

ORDINANCE NO. 2006-030

AN ORDINANCE AMENDING THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE BY CREATING SECTION 4.05.00 (ST. LUCIE COUNTY RURAL LAND STEWARDSHIP AREA OVERLAY ZONE); CREATING SECTION 4.05.01 (PURPOSE AND INTENT); CREATING SECTION 4.05.02 (SPECIFIC DEFINITIONS APPLICABLE TO THE RURAL LAND STEWARDSHIP AREA (RLSA) OVERLY ZONE); CREATING SECTION 4.05.03 (ESTABLISHMENT OF RLSA OVERLAY ZONE); CREATING SECTION 4.05.04 (LAND USES ALLOWED IN THE RLSA OVERLAY ZONE); CREATING SECTION 4.05.05 (STEWARDSHIP CREDITS); CREATING SECTION 4.05.06 (LANDS WITHIN THE RLSA OVERLAY ZONE PRIOR TO SSA OR SRA DESIGNATION); CREATING SECTION 4.05.07 (SSA DESIGNATION); CREATING SECTION 4.05.08 (SRA DESIGNATION); AMENDING THE ST. LUCIE COUNTY ZONING MAP: PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, PROVIDING FOR ADOPTION AND CODIFICATION AND AN EFFECTIVE DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, has made the following determinations:

1. Section 163.3177(11)(d), Florida Statutes, authorizes a county to establish a Rural Land Stewardship Area (RLSA) to promote sustainability and protection of natural resources for eligible rural land in excess of ten thousand (10,000) acres; and,
2. On August 1, 1990, the Board of County Commissioners of St. Lucie County, Florida, adopted the St. Lucie County Land Development Code.
3. The Board of County Commissioners has adopted certain amendments to the St. Lucie County Land Development Code, through the following Ordinances:

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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 2939913 10/06/2006 at 09:12 AM  
OR BOOK 2672 PAGE 1484 - 1554 Doc Type: ORDN  
RECORDING: \$605.00

Underlined passages are added.

91-03 -	March 14, 1991	91-09 -	May 14, 1991
91-21 -	November 7, 1991	92-17 -	June 2, 1992
93-01 -	February 16, 1993	93-03 -	February 16, 1993
93-05 -	May 25, 1993	93-06 -	May 25, 1993
93-07 -	May 25, 1993	94-07 -	June 22, 1994
94-18 -	August 16, 1994	94-21 -	August 16, 1994
95-01 -	January 10, 1995	96-10 -	August 6, 1996
97-01 -	March 4, 1997	97-09 -	October 7, 1997
97-03 -	September 2, 1997	99-01 -	February 2, 1999
99-02 -	April 6, 1999	99-03 -	August 17, 1999
99-04 -	August 17, 1999	99-05 -	July 20, 1999
99-15 -	July 20, 1999	99-16 -	July 02, 1999
99-17 -	September 7, 1999	99-18 -	November 2, 1999
00-10 -	June 13, 2000	00-11 -	June 13, 2000
00-12 -	June 13, 2000	00-13 -	June 13, 2000
01-03 -	December 18, 2001	02-05 -	June 24, 2002
02-09 -	March 5, 2002	02-20 -	October 15, 2002
02-29 -	October 15, 2002	03-05 -	October 7, 2003
04-02 -	January 20, 2004	04-07 -	April 20, 2004
04-33 -	December 7, 2005	05-01 -	March 15, 2005
05-03 -	August 2, 2005	05-04 -	August 2, 2005
05-07 -	January 18, 2005	05-16 -	August 16, 2005
05-23 -	September 20, 2005	06-17 -	May 30, 2006
06-18 -	May 30, 2006		

5. On June 29, 2006, the Local Planning Agency/Planning and Zoning Commission held a public hearing on the proposed ordinance after publishing notice in the Port St. Lucie News and the Tribune at least 10 days prior to the hearing and recommended that the proposed ordinance be approved.

6. On July 11, 2006, this Board held its first public hearing on the proposed ordinance, after publishing a notice of such hearing in the Port St. Lucie News and the Tribune on July 4, 2006.

7. On August 14, August 28 and continued to September 12, 2006, this Board held its second public hearing on the proposed ordinance, after publishing a notice of such hearing in the Port St. Lucie News and the Tribune on August 1, 2006.

8. The proposed amendments to the St. Lucie County Land Development Code are consistent with the general purpose, goals, objectives and standards of the St. Lucie

County Comprehensive Plan and are in the best interest of the health, safety and public welfare of the citizens of St. Lucie County, Florida.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of St. Lucie County, Florida:

**PART A.** The specific amendments to the St. Lucie County Land Development Code to read as set forth in Exhibit "A" attached hereto and incorporated hereto in their entirety are hereby adopted, including the amendment to the St. Lucie County Zoning Map to include the lands as shown within the Rural Land Stewardship Overlay Zone .

**PART B. CONFLICTING PROVISIONS.**

Special acts of the Florida legislature applicable only to unincorporated areas of St. Lucie County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict.

**PART C. SEVERABILITY.**

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provision thereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, property, or circumstance.

**PART D. FILING WITH THE DEPARTMENT OF STATE.**

The Clerk is hereby directed forthwith to send a certified copy of this ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida 32304.

**PART E. EFFECTIVE DATE.**

This ordinance shall take effect when the RLSA comprehensive plan amendments are final.

**PART F. ADOPTION.**

After motion and second, the vote on this ordinance was as follows:

Chairman Doug Coward	NAY
Vice Chairman Chris Craft	AYE
Commissioner Joseph E. Smith	AYE
Commissioner Paula A. Lewis	AYE
Commissioner Frannie Hutchinson	AYE

**PART G. CODIFICATION.**

Provisions of this ordinance may be incorporated in the Code of Ordinances of St. Lucie County, Florida, and the word "ordinance" may be changed to "section", "article", or other appropriate word, and the sections of this ordinance may be renumbered or relettered to accomplish such intention; provided, however, that Parts B through G shall not be codified.

PASSED AND DULY ADOPTED this 12th day of September, 2006.



ATTEST:

*[Signature]*  
 Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
 ST. LUCIE COUNTY, FLORIDA

BY: *[Signature]*  
 Chairman

APPROVED AS TO FORM AND  
 CORRECTNESS

*[Signature]*  
 County Attorney

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EXHIBIT A

St. Lucie County

Proposed Rural Lands Stewardship Area (RLSA) Overlay



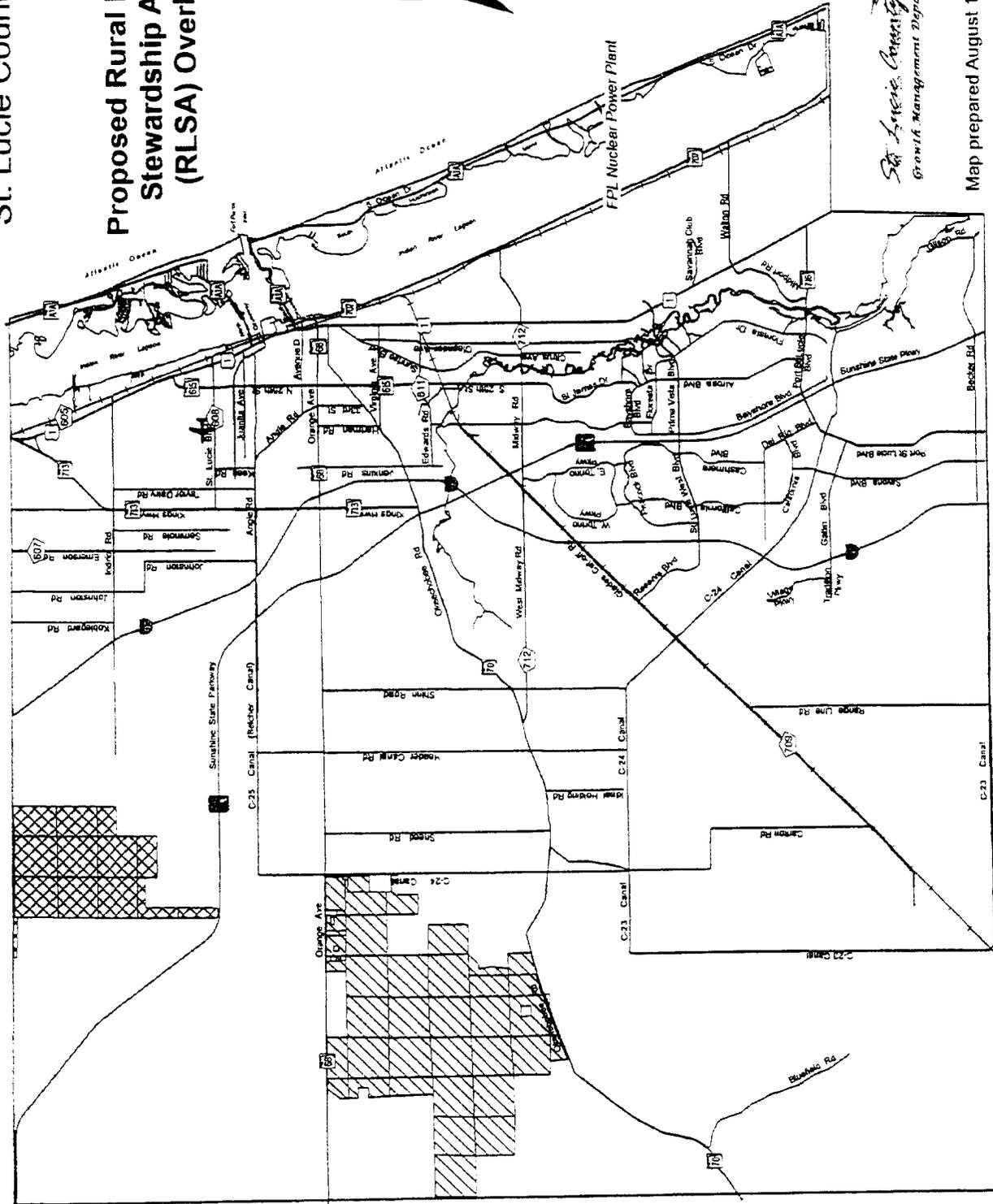
*St. Lucie County*  
Growth Management Department

