

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 ⁴ (For Buildings)	Max Lot Coverage (For Buildings)
AG-5	Agriculture-5	1 du/5 acres (0.2 du/1 acre)	-	-
AG-2.5	Agriculture-2.5	1 du/2.5 acres (0.4 du/1 acre)	-	-
RE	Residential Estate	1 du/a acre	-	-
RS	Residential Suburban	2 du/1 acre	-	-
RU	Residential Urban	5 du/1 acre	-	-
RM	Residential Medium	9 du/ 1 acre	-	-
RH	Residential High	15 du/ 1 acre	-	-
R/C	Residential/Conservation	1 du/5 acres (0.2 du/1 acre)	-	-
Cpub	Conservation-Public	0 du ¹	20 ft	5-10%
COM	Commercial	0 du ^{1.5}	60 ft ³	40—50%
IND	Industrial	0 du ¹	80 ft	40—50%
P/F	Public Facilities	0 du ¹	80 ft	40—50%
T/U	Transportation/Utilities	0 du ¹	40 ft ⁶	40—50%
MXD	Mixed Use Development	0.2-15 du/acre ^{2.5}	80 ft	40—50%
H	Historic	0 du ¹	40 ft	40—50%
SD	Special District	0.2-15 du/acre	80 ft	40—50%
TVC	Towns, Villages, & Countryside	Variable pursuant to special areas plan. See TVC Element Goals, Objectives, and Policies. 1-9 du/acre	-	-
Notes:				
1	Residential uses permitted under specific conditions only. Refer to Zoning/Land Development Code for special restrictions in individual zoning districts.			
2	Maximum Densities subject to compliance with intensity with intensity plans for each mixed use area, as set forth in Policy 1.1.87.4			
3	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.			
4	Unless otherwise stipulated in the Hutchinson Island Height Overlay Zone section in the Land Development Code			
5	Motels/hotels shall be allowed up to 36 units/acre.			
6	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
AG-5 <i>Agriculture-5</i>	X	X	X	X				X				X	X				
AG-2.5 <i>Agriculture-2.5</i>		X	X	X								X	X				
AG-1 <i>Agricultural - 1</i>			X	X	X	X							X				
R/C <i>Residential/ Conservation</i>			X	X	X	X	X	X					X				X
AR-1 <i>Agricultural, Residential - 1</i>			X	X	X	X							X				
RE-1 <i>Residential, Estate - 1</i>			X	X	X	X							X				
RE-2 <i>Residential, Estate - 2</i>				X	X	X	X						X				
RS-2 <i>Residential, Single-Family - 2</i>				X	X	X	X						X				
RS-3 <i>Residential, Single-Family - 3</i>					X	X	X						X				
RS-4 <i>Residential, Single-Family - 4</i>					X	X	X						X				
RM-5 <i>Residential, Multi-Family - 5</i>					X	X	X						X				
RMH-5 <i>Residential, Mobile home - 5</i>					X	X	X						X				
RM-7 <i>Residential, Multi-Family - 7</i>						X	X						X				
RM-9 <i>Residential, Multi-Family - 9</i>						X	x						X				
RM-11 <i>Residential, Multi-Family - 11</i>							X						X				
RM-15 <i>Residential, Multi-Family - 15</i>							X						X				
CN <i>Commercial, Neighborhood</i>	X	X	X	X	X	X	X			X			X				X
CO <i>Commercial, Office</i>	X	X	X	X	X	X	X			X			X				X
CG <i>Commercial, General</i>										X	X		X				X
CR <i>Commercial, Resort</i>										X			X				
IL <i>Industrial, Light</i>											X		X				X
IH <i>Industrial, Heavy</i>											X		X				X

IX Industrial, Extraction	X	X	X	X	X	X	X		X	X	X	X	X				
U Utilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
I Institutional	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
RF Religious Facilities	X	X	X	X	X	X	X	X		X		X	X		X		
PCS Planned Country Subdivision																	X
PUD Planned Unit Development	X	X	X	X	X	X	X	X				X	X	X	X		X
PNRD Planned Non- Residential Development	X	X	X	X	X	X	X	X		X	X	X	X	X	X		
PMUD Planned Mixed Use Development	X	X	X	X	X	X	X	X		X	X	X	X	X	X		
PRW Planned Retail/Workplace													X				X
PTV Planned Town or Village													X				X
HIRD Hutchinson Island Residential District			X	X	X	X	X	X				X	X	X	X		
RVP Recreational Vehicle Park										X			X				
CPUB 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 as a minimum include the following:

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

Policy 1.1.6.1 - Urban development activities shall be restricted to that area identified as the Urban Service Area in the Future Land Use Map series or to special area plans adopted within the Towns, Villages and Countryside Element. Urban development activities are defined, for the purpose of this Policy, as any residential development activity in excess of two units to the gross acre, any non-agricultural commercial activity or any non- extractive/non-agriculturally related industrial activity.

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

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

Policy 1.1.6.2 - 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 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 duty 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.

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 cContinue 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 ratios of 35 percent in all planned developments and including assurances that such areas will remain as open space to protect existing native habitat, to provide for minimum setback needs from adjacent uses, and to provide active and passive recreational as well as visual amenities;
- c. Provisions ensuring the long term preservation of remaining open spaces;
- d. A mixed use district combining residential, commercial, recreational, educational, and other income producing uses providing significant functional and physical integration among uses;
- e. Minimum standards for the provision of on-site shopping, job opportunities and internal trip capture; and,
- f. Specific requirements to provide efficient, centralized infrastructure (potable water and sanitary sewer). Include specific restrictions on the use of septic tanks, individual wells, and package plants in planned unit developments.
- g. Development consistent with the Towns, Villages and Countryside Element and the Transfer of Development Rights Program outlined under Objective 11.1.7.

Policy 1.1.8.2 – The County shall eEncourage 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 cContinue 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) reseeded 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:

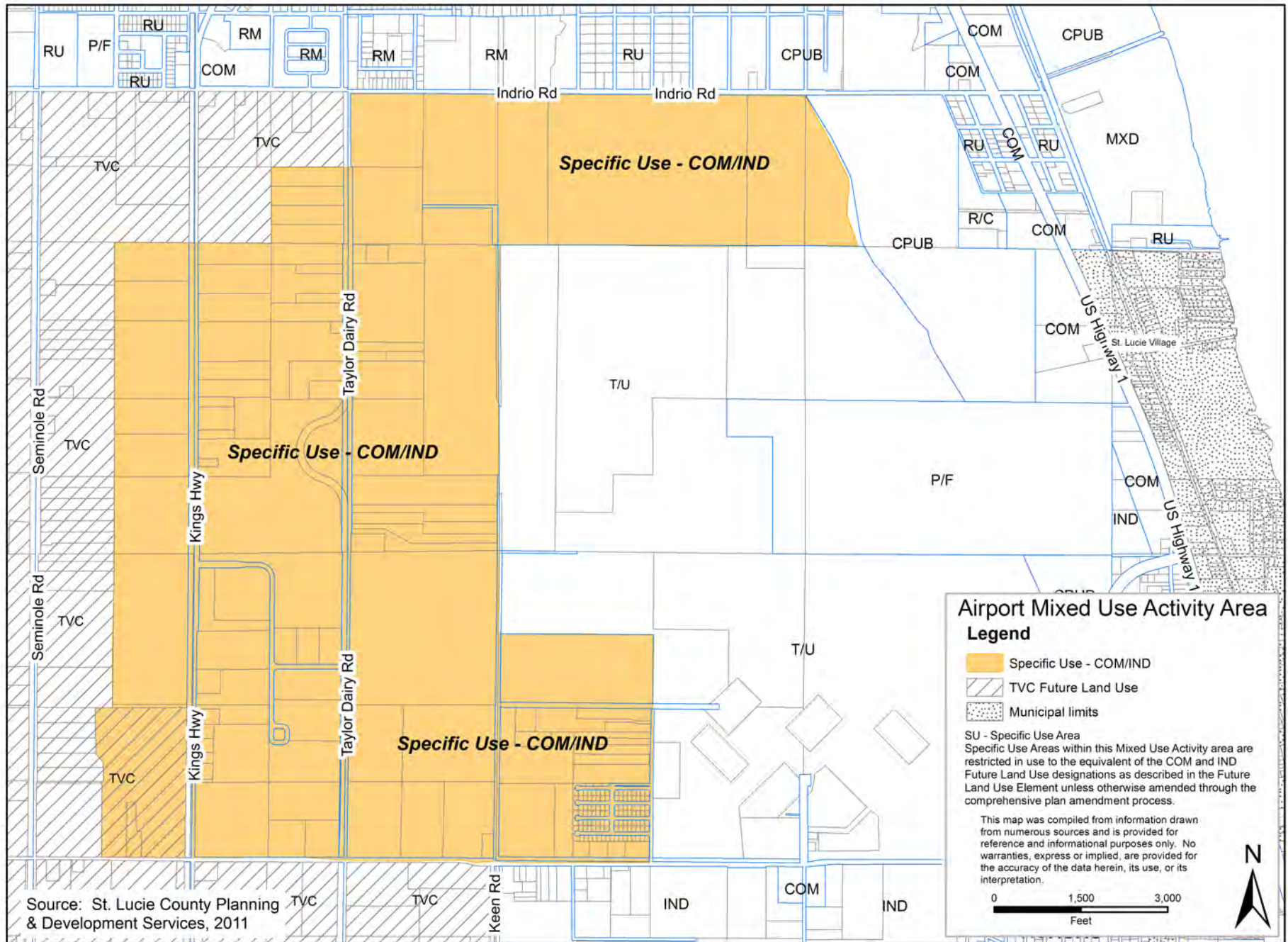
Policy 1.4.3.1 - Utilizing Florida Friendly Landscaping™ standards, Integrated Pest Management principles, and Best Management Practices or similar/greater standard for all County owned and maintained properties.

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.

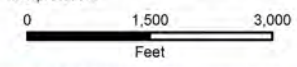
Policy 1.4.3.4 - Adopting green cleaning and green maintenance techniques such as those described by the Florida Department of Environmental Protection to the extent feasible.

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:

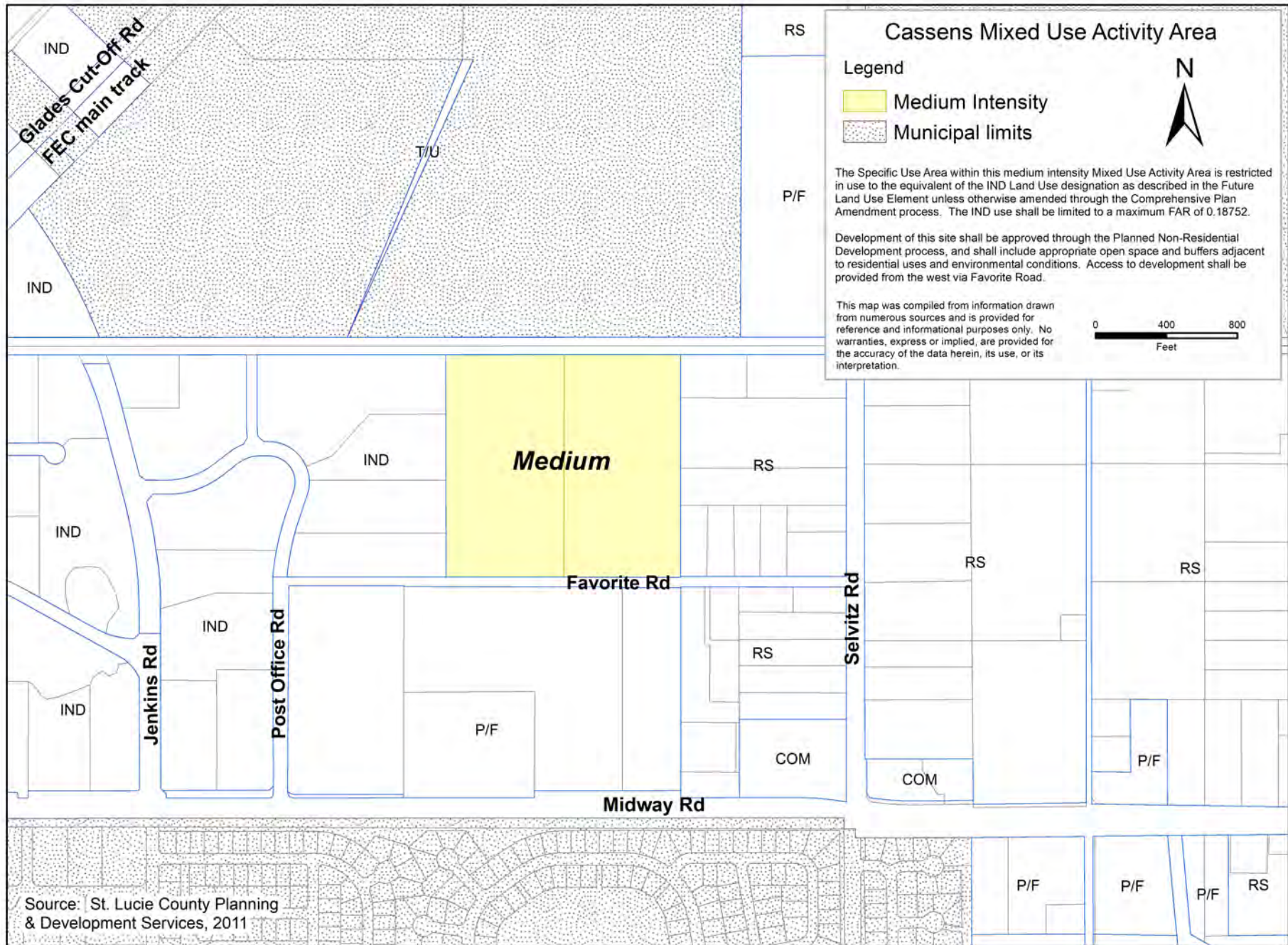


Airport Mixed Use Activity Area Legend

- Specific Use - COM/IND
 - TVC Future Land 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 COM and IND Future Land Use designations as described in the Future Land Use Element unless otherwise amended through the comprehensive plan amendment process.
- 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.




