

**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: Land Use.** 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.

Future Land Use Designation		Residential Density	Max Height <sup>4</sup> (For Buildings)	Max Lot Coverage (For Buildings)
<b>AG-5</b>	Agriculture-5	1 du/5 acres (0.2 du/1 acre)	-	-
<b>AG-2.5</b>	Agriculture-2.5	1 du/2.5 acres (0.4 du/1 acre)	-	-
<b>RE</b>	Residential Estate	1 du/a acre	-	-
<b>RS</b>	Residential Suburban	2 du/1 acre	-	-
<b>RU</b>	Residential Urban	5 du/1 acre	-	-
<b>RM</b>	Residential Medium	9 du/ 1 acre	-	-
<b>RH</b>	Residential High	15 du/ 1 acre	-	-
<b>R/C</b>	Residential/Conservation	1 du/5 acres (0.2 du/1 acre)	-	-
<b>Cpub</b>	Conservation-Public	0 du <sup>1</sup>	20 ft	5-10%
<b>COM</b>	Commercial	0 du <sup>1,5</sup>	60 ft <sup>3</sup>	40—50%
<b>IND</b>	Industrial	0 du <sup>1</sup>	80 ft	40—50%
<b>P/F</b>	Public Facilities	0 du <sup>1</sup>	80 ft	40—50%
<b>T/U</b>	Transportation/Utilities	0 du <sup>1</sup>	40 ft <sup>6</sup>	40—50%
<b>MXD</b>	Mixed Use Development	0.2-15 du/acre <sup>2,5</sup>	80 ft	40—50%
<b>H</b>	Historic	0 du <sup>1</sup>	40 ft	40—50%
<b>SD</b>	Special District	0.2-15 du/acre	80 ft	40—50%
<b>TVC</b>	Towns, Villages, & Countryside	Variable pursuant to special areas plan. See TVC Element Goals, Objectives, and Policies. 1-9 du/acre	-	-
<b>Notes:</b>				
<b>1</b>	Residential uses permitted under specific conditions only. Refer to Zoning/Land Development Code for special restrictions in individual zoning districts.			
<b>2</b>	Maximum Densities subject to compliance with intensity with intensity plans for each mixed use area, as set forth in Policy 1.1.8.4			
<b>3</b>	For motel or hotel uses, the building spacing formula as identified in the Land Development Code shall be used to establish maximum building height, unless otherwise stipulated in the Hutchinson Island Building Height Overlay Zone section of the Land Development Code, or unless otherwise restricted by Code or Ordinance of the County.			
<b>4</b>	Unless otherwise stipulated in the Hutchinson Island Height Overlay Zone section in the Land Development Code			
<b>5</b>	Motels/hotels shall be allowed up to 36 units/acre.			
<b>6</b>	The height of the Treasure Coast Airport shall be regulated by the Airport Zone Height Limitations established in Section 4.00.03, of the Land Development Code, as reviewed and approved by the Federal Aviation Administration (FAA).			

**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 and nonresidential development under the following criteria:

- All residential and nonresidential 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 0.20 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 and nonresidential development under the following criteria:

- All residential and nonresidential 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 0.40 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 and nonresidential development under the following criteria:

- All residential and nonresidential 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 (1) 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 (1) to two (2) 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.

Limited nonresidential uses may be appropriate, in accordance with applicable standards and restrictions as set forth in the Land Development Code.

#### **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 (5) 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.

Limited nonresidential uses may be appropriate, in accordance with applicable standards and restrictions as set forth in the Land Development Code.

#### **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 (9) 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.

Limited nonresidential uses may be appropriate, in accordance with applicable standards

and restrictions as set forth in the Land Development Code.

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.

Limited nonresidential uses may be appropriate, in accordance with applicable standards and restrictions as set forth in the Land Development Code.

### **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 Treasure Coast 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 (PUD, PNRD & PMUD), 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 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. SD designated areas 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 from a map amendment.

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.

Limited nonresidential uses may be appropriate, in accordance with applicable standards and restrictions as set forth in the Land Development Code.

### **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) Treasure Coast 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, the State of Florida or local designation.

## O. Conservation

The Conservation land use designation has been divided into two future land use 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 0.20 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 (10) acres, or involving more than eight (8) 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.

**Policy 1.1.1.3** – The Future Land Use Map establishes the proposed long-range distribution and general use of property within the county. The following table shall be used to determine consistency of future land use designations and zoning districts to identify compatible zoning districts. Any zoning district that is not consistent with the Future Land Use designation according to the Consistency Matrix, shall not be applied for, permitted, or approved; without a corresponding proposed future land use map amendment request.

Zoning Districts	FUTURE LAND USE CATEGORIES																
	AG-5	AG-2.5	RE	RS	RU	RM	RH	R/C	Cpub	COM	IND	P/F	MXD	SD	H	T/U	TVC
<b>AG-5</b> Agriculture-5	X	X	X	X				X				X	X				
<b>AG-2.5</b> Agriculture-2.5		X	X	X								X	X				
<b>AG-1</b> Agricultural - 1			X	X	X	X							X				
<b>R/C</b> Residential/ Conservation			X	X	X	X	X	X					X				X
<b>AR-1</b> Agricultural, Residential - 1			X	X	X	X							X				
<b>RE-1</b> Residential, Estate - 1			X	X	X	X							X				
<b>RE-2</b> Residential, Estate - 2				X	X	X	X						X				
<b>RS-2</b> Residential, Single-Family - 2				X	X	X	X						X				
<b>RS-3</b> Residential, Single-Family - 3					X	X	X						X				
<b>RS-4</b> Residential, Single-Family - 4					X	X	X						X				
<b>RM-5</b> Residential, Multi- Family - 5					X	X	X						X				
<b>RMH-5</b> Residential, Mobile home - 5					X	X	X						X				
<b>RM-7</b> Residential, Multi- Family - 7						X	X						X				
<b>RM-9</b> Residential, Multi- Family - 9						X	x						X				
<b>RM-11</b> Residential, Multi- Family - 11							X						X				
<b>RM-15</b> Residential, Multi- Family - 15							X						X				
<b>CN</b> Commercial, Neighborhood	X	X	X	X	X	X	X			X			X				X
<b>CO</b> Commercial, Office	X	X	X	X	X	X	X			X			X				X
<b>CG</b> Commercial, General										X	X		X				X
<b>CR</b> Commercial, Resort										X			X				
<b>IL</b> Industrial, Light											X		X				X
<b>IH</b> Industrial, Heavy											X		X				X

<b>IX</b> Industrial, Extraction	X	X	X	X	X	X	X		X	X	X	X	X				
<b>U</b> Utilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>I</b> Institutional	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
<b>RF</b> Religious Facilities	X	X	X	X	X	X	X	X		X		X	X		X		
<b>PCS</b> Planned Country Subdivision																	X
<b>PUD</b> Planned Unit Development	X	X	X	X	X	X	X	X				X	X	X	X		X
<b>PNRD</b> Planned Non- Residential Development	X	X	X	X	X	X	X	X		X	X	X	X	X	X		
<b>PMUD</b> Planned Mixed Use Development	X	X	X	X	X	X	X	X		X	X	X	X	X	X		
<b>PRW</b> Planned Retail/Workplace													X				X
<b>PTV</b> Planned Town or Village													X				X
<b>HIRD</b> Hutchinson Island Residential District			X	X	X	X	X	X				X	X	X	X		
<b>RVP</b> Recreational Vehicle Park										X			X				
<b>CPUB</b> Conservation Public	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

**Policy 1.1.1.4** – Notwithstanding the density limitations set forth in Policies 1.1.1.1 and 1.1.1.2 land upon which a lawfully established residential dwelling unit exists (single family residence or mobile home) shall be entitled to a density of one dwelling unit per each recognized lawfully established unit. Such lawfully-established dwelling unit(s) shall not be considered as nonconforming as to the density provisions of Policies 1.1.1.1 and 1.1.1.2 and the St. Lucie County Land Development Code.

**Policy 1.1.1.5** – St. Lucie County shall review land use designations, zoning districts and consider the creation of appropriate standards for the permitting of accessory dwelling units in single-family residential or agricultural zoning districts, while maintaining the single-family character of the primary single-family dwelling unit and the neighborhood. An “accessory dwelling unit” shall mean an ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.

**Objective 1.1.2: Growth Management.** St. Lucie County shall manage how and where growth occurs by using sustainable development and balanced planning practices. The County shall manage the land use patterns designated on the Future Land Use Map comprehensively, consistently, and effectively to enhance the quality of life for its citizens, promote economic vitality, and accommodate projected population growth and development in an environmentally acceptable manner.

**Policy 1.1.2.1** – The adopted Future Land Use Map Series and any amendments shall promote responsible growth management practices. 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 adjunct 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 can be reasonably accommodated with an amendment to the Master Plan) or otherwise meets the requirements of Policy 1.1.5.4 [formerly Policy 1.1.5.3].

**Policy 1.1.2.2** – In accordance with Florida Statutes, proposed future land use map amendments to the County’s Comprehensive Plan, shall be based upon the following analyses:

1. An analysis of anticipated growth;
2. An analysis of the availability of facilities and services;
3. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site;
4. An analysis of compatibility of adjacent land uses; and
5. An analysis of the need for job creation, capital improvement, and economic development that will strengthen and diversify the community’s economy; and
6. A consultation with the Florida Department of Transportation when it is determined that a proposed amendment has the potential to affect facilities on the Strategic Intermodal System.

**Objective 1.1.3: Agricultural Sustainability.** 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 1.1.3.1** - 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, to maintain a distinct and sustainable urban – rural interface.

**Policy 1.1.3.2** - 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 Polices 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 1.1.3.3** – 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 purpose 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 1.1.3.4** - 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 1.1.3.5** - The County shall maintain 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. The site assessment process for a conversion 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 1.1.3.6** - 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, with the use of Agricultural Best Management Practices.

**Policy 1.1.3.7** - The County shall consider and allow for compatible agri-tourism and eco-tourism uses within the Agricultural area. The proposed use shall not negatively impact the agricultural area or natural resources of the site and the proposed facility shall utilize design standards which consider the carrying capacity of the environmental resources, and the intensity and compatibility of the proposed use. No residential or intense commercial development may occur other than that typically related to park service and security functions. Any agri-tourism or eco-tourism facility must be consistent with the

provisions of the Coastal and Conservation Elements of this Plan.

**Objective 1.1.4:** *Implementing Land Development Code.* 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 1.1.4.1** - The Land Development Code shall maintain the specific and detailed provisions necessary to implement the adopted Comprehensive Plan, and which at 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 Section 163.3187, F.S.; and
- k. Minimize noise and light pollution.

**Objective 1.1.5:** *Urban Sprawl.* 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 1.1.5.1** - 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 (TVC) 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 (TVC) Element or other programs designed to preserve agricultural lands as approved by the Board of County Commissioners.

**Policy 1.1.5.2** - 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 1.1.5.3** - 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 1.1.5.4** - 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 1.1.5.5** – St. Lucie County shall follow state standards for brownfields to provide for future brownfield site identification and redevelopment as urban infill projects. The reduction of environmental hazards on existing commercial and industrial sites is vital to the reuse of these areas as sources of employment, housing, recreation, and open space areas. The reuse of industrial land is an important component of sound land use policy for productive urban purposes which help prevent the premature development of agricultural areas, open space areas, and natural areas, and reduce public costs for installing new water, sewer and highway infrastructure.

**Policy 1.1.5.6** - Future land use map amendment applications that increase the number of potential dwelling units within the unincorporated county, should create a balance of land uses based upon demands of the residential population for the nonresidential needs of an area and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business.

**Policy 1.1.5.7** – St. Lucie County shall work with FDOT, the Transportation Planning Organization, and adjacent jurisdictions to review coordinated guidelines for Transit Oriented Development (TOD), multimodal systems and design standards for compact, walkable developments.

**Policy 1.1.5.8** - St. Lucie County shall continue to implement the greenway and trail conceptual plans, in coordination with the federal, state and the adjacent jurisdictions, to provide connectivity between land uses, provide for recreational uses, provide for alternative modes of transportation, and encourage energy efficiency and greenhouse gas reduction.

**Policy 1.1.5.9** - 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.

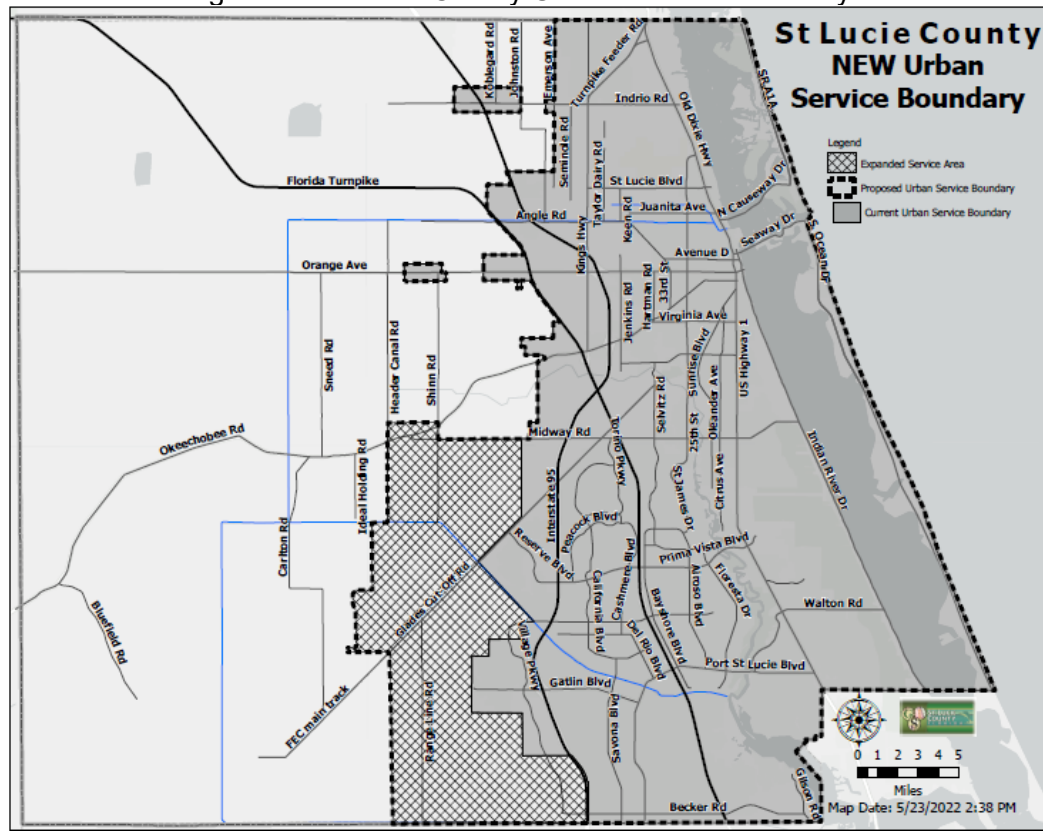
**Policy 1.1.5.10** – St. Lucie County shall develop, as needed, Land Development Code amendments to implement recommendations of a Green Jobs and Innovation Corridor Charrette which may include green collar job creation, green energy, energy conservation, building standards, landscaping, public meeting places and guidelines to develop the Research Park so that it will encompass the most current green technology available.

**Policy 1.1.5.11** - 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. The transfer of density from a portion of a parcel of land to another parcel of land, the density transferred away shall be documented via a restrictive covenant or similar legal instrument which shall not allow density to be reused by transferring density from the same parcel of land again.

**Objective 1.1.6: Urban Service Area Boundary.** In coordination with the other elements of this plan, future development within the Urban Service Boundary 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.