Map prepared August 16, 2005

Indian River County

Martin County

Cheek County



## EXHIBIT B

ST. LUCIE COUNTY RURAL LAND STEWARDSHIP OVERLAY ZONE  
LAND DEVELOPMENT REGULATIONS, ~~9/6/06~~  
Final As Adopted by BOCC on September 13, 2006

### 4.05.00 ST. LUCIE COUNTY RURAL LAND STEWARDSHIP AREA OVERLAY ZONE

#### 4.05.01. PURPOSE and INTENT

The intent of the Rural Land Stewardship Area (RLSA) Overlay Zone is to protect and conserve natural resources and retain and promote agriculture by promoting sustainable mixed-use development as an alternative to low-density single use development, and provide a system of compensation to private property owners for the elimination of certain land uses in order to protect and conserve natural and cultural resources, Open Space and agriculture in exchange for transferable Credits that can be used to entitle such sustainable development. The strategies herein are based on Florida's Rural Land Stewardship Act, pursuant to Florida Rural Land Stewardship Statute § 163.3177(11)(d), F.S. The RLSA Overlay Zone shall include innovative and incentive based tools, techniques and strategies that are not dependent on a regulatory approach, but will complement existing local, regional, state and federal regulatory programs. This Section is intended to recognize the unique characteristics of certain lands within unincorporated St. Lucie County and to protect and conserve agricultural lands, to promote agriculture within Stewardship Sending Areas (SSAs), and to direct incompatible uses away from wetlands. It is further designed to discourage urban sprawl through the RLSA program, and to ensure development within the RLSA that includes a functional mix of land uses and promotes economic diversification within Stewardship Receiving Areas (SRAs). The regulations and definitions in this Section shall apply only within the RLSA Overlay Zone.

#### 4.05.02 Specific Definitions Applicable to the Rural Land Stewardship Area (RLSA) Overlay Zone

As used in the RLSA Overlay Zone, the terms set forth below shall have the following meanings to the exclusion of any meanings ascribed to such terms in Section 2.00.00, but shall apply only within the RLSA Overlay Zone:

**ACCESSORY DWELLING UNIT.** A dwelling unit that is supplemental and subordinate to a primary dwelling on the same premises, limited to 900 square feet.

**ADEQUATE AFFORDABLE OR WORKFORCE HOUSING.** Adequate affordable or workforce housing within a RLSA Town or RLSA Village shall be demonstrated through an analysis applying the standards under Rule 9J-2.048, F.A.C., even if the RLSA Town or RLSA Village is not a Development of Regional Impact. Pursuant to Section 163.3177(11)(d)4.c, F.S., any SRA that includes residential housing shall also provide for adequate affordable or workforce housing, in the amount of 8% of the residential units in that SRA on-site, including very-low, low and moderate income housing, for the development anticipated in the SRA.

**AGRICULTURE INDEX.** A measurement system that establishes a value for existing agriculture activities where all land use layers above agriculture are removed through approval of an SSA by the BOCC and recordation of a Stewardship Easement Agreement.

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**ALLEY-LOADED UNIT.** A unit by which vehicular access is obtained from an alley behind the principal structure rather than from the frontage street.

**BLOCK FACE.** The building facades on one side of a building street frontage.

**BOCC.** The Board of County Commissioners of St. Lucie County.

**BUILDING HEIGHT.** Refers to the vertical extent of a building. Building height is measured in Stories or, for purposes of calculating Minimum Building Height and the Building Height to Street Width Ratio, in feet.

**BUILDING HEIGHT TO STREET WIDTH RATIO.** The height of the building measured in feet divided by the width of the street measured in feet. The street width is the distance from front of curb to front of curb. Maximum building setbacks shall not vary more than five (5) feet from an adjacent building.

**BUILD-TO LINE.** Establishing the minimum and maximum setback of the primary building's front setback by measuring the distance between a property boundary and a building.

**CENTRALIZED WASTEWATER TREATMENT SYSTEM:** A wastewater collection and treatment system that consists of collection sewers and a centralized treatment facility. Centralized systems are used to collect and treat wastewater from entire communities.

**CENTRALIZED WATER SYSTEM:** A potable water system consisting of a water supply, a water treatment facility and distribution piping to multiple users. Centralized systems are used to provide water to either a portion of a community or an entire community.

**CIVIC AND INSTITUTIONAL USES.** Uses or structures for and/or used by established organizations or foundations dedicated to public service or cultural activities including the arts, education, government and religion.

**CLASSIFICATION.** The systematic grouping of shared characteristics based on the analyses of Natural Resource Index factors resulting in classified areas of Habitat Stewardship Areas (HSA), Hydrologic Stewardship Areas (HYSA) and Water Retention Areas (WRA) as depicted on the St. Lucie County Rural Land Stewardship Area Overlay Map (RLSA Figure 1).

**COMPACT RURAL DEVELOPMENT (CRD).** A form of SRA development that provides flexibility with respect to the mix of uses and design standards by allowing an eco-tourism lodge, office, welcome center or research facility that would have a unique set of uses and support services different from a traditional residential village. It could contain transient lodging facilities and services appropriate to eco-tourists or researchers, but may not provide for the range of services that are necessary to support permanent residents. CRDs provide flexibility with respect to the mix of uses and design standards. A CRD may include, but is not required to have, permanent residential housing, but only

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if the housing supports and is associated with the proposed non-residential use(s). A CRD shall conform to the characteristics as set forth in RLSA Figure 5 with a minimum size of 20 acres and a maximum size of 100 acres.. To maintain a proportion of CRDs to RLSA Villages and RLSA Towns, a RLSA Village or RLSA Town must be approved prior to not more than 3 CRDs.

**CONSERVE.** To use carefully or sparingly, avoiding waste.

**CONTEXT ZONES.** Areas that establish the uses, density and intensity of use and other characteristics within a RLSA Town or RLSA Village. Context zones specify permitted land uses, FARs, building height, setbacks, and other regulating elements.

**CULTURAL HERITAGE.** Designation as cultural heritage shall apply to lands that have been recognized as being culturally significant to St. Lucie County for fifty years or more, historically significant structures, facilities and locations as identified by the State Historic Preservation Officer, the National Register of Historic Places, or the BOCC.

**DECENTRALIZED WASTEWATER SYSTEM:** Onsite and/or cluster wastewater systems used to treat and disperse or discharge small volumes of wastewater, generally from dwellings and businesses that are located relatively close together. Decentralized systems in a particular management area or jurisdiction are managed by a private management entity.

**DECENTRALIZED WATER SYSTEM:** Onsite and/or cluster potable water system consisting of a water supply, a water treatment facility and distribution of small volumes through piping to users that are located relatively close together. Decentralized systems in a particular management area or jurisdiction are managed by a private management entity.

**DENSITY, GROSS.** The number of residential dwelling units per gross acre of land within the development.

**DENSITY, NET.** The number of residential dwelling units per Net Residential Acre of land within the development.

**ECO-TOURISM.** The practice of touring natural habitats and support facilities thereof in a manner meant to minimize ecological impact.

**ELIGIBLE SENDING AREA.** All lands within the RLSA Overlay Zone.

**ELIGIBLE RECEIVING AREA.** Only those lands within the RLSA Overlay Zone designated as "Open" and having an NRI of 1.4 or below.

**EXISTING AGRICULTURE ACTIVITY INDEX.** The index comprising the Agriculture Index Factor. The index value is based on the intent of conserving agriculture in St. Lucie County.

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**FLOOR AREA RATIO (FAR).** A method of measuring intensity through the number of square feet of building divided by the number of square feet of land. FAR can determine the amount of non-residential building that can be constructed and therefore may be a better indicator of future requirements for infrastructure. Residential is allowed to be counted as FAR if constructed over retail space but that shall not preclude it from being counted towards density within the SRA.

**GROSS ACREAGE.** Within a RLSA Town, RLSA Village or CRD, the Gross Acreage includes only that area of development within the SRA that requires the consumption of Stewardship Credits.

