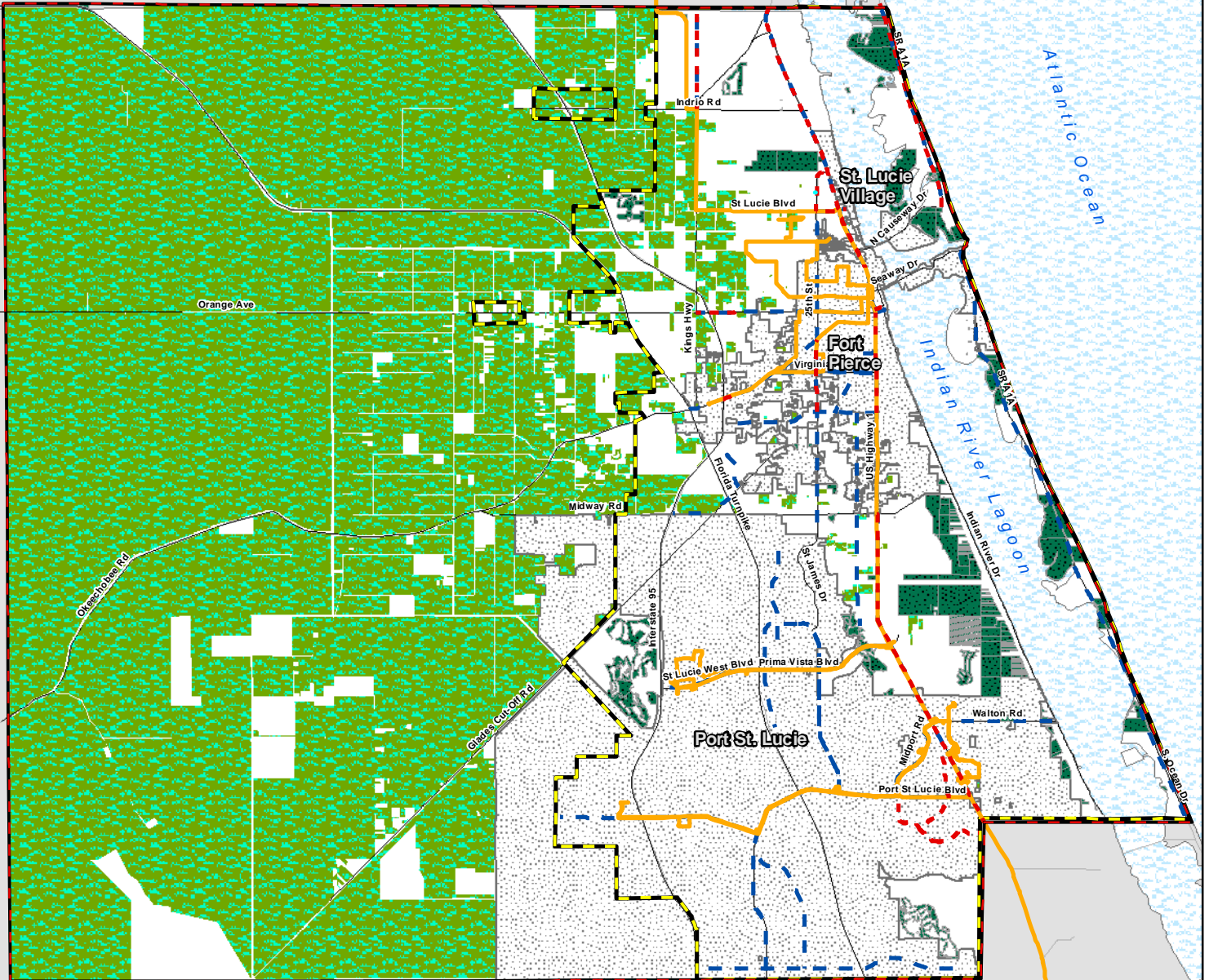
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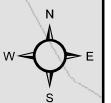
Note:  
Existing Bike Lanes and Sidewalks  
only shown on St Lucie County Major Roadways

Indian River County



Martin County

Source : St Lucie Growth Management, FDOT



## Energy Conservation Areas and Features

Map : FLU-9

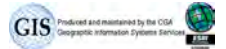
### Legend

- County Boundary
- Municipalities
- Streets
- Bike Lanes
- Transit Routes
- Sidewalks/Multi-Purpose Trails
- Urban Service Boundary