Figure 1: St. Lucie County Urban Service Boundary :



**Policy 1.1.6.1** - Urban development activities shall be restricted to that area identified as the Urban Service Boundary 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 Boundary is not intended to be a static line of development. Using the adopted 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 Urban Service Boundary beyond 1,500 feet will require a formal amendment through the Comprehensive Plan amendment process and shall include an analysis of available capacity inside the Urban Service Boundary; anticipated growth; compatibility of adjacent land uses; availability of public facilities and services; analysis of the need for job creation, capital improvement, and economic development that will strengthen and diversify the economy; and local, regional and international influences.

**Policy 1.1.6.2** - Prior to the issuance of any final development order within the Urban Service Boundary and special area plans adopted within the Towns, Villages and Countryside Element, 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 1.1.6.3** – St. Lucie County shall ensure that all development and redevelopment taking place within the unincorporated area of the County does not result in a reduction of the level-of-service requirements established and adopted by this comprehensive plan. Facilities for potable water, sanitary sewer, solid waste, drainage and transportation facilities shall be in place and available to serve new development no later than the issuance of the certificate of occupancy or its functional equivalent. If facility improvements are needed to ensure that the adopted level-of-service standards are achieved and maintained, prior to commencement of construction, a developer is required to enter into a binding and legally enforceable commitment with the County to assure construction or improvement of the facility. [163.3180, F.S]

**Policy 1.1.6.4** - 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 1.1.6.5** - Within the Urban Service Area and special area plans adopted within the Towns, Villages and Countryside Element, 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 (2) 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.
- c) At the election of the duly authorized water/wastewater utility in St. Lucie County in whose service territory the proposed development is located, providing on-site water and wastewater service facilities for ownership and operation of the utility service.

**Policy 1.1.6.6** - 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 (2) 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 1.1.6.7** - 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 1.1.6.8** - As provided for under Policy 1.1.6.2, construction of new residential development at densities greater than two (2) 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 1.1.6.9** - 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 and payment of utility fees.

**Policy 1.1.6.10** - 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 in accordance with applicable Rules and Regulations and payment of utility fees. The standards for construction of these systems shall be included as a part of the County's Land Development Code, or the Rules and Regulations of the duly authorized water/wastewater utility.

**Policy 1.1.6.11**- 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 (10) acres in total area. Zoning compliance and review procedures for the local utility services are to be as described in the County's Land Development Code.

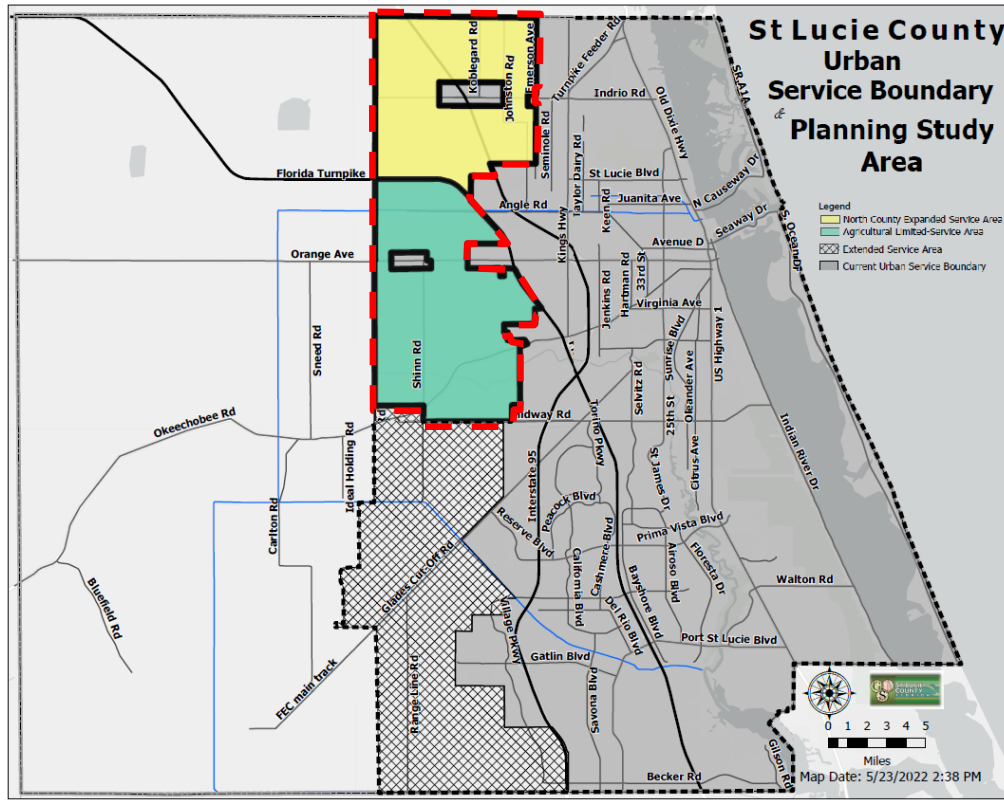
**Policy 1.1.6.12** - Require that new development be designed and planned in a manner which does not shift the economic impact of new development to existing taxpayers, services and facilities of St. Lucie County. Economic impact shall be determined based upon the goals, objectives, and policies of this Comprehensive Plan and applicable county

regulations.

**Policy 1.1.6.13** – Prior to the County’s next Evaluation and Appraisal Review notification deadline (10/1/2024), St. Lucie County shall complete an assessment of the Urban Service Boundary and determine if the boundary needs to be adjusted to support urban growth through the 2050 planning horizon. The assessment of whether the Urban Service Boundary (USB) continues to provide the capacity to accommodate projected growth shall include:

- Population growth projections through 2050;
- Review of the existing land uses patterns and land use designations;
- Inventory of vacant land within the current USB;
- Forecast of the land needed to accommodate the projected population growth;
- Employment forecasts;
- Growth trends, market conditions and growth pressures along the Treasure Coast region;
- Forecast of the land needed to accommodate the commercial and industrial projected growth;
- Inventory of public facilities and services;
- Review of existing infrastructure capacity and the projected needs through 2050; and
- Inventory of lands intended to be protected from encroachment of urban development to preserve natural resources, rural communities; agricultural uses, etc.

The USB Assessment area shall encompass the following:



*Editor's Note: Red outline to denote assessment areas*



The assessment area may be further delineated to evaluate distinct community character; targeted investment sites and/or distinct geographic areas.

Upon completion and review of the USB Assessment, updates to the Comprehensive Plan and Land Development Code may be proposed to refine provisions regarding areas where urban and community services/facilities will be directed, infrastructure/capital improvement planning and updates to land development standards and incentives, intended to support the projected growth and to reflect the needs and vision of the community. The results of the USB Assessment may lead to further identifying:

- geographic strategic advantages and opportunities;
- lands to target for development and plans for the investments in infrastructure in these targeted locations to effectively strengthen the job market and land needed to accommodate the projected;
- framework to provide public facilities and services in the most cost-effective and efficient manner;
- incentives and innovative tools to further attract targeted industries; and
- incentives and strategies to promote growth while balancing the protection of natural resources and enhancing community resiliency.

**Objective 1.1.7: *Historic Resources.*** 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 1.1.7.1** - 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 1.1.7.2** - Historic resources shall be protected through designation as historic sites by the State or the County.

**Policy 1.1.7.3** - St. Lucie County shall maintain 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. The County shall evaluate alterations to locally designated historic structures to ensure consistency with the U.S. Department of the Interior's "Standards for Rehabilitation."

**Policy 1.1.7.4** - Adaptive reuse of historic structures shall be given priority over activities that would harm or otherwise destroy the historic value of such resources.

**Policy 1.1.7.5** - St. Lucie County shall continue to protect historic structures by enforcing the St. Lucie County Land Development Code.

**Policy 1.1.7.6** - St. Lucie County shall maintain and update, as necessary an inventory and map of all archaeological and historical resources within the County.

**Objective 1.1.8: Planned Developments.** The County shall 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 1.1.8.1** – The County shall 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 standards, consistent with the percentages identified in the Land Development Code for 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 1.1.8.2** – The County shall 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 1.1.8.3** – The County shall continue to support and implement the mixed use activity areas as indicated in the Sub-area Mixed Use Activity Area Plans as depicted by name in this Element.

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**Policy 1.1.8.4** - The following use density and intensity standards 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	0.5 FAR *
Industrial	0.75 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	0.75 FAR *
Public Service/Utility	0.25 FAR *
Industrial	0.5 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	0.5 FAR *
Professional Service/Office	0.5 FAR *
General Commercial	0.5 FAR *
Public Service/Utility	0.25 FAR *
Industrial	0.5 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 1.1.8.3. 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.	
Industrial and Professional Service/Office uses may receive an intensity bonus of up to 100% of the FAR, within specific use areas served by Strategic Intermodal System (SIS) facilities operating at or above the adopted level of service (LOS) and with available water service and wastewater service.	

**Objective 1.1.9: Residential Areas.** 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 1.1.9.1** - 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 1.1.9.2** - 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 1.1.9.3** - Continue to implement the county-wide right-of-way protection regulation and Right-of-Way Dedication Ordinance.

**Policy 1.1.9.4** - 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.

**Objective 1.1.10: Commercial Areas.** St. Lucie County shall provide for the establishment of commercial zoning districts where various types of commercial retail, including commercial uses for retail trade, office and service activities and general commercial uses for highway-oriented sales and services; light industrial service uses; and hotel uses may be permitted at intensities which are consistent and compatible with the surrounding community and the natural environment.

**Policy 1.1.10.1** - The implementation of the County's Land Development Code the Commercial General (CG) zoning district shall include:

- a) New Commercial General (CG) property shall 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 shall 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 shall have immediate access to the regional transportation network.
- d) New Commercial General (CG) property shall have a minimum lot size of one (1) acre, unless the property is being added to another existing commercially (general) zoned property.

**Policy 1.1.10.2** - 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 1.1.10.3** – Eliminate future scattered and highway strip commercial development (linear pattern of commercial retail uses along road corridors) by providing for the consolidation of access points, installation of landscaping, incorporation of pedestrian access, adherence to the community architectural standards and encouraging the development of commercial centers or nodes consistent with the Future Land Use Map. The County may require a market study to validate land use requests for additional highway strip commercial development.

**Policy 1.1.10.4** - 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 1.1.10.5** - 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 and bicycle traffic can be encouraged and promoted.

**Policy 1.1.10.6** - 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 1.1.11: *Natural Resources.*** 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 1.1.11.1** - St. Lucie County shall protect and preserve both wetland and upland habitat by evaluating the following for Land Use and Zoning amendments and development proposals:

- 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 1.1.11.2** - In conjunction with the implementation of Policy 1.1.11.1, the County shall allow 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 1.1.11.3** - 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 1.1.11.4** - 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 1.1.11.5** - 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 1.1.11.6** - 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 1.1.11.7** - The County shall 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 1.1.11.8** - 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 1.1.11.9** – The County shall 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 1.1.11.10** - 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 1.1.11.11** - Enforce the County's Land Development Code which requires that a reclamation/restoration plan be submitted as part of the required application for an extractive use permit.

**Policy 1.1.11.12** - 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 1.1.11.13** - The County shall 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 1.1.11.14** - 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. 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.

**Policy 1.1.11.15** – The County shall continue to support local environmental restoration, mitigation and adaptive management initiatives, including those related to Everglades restoration, including the St. Lucie River and the Indian River Lagoon; and coordinate with other state, regional and national strategic planning efforts to improve the resiliency of natural lands and systems to climate variability and hurricane intensification.

**Objective 1.1.12: Coastal Resources.** 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 1.1.12.1** - All proposed developments in the coastal area shall occur in a manner which protects, conserves, and enhances the natural resources of the coastal area and the environmental, social and economic benefits attributed to them. All proposed developments shall comply with the Florida Building Code, floodplain management standards set forth by FEMA, applicable regulations regarding construction seaward of the Coastal Construction Control Line and shall consider strategies to reduce potential vulnerability and provide for recovery actions which increase the resiliency of the County.

**Policy 1.1.12.2** – The County shall continue to enforce the provisions of the Hutchinson Island Residential District. 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. The foregoing Policy shall not apply to the Commercial Resort (CR) zoning district.

**Policy 1.1.12.3** - 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 1.1.12.4** – The County shall 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, in accordance with Section 342.07, F.S.

**Policy 1.1.12.5** – The County shall continue to pursue additional public access points to oceanic estuarine, and riverine coastal resources.

**Objective 1.1.13: *Economic Sustainability.*** To enhance the quality of life of St. Lucie County and promote a sound and resilient local economy, 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 1.1.13.1** - 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, and for development projects located within the Foreign Trade Zone.

**Policy 1.1.13.2** - 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 utilized for determining the suitability of new property(s) for designation as Heavy Industrial (IH) 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 immediate access to the regional transportation network without the need to travel through residential areas.
6. 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 1.1.13.3** - 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 utilized for determining the suitability of new property(s) for designation as Light Industrial (IL) 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. Light Industrial development shall not contribute to the degradation of surficial water quality.



**Policy 1.1.13.4** – The County shall maintain procedures and incentive tools to encourage business development and assist economic development in St. Lucie County, especially for business within the Targeted Industry List. This goal shall be further implemented by developing innovative land use codes to provide an enhanced the quality of life for St. Lucie County and promote a sound, diverse and resilient local economy.

**Policy 1.1.13.5** – The County shall support the expansion of agricultural activities, and maintain a sufficient agricultural land base to increase the sustainability, expansion, and diversification of agricultural activities. The County supports local food production, in order to meet the multiple goals of reduced emissions and energy consumption, while increasing the resiliency and long term food security of the community. The development of specialty foods, farmer’s market products, and food processing industries to increase and diversify the agricultural economic base shall be encouraged.

**Policy 1.1.13.6** – The County shall support the expansion and recruitment of specialized and/or export-oriented manufacturing industries which provide higher wage employment opportunities and encourage the development of ‘secondary’ product sector industry and employment.

**Policy 1.1.13.7** – To position St. Lucie County as a competitive regional industrial environment, the County supports the development of transportation improvements, including a roadway connection of Interstate 95, the Florida Turnpike to the Treasure Coast International Airport, to facilitate land, sea and air distribution opportunities.

**Objective 1.1.14: Level of Service.** 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 or will be available concurrent with the impacts of the development.

**Policy 1.1.14.1** - The County shall maintain the level of service (LOS) standards for the following public facility types as required by Section 163.3180, F.S.: sanitary sewer, solid waste, drainage, and potable water. Additionally, the County shall maintain LOS for roads, and parks and recreation. The LOS standards are established in Capital Improvements Element for drainage, roadways, potable water, sanitary sewer, solid waste, park recreation and schools.

**Policy 1.1.14.2** – The County shall restrict higher densities and intensities of development to urban service areas, where public facilities are available. The County shall 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 1.1.14.3** - 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.

County shall incorporate the best available data and science into its policy and planning decisions for public facilities, recognizing resiliency and the need to withstand increased

storm surge and flooding in evaluating public infrastructure decisions.

**Policy 1.1.14.4** - Require that all development in areas not provided or not to be 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 1.1.14.5** - Prior to the issuance of any final development order within the Urban Service Area and special area plans adopted within the Towns, Villages and Countryside Element, 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 (unless such services will be provided on-site as set forth in Policy 1.1.6.5) shall be discouraged until other lands that are more proximate to the existing services have been developed.

**Objective 1.1.15: Intergovernmental Coordination.** 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 1.1.15.1** - 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 1.1.15.2** - 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. The County shall encourage the annexation of any isolated enclave area prior to the issuance of any County building authorizations within the enclave. The County shall coordinate the review of all development proposals within the identified area of future annexation with the appropriate municipal body.

**Policy 1.1.15.3** - St. Lucie County shall coordinate with municipalities, neighboring counties, regional, state, and federal government agencies, universities, not-for-profit organizations, nongovernmental organizations and private organizations to coordinate in updating and analyzing data regarding vulnerability and storm impacts, and to exchange data and develop coordinated strategies to address energy conservation and mitigation and adaptation strategies.