**HSA - HABITAT STEWARDSHIP AREA.** Privately owned lands delineated on the RLSA Overlay Map (RLSA Figure 1), which consist of areas with natural characteristics that make them preferred habitat for listed species.

**HYSA - HYDROLOGIC STEWARDSHIP AREA.** Privately owned lands delineated on the RLSA Overlay Map (RLSA Figure 1), which primarily include privately owned wetlands. HYSAs form the primary wetland Hydrologic systems in the RLSA Overlay Zone.

**INTENSITY.** See Floor Area Ratio.

**LANDMARK BUILDING.** A prominent civic, institutional or other building or structure that creates a significant community feature, focal point, or terminating vista.

**LAND USE/LAND COVER INDICES.** One of the indices comprising the Natural Resource Index Value of land, with values assigned. For purposes of assigning values, land use and land cover codes are grouped according to native, hydric, special habitat designation, and moderate to high species value.

**LDC.** The St. Lucie County Land Development Code.

**LISTED SPECIES HABITAT INDICES.** One of the indices comprising the Natural Resource Index Value, with values assigned based upon the habitat value of the land for listed species. Index values are based on documentation of occupied habitat as established by the intersect of documented and verifiable observations of listed species with land cover identified as preferred or tolerated habitat for that species. Listed species include all federal and state listed species, federal wading bird rookeries, and state wading bird foraging.

**LIVE-WORK.** A building in single ownership that provides limited commercial space and a dwelling unit with separate entrances. The operator of the commercial use may reside in the dwelling unit, or either the commercial space or the dwelling unit may be leased or rented.

**NATURAL RESOURCE INDEX (NRI or INDEX).** A measurement system that establishes the relative natural resource value of each area of land by objectively

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measuring characteristics of land and assigning an index factor based on each characteristic. The sum of these factors is the Natural Resource Index value for the land. The characteristics measured are: Land Use/Land Cover, Soils/Surface Water, Listed Species, and RLSA Overlay designation.

**NATURAL RESOURCE INDEX MAP (INDEX MAP).** The Rural Land Stewardship Area Natural Resource Index Map (RLSA Figure 3) graphically illustrates the Index as existent at time of adoption of the Comprehensive Plan amendment which established the RLSA Overlay Zone.

**NATURAL RESOURCE INDEX VALUE (INDEX VALUE).** The sum of the values assigned to each area, derived through the calculation of the values assigned to each of the characteristics included in the Index.

**NET RESIDENTIAL ACRE.** The number of acres within the boundary of a development excluding areas devoted to Open Space, stormwater retention areas, wetlands, recreational space, parks, rights-of-way, easements and non-residential development.

**NEIGHBORHOOD EDGE.** A Context Zone that includes the least intensity and diversity within a RLSA Town or RLSA Village. The zone may be predominantly single-family residential and recreational uses. The Neighborhood Edge may be used to provide a transition to adjoining land uses.

**NEIGHBORHOOD GENERAL.** A Context Zone that creates community diversity with the inclusion of a mix of single and multi-family housing, neighborhood scale goods and services, schools, parks and other recreational uses, and Open Space.

**OPEN.** Privately owned lands delineated on the Rural Land Stewardship Area Overlay Map (RLSA Figure 1), the majority of which have a Natural Resource Index Value of 1.4 or less, and are typically suitable for development.

**OPEN SPACE.** Any parcel or area of land or water that is set aside, open and unobstructed to the sky, and designated or reserved for public or private use or enjoyment. Open Space includes active and passive recreational areas such as parks, playgrounds, ball fields, golf courses, lakes, waterways, lagoons, reservoirs, flood plains, nature trails, buffers, native vegetation preserves, landscape areas, public and private conservation lands, agricultural areas (not including structures), easements for underground utilities, and water retention and management areas. Buildings shall not be counted as part of any Open Space calculation. Vehicular use surface areas of streets, alleys, driveways, and off-street parking and loading areas shall not be counted as part of any Open Space calculation.

**PATHWAY.** A defined corridor for the primary use of non-motorized travel.

**POST-SECONDARY INSTITUTION ANCILLARY USES.** Any use or facility owned by a public or private post-secondary institution.

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**PRELIMINARY SRA CREDIT AGREEMENT MEMORANDUM.** A memorandum that states that an SRA Applicant and the County shall enter into a Preliminary SRA Credit Agreement for those Stewardship Credits needed to develop that portion of an SRA that is the subject of a Preliminary Development Agreement with the Florida Department of Community Affairs for purposes of the Development of Regional Impact program. Such memorandum shall contain the same information as required for an SRA Credit Agreement Memorandum.

**PUBLIC BENEFIT USES.** Public benefit uses include public and private schools (pre-K-12); public or private post-secondary institutions; Post Secondary Institution Ancillary Uses; Adequate Affordable or Workforce Housing; cultural facilities; future transportation corridors including transit; community parks exceeding the minimum requirement of two hundred (200) square feet per dwelling unit; regional parks; agricultural, environmental or natural resource research centers; and governmental facilities or similar community service uses as determined by the BOCC in its approval of an SRA application.

**RLSA OVERLAY MAP.** The map entitled "St. Lucie County Rural Land Stewardship Area Overlay Map," which identifies those areas classified as HYSA, HSA, WRA, and Open (RLSA Figure 1).

**RLSA OVERLAY ZONE.** St. Lucie County Rural Land Stewardship Area Overlay Zone. The area generally depicted on the Future Land Use Map and specifically depicted on the Official Zoning Atlas Map as the Rural Land Stewardship Area Overlay.

**RLSA TOWN.** Towns are a form of SRA and are the largest and most diverse form of SRA, with a full range of housing types and mix of uses. Towns have high level services and infrastructure which support development that is sustainable, mixed use, walkable, and provides a balance of land uses to reduce automobile trips and increase livability. Towns are comprised of several neighborhoods that have individual identity and character.

**RLSA VILLAGE.** RLSA Villages are a form of SRA and are primarily residential communities with a diversity of housing types and mix of uses appropriate to the scale and character of the particular RLSA Village. RLSA Villages are comprised of residential neighborhoods and shall include a mixed-use village center to serve as the focal point for the community's support services and facilities.

**RURAL.** Lands located outside of the Urban Service Boundary area identified as AG-5 or AG-2.5 in the Future Land Use Element of the St. Lucie County Comprehensive Plan.

**SENDING AREA LAND USE LAYER (LAYER).** Permitted and conditional land uses within the underlying zoning that are of a similar type or intensity and that are grouped together in the same column on the St. Lucie County Rural Land Stewardship Area Overlay Sending Area Land Use Layer Matrix (RLSA Figure 4).

**SENDING AREA LAND USE LAYER MATRIX (MATRIX).** The tabulation of the permitted and conditional land uses within the underlying zoning set forth in Section

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4.05.07.B.6 with each Sending Area Land Use Layer displayed as a single column (RLSA Figure 4).

**SOILS/SURFACE WATER INDICES.** One of the indices comprising the Natural Resource Index Value of land, with values assigned based upon soil types classified using the Natural Soils Landscape Positions (NSLP) categories.

**SPECIAL USE DISTRICT.** An area for certain uses that cannot be incorporated into one (1) of the Context Zones. Special Use Districts provide for the inclusion of unique uses and development standards not otherwise defined in a Context Zone.

**SRA APPLICATION.** An application submitted to the County, reviewed by staff and subject to approval by the BOCC, to designate a Stewardship Receiving Area.

**SRA CREDIT AGREEMENT.** An Agreement required by the County between the County and a landowner petitioning to have all or a portion of land owned within the RLSA Overlay Zone designated as an SRA and who will utilize Credits to develop land within the SRA.

**SRA CREDIT AGREEMENT MEMORANDUM.** A memorandum that states that an SRA Applicant and the County shall enter into an SRA Credit Agreement.

**SRA - STEWARDSHIP RECEIVING AREA ZONE.** A designated area within the RLSA Overlay Zone that may be or already has been approved by the BOCC for the development of a RLSA Town, RLSA Village or CRD and that requires the consumption of Stewardship Credits, commonly referred to as a Stewardship Receiving Area or an SRA.

**SSA APPLICATION.** An application submitted to the County, reviewed by staff and subject to approval by the BOCC, to designate a Stewardship Sending Area.

**SSA CREDIT AGREEMENT.** An agreement required by the County between the County and any landowner petitioning to have all or a portion of land owned within the RLSA Overlay Zone designated as an SSA and who is to obtain SSA Credits for the land so designated. SSA Credit Agreements entered into by and between a landowner and the County that include restoration credits shall reference the plans and specifications for the restoration activity upon which the restoration credits are based.

**SSA - STEWARDSHIP SENDING AREA ZONE.** A designated area within the RLSA Overlay Zone that may be or already has been approved for the generation of Stewardship Credits in exchange for the elimination of one (1) or more Sending Area Land Use Layers, commonly referred to as a Stewardship Sending Area or SSA.

**STEWARDSHIP CREDIT (CREDIT).** A transferable unit of measure generated by an SSA and consumed by an SRA. Seven (7) Credits are required in exchange for the development of one (1) acre of land in an SRA as provided in Section 4.05.07.B.