### Existing Land Use

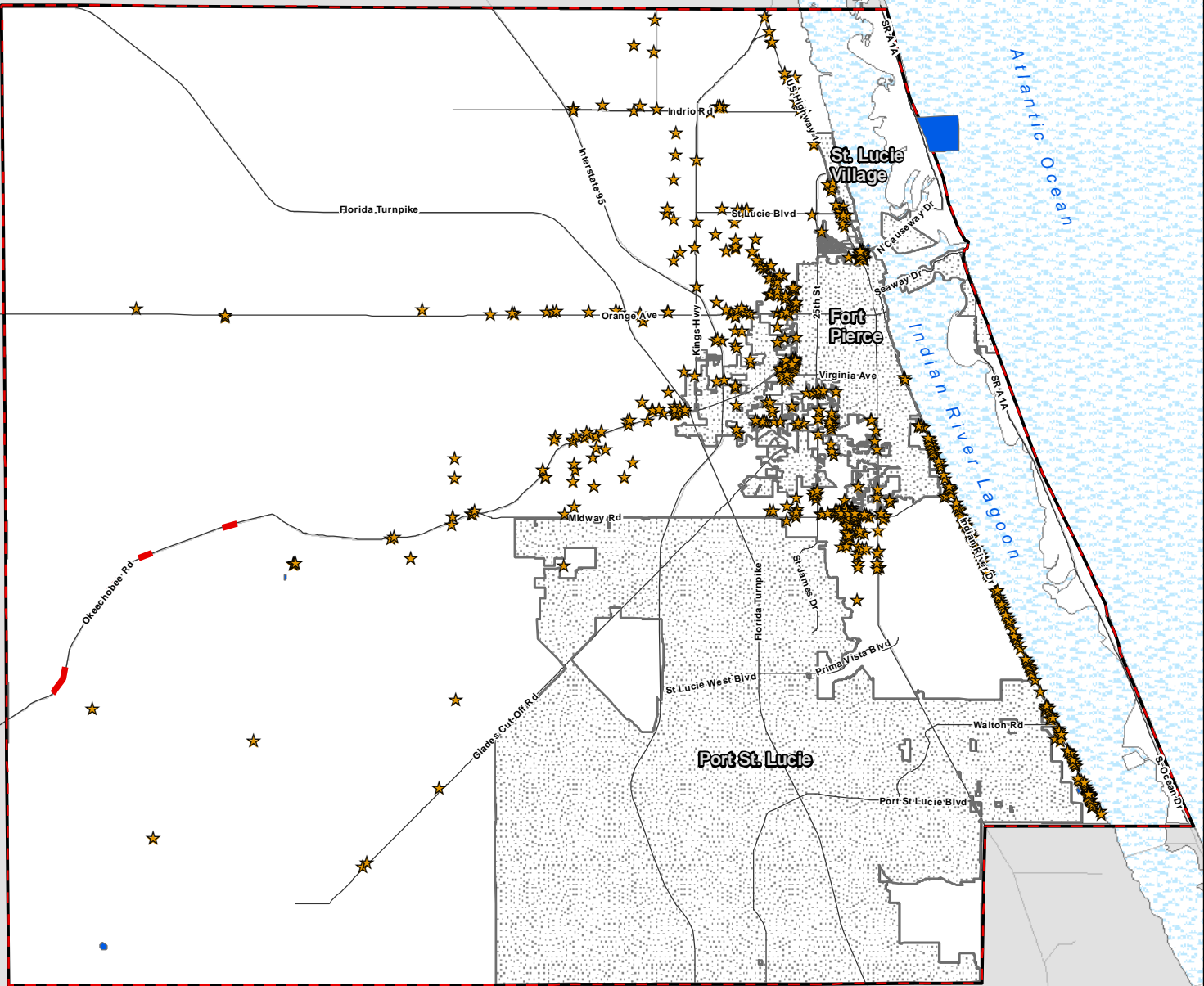
- Agriculture
- Parks, Preserves and related data

0 2.5 5 Miles



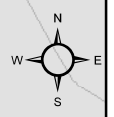
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Indian River County



Martin County

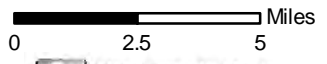
Source : Dept of Historical Resources, Master Site File, 2009