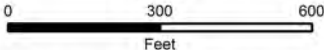
Source: St. Lucie County Planning & Development Services, 2011



Grande Beach Mixed Use Activity Area

Legend

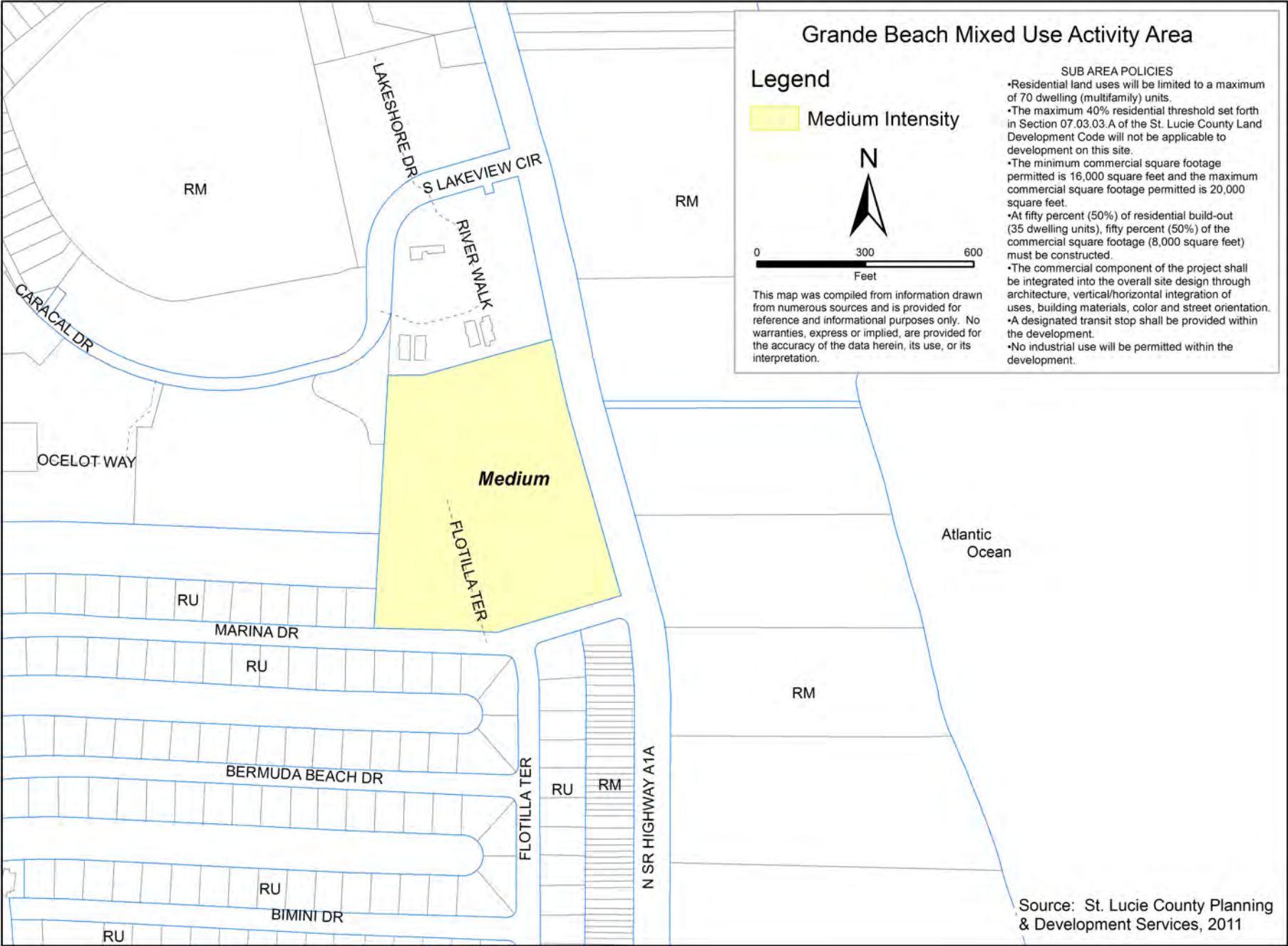
 Medium Intensity



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

SUB AREA POLICIES

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



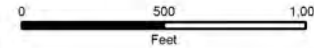
Source: St. Lucie County Planning & Development Services, 2011

Indian River County

High Ridge Mixed Use Activity Area

Legend

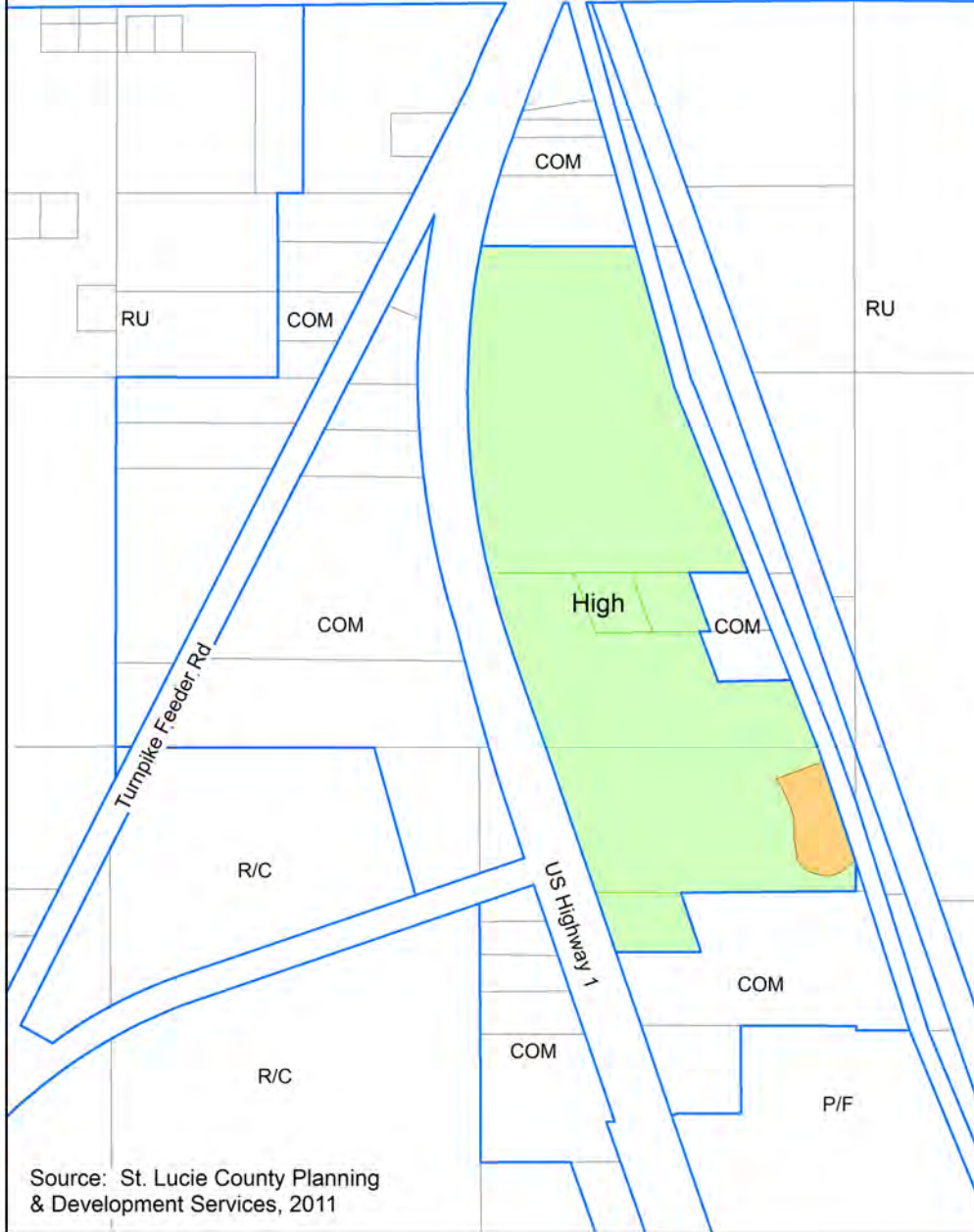
- High Intensity
- Preserve Area



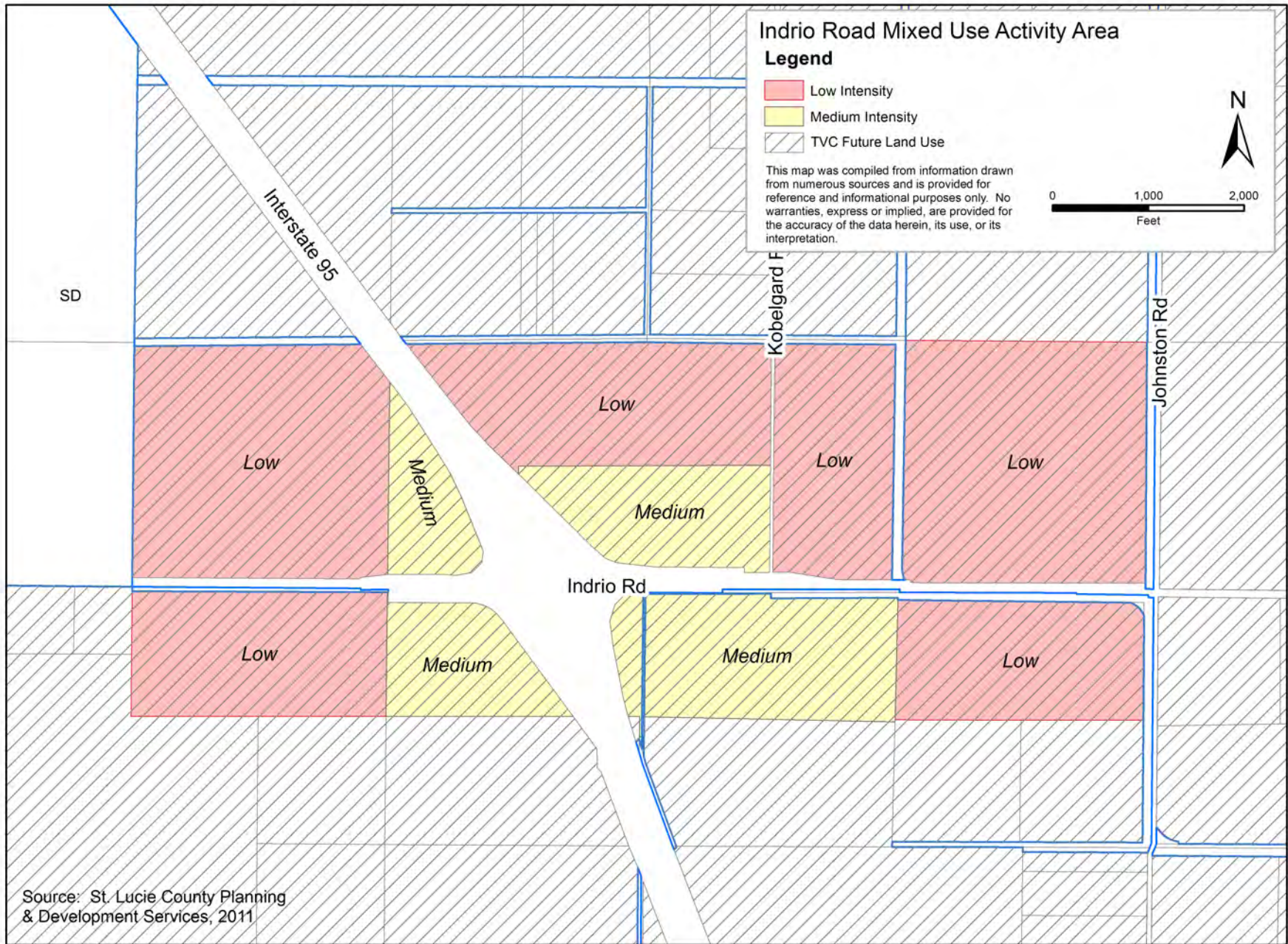
This map was compiled from information drawn from numerous sources and is provided for reference and informational purposes only. No warranties, express or implied, are provided for the accuracy of the data herein, its use, or its interpretation.