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**STEWARDSHIP CREDIT DATABASE.** A database maintained by the County that keeps track of all of the Credit transactions (creation of Credits through SSA designation and the use of Credits through SRA designation) approved by the County.

**STEWARDSHIP CREDIT SYSTEM.** A system that creates incentives to protect and preserve natural resources, cultural and historical areas, and agricultural areas in exchange for the use of Stewardship Credits to entitle development. The greater the natural resource, agricultural, historical or cultural value of the area being preserved, the greater the number of Stewardship Credits can be generated. Credits are generated through the designation of SSAs and consumed through the designation of SRAs. Credits may also be created and held for future transfer.

**STEWARDSHIP CREDIT USE AND RECONCILIATION APPLICATION.** An application required to be submitted by an Applicant as part of an SRA Application Package in order to track the transfer of Credits from SSA(s) to SRA(s).

**STEWARDSHIP CREDIT WORKSHEET.** An analytical tool that describes the Stewardship Credit calculation process including the Natural Resource Index, Agriculture Index and Sending Area Land Use Layer components shown as RLSA Figure 2 .

**STEWARDSHIP EASEMENT AGREEMENT.** An agreement that is required to be prepared and submitted by an applicant for an SSA. Such an agreement is required for all SSA Applications. The agreement shall impose a restrictive covenant or grant a perpetual restrictive easement that shall be recorded for each SSA, shall run with the land and shall be in favor of St. Lucie County and one (1) or more of the following: Florida DEP, Florida Department of Agriculture and Consumer Services, SFWMD, or a recognized land trust. The Stewardship Easement Agreement shall identify the specific land management measures that will be undertaken and the party responsible for such measures, including performance standards and annual monitoring requirements.

**STEWARDSHIP OVERLAY CLASSIFICATION.** One (1) of the indices comprising the Natural Resource Index Value of land, with values assigned based upon the classification of the land on the RLSA Overlay Map (RLSA Figure 1) as Hydrologic Stewardship Area (HYSA), Habitat Stewardship Area (HSA), or Water Retention Area (WRA).

**STORY.** That portion of a building included between a floor which is calculated as part of the building's habitable floor area and the floor or roof next above it.

**TARGETED CAPITAL IMPROVEMENTS (TCI):** Targeted Capital Improvements (TCI) can be defined as investments in capital facilities including, but not necessarily limited to, roads, stormwater management, utilities, public safety facilities, libraries, and schools located in SRAs. Such investments are sized to meet the needs of the SRA communities.

**TARGETED INDUSTRY:** Businesses identified by the St. Lucie County Growth Management Department in conjunction with the Economic Development Council as desirable to promote job growth in the County. Such businesses are set forth every two

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years as eligible for the Job Growth Investment Grant Program and include a wide range of commerce; approval by the Board of County Commissioners is required when proposed within the RLSA Overlay.

**TOWN CENTER.** A Context Zone that is intended to provide a wide range of uses, including daily goods and services, culture and entertainment, and residential uses within a RLSA Town. The Town Center is an extension of the Town Core, however the density and intensity are less as the Town Center serves as a transition to surrounding neighborhoods.

**TOWN CORE.** A Context Zone within a RLSA Town. The Town Core is the most dense and diverse Context Zone with a full range of uses. The Town Core is the most active area within the Town with uses mixed vertically and horizontally.

**UNDERLYING ZONING.** The allowable uses, density, intensity and other land development regulations assigned to land within the RLSA Overlay Zone by the St. Lucie County Land Development Code in effect prior to the adoption of the RLSA Overlay Zone and prior to SSA and/or SRA approval.

**VILLAGE CENTER.** A Context Zone within a RLSA Village that is intended to provide a wide range of uses including daily goods and services, culture and entertainment, and residential uses within a RLSA Village.

**WILDLIFE CORRIDOR.** Wildlife corridors are avenues along which wide-ranging animals travel, plants can propagate, genetic interchange can occur, populations can move in response to environmental changes and natural disasters, and threatened species can be replenished from other areas.

**WRA - WATER RETENTION AREA.** Privately owned lands delineated on the RLSA Overlay Map (RLSA Figure 1), that serve to function as water retention and conveyance areas or other water storage areas and that provide surface water quality and other natural resource value. WRA's may continue to function for agricultural uses; surface water retention, detention, treatment and/or conveyance; habitat and passive recreational uses.

#### **4.05.03. ESTABLISHMENT OF RLSA OVERLAY ZONE**

In order to implement the RLSA Overlay Zone Regulations, a RLSA Overlay Zone, to be designated as "RLSAO" on the official zoning atlas, is hereby established.

- A. The lands included in the RLSA Overlay Zone and to which the RLSA Overlay Zone Regulations apply are depicted by the St. Lucie County Rural Land Stewardship Area Overlay Map (RLSA Figure 1) in the St. Lucie County Comprehensive Plan.
- B. Within the RLSA Overlay Zone, lands may be designated to implement the Stewardship Credit system as follows:

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1. *Establishment of SSA designations.* A RLSA Overlay Zone classification to be known as SSAs, and to be designated on the official zoning atlas by the symbol "RLSA-SSA #\_\_\_\_", is hereby established. This Overlay Zone classification will be used for those lands within the RLSA Overlay Zone that are designated by the Board of County Commissioners (BOCC) as SSAs. The approval of this designation shall be governed by the procedures as prescribed in the RLSA Overlay Zone Regulations.
2. *Establishment of SRA designations.* A RLSA Overlay Zone classification to be known as SRAs, and to be designated on the official zoning atlas by the symbol "RLSA-SRA #\_\_\_\_", is hereby established. This Overlay Zone classification will be used for those lands within the RLSA Overlay Zone that are designated by the BOCC as SRAs. The approval of this designation shall be governed by the procedures as prescribed in the RLSA Overlay Zone Regulations.

**4.05.04. LAND USES ALLOWED IN THE RLSA OVERLAY ZONE**

Permitted land uses allowed within the RLSA Overlay Zone are of two (2) types: those allowed by the underlying zoning prior to designation of SSAs and SRAs; and those uses provided for in SSAs and SRAs after designation. The underlying permitted uses within the RLSA Overlay Zone are defined in the underlying zoning. Lands that are in the RLSA Overlay Zone but that have not been designated as an SSA or SRA, maintain the same underlying zoning and conditional use rights, including uses and densities and intensities of use, until such zoning and conditional use rights are changed pursuant to the St. Lucie County Rural Land Stewardship Area Overlay and the provisions of this Section.

**4.05.05. STEWARDSHIP CREDITS**

**A. Establishment of a Stewardship Credit Database.** The Growth Management Director or designee shall cause to be developed a Stewardship Credit Database to track the generation (by SSAs) and consumption (by SRAs) of Stewardship Credits within the RLSA Overlay Zone. The database shall be in an electronic form that can be linked to the RLSA Overlay Map (RLSA Figure 1) and can readily produce reports that will afford convenient access to the data by the public. The database shall be updated upon approval of an SSA or SRA Application Package.

**B. Density and Use.** Except as provided herein, there shall be no change to the underlying density and permitted uses of land within the RLSA Overlay Zone, as set forth in the underlying zoning. No part of the Stewardship Credit System shall be imposed upon a property owner without that owner's written consent. The underlying zoning will remain in effect for all land not subject to the creation, transfer or receipt of Stewardship Credits. The establishment of the Overlay does not by itself alter the uses or density or intensity of use for underlying land uses within the Overlay.

**C. Creation of Stewardship Credits.** Stewardship Credits (Credits) may be created from any lands within the RLSA Overlay Zone from which one (1) or more Sending

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Area Land Use Layers are removed. These lands will be identified as SSAs. All privately owned lands within the RLSA Overlay Zone are eligible for designation as an SSA. The creation of the RLSA Overlay and the inclusion of property within it includes the right to create the Stewardship Credits through the SSA application process and using the formulas established through the Overlay Map (RLSA Figure 1), the Credit Worksheet (RLSA Figure 2), the Natural Resource Index Map (Figure 3), and the Stewardship Sending Area Matrix (RLSA Figure 4). An approved SSA Application creates the Stewardship Credits, which become effective once the Stewardship Easement Agreement is recorded in the public records of St. Lucie County. Stewardship Credits may be transferred from any approved SSA to an entity or individual, to an eligible receiving area, or applied to an SRA, subject to compliance with all applicable provisions of these policies. Upon petition by the property owner seeking an SSA designation, and approval by Ordinance by the BOCC, land becomes designated as an SSA. For each SSA, an SSA Credit Agreement shall be executed that identifies those land uses that have been removed. Once land is designated as an SSA and Credits are granted to the owner, no increase in density or uses that are inconsistent with the SSA Credit Agreement shall be allowed on such property. Once a land use layer has been removed from an SSA through a recorded Stewardship Easement Agreement, those uses are permanently eliminated, and those layers removed cannot be thereafter reestablished. In the event that any lands in an SSA are encumbered by a mortgage, the owner of such lands shall be required to obtain from the holder of the mortgage a consent and joinder agreeing to the imposition of the Stewardship Easement Agreement on the lands encumbered by the mortgage, and the subordination of its mortgage, lien or encumbrance to the Stewardship Easement Agreement.