# Historic Sites, Structures, and Bridges

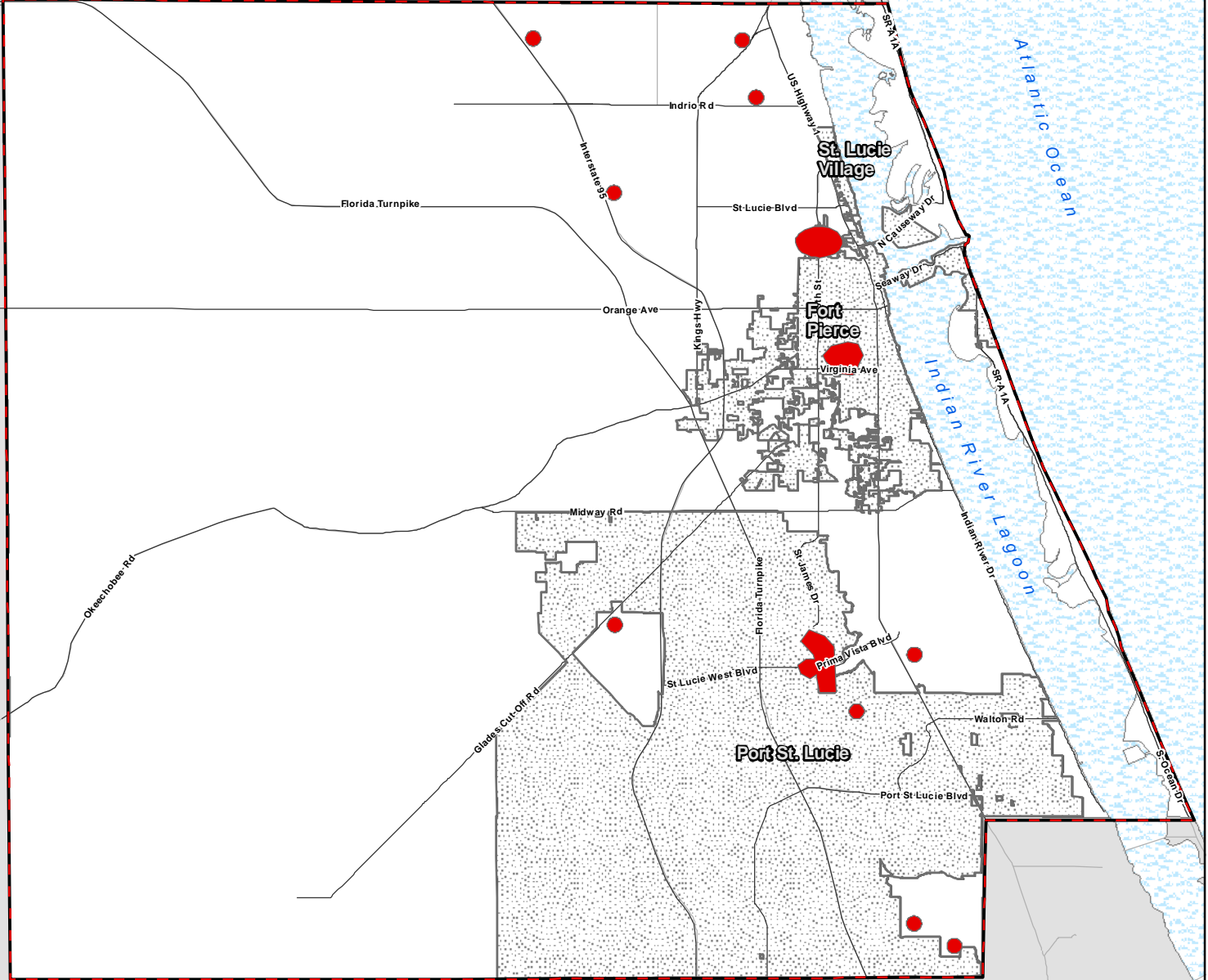
Map : FLU-10

- Legend**
- County Boundary
  - Municipalities
  - Historic Bridges
  - Historic Structures
  - Historic Sites



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Indian River County



Martin County

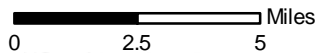
Source : St. Lucie County Growth Management, 2009