SUB AREA POLICIES

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



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



Loop Road Mixed Use Activity Area

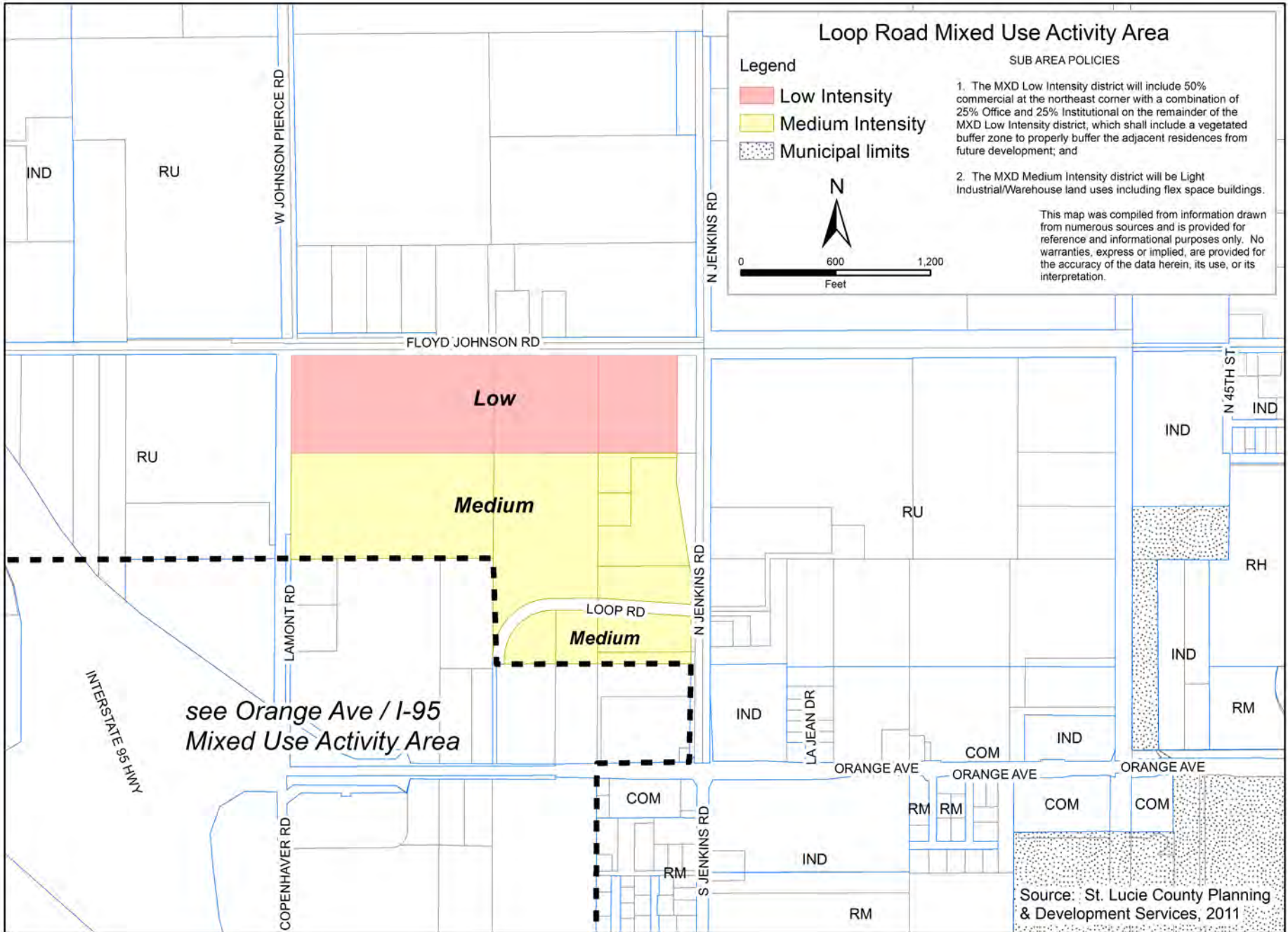
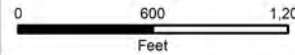
SUB AREA POLICIES

Legend

- Low Intensity
- Medium Intensity
- Municipal limits

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

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


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

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

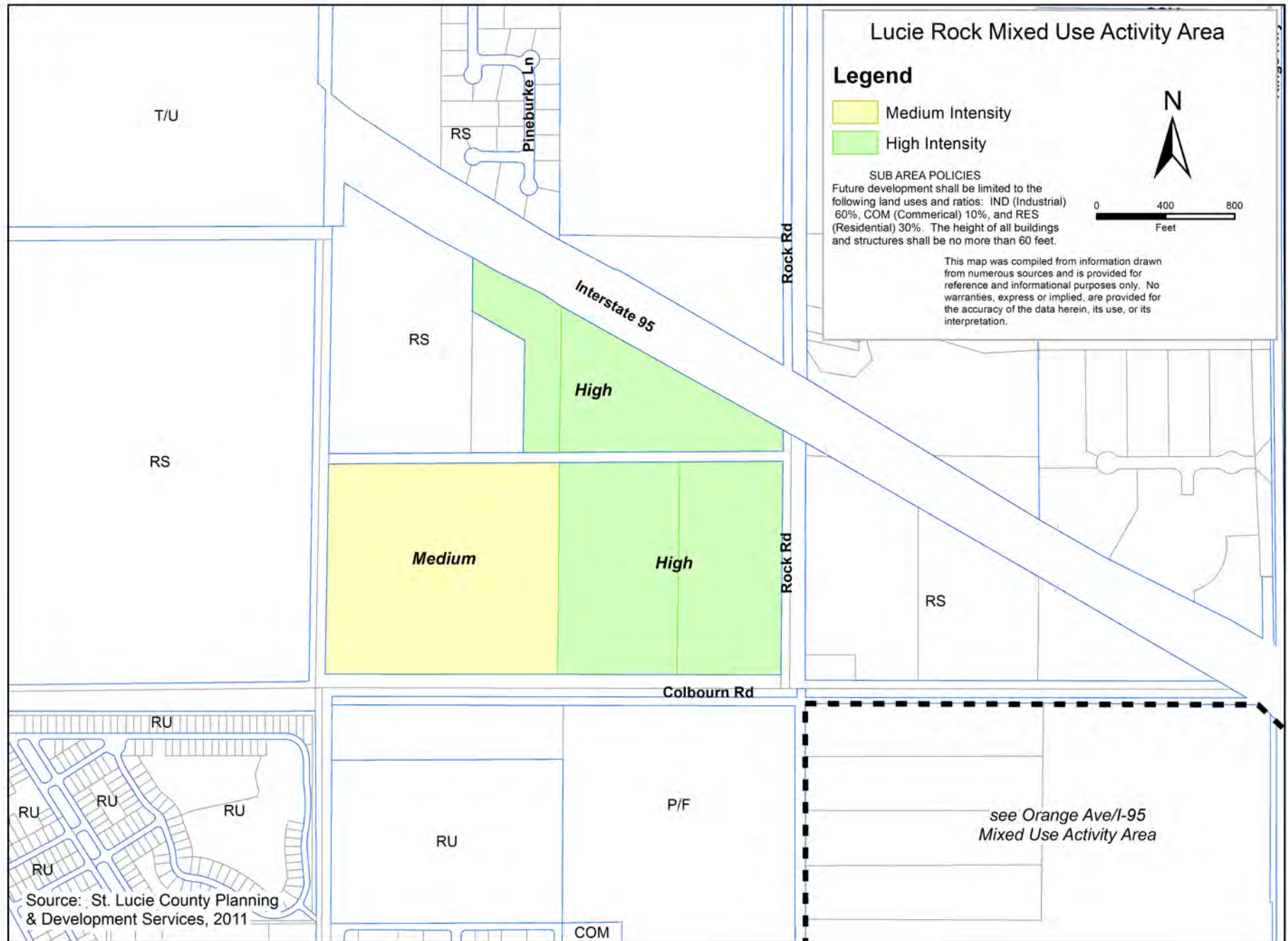
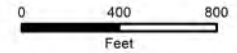
Lucie Rock Mixed Use Activity Area