**Policy 1.1.15.4** - St. Lucie County shall continue to collaborate with and participate in updating local comprehensive plans, regional strategic plans, disaster mitigation plans, water management plans, and transportation plans to advance strategies, programs, and other sustainable initiatives throughout the County and region, that mitigate greenhouse gas emissions, enhance evacuation routes, and protect and adapt the built and natural environments.

**Policy 1.1.15.5** – The County shall develop and maintain Interlocal Agreements to jointly plan to address inter-jurisdictional impacts including fees to mitigate impacts on the entire transportation system.

**Policy 1.1.15.6** – St. Lucie County shall continue to support public education and outreach programs addressing issues including but not limited to: energy efficiency, water conservation, solid waste reduction and recycling, native landscaping, air quality, greenhouse gas reduction, and adaptation and response planning.

**Objective 1.1.16: Nonconformities.** 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 1.1.16.1** - 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 1.1.16.2** - 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.

**Policy 1.1.16.3** – The County shall work to eliminate or reduce the frequency of uses which are inconsistent with the applicable provisions of the land development regulations, zoning districts, Future Land Use designation categories and the Future Land Use Map.

**Objective 1.1.17: Airport.** 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 Treasure Coast International Airport.

**Policy 1.1.17.1** – The County shall enforce the Land Development Code which identifies those properties likely to be impacted from development activities at the Treasure Coast 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 1.1.17.2** - The County shall 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 1.1.17.3** - The County shall verify and relocate as necessary the 65 DNL line within the Airport Master Plan.

**Policy 1.1.17.4** - St. Lucie County shall ensure the compatibility of land uses within the 65 DNL line as identified in the Airport Master Plan.

**Policy 1.1.17.5** - 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 1.1.17.6** - 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 1.1.17.7**- The County shall update the Land Development Code, as necessary, to provide for maintenance of up-to-date runway protection information.

**Objective 1.1.18: Educational Facilities.** Coordinate with the St. Lucie County School Board, charter schools, private schools 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 1.1.18.1** - 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 1.1.18.2** - 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 1.1.18.3** - Schools shall not be located outside the Urban Service Area described in Policy 1.1.6.1 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 1.1.18.4** - 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 1.1.18.5** – The development and siting of charter schools shall be consistent with and follow the provisions Section 1002.33, Florida Statutes.

**Policy 1.1.18.6** - 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 1.1.18.7** - When selecting land for preservation, or passive parks and uses, the County shall consider the possibility of co-location with a school.

**Policy 1.1.18.8** - The County shall coordinate with the St. Lucie School Board to ensure no schools are constructed within School Zones designated on the Treasure Coast International Airport School Construction Zone Map.

**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: Transportation.** The County shall continue to explore planning concepts which provide for fewer and/or shorter automobile trips to address the future needs for movement of people and goods, and which considers social, economic, energy and environmental effects including greenhouse gas emissions of the transportation system.

**Policy 1.2.1.1** - Explore development patterns which allow for employment and shopping opportunities in close proximity to residential uses. The restructuring of the physical form of commercial retail uses from a linear to a nodal pattern shall be encouraged to foster more compact, clustered pedestrian and transit-oriented, mixed-use development options.

**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 2020. The County shall promote increased transit usage and the provision of bicycle and pedestrian facilities.

**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 2020.

**Policy 1.2.1.5** - The County shall consider inclusion in the St. Lucie County budget 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.

**Policy 1.2.1.6** – The County shall evaluate the recommendations from 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.

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**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.

**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. 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** –The Land Development Code shall maintain appropriate standards for use of alternate, renewable sources of energy including the use of solar panels except in environmentally sensitive areas. The standards are intended to facilitate the commercial generation and distribution of solar power and the use of on-site solar energy systems to meet the energy demands of buildings and support facilities in the unincorporated County. The County shall review the Land Development Code and consider appropriate standards for the use of other renewable sources.

**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 continue to develop specific energy conservation goals for the rehabilitation of County buildings and facilities as improvements are designed.

**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.

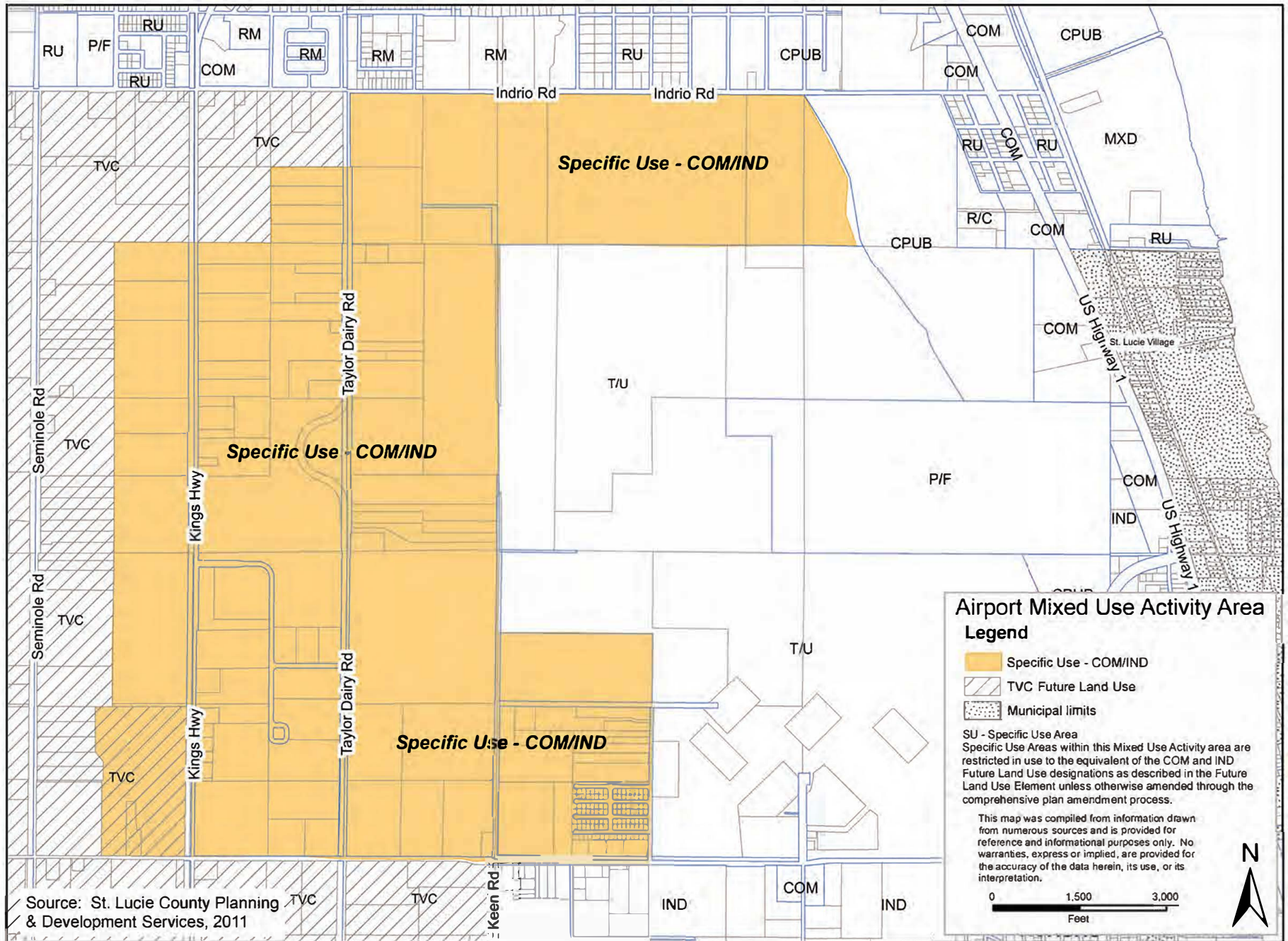
**Policy 1.4.3.2** - Requiring all County facilities to have recycling programs in place.

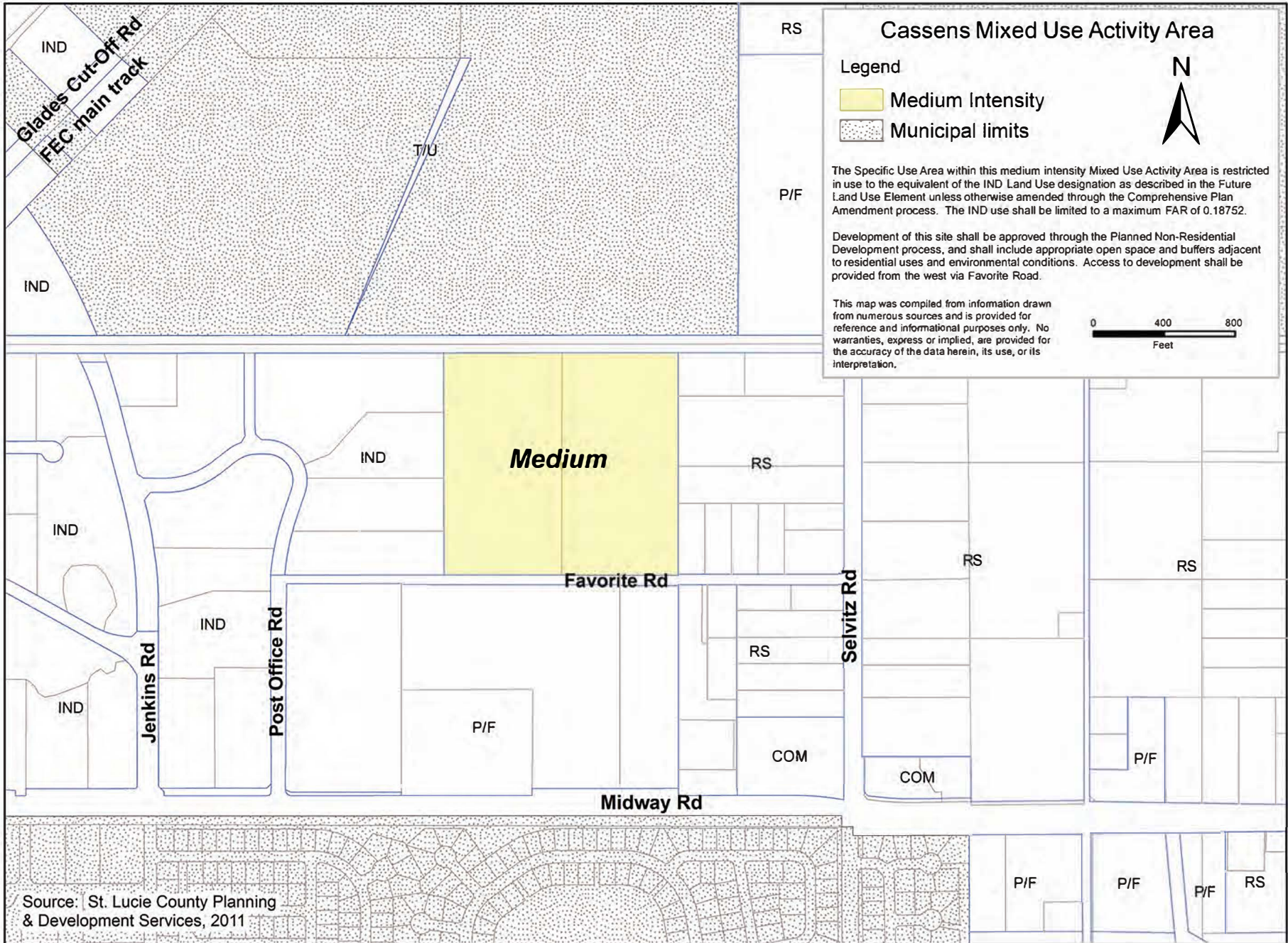
**Policy 1.4.3.3** - Adopting Environmentally Preferred Purchasing policies to the extent feasible.

**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.




**The following Mixed Use Area Figures represent the mixed use activity areas described in Policy 1.1.8.3 – Sub-area Mixed Use Activity Area Plans:**





# Grande Beach Mixed Use Activity Area

## Legend

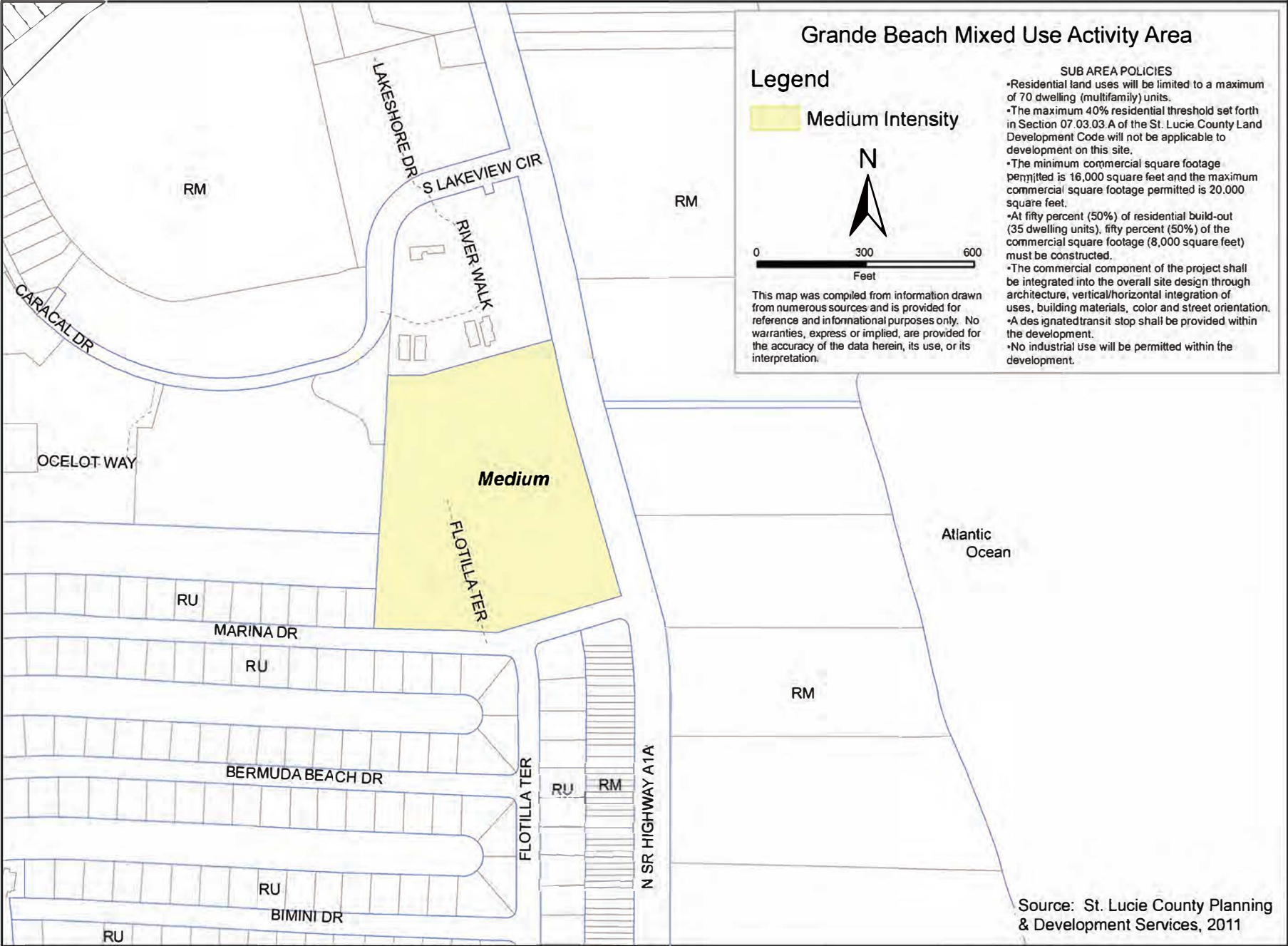
 Medium Intensity



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### 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.