# Wellfield Protection Areas

Map : FLU-11

- Legend**
- County Boundary
  - Municipalities
  - Wellfield Protection Zones



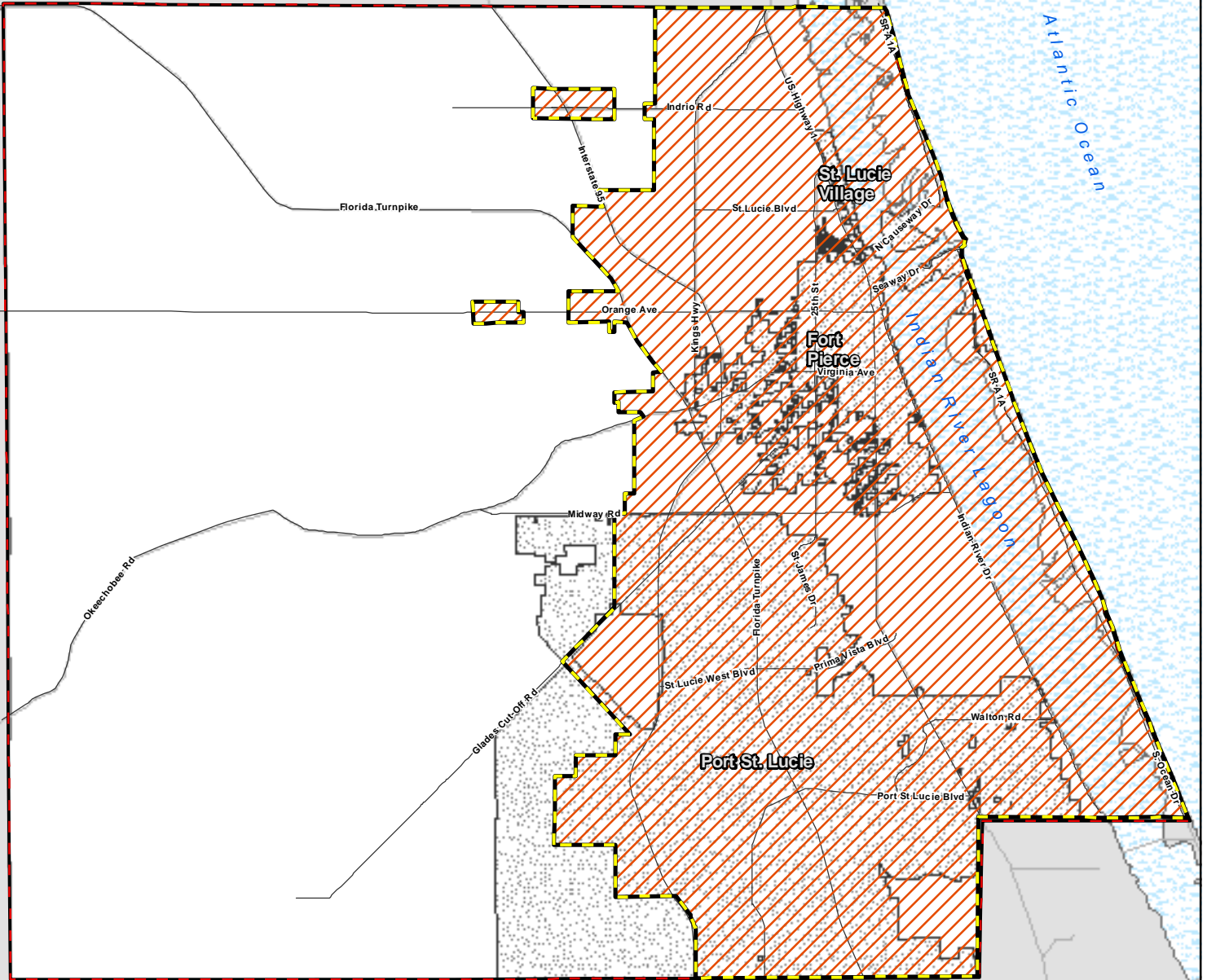
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Indian River County

Atlantic Ocean



Martin County

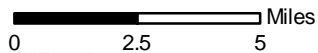
Source : St Lucie Growth Management, 2009



# Urban Service Boundary

Map : FLU-12

- Legend**
- County Boundary
  - Streets
  - Municipalities
  - Urban Service Boundary



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