Legend

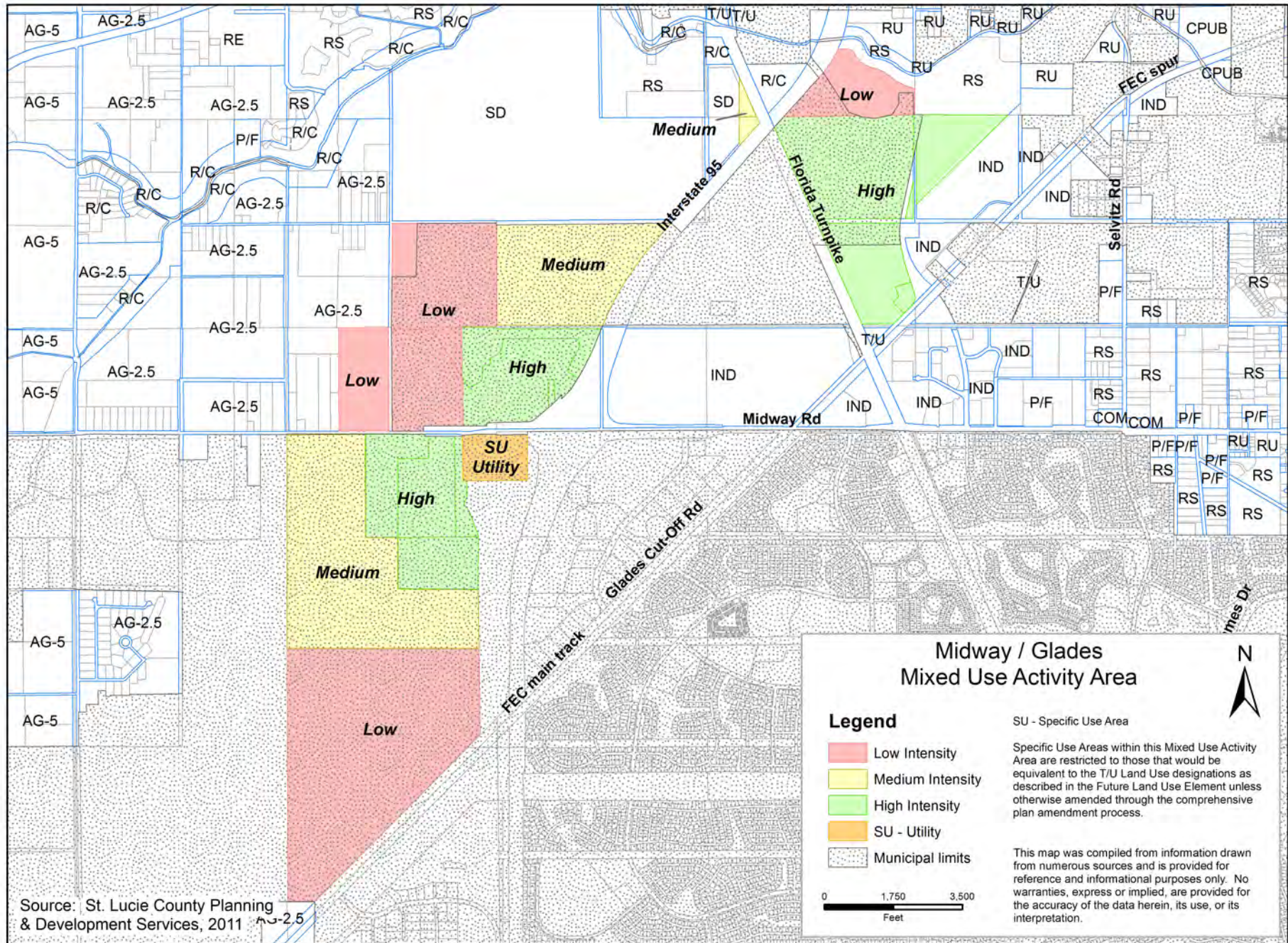
-  Medium Intensity
-  High Intensity

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

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



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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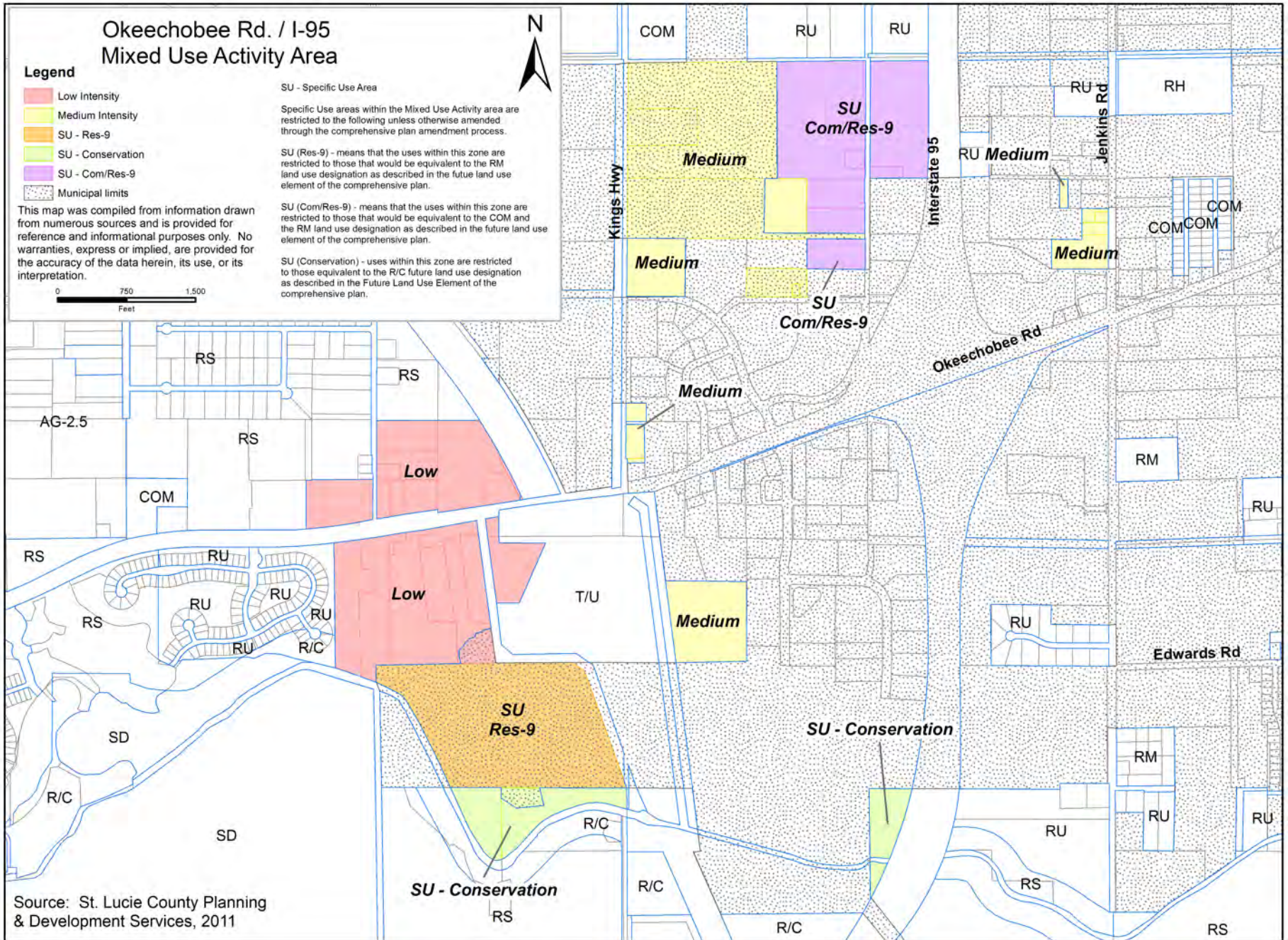
SU - Specific Use Area

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.



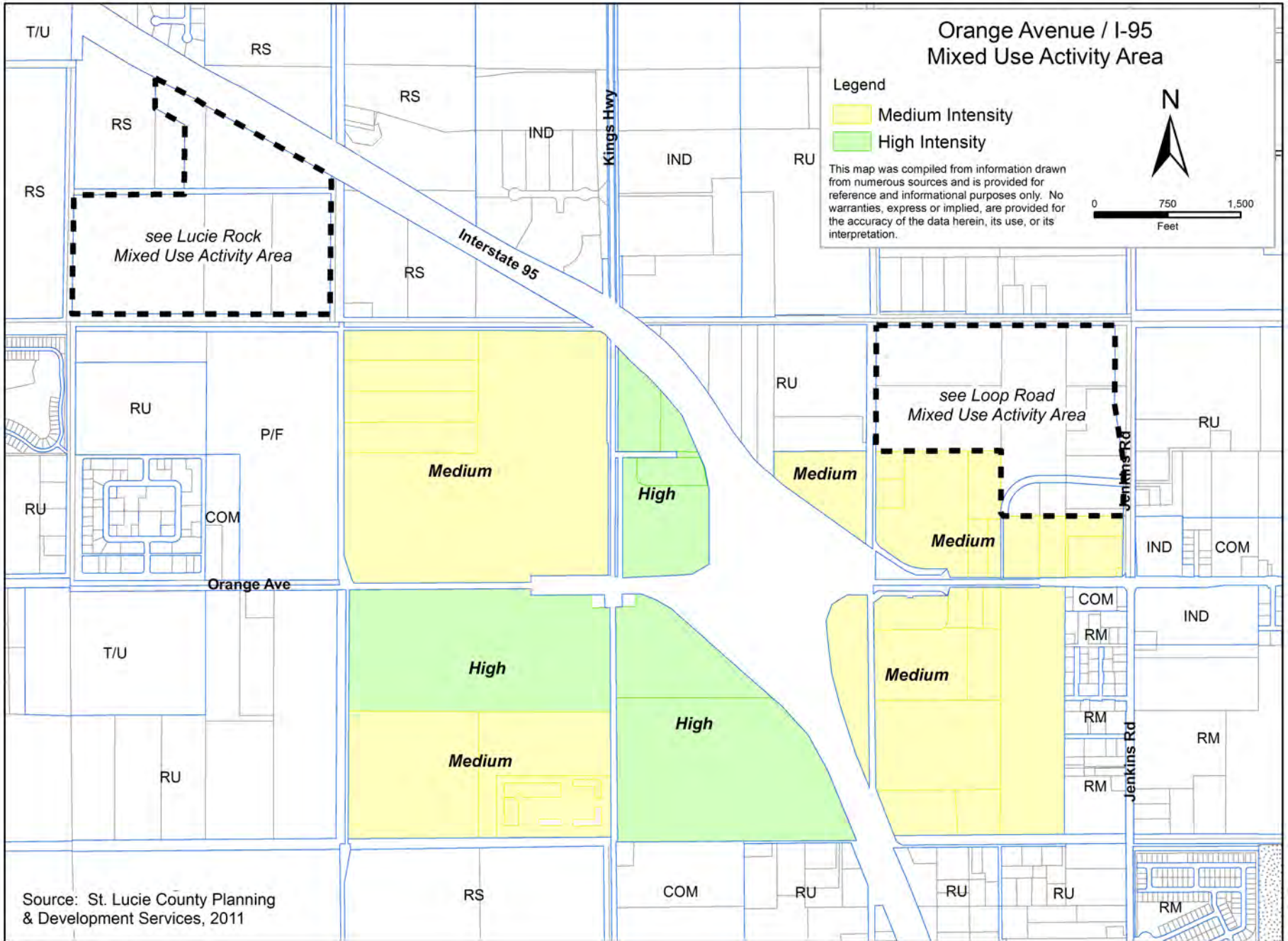
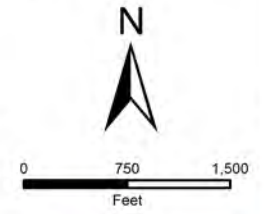
Source: St. Lucie County Planning & Development Services, 2011

Orange Avenue / I-95 Mixed Use Activity Area

Legend

- Medium Intensity
- High Intensity

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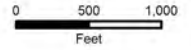
Source: St. Lucie County Planning & Development Services, 2011

St. Lucie Boulevard Mixed Use Activity Area



Legend

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



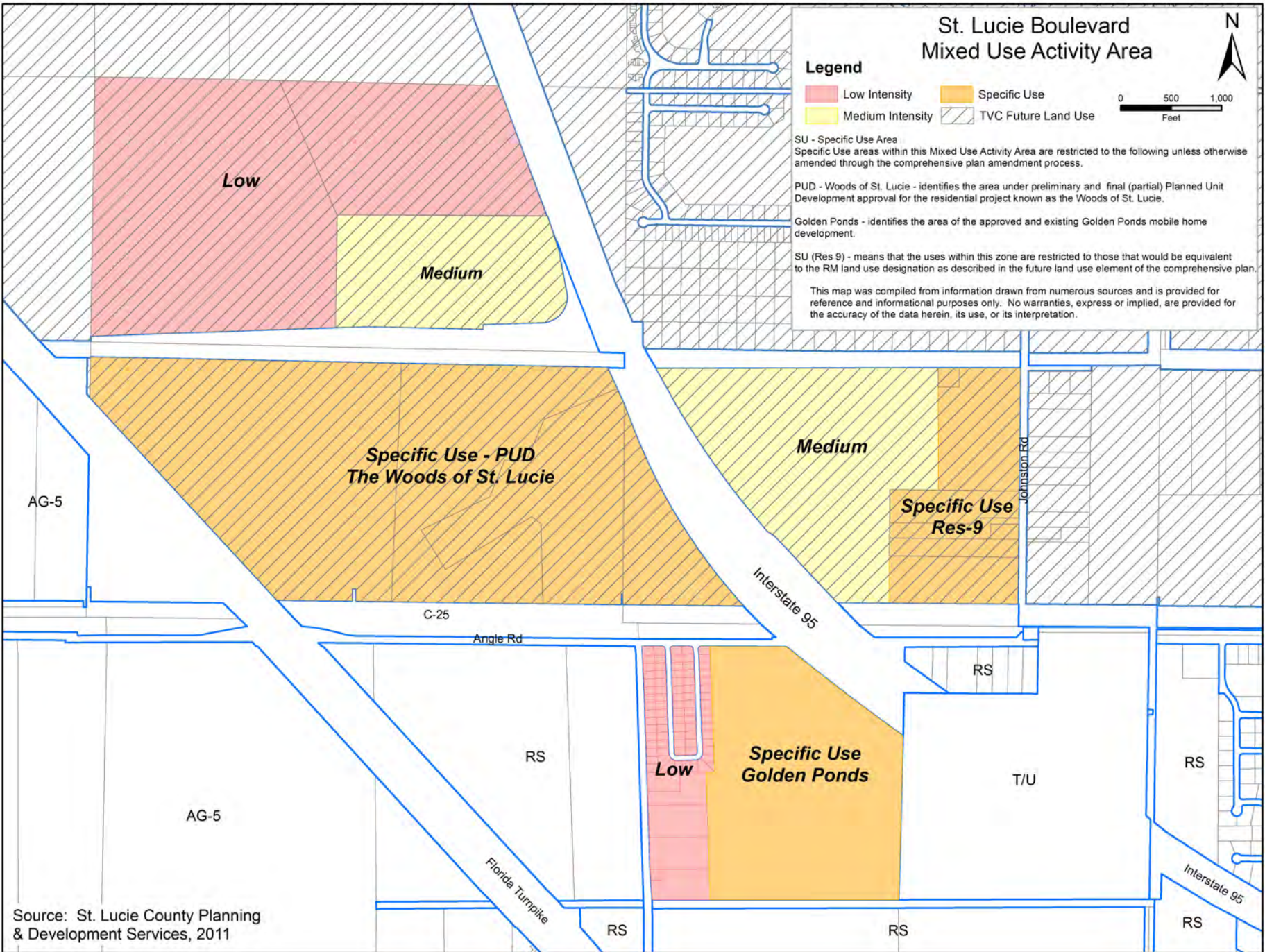
SU - Specific Use Area
 Specific Use areas within this Mixed Use Activity Area are restricted to the following unless otherwise amended through the comprehensive plan amendment process.