Atlantic Ocean

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

Indian River County

## High Ridge Mixed Use Activity Area

### Legend

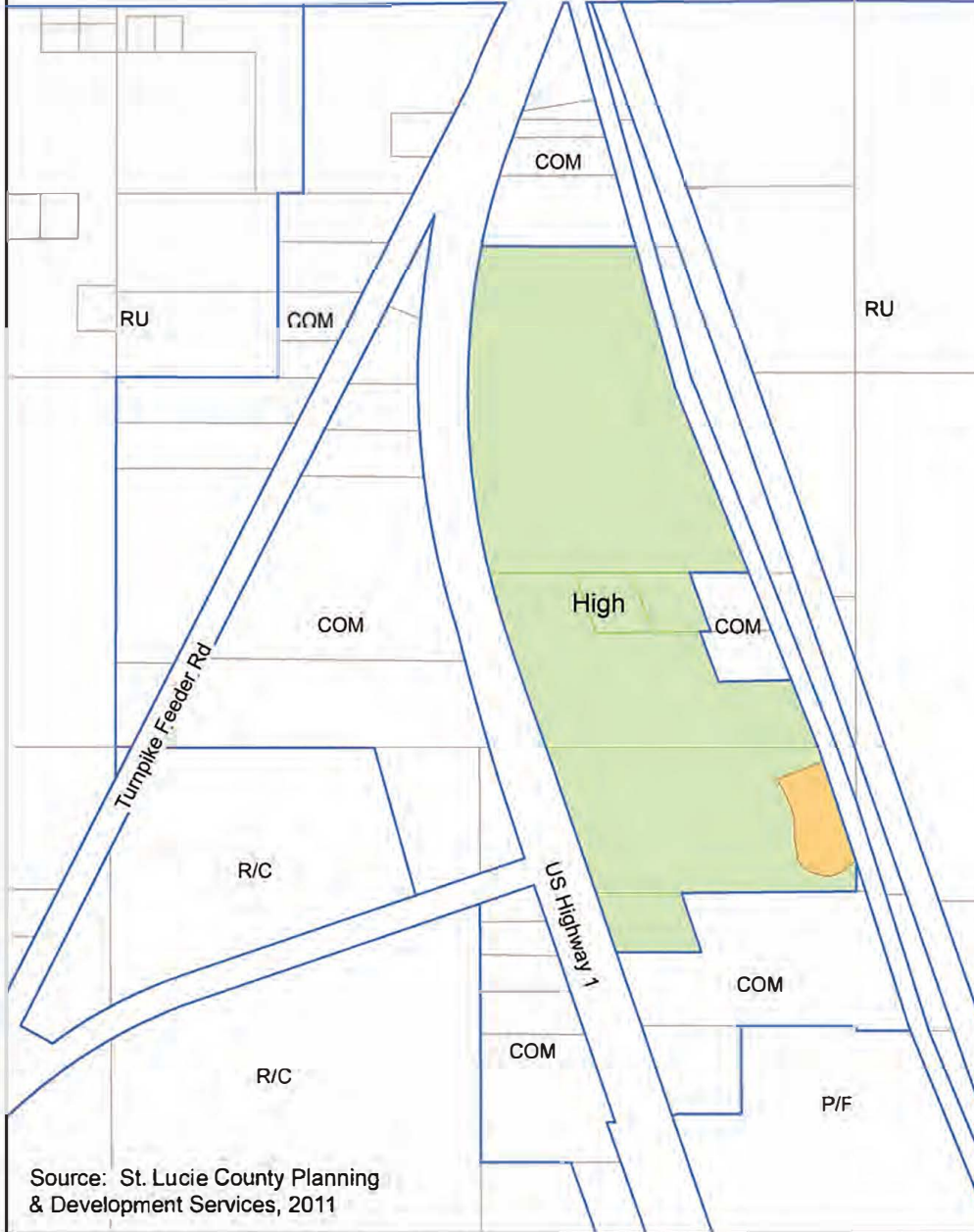
- High Intensity
- Preserve Area



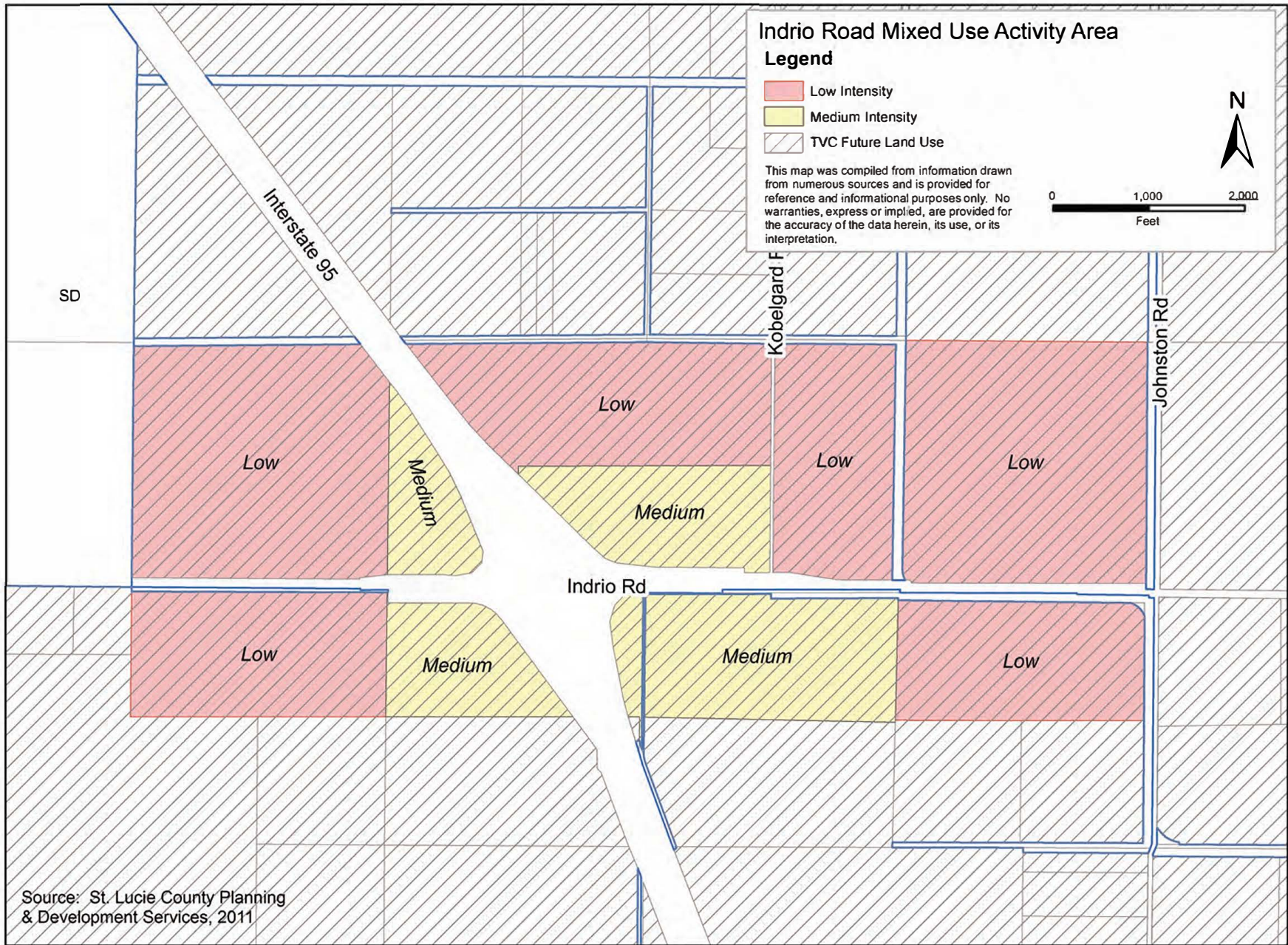
This map was compiled from information drawn from numerous sources and is provided for reference and informational purposes only. No warranties, express or implied, are provided for the accuracy of the data herein, its use, or its interpretation.

### 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.



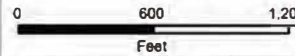
Source: St. Lucie County Planning & Development Services, 2011



# Loop Road Mixed Use Activity Area

## Legend

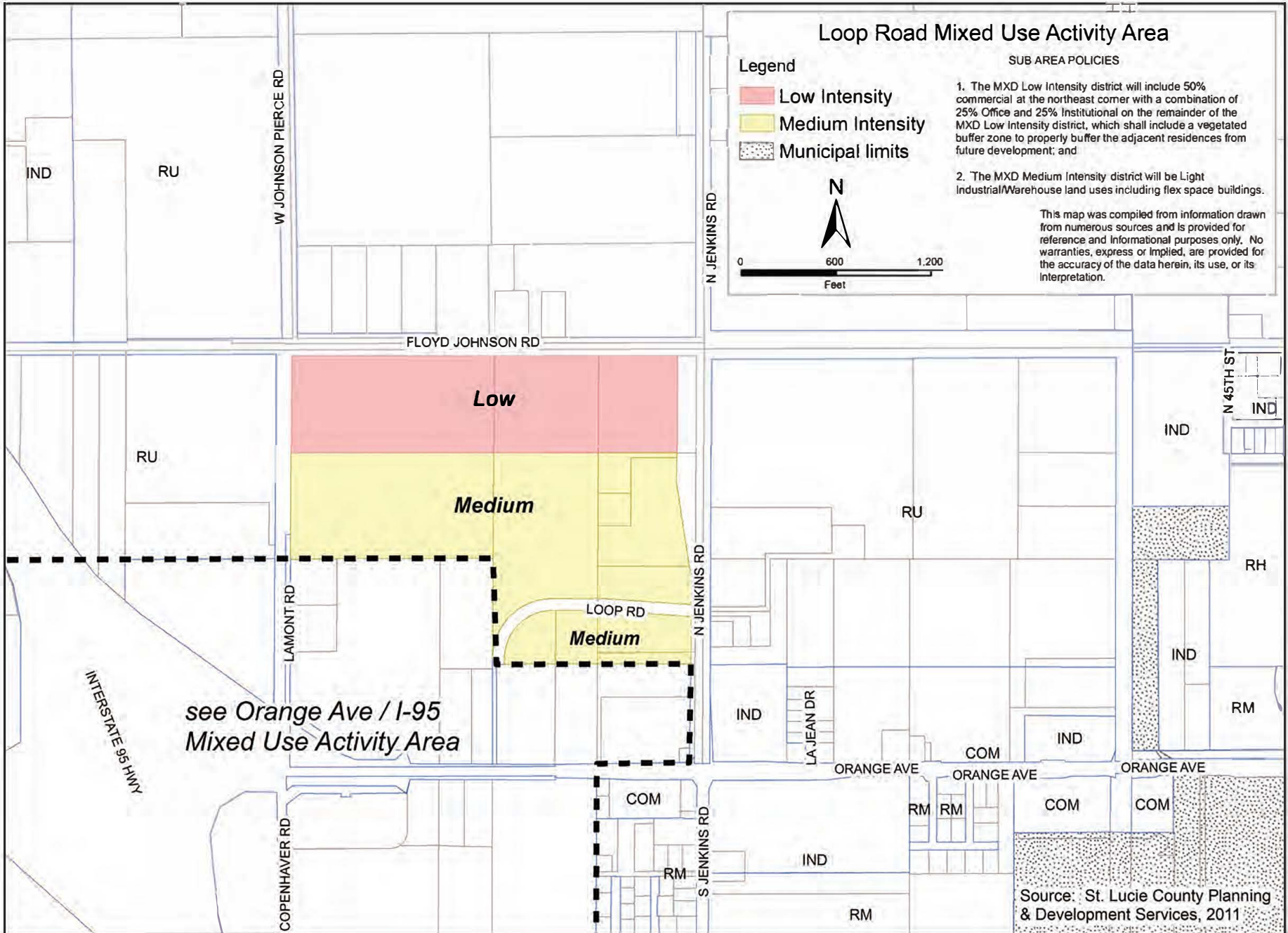
- Low Intensity
- Medium Intensity
- Municipal limits