**D. Transfer of Stewardship Credits.** Credits can be transferred only to lands within the RLSA Overlay Zone that meet suitability criteria in Section 4.05.08.A.1. Stewardship Credits may be transferred to another entity, to an eligible receiving area, or applied to an SRA. The procedures for the establishment and transfer of Credits and SRA designation are set forth herein. Stewardship Credits will be exchanged for additional residential or non-residential entitlements in an SRA on a per acre basis. Stewardship Credits shall only be used within approved SRAs.

**E. Allocation of Stewardship Credits.** Stewardship Credits generated from one (1) SSA may be allocated to one or more SRAs, and an SRA may receive Stewardship Credits generated from one or more SSAs.

**4.05.06. LANDS WITHIN THE RLSA OVERLAY ZONE PRIOR TO SSA OR SRA DESIGNATION**

All lands within the RLSA Overlay Zone have been delineated on the RLSA Overlay Map (RLSA Figure 1). Unless and until designated as an SSA or SRA, lands within the RLSA Overlay Zone shall remain subject to the underlying zoning.

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**A. Underlying zoning and permitted uses.** The underlying zoning and permitted uses shall apply until lands within the RLSA Overlay Zone are voluntarily designated as an SSA or SRA.

**B. Density and Intensity.** No increase in density or intensity within the RLSA Overlay Zone is permitted beyond the underlying zoning except in areas designated as SRAs. Within SRAs, density and intensity may only be increased through the provisions of the Stewardship Credit System outlined in Section 4.05.08.

**4.05.07. SSA DESIGNATION**

Lands within the RLSA Overlay Zone may be designated as an SSA pursuant to the requirements of this section:

**A. Lands Within the RLSA Overlay Zone that may be designated as an SSA.** Any privately owned land within the RLSA Overlay Zone may be designated as an SSA.

1. At a minimum, Residential uses (layer 1) as listed in the St. Lucie County RLSA Sending Area Land Use Layer Matrix (RLSA Figure 4) shall be eliminated as permitted land uses within an SSA
2. During permitting to serve new uses within an SRA, additions or modifications to WRAs may be required, including but not limited to changes to control elevations, discharge rates, storm water pre-treatment, grading, excavation or fill. Such additions and modifications shall be allowed subject to review and approval by the SFWMD. Such additions and modifications to WRAs shall be designed to ensure that there is no net loss of habitat function within the WRAs unless there is compensating mitigation or restoration in other areas of the RLSA Overlay Zone that will provide comparable habitat function.

**B. SSA Credit Generation - Stewardship Credit System.** Stewardship Credits (Credits) are created from any lands within the RLSA Overlay Zone from which one (1) or more Sending Area Land Use Layers are removed and that are subsequently designated as SSAs by the BOCC.

1. **Matrix Calculation.** The number of Credits generated through designation as an SSA is established in a matrix calculation as follows, and as set forth on RLSA Figure 2 (Stewardship Credit Worksheet):

**Natural Resource Stewardship Credits: Natural Resource Index Factor Values X Acreage X Land Value Removed = # of Stewardship Credits for Natural Resources**

**Plus (if any):**

**Agriculture Stewardship Credits (if applicable): Acreage X Land Value Removed = # of Stewardship Credits for Agriculture**

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Plus (if any):

**Cultural Heritage Resource Credits (if applicable): Acreage X .5 = # of Stewardship Credits for Cultural Heritage**

A methodology has been adopted in the Comprehensive Plan for the calculation of Credits based upon: 1) the Natural Resource or Agriculture Index Value of the land being designated as an SSA, and 2) the number of Sending Area Land Use Layers being eliminated from that land. Incentive Credits are also established to encourage the protection and conservation of agriculture activities, the restoration of environmentally significant lands, the creation of wildlife corridors and the protection of cultural heritage.

2. **Agricultural Incentive Credits.** If an applicant protects and conserves agriculture activities by designating agriculture lands as an SSA, Agriculture Stewardship Credits shall be granted in a Stewardship Sending Area.
3. **Cultural Heritage Incentive Credits.** Priority is given to protecting and conserving lands that are of historical value to St. Lucie County. Designation as cultural heritage shall apply to lands that have been recognized as being culturally significant to St. Lucie County for fifty (50) years or more, historically significant structures, facilities and locations as identified by the State Historic Preservation Officer, the National Register of Historic Places, or the BOCC. Any SSA application that includes supporting data and analysis, and requests Cultural Heritage Credits, shall be reviewed by the St. Lucie County Historical Commission for recommendation to the BOCC. All contributing structures, facilities and locations shall be mapped and tabulated in acres. Cultural heritage preservation approved by the BOCC in an SSA shall be granted .5 Credits per acre.
4. **Restoration Incentive Credits.** If the applicant asserts that the land being designated as an SSA has restoration potential, including but not limited to conversion of citrus grove to pasture having habitat value, restoration of upland/wetland habitat, or enhanced wildlife corridors or habitat function, or as part of a designated Comprehensive Everglades Restoration Program (CERP) project, an evaluation of the restoration potential of the land being designated shall be prepared by a qualified environmental consultant on behalf of the applicant and submitted as part of the SSA Designation Application Package. Restoration Stewardship Credits shall be applied to an SSA subject to the following regulations:
  - a. Lands designated "Restoration" shall be restricted in accordance with the Stewardship Credit Agreement and shall be maintained in their existing condition until such time as restoration activities occur as determined by the agency with jurisdiction for the restoration work. Upon completion of restoration, the land shall be managed in accordance with the applicable restoration permit conditions and/or the recorded Stewardship Easement Agreement.

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- b. If the applicant agrees to complete the restoration improvements and the eligibility criteria below are satisfied, three (3) Credits shall be generated for each acre of land.
- c. Stewardship Credits shall be authorized at the time of SSA designation and are awarded when the restoration work has been completed if the restoration is meeting established performance standards. Credits shall be proposed and justified by applicant and approved by BOCC at the time of public hearing.
- d. One (1) or more of the following eligibility criteria shall be used in evaluating a request for Restoration Stewardship Credits:
  - i. Land could be converted or restored (i.e. from a grove to pasture having habitat value);
  - ii. Documentation of state or federal listed species utilizing the land or a contiguous parcel. Such lands do not have to be under common ownership with the lands proposed to be restored.
  - iii. Uplands or wetlands that could be restored and managed to provide habitat for specific listed species.
  - iv. Lands within foraging distance from a wading bird rookery or other listed bird species colony, where restoration and proper management could increase foraging opportunities.
  - v. Lands where restoration would improve environments for recreation and eco-tourism activities.
  - vi. Lands within a designated Comprehensive Everglades Restoration Program (CERP) project.

**5. Wildlife Corridor Incentive Credits.** Wildlife corridors help increase the use and gene flows between fragmented habitats improving the fitness of species. Lands within the RLSA that function, or could function with improvement, as a wildlife corridor will be eligible for additional 0.5 credits per acre. The following criteria must be met to receive Wildlife Corridor Incentive Credit:

- a. The acreage in question must connect two fragmented habitats known to harbor or contain appropriate habitat for wildlife or plant species listed as endangered, threatened, or species of special concern by either the U.S. Fish and Wildlife Service (USFWS) or the Florida Fish and Wildlife Conservation Commission (FFWCC) at the time of application for credit.
  - i. The corridor should be designed based on use by one or more targeted species.

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- ii. There must be data confirming the existence of the targeted species on land proximate or adjacent to the proposed corridor and an analysis justifying the use or potential use of the corridor by the targeted species.
  - iii. The state or federal agency with jurisdiction over the targeted species must concur with the analysis that the proposed wildlife corridor is justified.
- b. The acreage in question must be large enough and provide suitable habitat for the use of the targeted species to minimize edge effect and encourage the movement of the targeted species between the fragmented habitats. This requirement shall be met through consent of staff from the USFWS and/or FFWCC. A corridor that may be advantageous for one species may not fulfill the needs of another species.
- i. The corridor should be as wide as possible with a minimum width of 1,000 feet.
  - ii. Housing or similar human impacts, other than agriculture, will not be allowed to project into the corridor, forming impediments to movement by the targeted species.
  - iii. Certain species, particularly birds, may not need a continuously linked corridor. A series of sites with suitable habitat may suffice as a linkage between larger fragmented habitats for certain species.

**6. Indices and Values.** A set of Index Factors has been established as part of the Stewardship Credit Worksheet (RLSA Figure 2).

a. *Natural Resource Indices.*

Land Cover/Land Use Indices  
Soils/Surface Water Indices  
Listed Species Indices  
RLSA Overlay Characteristic Indices (HSA, HYSA, WRA)

b. *Agriculture Index.*

Existing Agriculture Activity (removal of layers 1, 2 and 3)

c. *Index Values.* During the RLSA Overlay study, based upon data and analysis, all lands within the RLSA Overlay Zone were assigned a value for each Index.

d. *Index Map.* A Natural Resource Index Map (RLSA Figure 3) adopted as a part of the RLSA Overlay, indicates the Natural Resource Stewardship Index Value for all land within the RLSA Overlay Zone. Credits from any lands designated as SSAs shall be based upon the Natural Resource Index values in effect at the time of designation. At the time of designation, the Natural Resource Index Assessment required in Section 4.05.07.C.3 shall document any necessary adjustments to the index values reflected on the Index Map (RLSA Figure 3). Any change in the characteristics of land due to alteration of the land prior to the designation of an SSA that either increases or decreases

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any Index Value shall result in a corresponding adjustment in the Credit value.