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

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

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



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


West Orange Mixed Use Activity Area

Legend

-  Low Intensity
-  Specific Use - COM/IND

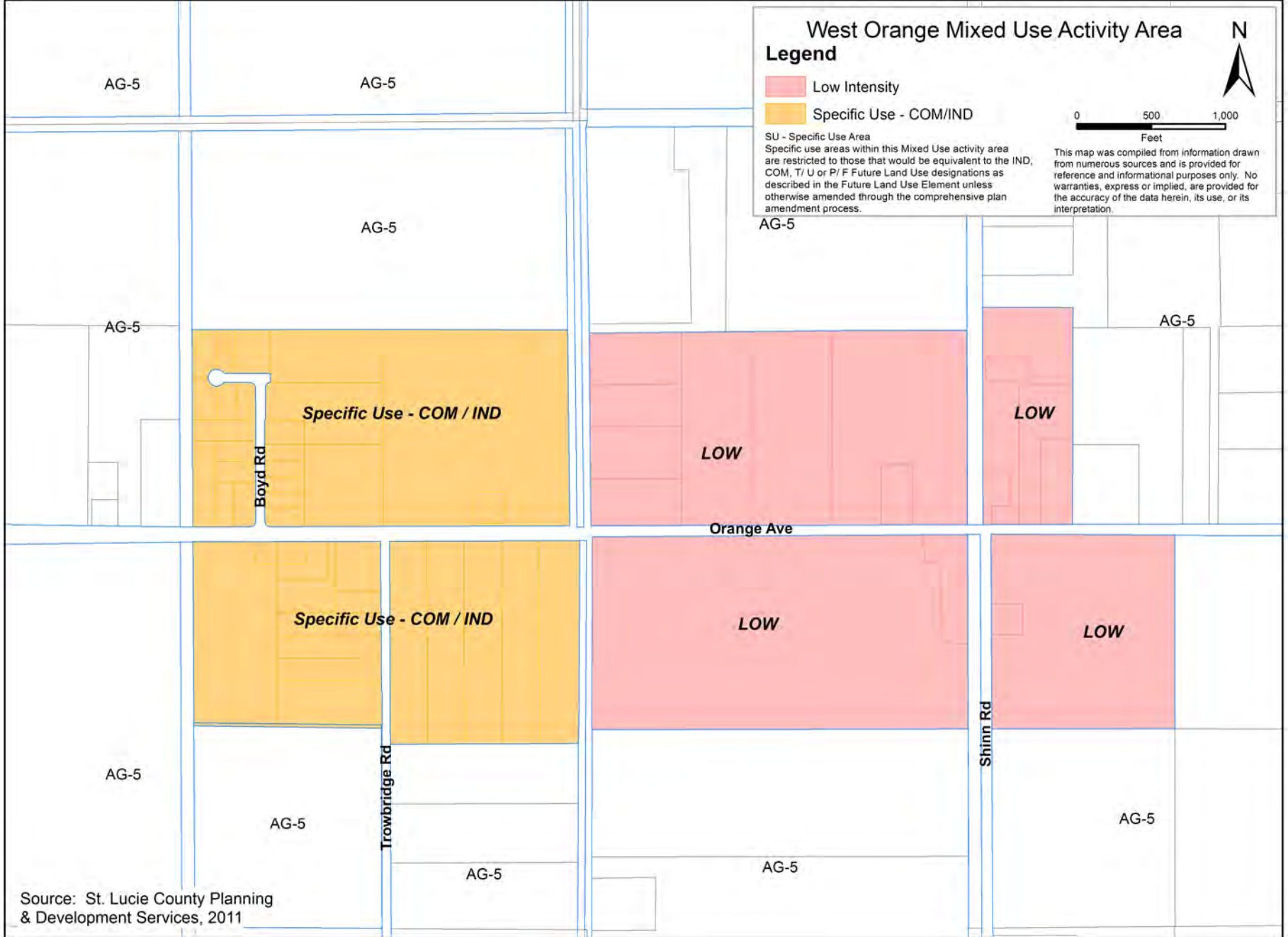
SU - Specific Use Area
Specific use areas within this Mixed Use activity area are restricted to those that would be equivalent to the IND, COM, T/ U or P/ F Future Land Use designations as described in the Future Land Use Element unless otherwise amended through the comprehensive plan amendment process.

N



0 500 1,000
Feet

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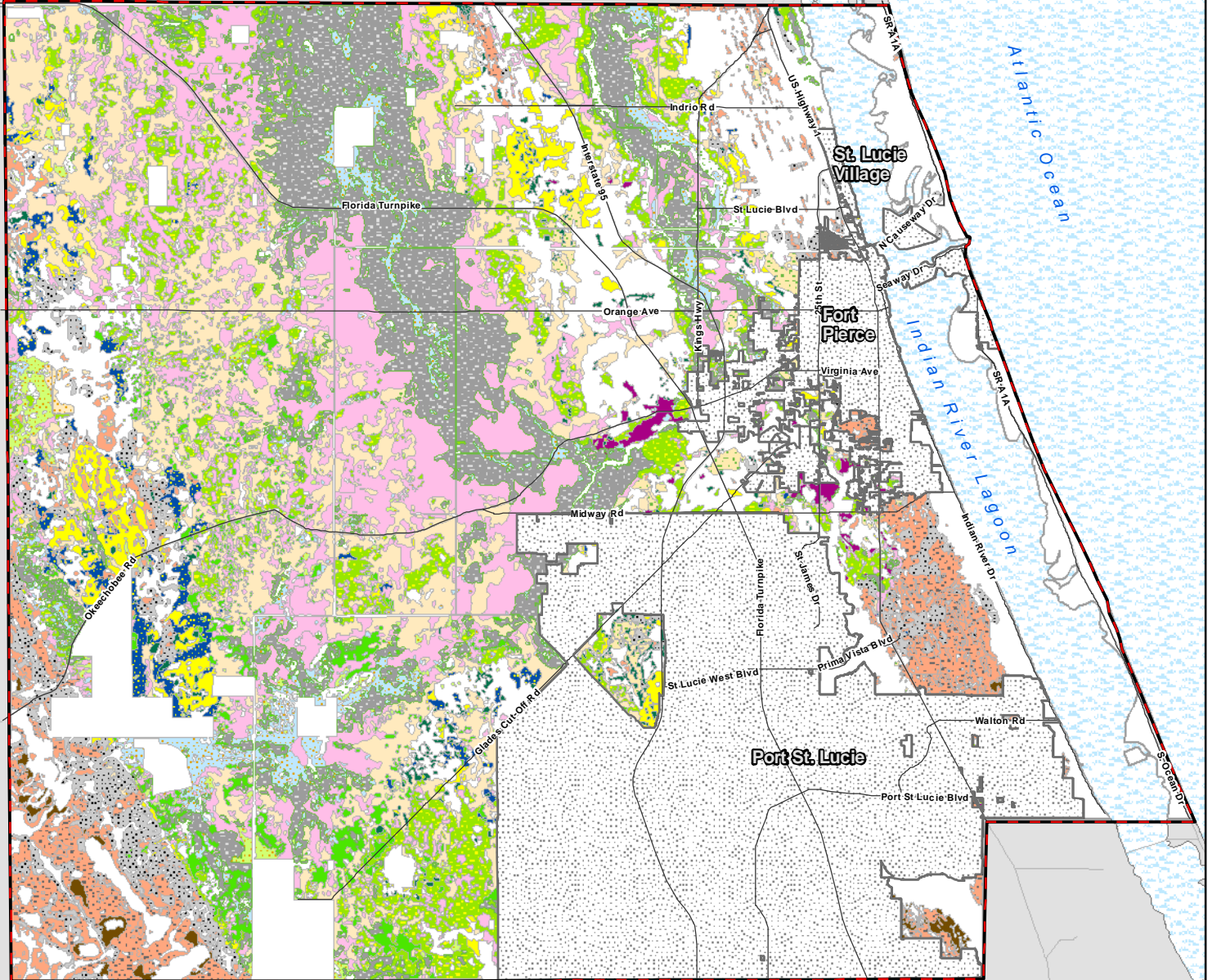


Source: St. Lucie County Planning & Development Services, 2011

The Soils maps were separated by Taxonomic Class.

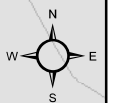
MAP 3a. contains:	Map3b. contains:
Endoaquolls	Quartsipments
Endoaqualfs	Psammaquents
Argiaquolls	Alorthods
Glossaqualfs	Haplosaprists
Alaquods	Hydraquents

Indian River County



Martin County

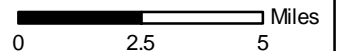
Source : US Dept of Agriculture, Natural Resources Conservation Service , 1990



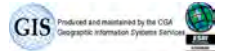
Soils

Map : FLU-3a

- Legend**
- County Boundary
 - Municipalities
 - Soil Type 1**
 - ANCLOTE SAND, DEPRESSIONAL
 - CHOBEE LOAMY SAND, DEPRESSIONAL
 - EAU GALLIE FINE SAND
 - FLORIDANA SAND, DEPRESSIONAL
 - HILO LOAMY SAND
 - JUPITER FINE SAND
 - LAWNWOOD AND MYAKKA SANDS
 - MALABAR FINE SAND
 - MYAKKA FINE SAND
 - GLDSMAR SAND
 - PEPPER AND EAU GALLIE SANDS
 - PINEDA SAND
 - POPLLE SAND
 - RIVERIA SAND
 - SALERNO AND PLUNKA SANDS
 - SUSANNA AND WALCHULA SANDS
 - TANTILE AND POMOKA SANDS
 - WABASSO SAND
 - WAVELAND AND IMMOKALEE FINE SANDS
 - WINDER SAND



Calvin, Giordano & Associates, Inc.
LOCAL TECHNICAL SOLUTIONS

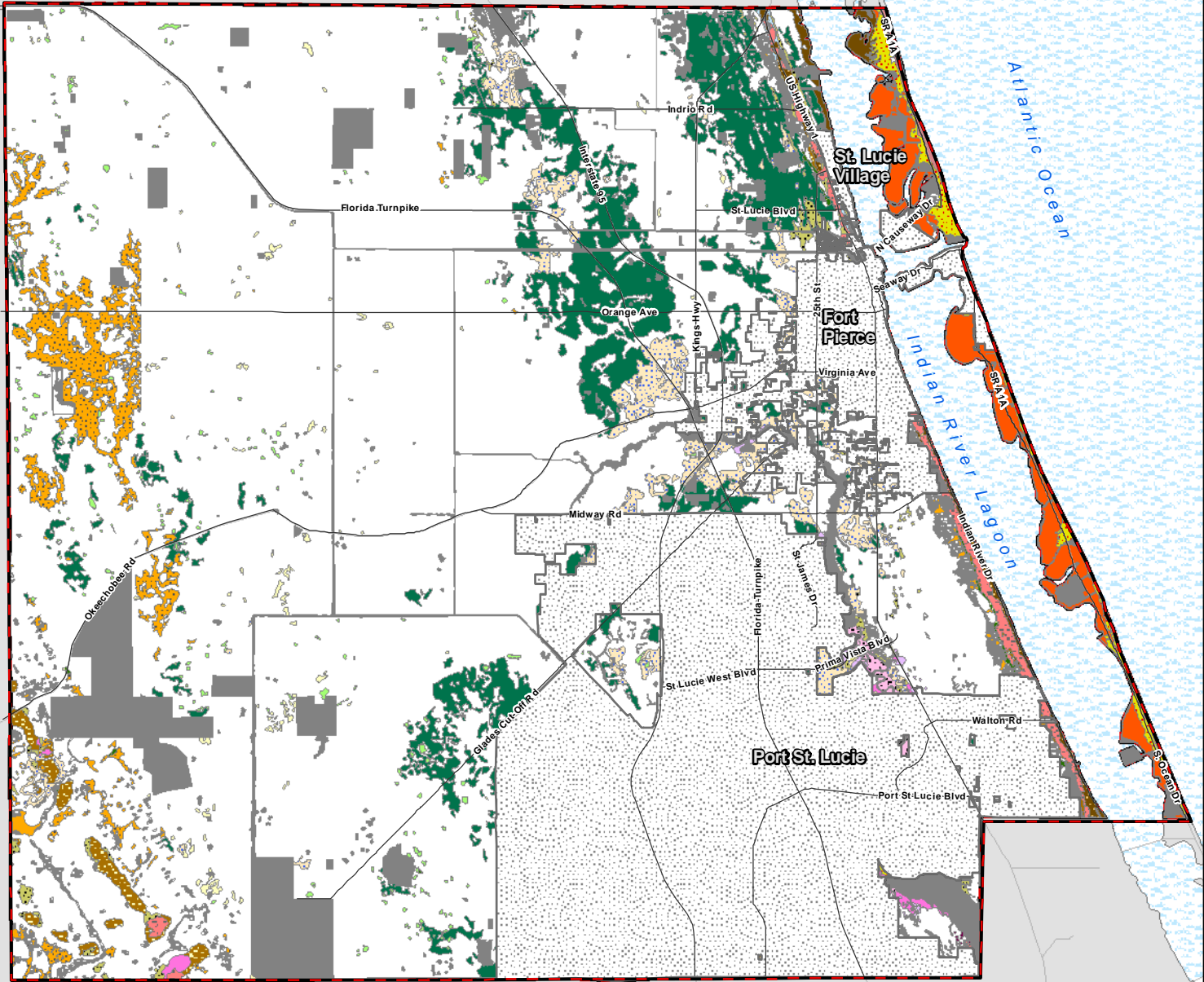


Print Date : February, 2010

The Soils maps were separated by Taxonomic Class.