## SUB AREA POLICIES

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

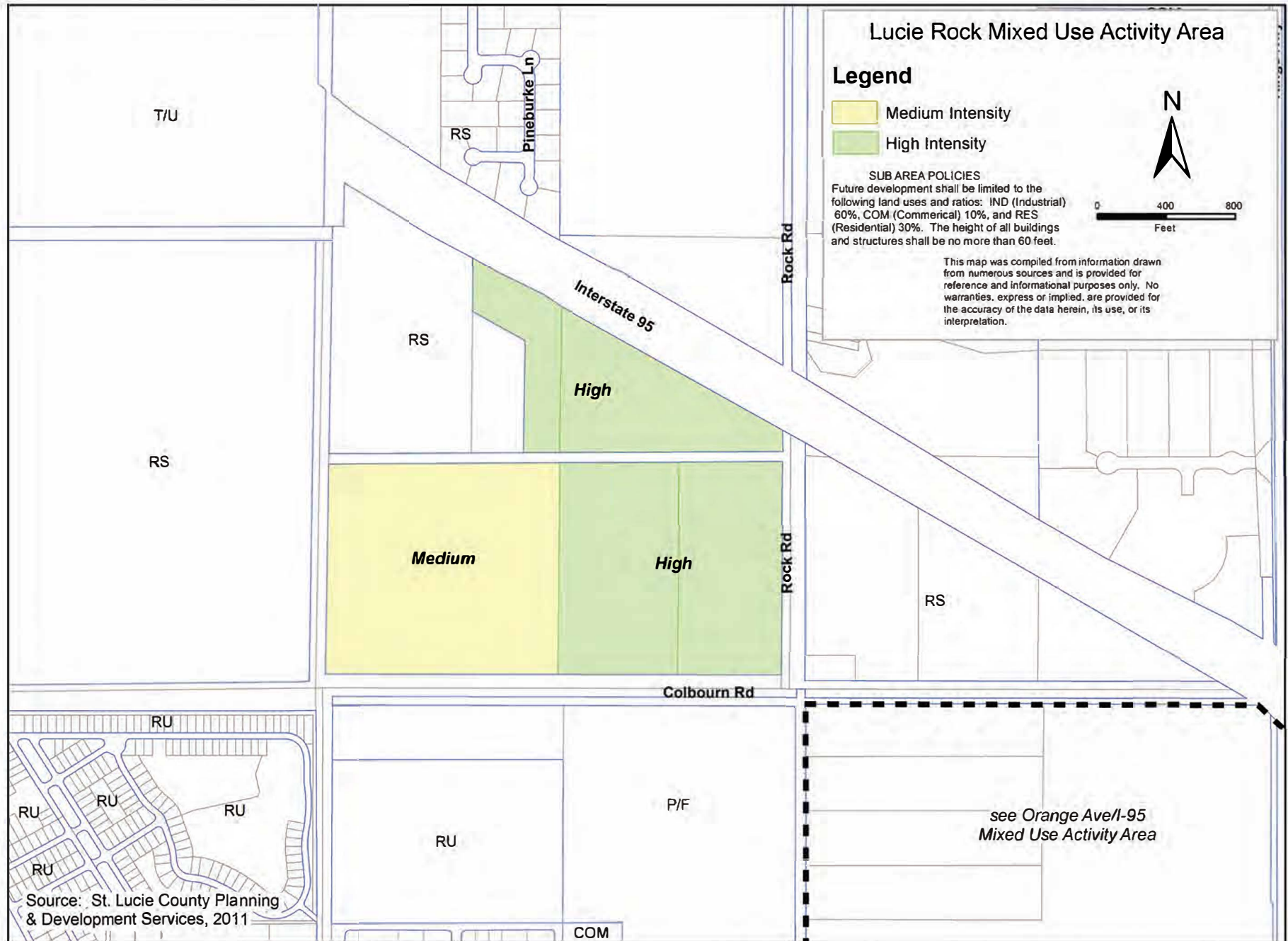
# Lucie Rock Mixed Use Activity Area

## Legend

-  Medium Intensity
-  High Intensity

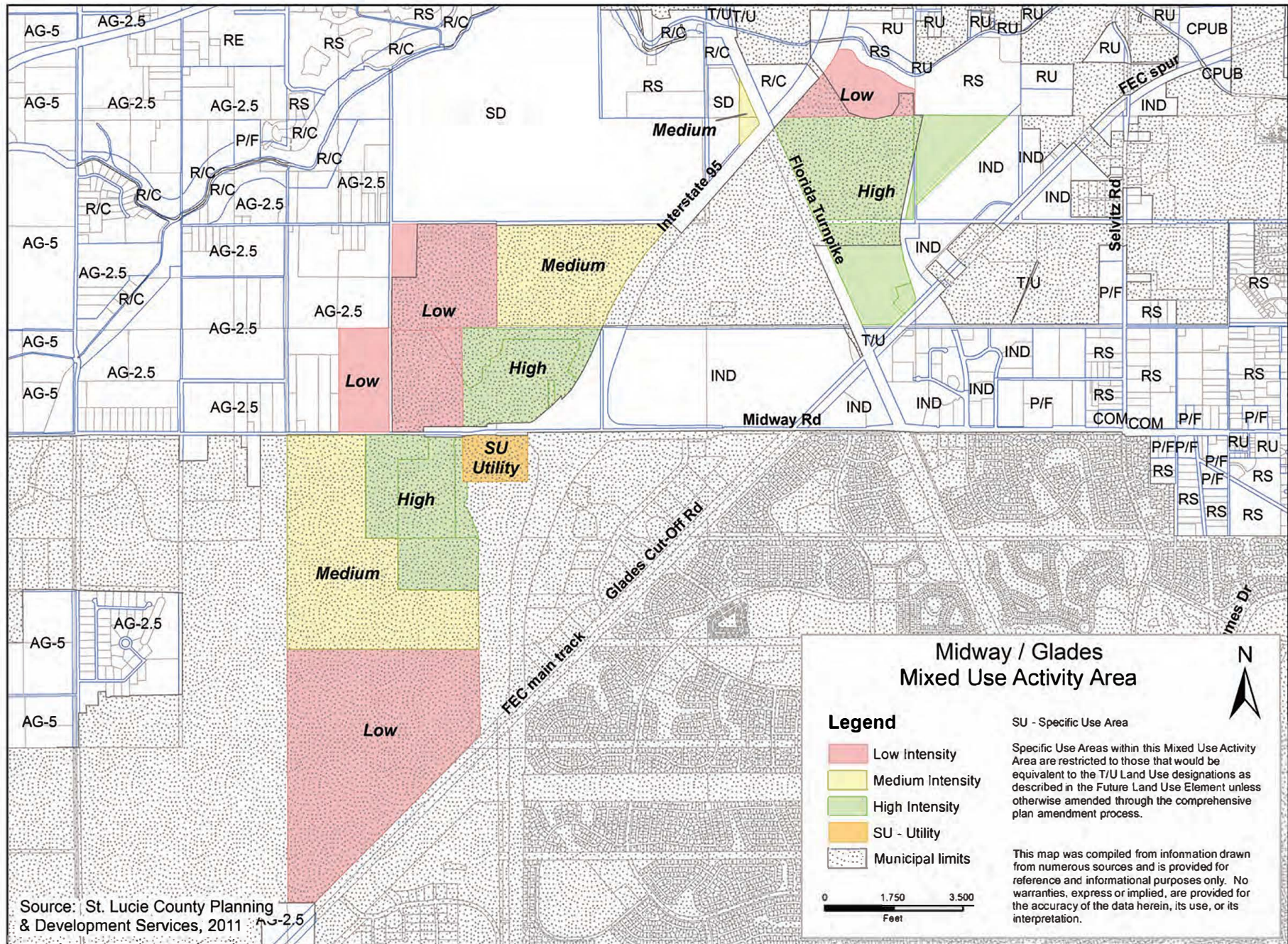
**SUB AREA POLICIES**  
Future development shall be limited to the following land uses and ratios: IND (Industrial) 60%, COM (Commercial) 10%, and RES (Residential) 30%. The height of all buildings and structures shall be no more than 60 feet.

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





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



## Legend

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

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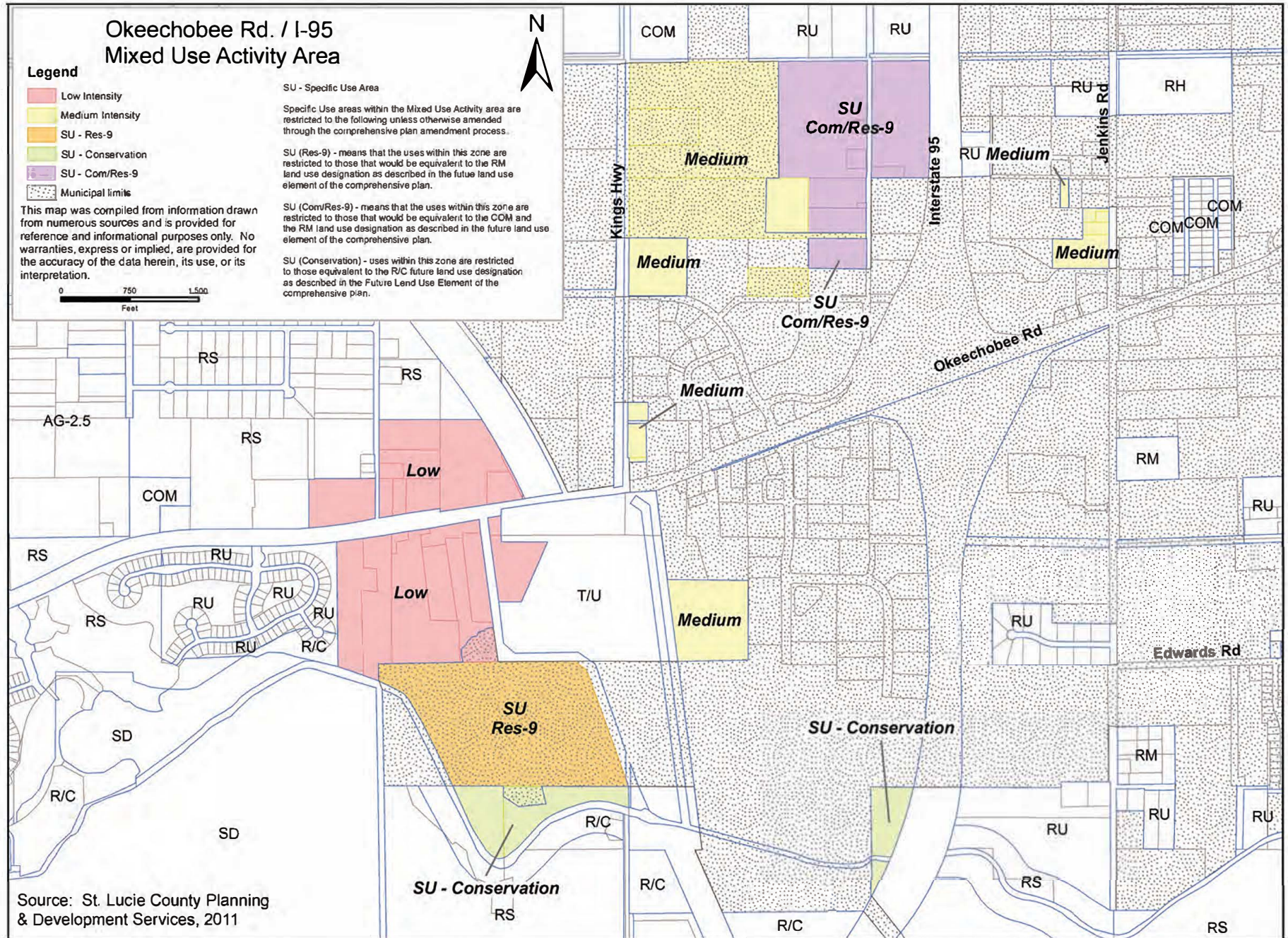
### SU - Specific Use Area

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.



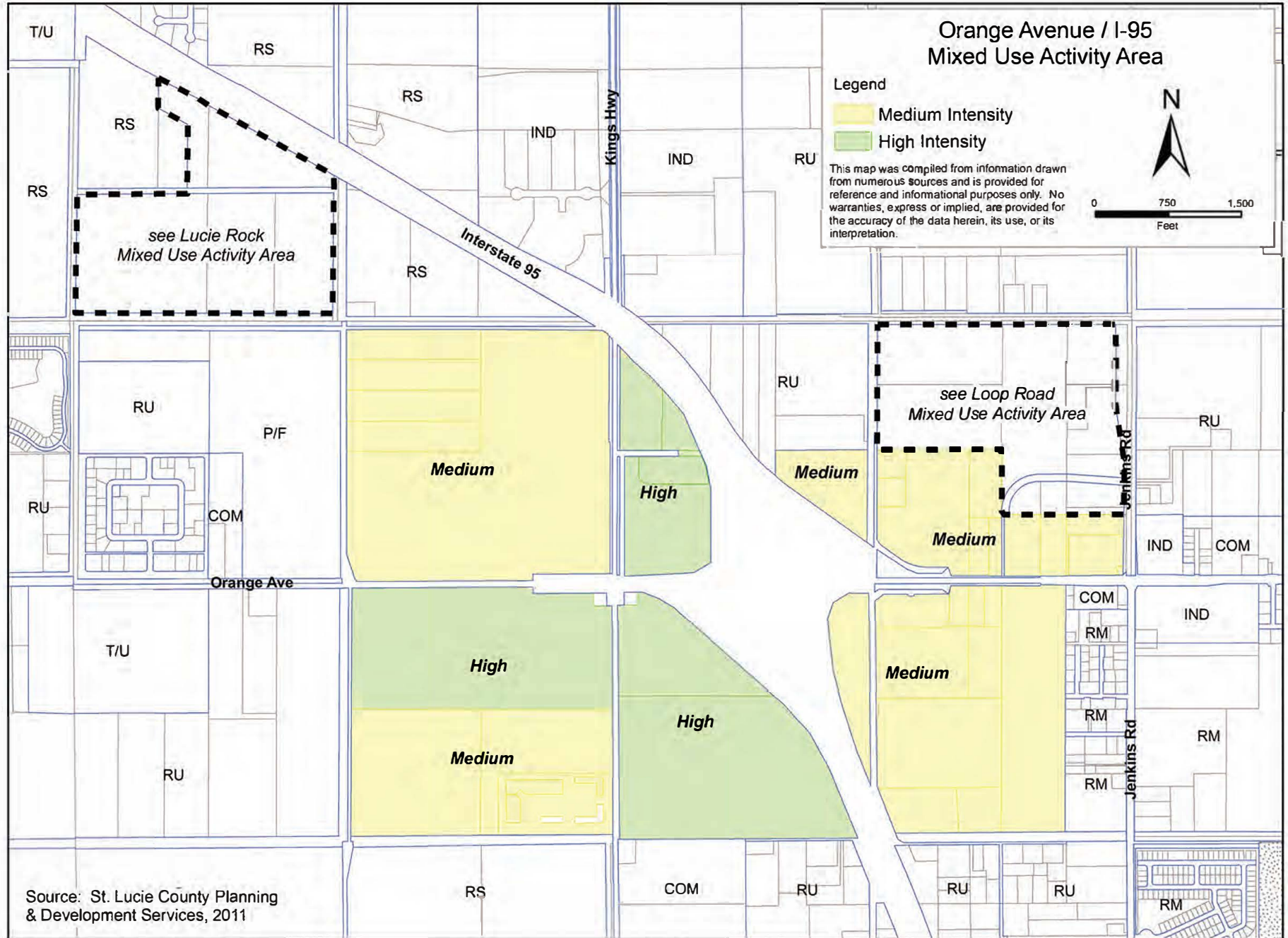
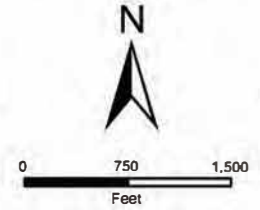
Source: St. Lucie County Planning & Development Services, 2011

# Orange Avenue / I-95 Mixed Use Activity Area

## Legend

- Medium Intensity
- High Intensity

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.



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

# St. Lucie Boulevard Mixed Use Activity Area



## Legend

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



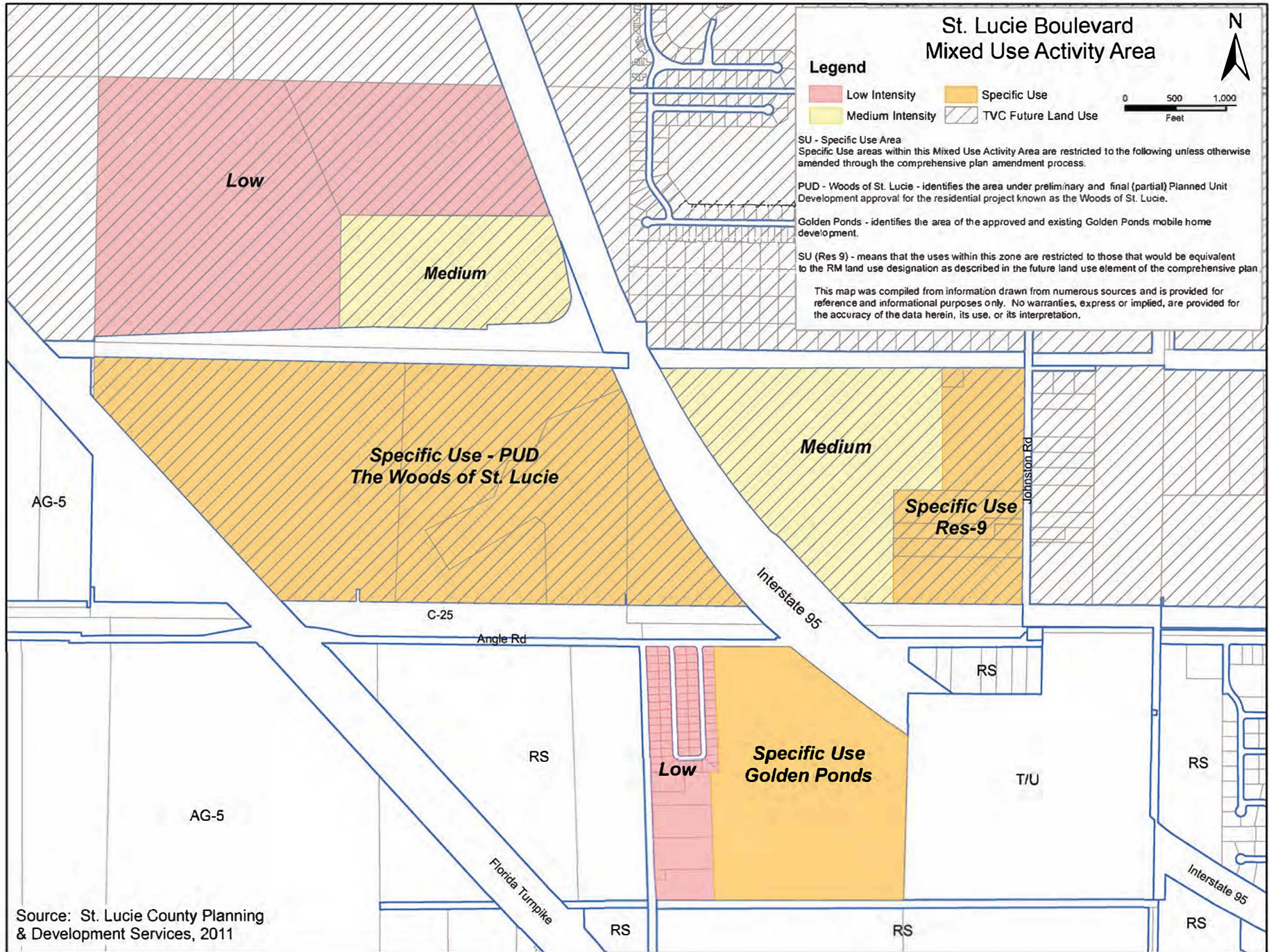
**SU - Specific Use Area**  
 Specific Use areas within this Mixed Use Activity Area are restricted to the following unless otherwise amended through the comprehensive plan amendment process.