**7. Sending Area Land Use Layers to be Eliminated.** A set of Sending Area Land Use Layers has been established as part of the Stewardship Credit Worksheet (RLSA Figure 2) and adopted as the *St. Lucie County Rural Land Stewardship Area Sending Area Land Use Layer Matrix* (RLSA Figure 4) set forth below. Each Layer incorporates the permitted or conditional uses currently allowed under the underlying zoning. Each Layer listed below has an established Credit value (percentage of a base Credit) developed during the RLSA Overlay Study. At the time of SSA application, a landowner proposing to have land designated as an SSA shall determine how many of the Sending Area Land Use Layers are to be removed from the proposed SSA. A Sending Area Land Use Layer can ~~only~~ be removed in its entirety (all associated activities/land use are removed) or as approved by the BOCC, and Layers shall be removed sequentially and cumulatively in the order listed below. The removal of land use layers and uses are subject to review and approval by the BOCC through the SSA application process. Each Layer is assigned a percentage of a base credit in the Worksheet (RLSA Figure 2). The assigned percentage for each layer to be removed is added together and then multiplied by the Natural Resource Index value and the Agriculture Resource (if applicable) on a per acre basis, plus the Cultural Incentive Credit (if any) and Wildlife Corridor Incentive Credit (if any) to arrive at a total Stewardship Credit Value of land being designated as an SSA.

*Sending Area Land Use Layers.*

- 1 - Residential Land Uses
- 2 - General and Conditional uses
- 3 - Earth Mining and Processing Uses
- 4 - Agriculture - Group 1 Uses
- 5 - Agriculture - Group 2 Uses
- 6 - Restoration and Natural Resource Uses

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**St. Lucie County Rural Land Stewardship Area  
 Sending Area Land Use Layer Matrix**

**Note: Groupings of Land Uses permitted in accordance with Policy 1.10 of the RLSA Overlay in the St. Lucie County Comprehensive Plan**

Residential Land Use Layer	General Conditional & Use Layer	Earth Mining and Processing Use Layer	Agriculture Group 1 Use Layer	Agriculture Group 2 Use Layer	Restoration and Natural Resource Use Layer
Single-family detached dwelling with guest house 1 unit per 5 acres	Aircraft storage and equipment maintenance	Mining and quarry of nonmetallic minerals, except fuels	Agricultural production – crops, citrus, landscape nursery	Agricultural production – Ranching, livestock raising & animal specialties, pasture, sod and grazing	Wildlife management, plant and wildlife conservancies, refuges and sanctuaries
Mobile homes 1 unit per 5 acres	Airports and flying, landing, and take-off fields	Single-family detached dwelling unit or mobile home, for on-site security purposes	Agricultural services	Cultural, educational and/or eco-tourism uses, facilities and support facilities, and their related modes of transporting participants, viewers, or patrons; tour operations, such as, but not limited to airboats, swamp buggies, horse and similar modes of transportation	Fishing, hunting & trapping
Family day care homes	Industrial wastewater disposal		Agricultural labor housing	Excavation incidental to Agricultural Operations	Hunting Cabins
Family residential homes as defined in the LDC	Manufacturing		Farm products warehousing and storage	Single-family detached dwelling unit or mobile home, 1 unit per 500 acres	Water management, groundwater recharge
	Retail trade		Forestry	Riding Stables	Restoration, mitigation
	Sewage disposal		Research facilities, noncommercial	Kennels	Water supply, well fields
	Retail trade and wholesale trade – subordinate to the primary authorized use or activity		<u>Riding Stables</u> <u>Kennels</u>	Telecommunication towers	Boardwalks, nature trails
	Mobile food vendors		<u>Outdoor shooting ranges, providing site plan approval is obtained</u>	<u>Outdoor shooting ranges, providing site plan approval is obtained</u>	
	Off-road vehicle parks, except go-cart raceway operation or rentals		<u>Aquaculture</u>	Aquaculture	

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**C. SSA Application Package.** An application to designate lands(s) within the RLSA Overlay Zone as an SSA shall be filed pursuant to the regulations of this Section. An SSA Application Package shall include the following:

1. **SSA Application.** A landowner or his/her agent, hereafter "applicant," shall submit an application for the designation of SSA for lands within the RLSA Overlay Zone to the Growth Management Director or his designee, on an approved application form. The application shall be accompanied by the documentation as required by this Section, including a completed Stewardship Credit Worksheet (RLSA Figure 2) that reflects the pertinent information requested below.

2. **Application Fee.** An application fee shall accompany the application.

3. **Natural Resource Index Assessment.** The applicant shall prepare and submit as part of the SSA Application a report entitled Natural Resource Index Assessment that documents the Natural Resource Index Value scores. The Assessment shall include a summary analysis that quantifies the number of acres by Index Values, the permitted land uses being removed, and the resulting number of Credits being generated. The Assessment shall:

a. Verify that the Index Value scores assigned during the RLSA Overlay Designation are still valid through recent aerial photography or satellite imagery, agency-approved mapping, or other documentation, as verified by field inspections.

b. If this Assessment establishes that the Index Value scores assigned during the RLSA Overlay Study are no longer valid, the Assessment shall document the Index Value scores of the land as of the date of the SSA Designation Application.

c. Quantify the acreage of agricultural lands, by type, being protected and conserved;

d. Quantify the acreage of non-agricultural acreage, by type, being protected and conserved;

e. Quantify the acreage of all lands by type within the proposed SSA that have an Index Value greater than 1.4.

4. **Support Documentation.** In addition, the following support documentation shall be provided for each SSA being designated:

a. Legal description, including sketch or survey;

b. Acreage calculations, e.g., acres of HYSAs, HSAs, and WRAs, etc., being put into the SSA;

c. RLSA Overlay Map (RLSA Figure 1) delineating the area of the RLSA Overlay Zone being designated as an SSA;

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- d. Aerial photograph(s) at a suitable scale, delineating the area being designated as an SSA;
- e. Natural Resource Index Map of area being designated as an SSA;
- f. FDOT Florida Land Use Cover and Forms Classification System (FLUCFCS) map(s) at a suitable scale delineating the area being designated as an SSA on an aerial photograph;
- g. Listed species occurrence map(s) from United States Fish and Wildlife Service, Florida Fish Wildlife Conservation Commission, and Florida Natural Areas Inventory, delineating the area being designated as an SSA;
- h. United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) Soils map(s) delineating the area being designated as an SSA;
- i. Documentation to support a change in the related Natural Resource Index Value scores, if appropriate; and
- j. Calculations that quantify the number of acres by Index Values, the sending area land use layers being removed, and the resulting number of Credits being generated.
- k. If applicable, the number of Credits to be granted for Agricultural Incentive Credits
- l. If applicable, the number of Credits to be granted for Cultural Heritage Incentive Credits, together with the following information:
  - (1) A legal description of lands to be designated for Cultural Heritage (i.e. as an archeological or historical site by an archeologist or historian);
  - (2) A map depicting the land being designated as an SSA, with the lands to be designated as a cultural heritage site;
  - (3) The number of Incentive Credits to be granted for the lands designated a cultural heritage site;
  - (4) An Archeological and/or Historical Analysis and Report, which shall include a written evaluation of the area or site consistent with the requirements of Chapter 1A-46, F.A.C., adopted by the State Historic Preservation Officer;.
- m. If applicable, the number of Credits to be granted for Restoration Incentive Credits, together with the following information:
  - (1) A legal description of lands to be designated for restoration;

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(2) A map at a suitable scale depicting the land being designated as SSA, with the lands to be designated for restoration for which the applicant has committed to complete the restoration identified as Restoration Incentive ("R I");

(3) The number of Restoration Incentive Credits to be granted for the lands designated "R I";

(4) A Restoration Analysis and Report, which shall include a written evaluation of the restoration area's existing ecological/habitat value and the necessary restoration efforts required to reestablish original conditions; enhance the functionality of wetlands or wildlife habitat; remove exotics so as to enhance the continued viability of native vegetation and wetlands or otherwise; and

(5) A Restoration Plan that addresses, at a minimum, the following elements:

- (a) Restoration goals or species potentially affected;
- (b) Description of the work to be performed;
- (c) Identification of the entity responsible for performing the work;
- (d) Work Schedule;
- (e) Success Criteria; and
- (f) Annual management, maintenance and monitoring.

n. If applicable, the number of Credits to be granted for Wildlife Corridor Incentive Credits, together with the following information:

(1) A legal description of lands to be designated for wildlife corridor;

(2) A map at a suitable scale depicting the land being designated as SSA, with the lands to be designated for wildlife corridor