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

Indian River County



Martin County

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

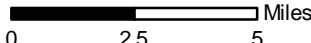


Soils

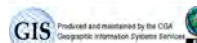
Map : FLU-3b

Legend

- | | | |
|--------------------------|----------------------------|---------------------------|
| County Boundary | PAOLA SAND | MCKEE SANDY CLAY LOAM |
| Municipalities | PNDARVIS AND POMELLO SANDS | NETTLES AND OLDSMAR SANDS |
| Soil Type | ELE CTRA FINE SAND | PALM BEACH FINE SAND |
| NO SOIL DATA AVAILABLE | HALLANDALE SAND | POMPANO SAND |
| ANKONA AND FARMTON SANDS | HOBE SAND | SAMSULA MUCK |
| ARCHBOLD SAND | HONTOON MUCK | SATELLITE SAND |
| ASTATULA SAND | JONATHAN SAND | ST. LUCIE SAND |
| BASINGER SAND | KALIGA MUCK | TERRA CEIA MUCK |
| CANAVERAL FINE SAND | KEESON-TERRA CEIA COMPLEX | |

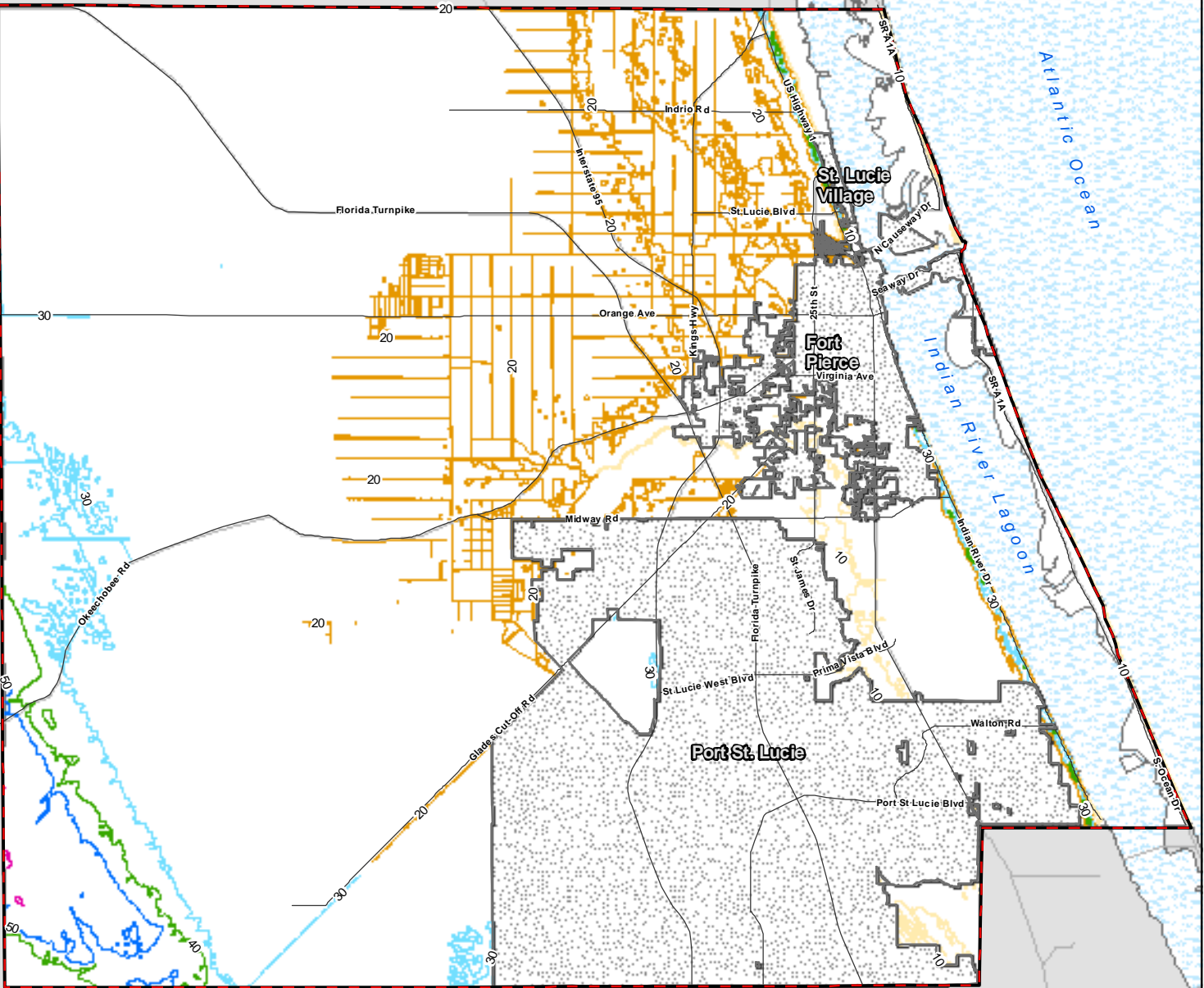


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Print Date : February, 2010

Indian River County



Martin County

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

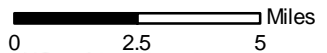


Topography

Map : FLU-4

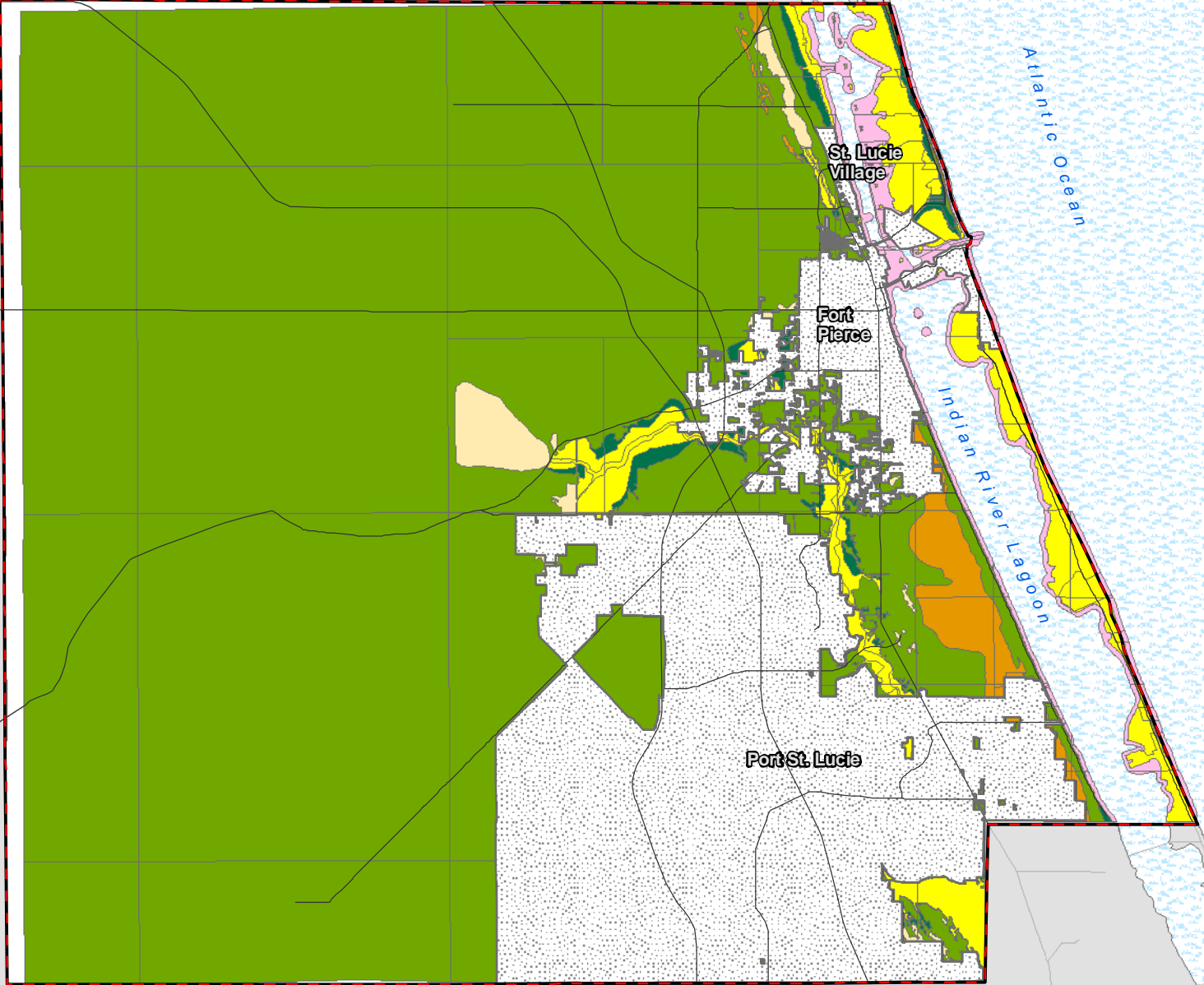
Legend

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



Print Date : April, 2010

Indian River County



Martin County

Source : FEMA, 2009

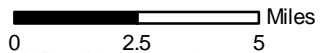


Flood Zones

Map : FLU-5

Legend

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



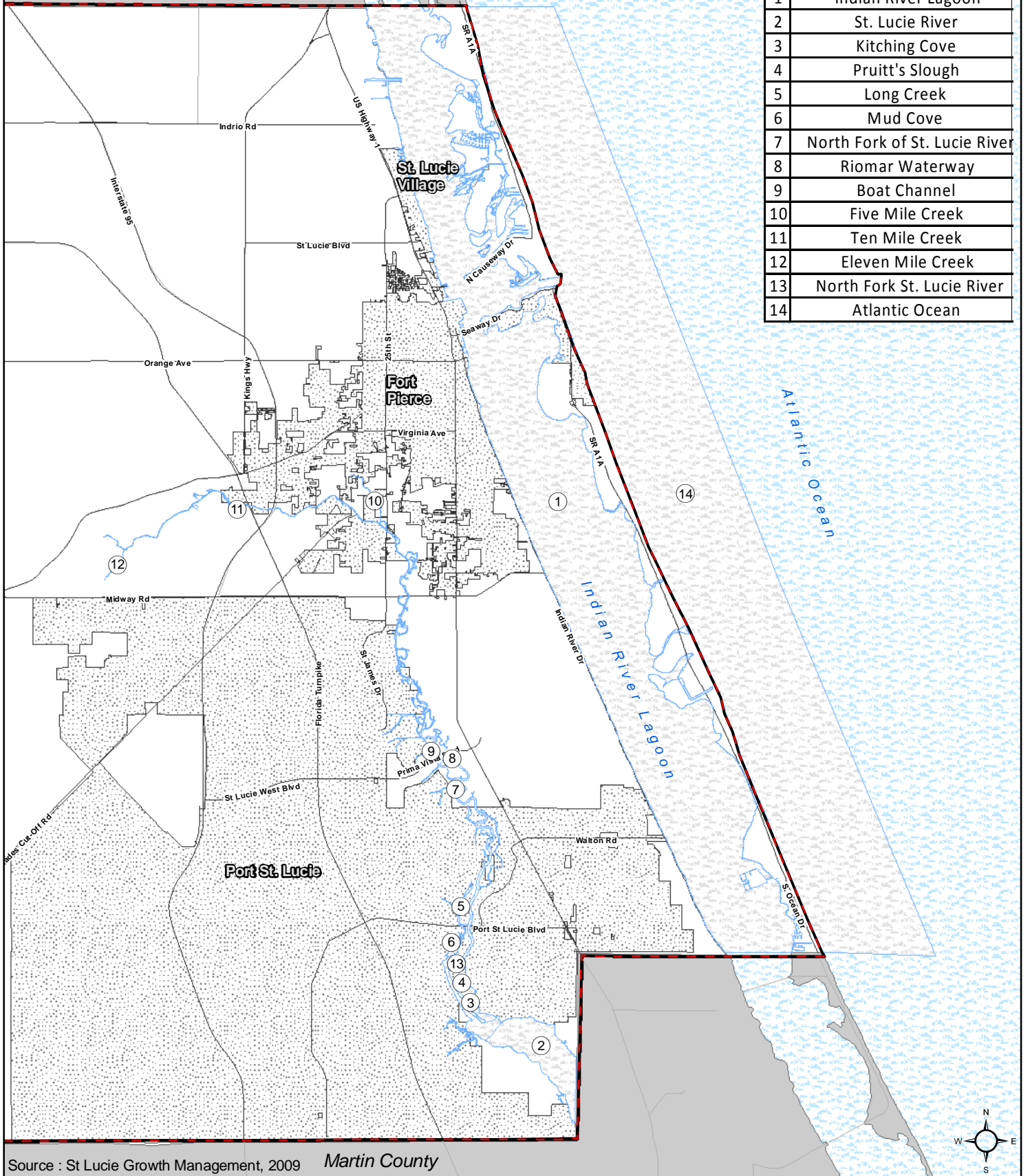
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Indian River County