**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.

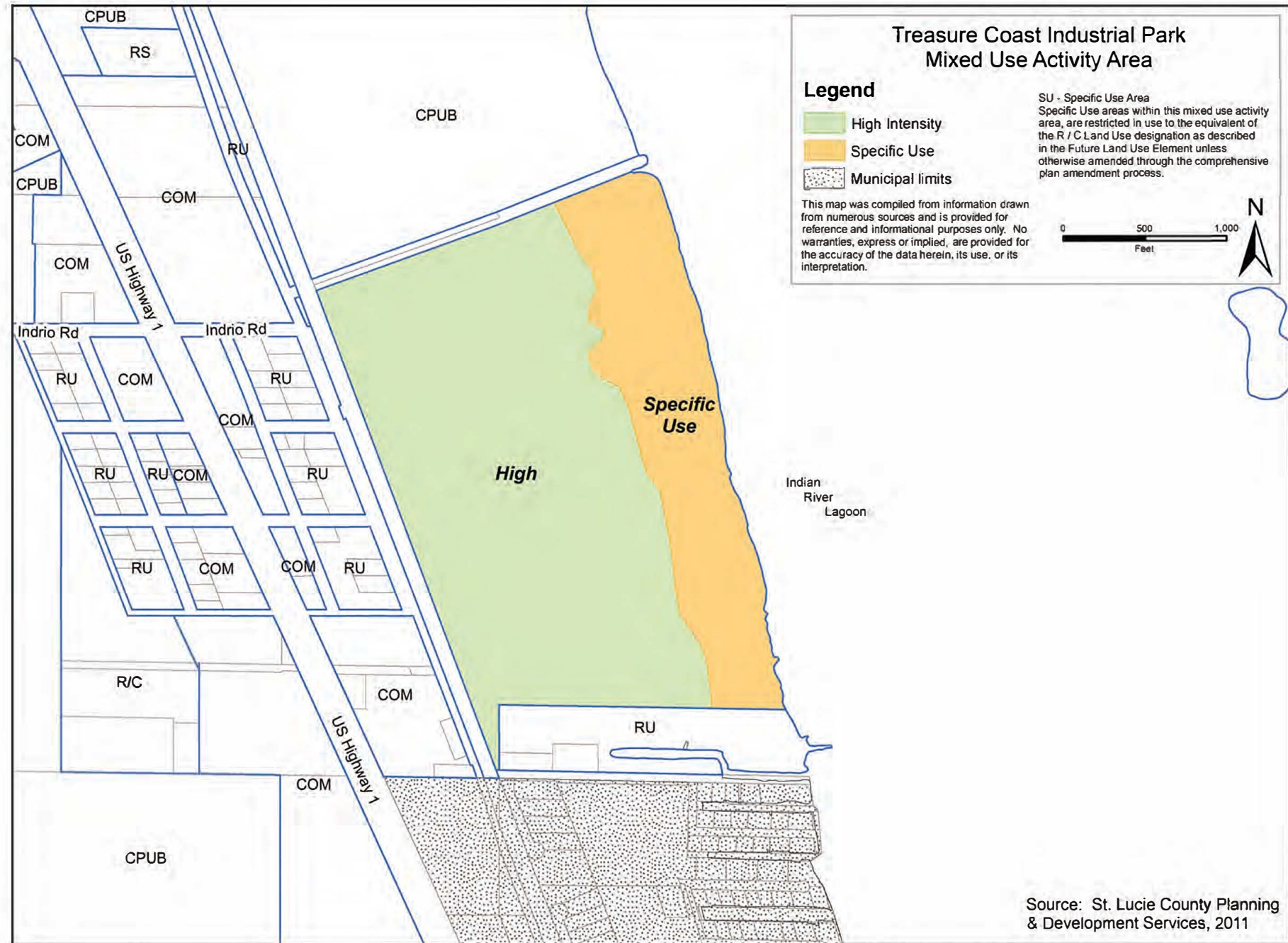
**Golden Ponds** - identifies the area of the approved and existing Golden Ponds mobile home development.

**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



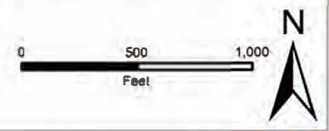
# Treasure Coast Industrial Park Mixed Use Activity Area

## Legend

- High Intensity
- Specific Use
- Municipal limits

SU - Specific Use Area  
 Specific Use areas within this mixed use activity area, are restricted in use to the equivalent of the R / C Land Use designation as described in the Future Land Use Element unless otherwise amended through the comprehensive plan amendment process.



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

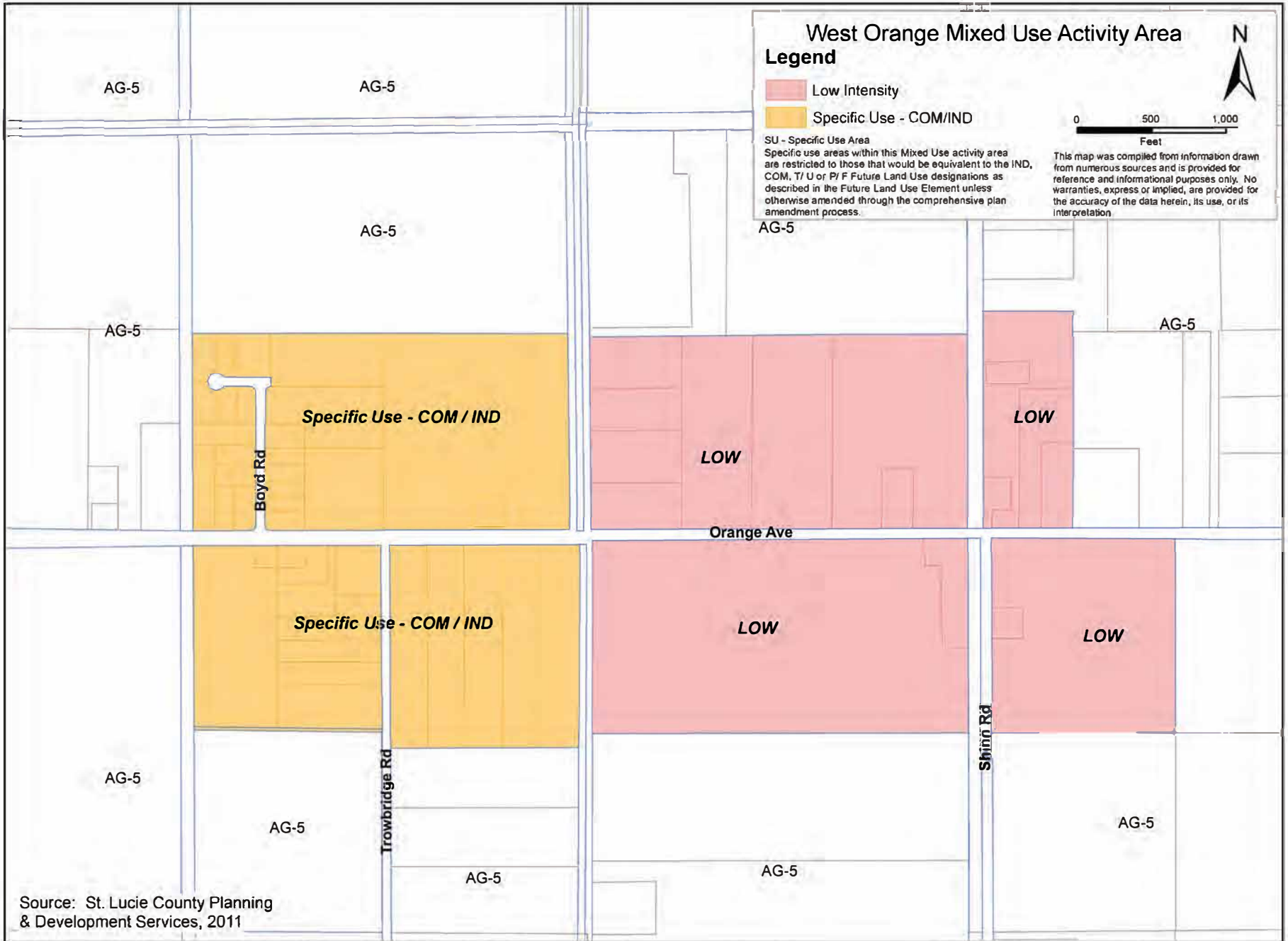
# West Orange Mixed Use Activity Area

## 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.



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

# Tidewater Mixed Use Activity Area

## Legend

-  SU - RES-10
-  SU - COM



## SUB AREA POLICIES

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-10) - 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, allowing up to 10 du/ac through a PUD rezoning.

SU (Com) - Means that the uses within this zone are restricted to those that would be equivalent to the COM as described in the future land use element of the comprehensive plan.

RU

RES-10

COM

COM

RU

European Ln

Paurotis Ln

RU

Alexandria Cir

Banana Ln

RU

S-US-Highw

S-US-Highway-1

Sunshine Blvd

Sunshine Blvd

# Eden Oaks Mixed Use Activity Area

- Legend
- SU - RES-14
  - SU - COM



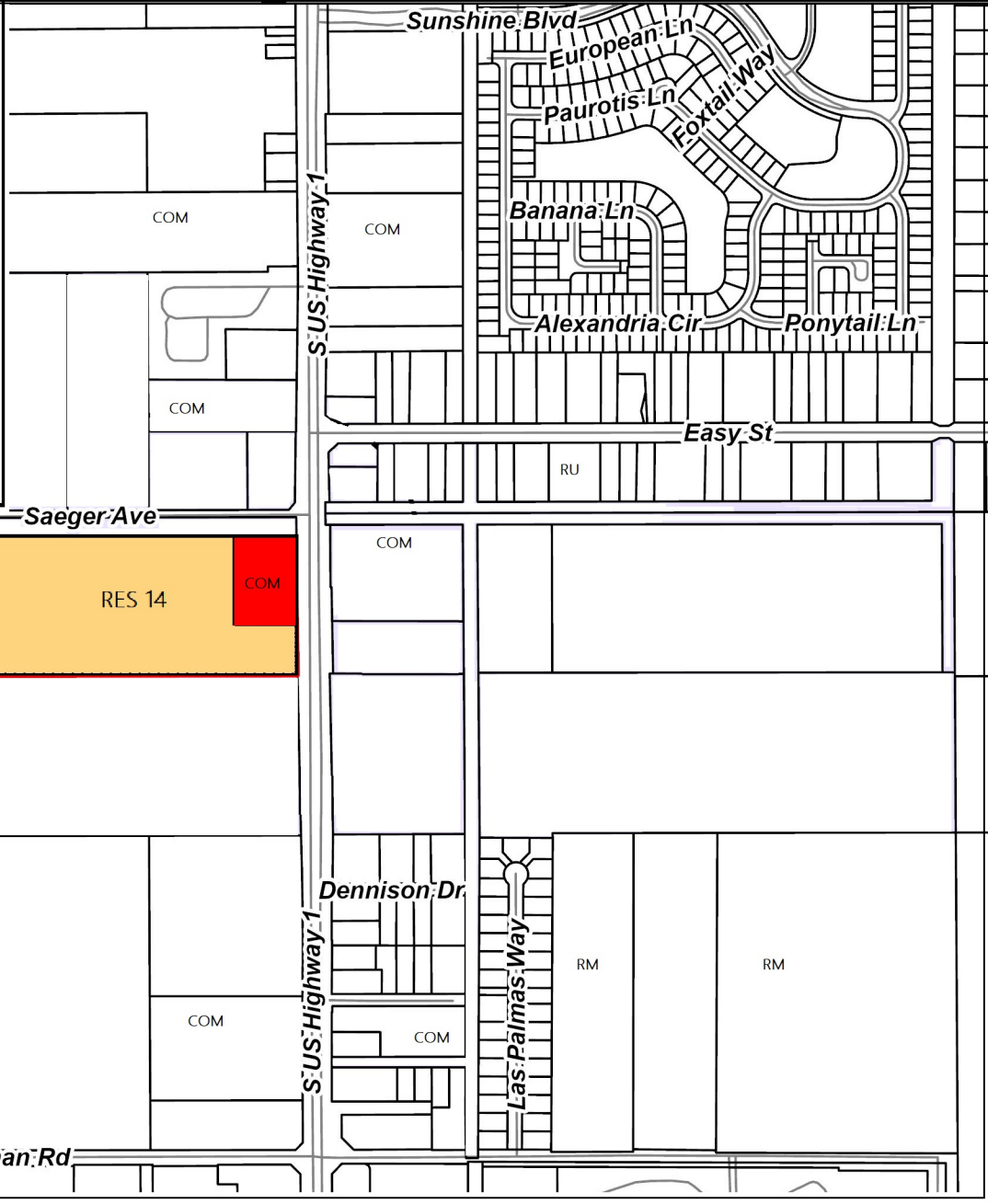
## SUB AREA POLICIES

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.

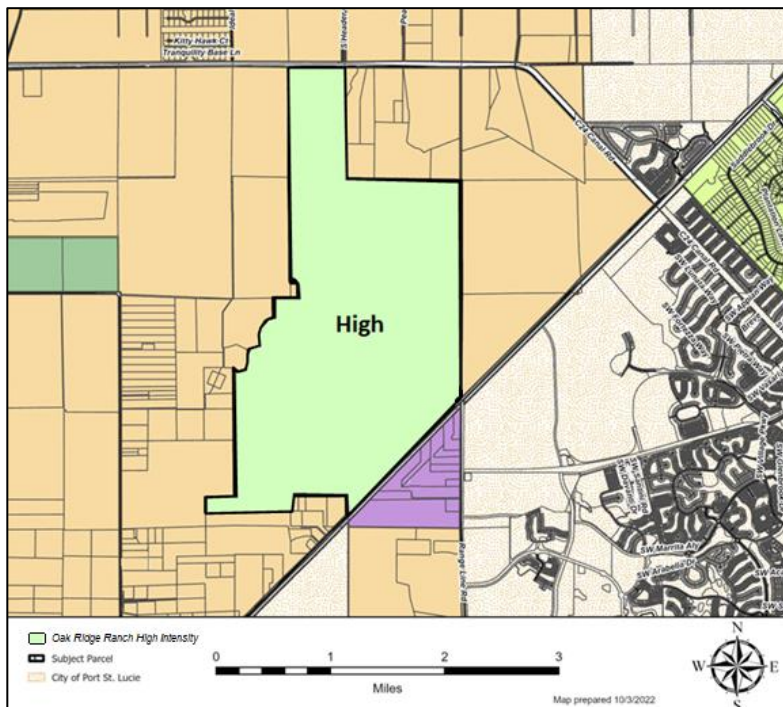
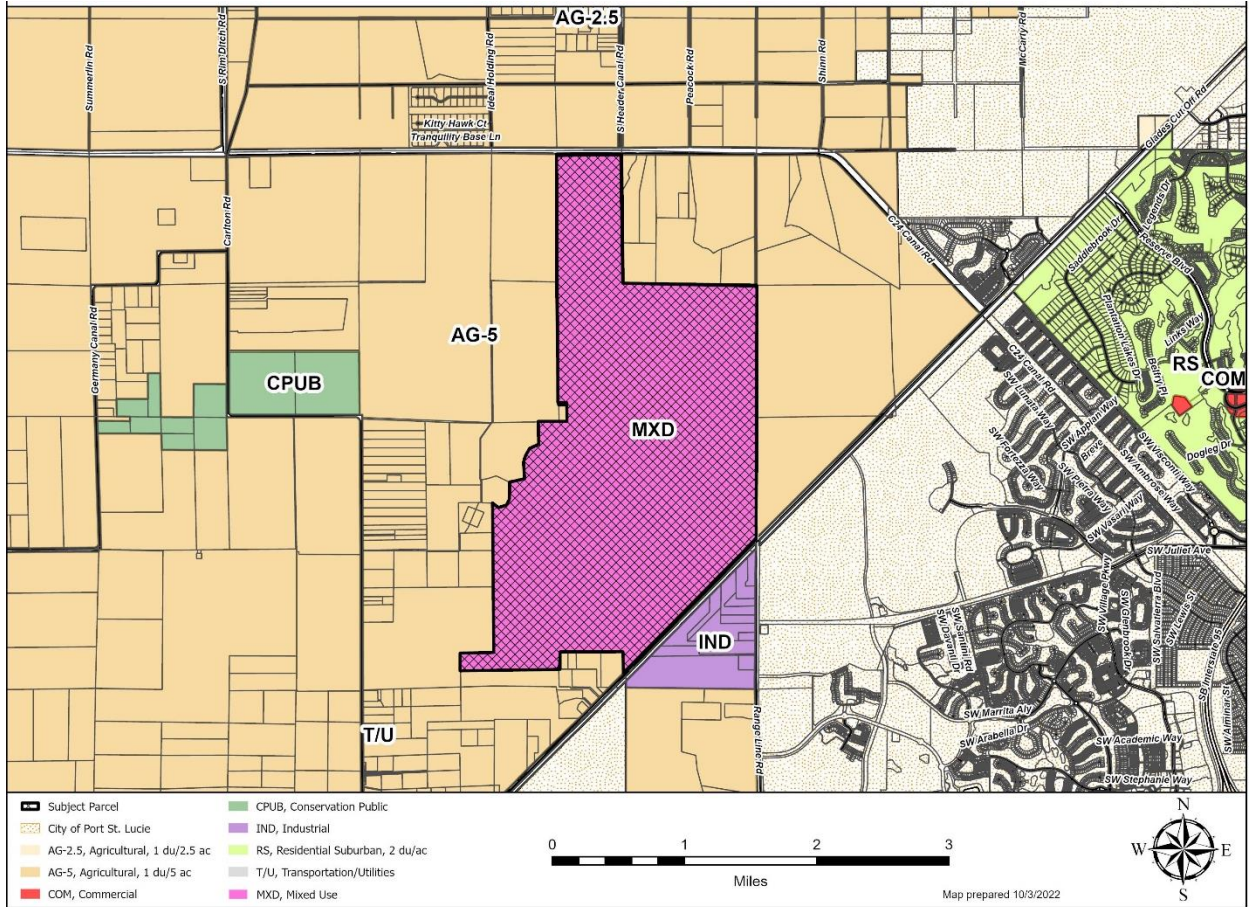
SU (Res-14) - Means that the uses within this zone are restricted to those that would be equivalent to the RM land use designation as described in the future land use element of the comprehensive plan, allowing up to 14 du/ac through a PUD rezoning.