(3) The number of Wildlife Corridor Incentive Credits to be granted

(4) A Wildlife Corridor Analysis and Report, which shall include a written evaluation of the wildlife corridor area's existing ecological/habitat value

5. SSA Credit Agreement. Any landowner petitioning to have all or a portion of land owned within the RLSA Overlay Zone designated as an SSA and who is to obtain SSA Credits for the land so designated shall enter into an SSA Credit Agreement with the County. SSA Credit Agreements entered into by

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and between a landowner and the County shall contain the following applicable criteria:

- a. The number of acres, and a legal description of all lands subject to the SSA Credit Agreement;
  - b. A map or plan of the land subject to the agreement that depicts any lands designated HYSAs, HSAs, or WRAs and the acreage of lands so designated;
  - c. A narrative description of all land uses that shall be removed from the land upon approval of the SSA Credit Agreement;
  - d. Calculations that support the total number of SSA Credits that result from the Natural Resource Index Assessment;
  - e. A copy of the Stewardship Easement Agreement applicable to the land, which shall be granted in perpetuity and shall be recorded within one-hundred and twenty 120 days following approval of the SSA Credit Agreement;
  - f. Land management measures that will be undertaken and the party responsible for such measures, including performance standards and annual monitoring requirements;
  - g. Provisions requiring that, upon designation of land as an SSA, the owner shall not seek or request, and the County shall not grant or approve, any increase in density or any inconsistent uses beyond those specified in the SSA Credit Agreement on the land, including the permanent removal of land use layers; and
  - h. Provisions regarding and ensuring the enforceability of the SSA Credit Agreement.
6. Public Hearing for SSA Credit Agreement. The SSA Credit Agreement shall be approved by an Ordinance of the BOCC after an advertised public hearing by majority vote. The hearing on the SSA Credit Agreement may be concurrent with the hearing on an SSA Application Package.
7. Stewardship Easement Agreement. The applicant shall prepare and submit a Stewardship Easement Agreement including the following:
- a. The Stewardship Easement Agreement shall impose a restrictive covenant or grant a perpetual restrictive easement that shall be recorded for each SSA, shall run with the land and shall be in favor of St. Lucie County and one (1) or more of the following: Florida Department of Environmental Protection (DEP), Florida Department of Agriculture and Consumer Services (DOACS), South Florida Water Management District (SFWMD), or a recognized land trust.

b. The Stewardship Easement Agreement shall identify the specific land management measures that will be undertaken and the party responsible for such measures, including performance standards and annual monitoring requirements.

c. In the event that the land being designated as an SSA is being transferred to a conservation or governmental entity by fee simple title, the deed shall reference the Stewardship Easement Agreement.

**D. SSA Review Process.**

1. Pre-application Conference with County Staff. Prior to the submission of an application for SSA designation, the applicant shall attend a pre-application conference with the Growth Management Director or his designee and other county staff, agencies, and officials involved in the review and processing of such applications and related materials. If an SRA designation application is to be filed concurrent with an SSA application, only one (1) pre-application conference shall be required. This pre-application conference should address, but not be limited to, such matters as:

a. Conformity of the proposed SSA with the goals, objectives, and policies of the Comprehensive Plan;

b. Review of the Stewardship Credit Worksheet (RLSA Figure 2) and Natural Resource Index Assessment for the property;

c. Identification of the recognized entity to be named in the restrictive covenant or perpetual restrictive easement, and;

d. Identification of the proposed land management measures that will be undertaken and the party responsible for such measures, including performance standards and annual monitoring requirements.

2. Application Package Submittal and Processing Fees. The required number of copies of each SSA Application and the associated processing fee shall be submitted to the Growth Management Director or his designee. The contents of said application package shall be in accordance with Section 4.05.07.C.

3. Application Deemed Complete and Sufficient for Review. Within ten (10) days of receipt of the SSA Application, the Growth Management Director or his designee shall notify the applicant in writing that the application is complete and sufficient for agency review or specify additional information needed to find the application to be complete and sufficient. If required, the applicant shall submit additional information. Within ten (10) days of receipt of the additional information, the Growth Management Director or his designee shall review it and notify the applicant in writing that the application is complete and sufficient, or request further information needed to clarify the additional information or to answer new questions raised by, or directly

related to, the additional information. The County may request additional information no more than twice, unless the applicant waives this limitation.

4. Review by County Reviewing Agencies: Once the SSA application is deemed complete and sufficient, the Growth Management Director or his designee will distribute it to specific County staff for their review.

5. Designation Report. Within twenty (20) days from the receipt of a complete and sufficient application, county staff shall prepare a written report containing their review findings and a recommendation of approval, approval with conditions or denial. This timeframe may be extended upon written agreement by the applicant.

#### **E. SSA Approval Process.**

1. Review by Environmental Advisory Committee (EAC). The EAC shall review any proposed Ordinance to designate lands within the RLSA Overlay Zone as an SSA. The EAC shall forward its comments to the BOCC.

2. Public Hearing Before BOCC. The BOCC shall hold an advertised public hearing on the proposed Ordinance to approve an SSA Application, SSA Credit Agreement and Stewardship Easement Agreement. Notice of the Board's intention to consider the Ordinance shall be given at least ten (10) days prior to said hearing by publication in a newspaper of general circulation in the County. A copy of such notice shall be kept available for public inspection during regular business hours of the Office of Clerk to the BOCC. The notice shall state the date, time and place of the hearing, the title of the proposed Ordinance, and the place or places within the County where the proposed Ordinance and the SSA Application Package may be inspected by the public. The notice shall provide a general description and a map or sketch of the affected land and shall advise that interested parties may appear at the hearing and be heard with respect to the proposed Ordinance. The BOCC shall review the staff report and recommendations, oral and written submissions from the public received at the hearing and, if it finds that all requirements for designation have been met, shall, by Ordinance, approve the application. If the BOCC finds that one (1) or more of the requirements for designation have not been met, it shall either deny the application or approve it with conditions mandating compliance with all unmet requirements. Approval of such Ordinance shall require a majority vote by the BOCC.

3. Legal Description. Following the BOCC's approval of the SSA Application and SSA Credit Agreement, a legal description of the land designated SSA, the SSA credits granted, and the executed Stewardship Easement Agreement applicable to such lands (as prepared by the SSA Applicant and reviewed and approved by St. Lucie County staff), shall be provided to the St. Lucie County Property Appraiser and the SSA Applicant. The Stewardship Easement Agreement shall be recorded within one hundred and twenty (120) days by the applicant in the public records of St. Lucie County.

4. Pursuant to Section 163.3177(11)(d) F.S., designations of SSAs and

SRAs within the RLSA Overlay Area shall be by Ordinance and do not require a Comprehensive Plan amendment. For informational purposes and as a ministerial act, the County shall illustrate each approved SSA and SRA on the FLUM and Overlay Map (RLSA Figure 1) with the symbol "RLSA-SSA #\_\_\_\_" at such time as any other updates are made to the FLUM or Overlay Map (RLSA Figure 1). Update the RLSA Overlay Map (RSLA Figure 1) and Official Zoning Map. The Official Zoning Map shall then be updated to reflect the designation of the SSA. Sufficient information shall be included on the updated zoning maps so as to direct interested parties to the appropriate public records associated with the designation, including but not limited to Ordinance number and SSA Designation Application number.

**F. SSA Amendments.** St. Lucie County shall consider an amendment to an approved SSA in the same manner described in this Section for the designation of an SSA. Under no circumstances shall Sending Area Land Use Layers, once removed as part of an SSA designation, be added back to the SSA. At the pre-application conference on a proposed amendment, the Growth Management Director or designee may grant a waiver to any portion of an SSA Application Package for which the required information has not materially changed since SSA designation or is not relevant to the requested amendment.

#### **4.05.08. SRA DESIGNATION**

Lands within the RLSA Overlay Zone may be designated as an SRA pursuant to the requirements of this section.

**A. Lands Within the RLSA Overlay Zone that may be designated as an SRA.** Any privately owned land within the RLSA Overlay Zone that meets the suitability criteria may be designated as an SRA, except land delineated on the RLSA Overlay Map (RLSA Figure 1) as HYSA, HSA, or designated as an SSA. WRAs may be located within the boundaries of an SRA and may be incorporated into an SRA Master Plan to provide water management functions for properties within such SRA, as permitted by SFWMD, and may also be used for Open Space, habitat and passive recreation.

1. **Suitability Criteria.** Land within the RLSA Overlay Zone must meet the following suitability criteria in order to be eligible for designation as an SRA:

a. The land must be designated on the RLSA Overlay Map (RLSA Figure 1) as "Open".

b. An SRA must contain sufficient suitable land to accommodate the planned development.

c. Residential, retail, office, manufacturing, light industrial, hotel, group housing, transient housing, Civic and Institutional, active recreation, governmental, and community service uses within an SRA shall not be located on lands that receive a Natural Resource Index value of greater than 1.4.