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



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



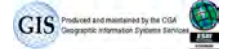
Water Bodies

Map : FLU-6

Legend

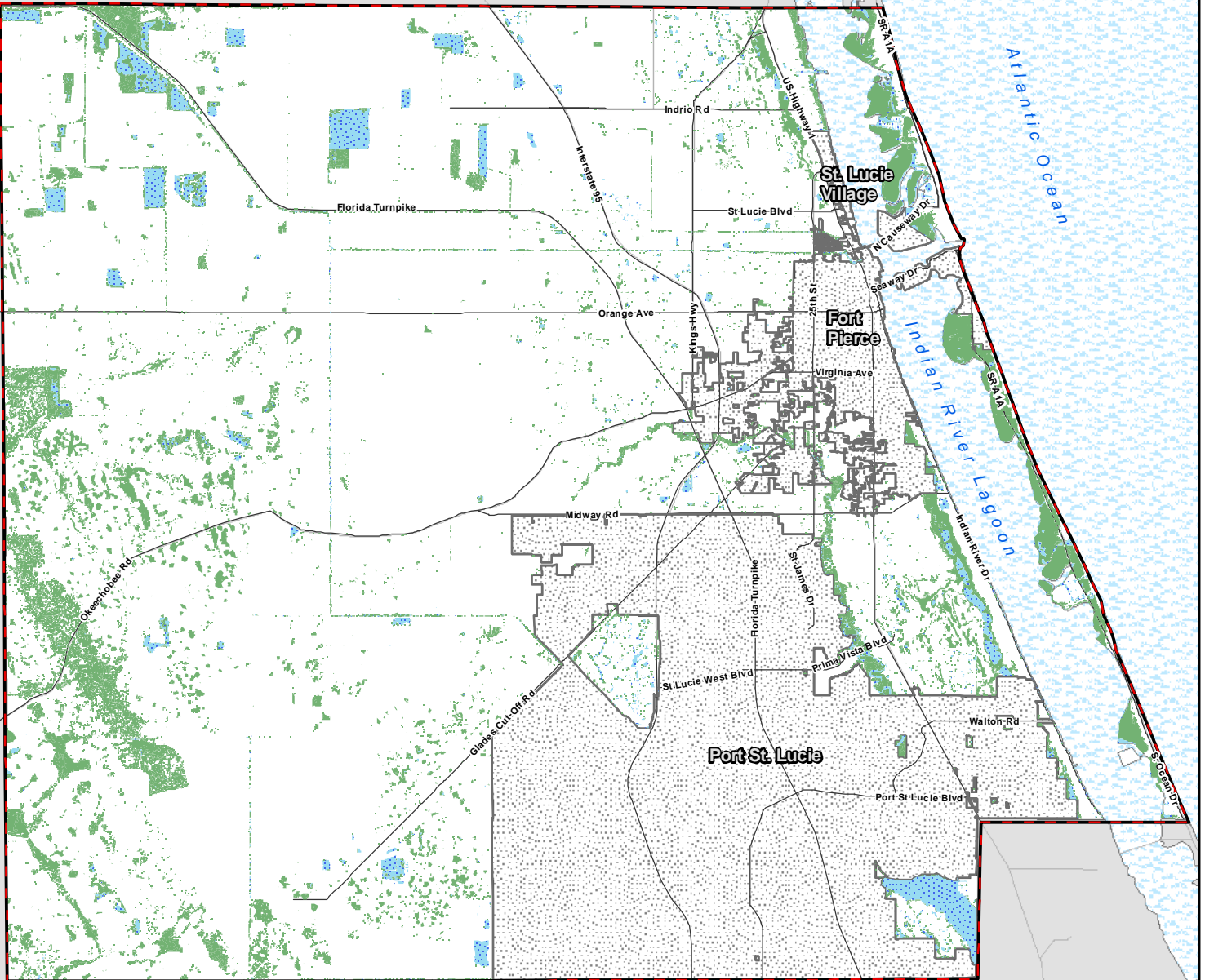
- County Boundary
- Municipalities
- Water Bodies
- Streets

0 1.5 3 Miles



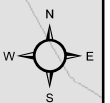
Print Date : February, 2010

Indian River County



Martin County

Source : Florida Fish and Wildlife Conservation Commission, 2003

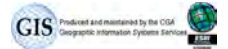
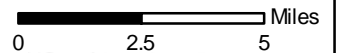


Wetlands

Map : FLU-7

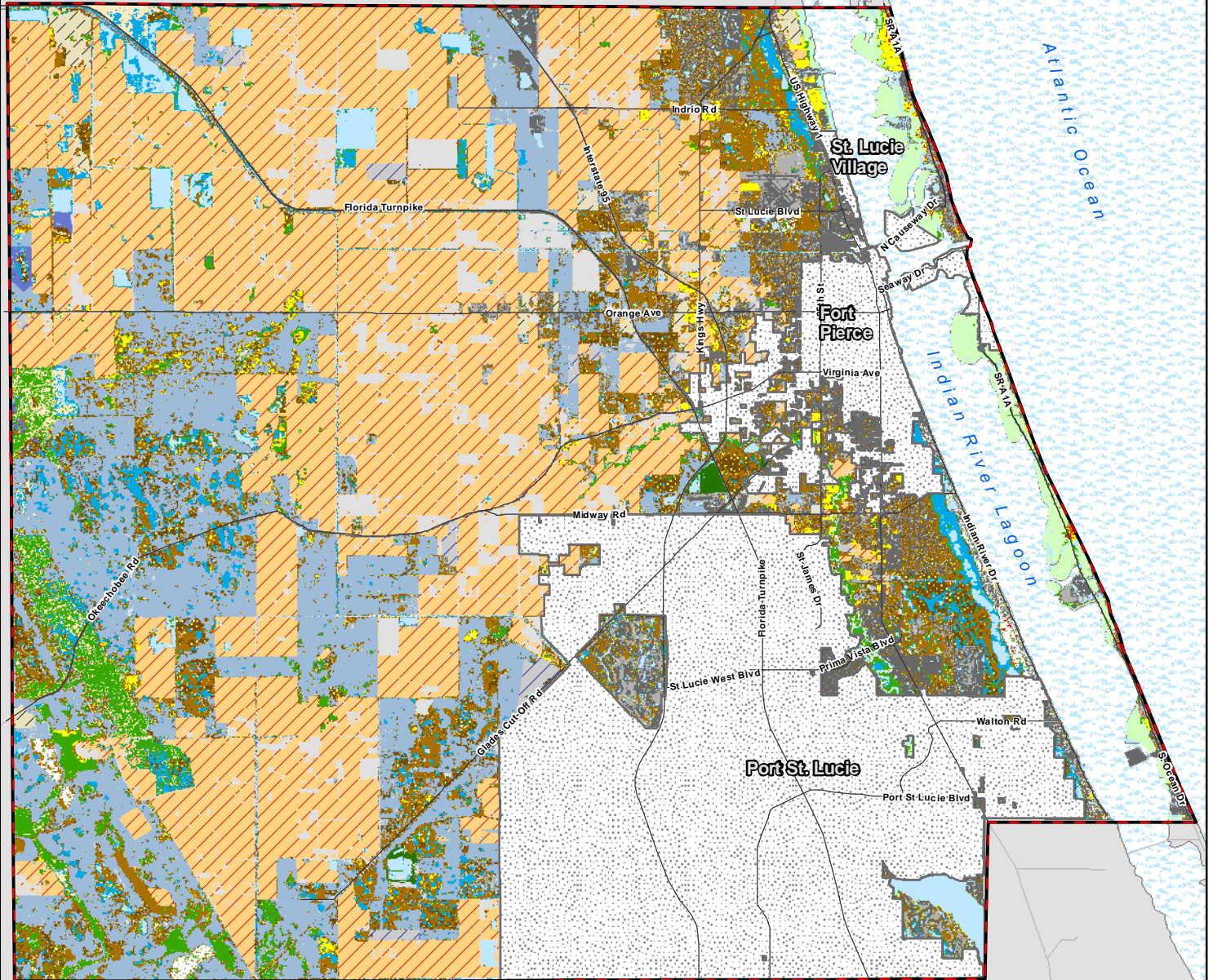
Legend

- County Boundary
- Municipalities
- Wetlands
- Open Water



Print Date : February, 2010

Indian River County



Martin County

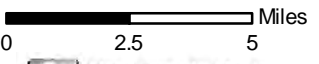
Source : Florida Fish and Wildlife Conservation Commission, 2003



Habitats

Map : FLU-8

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



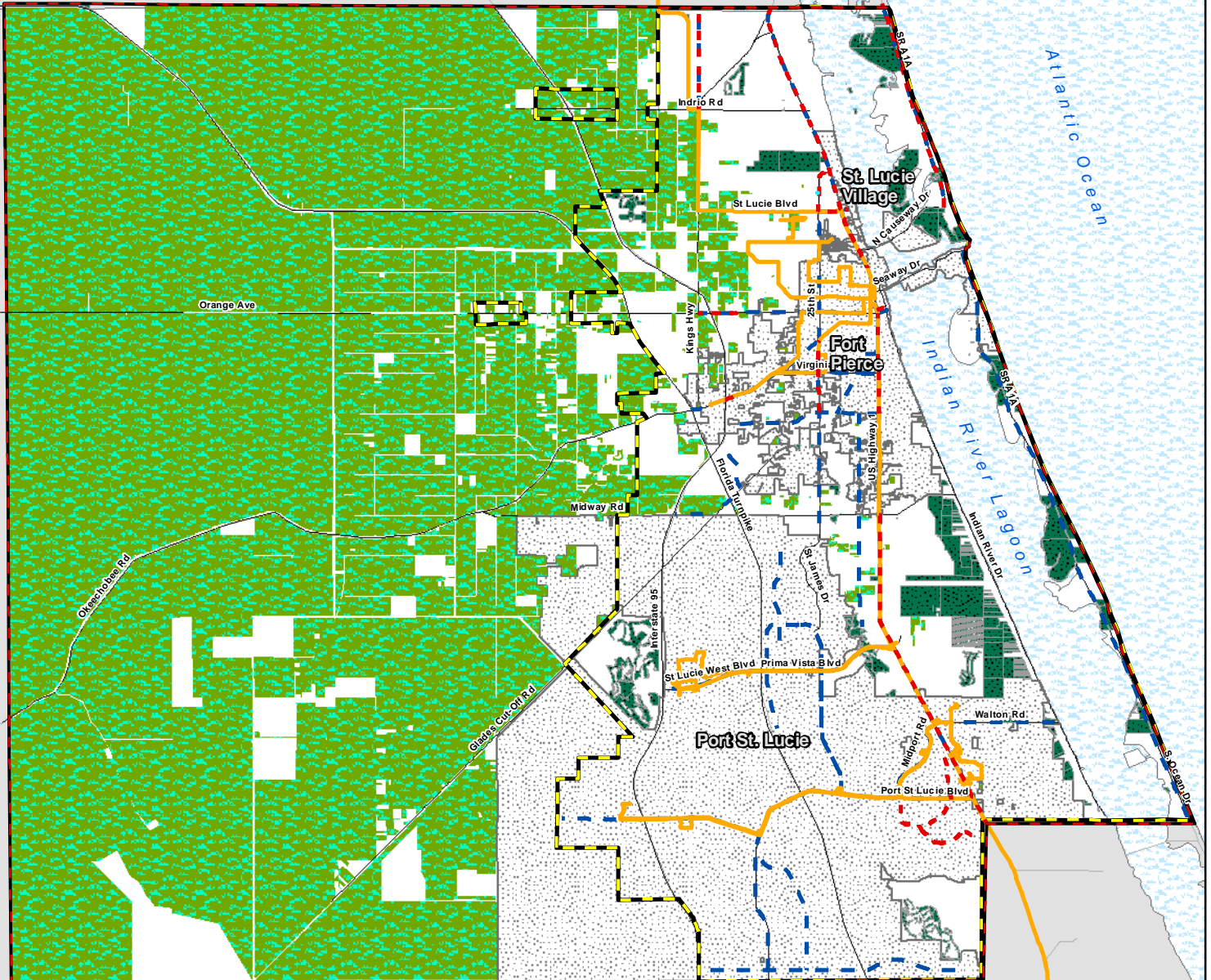
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Note:
Existing Bike Lanes and Sidewalks
only shown on St Lucie County Major Roadways