SU (Com) - Means that the uses within this zone are restricted to those that would be equivalent to the COM as described in the future land use element of the comprehensive plan.





# OAK RIDGE RANCHES MIXED USE ACTIVITY AREA



## OAK RIDGE RANCHES MIXED USE ACTIVITY AREA & SUB AREA POLICIES:

### **SUB-AREA POLICIES:**

St. Lucie County shall manage future growth to enhance the quality of life and safety of County residents, by providing for the development of site-specific land use and zoning regulations, subject to limitations and conditions designed to preserve native habitat and the long-term sustainability of vegetation in its natural state, through the application of such methods as conservation easements. This sub-area shall only be available to properties within the urban service boundary.

Notwithstanding the other goals, objectives and policies of the Comprehensive Plan, development in the Oak Ridge Ranches Mixed Use Activity Area shall be subject to the site-specific land use mechanisms and provisions as set forth below. If a Comprehensive Plan provision is not specifically addressed within this sub-area policy, then the adopted and effective Comprehensive Plan provisions, Land Development Code (LDC) and site-specific Planned Unit Development (PUD) Zoning Regulations, which are in effect on the date of final decision on a development application shall control.

1. Development permitted within this Mixed-Use Activity Area may include residential with a density of up to 15 dwelling units per acre, and a height limit of up to 80 feet.
2. The maximum gross density for the overall development shall not exceed 2.67 dwelling units per acre or 8,600 total dwelling units, for the 3,229.27 acres included in the Mixed-Use Activity Area.
3. Residential uses shall include single-family and multifamily, and may include age-restricted housing (55+).
4. A variety of housing types will be provided, generally with the highest allowed densities located in proximity to Glades Cut Off Road and Range Line Road but are not precluded in other locations. Residential units are also permitted above nonresidential uses. Single-family units are allowed to incorporate accessory dwelling units (ADUs) as defined within the St. Lucie County Comprehensive Plan Policy 1.1.1.5. Such accessory dwelling units when incorporated into a single-family detached dwelling unit shall not be counted against density totals, but shall be accounted for in traffic study impacts, and are required to meet applicable parking code requirements. If ADUs are rented, the unit must be rented at an affordable rate to households which do not exceed 120 percent (120%) of the median annual adjusted gross income. The Homeowners Association rules and regulations and other private documents shall not restrict accessory dwelling units, provided they are designed, permitted, and constructed along with the initial dwelling unit on a lot. ADUs shall not be subdivided or sold separately from the primary dwelling units.
5. Development permitted within this Mixed-Use Activity Area may include nonresidential uses with a floor area ratio of up to 1.5 and a height limit of up to 80 feet. Each site plan application for commercial uses shall not exceed a building coverage of 80%.
6. The maximum square footage for nonresidential and commercial uses, except those uses identified in subarea policy 7, shall not exceed 650,000 square feet of building space, with a minimum of 80,000 square feet of commercial uses required, not including the uses identified in subarea policy 7. The commercial and nonresidential uses may include the permitted and conditional uses listed under the Commercial Neighborhood (CN), Commercial Office (CO), and Commercial General (CG) Zoning Designations within the planned development of Oak Ridge Ranches. The intent of the commercial use is to provide easily accessible; convenience-type uses to the immediately surrounding residents. These eligible nonresidential and commercial uses are not limited by the land area restrictions in LDC Section 7.01.02 B. The final PUD site plans shall demonstrate pedestrian and vehicular internal connectivity between adjacent parcels with commercial uses and the public uses. No industrial use will be permitted within the Oak Ridge Ranches Mixed-Use Activity Area.
7. Public educational services, libraries, fire stations and other public facilities as well as electrical substations, private recreational amenities, and telecommunication infrastructure and stealth communication towers are permitted within the Mixed-Use Activity Area but shall not count against the 650,000 square feet of building space for nonresidential and commercial uses provided in subarea policy 6.
8. The restrictions for nonresidential uses set forth in LDC Section 7.01.02 and the cul-de-sac length restriction of 1,000 feet set forth in LDC Section 7.01.03, where the length is certified by the St. Lucie County Fire District, will not be applicable to development within the Mixed-Use Activity Area.

9. The St. Lucie County School District needs sufficient student stations requires two (2) K-8 school sites be designated within the Mixed-Use Activity Area development. The School District will meet the high school needs in adjacent developments that do not have a designated K-8 school site.  
No residential subdivision plat, beyond 1,000 dwelling units, shall be approved, nor final residential site plan approved for any development parcel until the developer has secured a development agreement with the St. Lucie County School District that assures the following activities:
  - A. The designation of two K-8 school sites of at least 25 acres for each site. The acreage may be reduced to 20 acres if stormwater treatment and drainage for the K-8 school site is accommodated off-site as part of a larger master stormwater program. The net acreage must not include any required upland or wetland preservation areas.
  - B. Since the Oak Ridge Ranches Mixed-Use Activity Area will not be providing any school sites for a high school in the development, it is anticipated that the high school capacity will be met in the planned and approved nearby developments in the School District's Concurrency Service Area D and E. The School District plans to use the K-8 school sites in Oak Ridge Ranches to meet the kindergarten through 8th grade needs in the developments in the School District's Concurrency Service Area D and G.
  - C. For a period of 5 years after the issuance of the first approval of any residential parcel, the Developer may receive approval of a binding detailed development plan that reduces the anticipated student generation by defining housing type (e.g., multi family or binding age restricted). If the anticipated student generated from the said plan, based upon the School District's review, produces a total number of K-8 students less than 1,600 students, the Developer may request the School District approve the elimination of the second K-8 school site in the Mixed-Use Activity Area development. The provision above does not prevent the Developer from requesting elimination of the 2nd K-8 school site after 5 years referenced above, and the School District may consider the request, if the School District has not relied upon it to meet the kindergarten thru 8th grade student needs for additional entitlements, the School District will consider the release of the 2nd school site.
10. A conceptual assignment of the overall development, indicating the anticipated uses, development phases, preservation areas and wildlife corridors, for the Oak Ridge Ranches Mixed-Use Activity Area, shall be shown on the overall PUD Preliminary Site (Master) Plan. Upon approval of the overall PUD Preliminary Site (Master) Plan, a Minor or Major Site Plan shall be recognized as the Final PUD Development Plan Approval (final site plan). The conceptual assignments may be altered during the site plan approval process as long as the overall intent remains consistent, as described within this Mixed-Use Activity Area.
11. All development within Oak Ridge Ranches Mixed-Use Activity Area shall be serviced by centralized potable water and sanitary sewer systems. Such centralized services shall be coordinated with St. Lucie County Utilities. The PUD shall be designed and located so there will be no net public cost for the provision of water lines, sewage lines, storm and surface drainage systems, and other utility systems. These provisions will be included in a developer's agreement with St. Lucie County Utilities (the utility provider) prior to commencing land development activities.
12. Notwithstanding LDC Section 7.01.03.L., development within the Oak Ridge Ranches Mixed-Use Activity Area may be phased with three (3) year increments allowed to elapse between any phase or pod and the commencement of the next phase or pod, with full buildout to be completed within 25 years from the effective date of this Mixed-Use Activity Area. Completion of the spine road (Oak Ridge Ranch Road) vests the project and deems the three-year phasing request as satisfied.
13. The access to the Mixed-Use Activity Area development shall be through an internal network consisting of a road that begins at Glades Cut Off Road and connects to the extension of Range Line Road (spine road). The PUD shall reserve an 80ft right-of-way extending from the western property line intersecting with Oak Ridge Ranch Road, dedicate a minimum of 70ft for the future extension of Range Line Road from Glades Cut Off Road along the eastern property line to southern boundary line of the existing 70ft County-owned right-of-way parcel (parcel no. 3224-111-0002-010-5), and dedicate a 100ft right-of-way located adjacent to the C-24 Canal along the entire northern boundary.
14. A minimum of thirty-five percent (35%) of the gross area of land to be committed to the PUD must be used as common open space. Each phase or pod site plan may or may not feature 35% common open space, but each pod or phase site plan must include at least 10% open space. The overall development of Oak Ridge Ranches Mixed-Use Activity Area must satisfy the entire common open space requirement of no less than

35%, with 15% of the 35% open space consisting of intact native upland habitat. A tracking mechanism, including a baseline of the proposed open space and an inventory of existing wetlands and their associated buffers and native uplands, must be submitted prior to the approval of the Preliminary PUD Site (Master) Plan. The tracking of open space must be submitted and implemented with each and every site plan application.

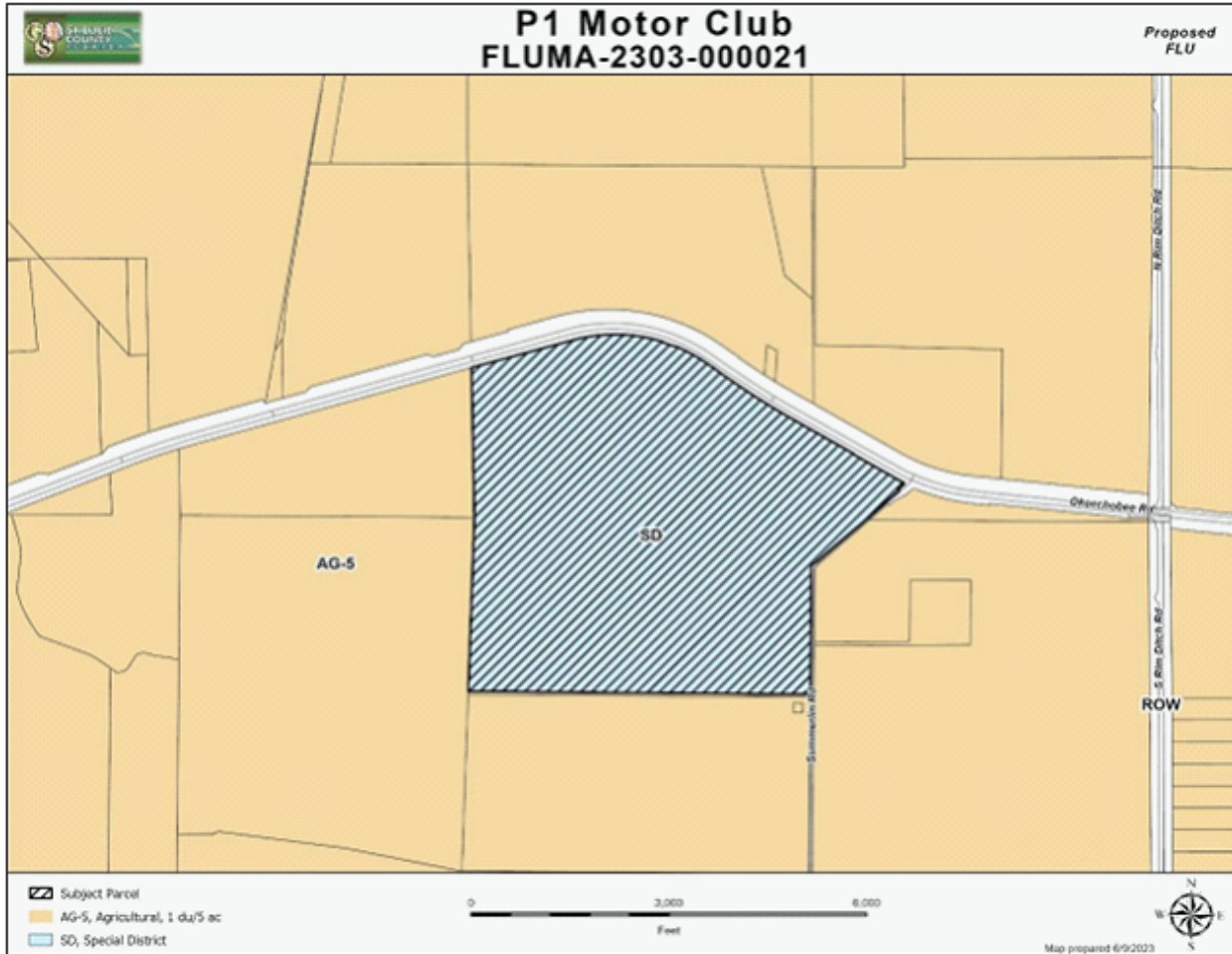
15. Development of specific phases or pods may propose adjustments to deviate from the approved Preliminary PUD Site (Master) Plan for the overall development, and be processed and approved administratively, provided no more than three (3) acres of the total acreage of Category III wetlands and the associated upland vegetative buffers within the project boundaries are altered nor removed and the equivalent wetland buffer acreage is compensated.
16. A sketch and legal description of the preserved wetlands and associated upland vegetative buffers, as shown on the approved Preliminary PUD Site (Master) Plan, shall be provided with the site plan of each phase or pod. The preserved wetlands and associated upland vegetative buffers shall be placed under a conservation easement concurrently with the final site plan approval of each phase or pod. Tracking of preserved wetlands and associated upland vegetative buffers must be submitted and implemented within each and every site plan application.
17. The Oak Ridge Ranches PUD is required to preserve a minimum of 484 acres of upland habitat or 15% of the overall site, whichever results in greater preservation, to utilize the Alternative Mitigation Compliance Method to satisfy all tree mitigation requirements. At minimum, 213 acres of native upland habitat or 25% of the total native upland habitat, whichever is greater, as determined by the final approved Environmental Impact Report, must be preserved. The upland habitat preservation area(s) must be placed in a conservation easement prior to any site plan approvals, or prior to issuance of a vegetation removal permit or exemption, whichever comes first. Adjustments of up to 10% of the recorded conservation easements for the upland preservation areas (square footage) may be processed administratively through the review by the Environmental Resources Director, Planning and Development Services Director and the County Attorney as long as the new proposed upland habitat preserve area is contiguous to the existing upland habitat preserve area to be impacted and the new proposed upland habitat preserve area is equivalent in quantity and quality upland preservation area is compensated. Tracking of preserved native uplands must be submitted and implemented with each and every site plan application.
18. Each wetland, wetland buffer, and native upland habitat will be identified and depicted in detail during each site plan development application. Wetland buffers are required to be consistent with the categorization as identified with the regulations in effect at the time of the site plan approval. Up to 10-feet of any Category III wetland buffer area may be regraded and restored to account for vertical differences between existing and adjacent proposed elevations, with approval by the Environmental Resources Director. All regraded Category III wetland buffer areas shall be identified during final site plan approvals and shall include a restoration plan demonstrating revegetation of the areas compatible with the remaining Category III buffer vegetation and implemented within six (6) months of impact.
19. Any requirements for easements, preservation, and other aspects of wetlands and their associated upland vegetative buffers will be handled during the site plan application for each phase or pod, except those that are credited toward required wetland mitigation per the South Florida Water Management District, which will be handled prior to commencement to development, pursuant to the definition of development in LDC 2.00.00.
20. All real estate transactions within the Mixed-Use Activity Area shall include disclosures noting that the property is in proximity to existing agricultural uses. Pursuant to Section 823.14(4), F.S., adjacent agricultural activities in existence for one (1) year or more before the creation of the Oak Ridge Ranches Mixed-Use Activity Area are presumed to not be a nuisance if the farm activities and operations conform to generally accepted agricultural and management practices.
21. Oak Ridge Ranches shall provide for a minimum of 400 units or five percent (5%) whichever is greater, of the total residential dwelling units constructed within the project as workforce housing. As used within this policy, workforce housing means rental or for-sale housing for families earning up to one hundred twenty percent (120%) of Area Median Income, with an affordability requirement of no less than 10 years from issuance of a certificate of occupancy for each dwelling unit. Workforce housing units may be provided either within the Mixed-Use Activity Area or may be located off-site anywhere in the County with the approval of the off-site location documenting the fulfillment of workforce housing for the Mixed-Use Activity Area. Only