Indian River County



Martin County

Source : St Lucie Growth Management, FDOT

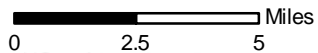


Energy Conservation Areas and Features

Map : FLU-9

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

- Existing Land Use**
- Agriculture
 - Parks, Preserves and related data

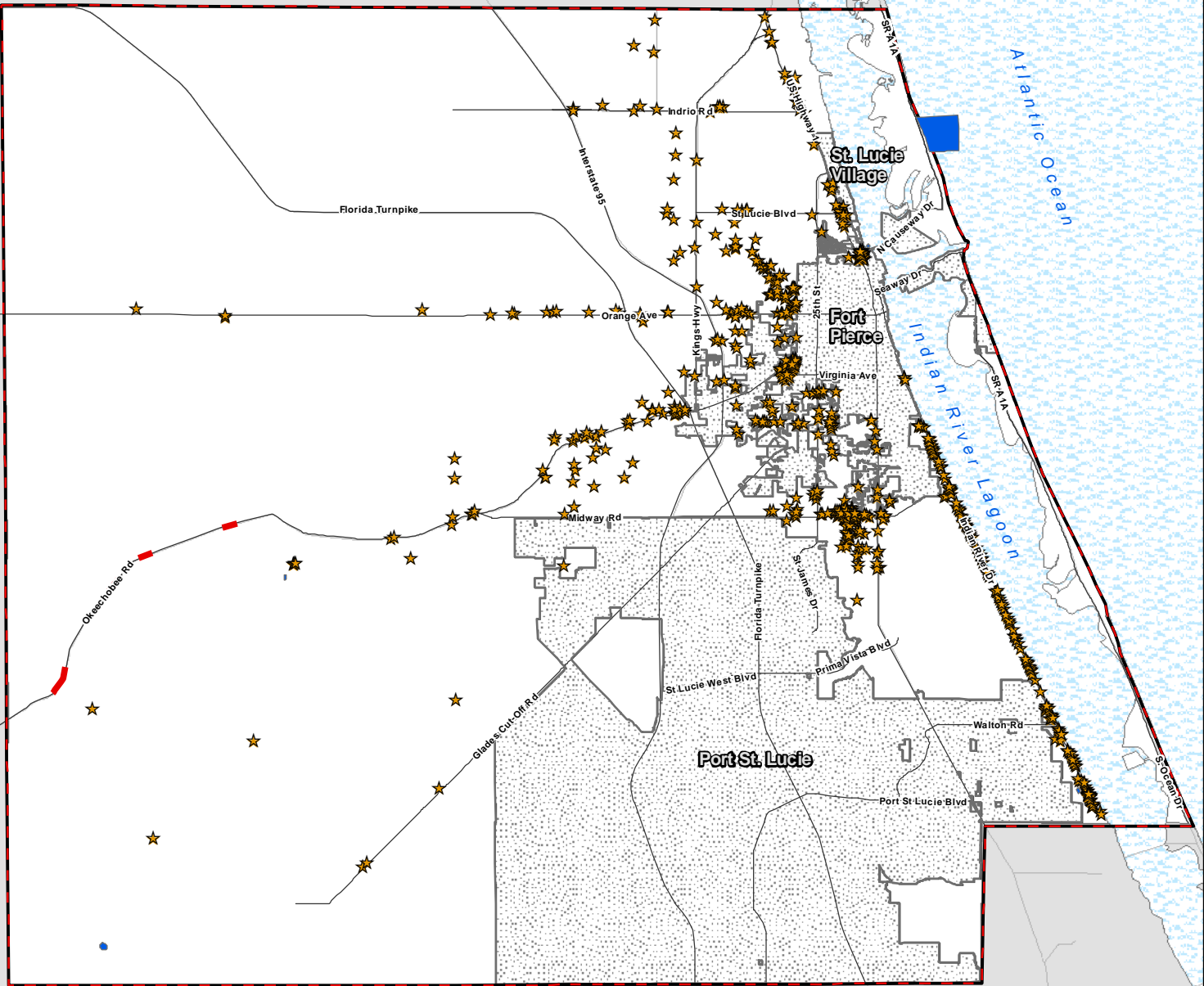


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GIS Produced and maintained by the CGA Geographic Information Systems Services

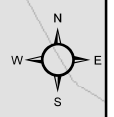
Print Date : February, 2010

Indian River County



Martin County

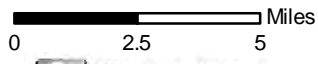
Source : Dept of Historical Resources, Master Site File, 2009



Historic Sites, Structures, and Bridges

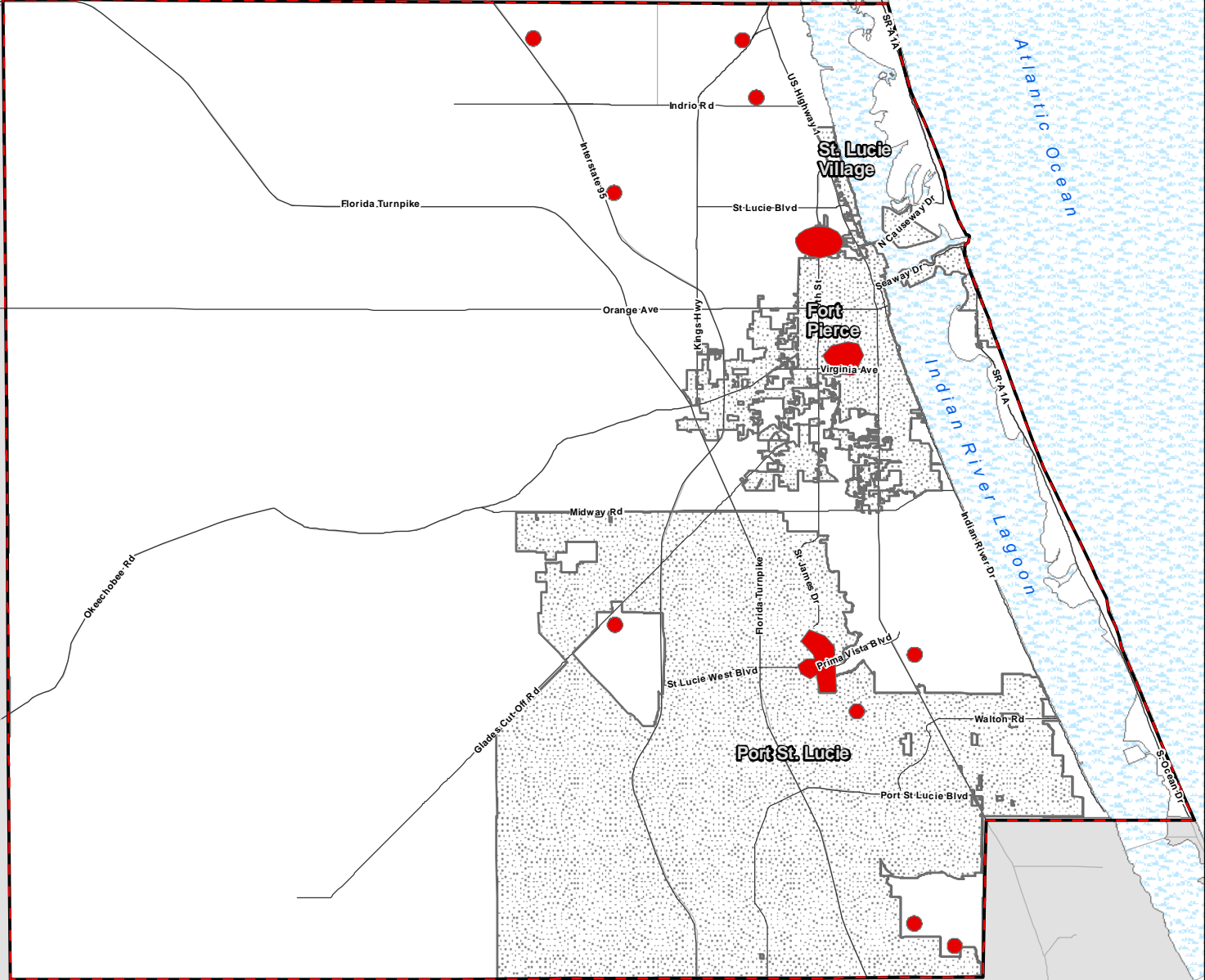
Map : FLU-10

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



Print Date : February, 2010

Indian River County



Martin County

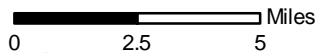
Source : St. Lucie County Growth Management, 2009



Wellfield Protection Areas

Map : FLU-11

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



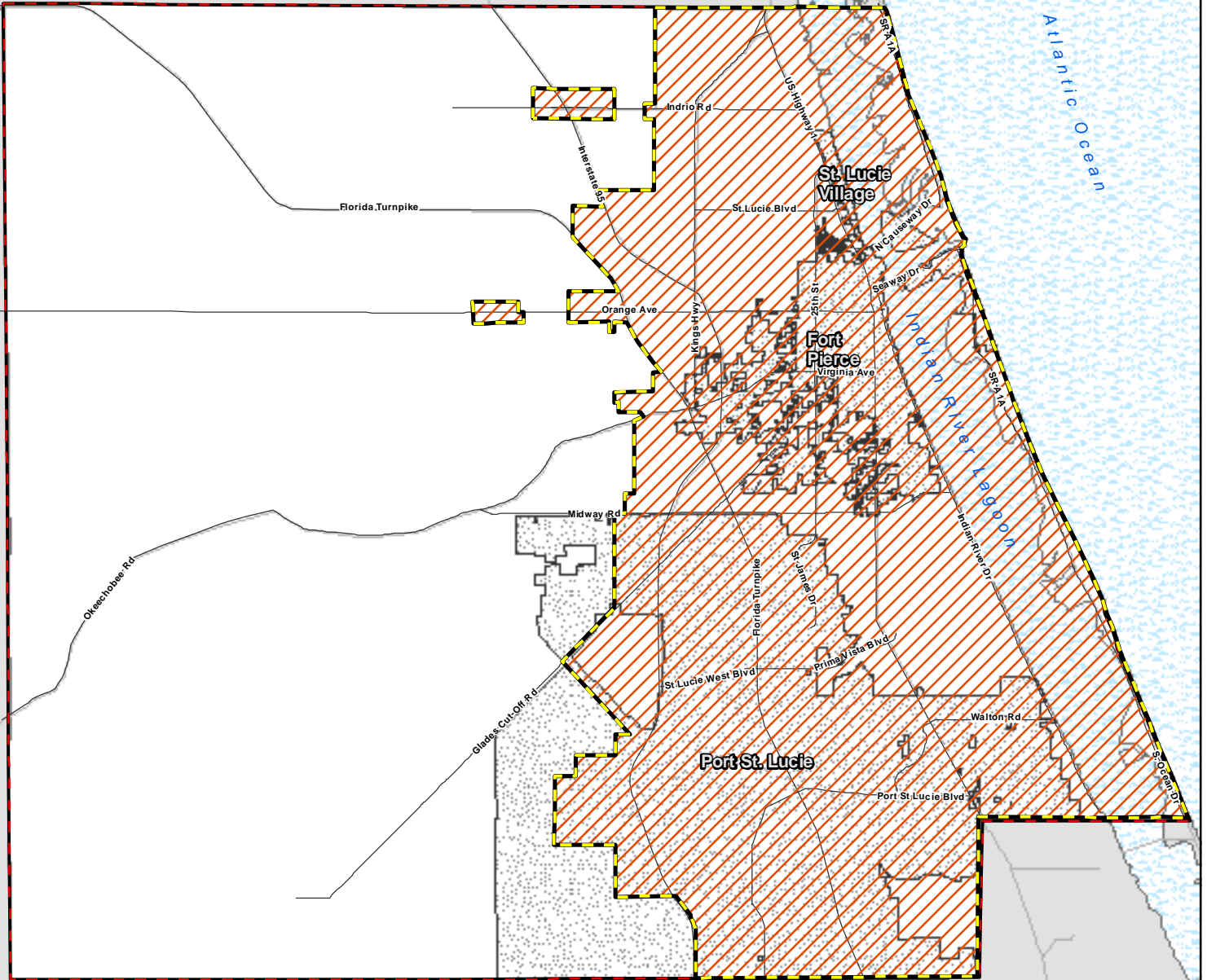
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Print Date : February, 2010

Indian River County

Atlantic Ocean



Martin County





Source : St Lucie Growth Management, 2009

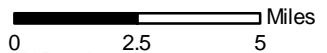


Urban Service Boundary

Map : FLU-12

Legend

-  County Boundary
-  Streets
-  Municipalities
-  Urban Service Boundary



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