workforce housing units provided within the Mixed-Use Activity Area shall count against the density maximums specified in subarea policy 2.

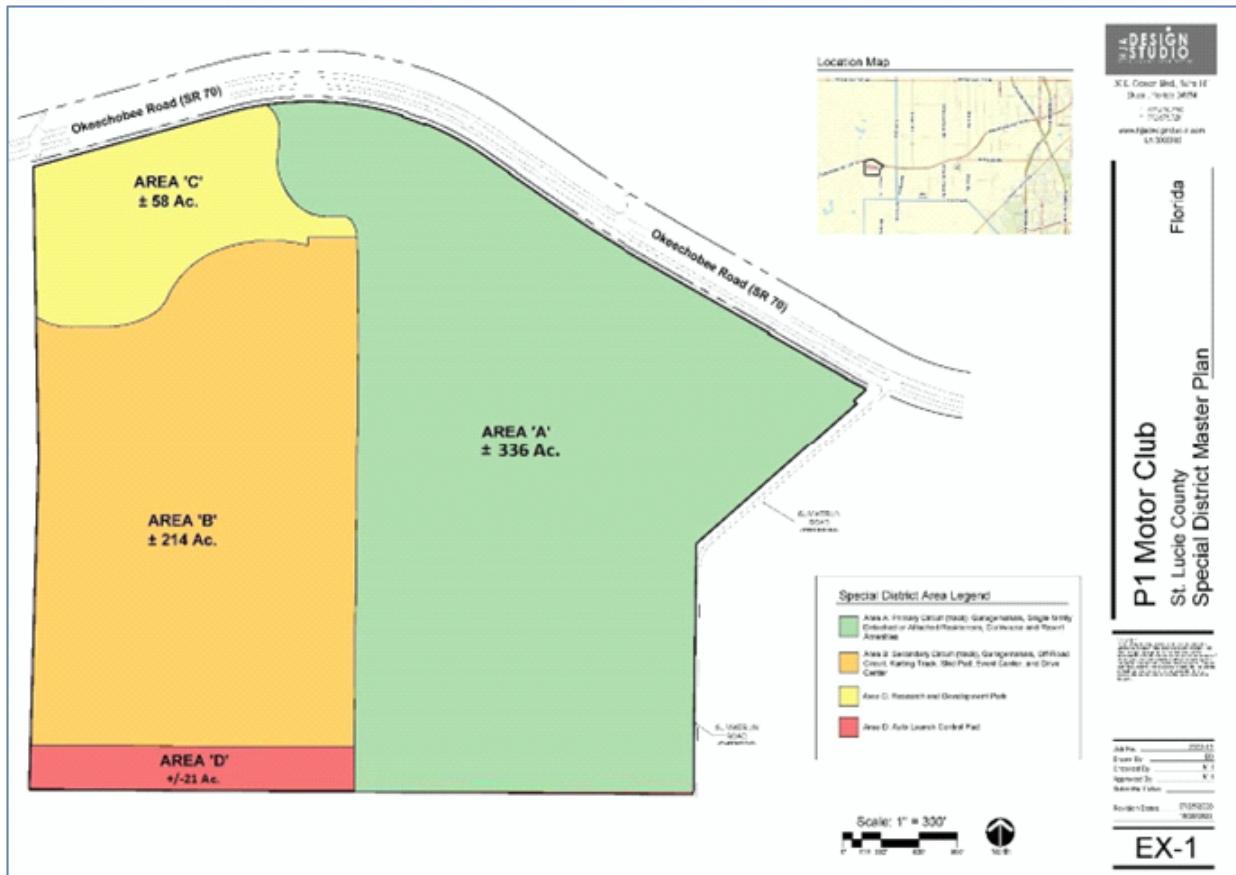
22. The Mixed-Use Activity Area development shall provide a roadway network and transportation improvements to serve the proposed development and provide the capacity and connectivity needs of the development at buildout of the full entitlements. Traffic generated by the development which exceeds capacity level of service standards as indicated in the Transportation Element of the Comprehensive Plan will be mitigated by the development through a schedule of committed roadway construction projects or payments or alternative conditions, with improvement triggers (trips), as provided in PUD conditions of approval with an improvement schedule (i.e., Transportation Mitigation Schedule). The improvement schedule is based on traffic analysis trip generation rates and thresholds (capacity) on impacted roadways. Prior to the issuance of building permits corresponding with the improvement triggers (trips), the required roadway improvements or payments or alternative conditions, as applicable, shall be provided. The developer(s) or successor(s) in interest shall satisfy the construction or proportionate share payments or alternative conditions, for the improvements to the facility or facilities, prior to the issuance of building permits, which shall be a binding and legally enforceable commitment on the developer, its agents, lessees, successors or assigns with the County to assure construction or a proportionate share payment, as allowed by law.
23. A Proportionate Share and Impact Fee Credit Agreement documenting the improvement triggers (trips) and payment amounts to mitigate the identified impacts shall be entered into by the developer and the County. The County shall have the discretion to apply payments to other transportation capacity improvements, through the review and approval of the Public Works Director that the payment substantively benefits the development's impacted roadway network.
24. Compliance shall be monitored through a County Final PUD Site Plan approval process, PUD conditions of approval improvement schedule (i.e., Transportation Mitigation Schedule), a Proportionate Share and Impact Fee Credit Agreement, the tracking document of open space and preserved native habitat, permitting procedures, the other conditions included in a PUD Resolution and review of a biennial traffic report.

**The following Special District Figures represent the special district areas described in Policy 1.1.1.2.I – Special District:**

# P1 Motor Club Special District



## P1 Motor Club Special District Map



## P1 MOTOR CLUB SPECIAL DISTRICT REGULATORY STANDARDS

1. The P1MC Special District, located south of Okeechobee Road and west of Summerlin Road, will be guided by the following standards and will require a future Planned Mixed-Use Development (PMUD) zoning district to create a private motorsports club that provides mostly paved, private roads designed for high-performance driving in a controlled environment. The P1MC project will be served by a privately-provided, self-contained package, treatment facility for water and wastewater and will also include various resort amenities. Project completion is anticipated to be 2044. The 629-acre site will be comprised of four connected areas:  
**Area A:** Primary circuit/track (P1) and paddocks (circuit/track staging areas), garagemahals, detached and attached single-family residences, clubhouse and resort amenities.  
**Area B:** Secondary circuit (Treasure Coast), garagemahals, off-road circuit, karting circuit/track, skidpad, event center, and drive center.  
**Area C:** Research and Development Park  
**Area D:** Auto Launch Control Pad
2. P1MC members may purchase garagemahals, which are storage units for vehicles. A garagemahal (like a garage condo) is a private, flexible space for automotive storage and that may be customized for entertainment and overnight stays. The garagemahal units will be sold only to club members, ready for automotive storage and will be sold as empty space with electric, HVAC and connections for water and sewer for the owner's customization. At a minimum, fifty-one (51%) percent of the unit's square footage will be utilized for storage, and the unit cannot be homesteaded.
3. P1MC amenities will include a clubhouse, gym, outdoor pool, outdoor courts, sidewalks and walking trails, vehicle service area, event center, drive center and enclosed auto/RV storage.
4. P1MC is not designed to be a spectator facility. Other than limited special events/training exercises open to the public (i.e., individuals who are neither members nor invited guests), the public will only have access to the research and development office park. The PMUD may allow, with proper public notice and specific event plans, up to ten (10) special multi-day events, such as races, exhibitions, and training exercises, per calendar year. Board of County Commissioners approval is required for a Special Event waiver of standards of this Special District as well as applicable Land Development Code standards.
5. The event center is primarily an indoor open flexible space that can be customized for various member and invited guest activities including manufacturer, corporate and charity events that typically include a variety of driving experiences.
6. The drive center is a facility in a central location of Area B that supports education and coaching of members and guests. The second level is an open flexible space that can be split into separate spaces.
7. Required open space may include parks; playgrounds, active and passive recreation areas; bicycle and pedestrian paths and facilities; common open space; common landscaping or planting areas; floodways and lakes with the requirement that accessible shorelines include trails, boardwalks, docks, and/or similar elements; and agricultural activities not involving any activities within an enclosed or covered structure. Outside of the track areas, the amenities, recreation areas, and other



open space shall be connected by sidewalks and trails. Open space shall be delineated in the PMUD.

8. Exterior lighting shall be downcast and shielded to minimize light trespass. The residential areas, research & development park, and garagemahals will have standard street lighting. Driving areas may utilize lighting for limited nighttime driving activities, with frequency limitations set forth in the PMUD.
9. Maximum square feet of uses, lengths of circuits/tracks, and number of dwelling units and guest units are established as follows:
  - a. Garagemahals and paddock garages: up to 900,000 SF, ground level;
  - b. Clubhouse with café/restaurant and store with convenience items: up to 30,000 SF;
  - c. Drive center: up to 15,000 SF;
  - d. Event center: up to 40,000 SF;
  - e. Research and development park (“R&D Park,” motorsports-related research, assembly, and manufacturing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area): up to 400,000 SF;
  - f. Additional auto storage: up to 222,500 SF;
  - g. Dwelling units: up to 125 units;
  - h. Overnight guest accommodations include garagemahal units and up to 25 guest accommodations. Garagemahal units and guest accommodations occupied on any night may not exceed 125 units;
  - i. P1 Paddock: up to 17 acres;
  - j. P1 Circuit: up to 4.2 miles;
  - k. Treasure Coast Paddock: up to 8.0 acres;
  - l. Treasure Coast Circuit: up to 2.9 miles;
  - m. Karting/Autocross circuit: up to 1.2 miles;
  - n. Off-road circuit: up to 0.9 miles;
  - o. Skid pad: up to 6.0 acres;
  - p. Corporate offices: up to 5,000 SF;
  - q. Site and facility operations: up to 5,000 SF, ground level;
  - r. Gate house: up to 500 SF; and
  - s. Auto Launch Control Pad: up to ~~42~~ 6.0 acres and ½ mile in length (stabilized surface).
10. Overnight occupancy by members and their guests within garagemahal units, where authorized by the PMUD, shall be limited in nature with infrequent occurrence as these uses are not intended to provide full-time occupancy or be dwelling units that are frequently occupied. In accordance with the Special District designation requirement to maintain consistent entitlements as allowed in the current AG-5 future land use, the project may utilize no more than 125 garagemahals and/or guest accommodations as overnight accommodations on any given night, which would be the equivalent to the ability to develop guest homes in the AG-5 designation. The PMUD shall include specific language on the unit registration process including monitoring and auditing procedures.
11. The PMUD shall include analysis that demonstrates the ability to meet proposed water demands, and identify demands for irrigation and potable supply, the water supply sources, and the treatment methods for potable water and wastewater.

12. The PMUD shall include a public safety plan that emphasizes fire and emergency services response and on-site life safety services. At the request of the St Lucie Fire District, within the Applicant shall reserve and donate land for a future fire station, with the location and size of the property to be approved by the District. This request shall be made within five years of the date of the first development permit issued for the project.
13. The Applicant shall develop a project impact analysis in association with the PMUD on the planned South Florida Water Management District reservoirs to the west and south in terms of water quality and supply impacts as well as impacts to waterfowl and other wildlife. If the study identifies adverse impacts, Final Site Plan project design and function shall provide for minimization and mitigation of such impacts.
14. A PMUD application shall include a detailed traffic analysis accurately reflecting each proposed use and their attributes.
15. The P1MC will maintain sound limits of 103dB for guests and 108dB for members (measured at approximately 50 feet from the source point.) In addition, the Applicant shall provide a noise assessment as part of the PMUD that indicates average and peak noise levels on the eastern and northern property lines where there are existing residential uses. The Final Site Plan shall be designed as necessary using berms, walls, and/or plantings to reasonably minimize noise impacts on existing residential uses to the east and north. The use of PA systems shall be prohibited.
16. The following development standards apply:
  - a. Maximum impervious surface: 50%, with paved and otherwise impervious circuits/track surfaces subject to landscape improvements as specified in Land Development Code 7.09.04.C.1. (Parking and Other Vehicular Use Area Interior Landscaping).
  - b. Maximum building coverage: 8%
  - c. Maximum building height: 45 feet (except 80 feet for utility structures and safety tower(s))
  - d. Minimum setback for circuits/tracks: 200 feet between north and east property lines and edge of circuit/track
  - e. Minimum right-of-way buffer width:
    - i. R&D Park (north side): 80 feet
    - ii. Residential (north side): 50 feet
    - iii. Residential (east side): 50 feet
    - iv. All others (including lake area): 10 feet
  - f. Maximum number of member licenses: 1,200
  - g. Minimum open space: 35%
17. Once certificates of occupancy are issued for the first 200,000 SF ground level of garagemahals and one of the two main circuits/tracks is operational, ~~then~~ traffic studies shall be conducted annually and reviewed to demonstrate that the development traffic does not exceed projected development traffic. In the event that traffic impacts exceed projections, then P1MC shall apply to amend the PMUD to either adjust the development program to adhere to traffic impact projections or to modify traffic projections in seeking a modified Concurrency Certificate.

18. During phased development, project traffic and other public facility impacts shall be monitored for consistency with predevelopment analysis, and where impacts are demonstrated above projections the imposition of supplemental fees shall be required if initial impact fee assessment(s) did not fulfill the project's public facilities impact fee funding obligations.