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d. Lands or parcels that are greater than one (1) acre and have an Index Value greater than 1.4 shall be retained as Open Space and maintained in a predominantly natural vegetated or agricultural state.

e. Open Space shall comprise thirty-five (35) percent of the Gross Acreage of a RLSA Town RLSA Village or CRD. Open Space on lands within an SRA that exceeds the required thirty-five (35) percent Open Space shall not consume Stewardship Credits.

f. If an HSA or WRA is contiguous to an SRA as delineated in the RLSA Overlay Map (RLSA Figure 1) and designed to be available to the public for passive recreation, its acreage shall count toward the required thirty-five (35) percent Open Space. When located adjacent to or included in an SRA, acreage within a WRA may be counted as Open Space so long as the same percentage of the WRA is not relied upon to generate Stewardship Credits for development within the SRA.

g. An SRA may be contiguous to an HSA or WRA as delineated in the RLSA Overlay Map (RLSA Figure 1), but shall not encroach into such areas, and shall buffer such areas as described in Policy 4.11 of the St. Lucie County Rural Land Stewardship Area Overlay in the Comprehensive Plan. An SRA may be contiguous to, or encompass a WRA.

h. The SRA must have either direct access to a County collector or arterial road or indirect access via a road provided by the developer that has adequate capacity to accommodate the proposed development in accordance with Policy 4.12 of the St. Lucie County Rural Land Stewardship Area Overlay in the Comprehensive Plan.

**B. Transfer and Use of Stewardship Credits.** Stewardship Credits may be transferred and used for residential or non-residential entitlements in an SRA on a per acre basis pursuant to these requirements:

1. Transfer of Credits. The transfer or use of Stewardship Credits shall only be in a manner as provided for herein. Stewardship Credits may be transferred from any approved SSA to an entity or individual, to an eligible receiving area, or applied to an SRA, subject to compliance with all applicable provisions of these policies. 2. Stewardship Credit Use. Stewardship Credits shall create development entitlements in an SRA on a per acre basis at a rate of seven (7) Stewardship Credits per gross acre. Lands within an SRA greater than one (1) acre, with Index Values of greater than 1.4, shall be retained as agricultural land or Open Space and maintained in a predominantly natural, vegetated state. Any such lands within an SRA exceeding the required thirty-five (35) percent shall not consume Stewardship Credits.

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3. Public Benefit Uses. The acreage within an SRA devoted to a Public Benefit Use shall not consume Stewardship Credits and shall not count toward the maximum acreage limits of an SRA.

4. Mixed Land Use Entitlements. In order to promote sustainable, mixed use development and provide the necessary support facilities and services to residents of rural areas, an SRA shall be allowed the full range of uses permitted by the Mixed Use Development (MXD) land use category of the Future Land Use Element, as modified by Policy 4.6 and RLSA Figure 5 in the St. Lucie County Rural Land Stewardship Area Overlay of the Comprehensive Plan. Depending on the size, scale, and character of an SRA, it shall be designed to include an appropriate mix of retail, office, manufacturing, light industrial, recreational, Civic and Institutional, community service and governmental uses, in addition to residential uses.

**C. Forms of SRA developments.** Only the following four (3) forms of development are permitted within an SRA designated within the RLSA Overlay Zone. Each requires a functional and integrated mix of uses in accordance with Policies 4.6.1, 4.6.2 and 4.6.3 of the St. Lucie County RLSA Overlay, including RLSA Figure 5, of the Comprehensive Plan.

1. RLSA Towns. Towns are the largest and most diverse form of SRA. RLSA Towns shall be not less than one thousand (1,000) acres or more than five thousand (5,000) acres in Gross Acreage and shall be designed to provide for a broad range of residential and nonresidential uses in accordance with the required Stewardship Receiving Area Characteristics Chart (RLSA Figure 5) of the Rural Land Stewardship Area Overlay of the Comprehensive Plan. See LDC Section 4.05.08.G.2 for RLSA Town design criteria.
2. RLSA Villages. RLSA Villages shall provide a diversity of housing types and mix of uses appropriate to the scale and character of the particular RLSA Village. RLSA Villages shall be not less than five hundred (500) acres or more than one thousand (1000) acres in Gross Acreage and shall comply with the required Stewardship Receiving Area Characteristics Chart (RLSA Figure 5) in the Rural Land Stewardship Area Overlay of the Comprehensive Plan. See Section 4.05.08.G.3 for RLSA Village design criteria.
3. Compact Rural Developments (CRDs). Compact Rural Development (CRD) is a form of SRA that shall support and further St. Lucie County's valued attributes and characteristics as defined in the preamble to the Comprehensive Plan. CRDs provide flexibility with respect to the mix of uses and design standards by allowing an eco-tourism lodge, office, welcome center or research facility that would have a unique set of uses and support services different from a traditional residential village. It could contain transient lodging facilities and services appropriate to eco-tourists or researchers, but may not provide for the range of services that are necessary to support permanent residents. CRDs provide flexibility with respect to the mix of uses and design standards. A CRD may include, but is not required to have, permanent residential housing, but only if the housing supports and is

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associated with the proposed non-residential use(s). A CRD shall conform to the characteristics as set forth in RLSA Figure 5 with a minimum size of 20 acres and a maximum size of 100 acres. To maintain a proportion of CRDs to RLSA Villages and RLSA Towns, a RLSA Village or RLSA Town must be approved prior to not more than 3 CRDs.

4. Proportion of CRDs to RLSA Villages and RLSA Towns. In order to maintain the correct proportion of CRDs to the number of RLSA Villages and RLSA Towns approved as SRAs, not more than three (3) CRDs may be approved prior to the approval of a RLSA Village or RLSA Town, and thereafter not more than three (3) additional CRDs, may be approved for each subsequent RLSA Village or RLSA Town.
5. Development of Regional Impact (DRI). SRAs are permitted as all or part of a DRI subject to the provisions of § 380.06, F.S. and the RLSA Overlay Zone Regulations.
  - a. An SRA Application Package may be submitted simultaneously with a Preliminary Development Agreement (PDA) application that occurs prior to a DRI Application for Development Approval (ADA). In such an application, the form of SRA development shall be determined by the characteristics of the DRI project, as described in the PDA.
  - b. The DRI may encompass more than a single SRA Designation Application. It is the intent of this Section to allow for the future designations of SRAs within a DRI as demonstrated by the DRI phasing schedule.
  - c. A DRI applicant is required to demonstrate that:
    - (1) The applicant has the necessary Stewardship Credits to entitle the DRI as part of subsequent SRA Designation Applications, or
    - (2) The applicant owns or has a contract with an owner of enough land that would qualify as SSAs to entitle the DRI as part of subsequent SRA Designation Applications, or has the ability to obtain the necessary Stewardship Credits to entitle the DRI as part of subsequent SRA Designation Applications.
6. Affordable Housing Component within an SRA. An SRA that includes residential housing shall provide Adequate Affordable or Workforce Housing, in the amount of 8% of the residential units in that SRA on-site, including very low-, low- and moderate-income housing for the development anticipated in the SRA. Adequate Affordable or Workforce Housing shall be determined on the basis of an analysis applying the standards under Rule 9J-2.048, F.A.C., regardless of whether the development within the SRA is required to undergo DRI review pursuant to section 380.06, Florida Statutes.

7. Land Uses within an SRA. Allowed, conditional and prohibited uses within a RLSA Town, RLSA Village or CRD shall be specified in the SRA Plan.

**D. Stewardship Receiving Area (SRA) Review & Approval Processes**

This SRA standards and requirement and review section shall reference back to the St. Lucie County Code, Section 11.01.00 and Section 11.03.00 as amended from time to time and where applicable. This SRA approval process shall reference back to the St. Lucie County Code, Chapter 11 Section 11.02.00 as amended from time to time.

1. Pre-Application Conference

- A. Purpose

See Section 11.01.05(A).

- B. Applicability

A pre-application conference is mandatory prior to the submittal of an SRA application.

- C. Initiation: Conference

An application for designation of a Stewardship Receiving Area (SRA) is initiated by requesting in writing a pre-application conference with the Growth Management Director, or his designee. Within twenty (20) working days of the request, the Growth Management Director shall schedule a pre-application conference with the applicant and other relevant County departments. If an application for SRA designation is to be filed concurrent with an SSA application, only one (1) pre-application conference shall be required. This pre-application conference shall be held within twenty (20) working days of the submitted request, unless waived by the applicant, should address, but not be limited to, such matters as:

- a. Conformity of the proposed SRA with the goals, objectives, and policies of the Comprehensive Plan;
- b. Consideration of suitability criteria described in Section 4.05.08.A.1 and other standards of this Section;
- c. SRA master plan compliance with all applicable policies of the RLSA Overlay Zone Regulations, and demonstration that incompatible land uses are directed away from HYSAs, HSAs, WRAs, and Conservation Lands;
- d. Confirmation in the manner prescribed herein that the applicant has acquired or will acquire sufficient Stewardship Credits to create the type of SRA (whether RLSA Town, RLSA Village or CRD) in the amount of acres requested in the SRA application, and;

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- e. Consideration of impacts, including environmental and public facility impacts.

D. Submission Materials

An SRA Application Package to support a request to designate land(s) within the RLSA Overlay Zone as an SRA shall be filed pursuant to the regulations of the RLSA Overlay Zone Regulations. The SRA Application Package shall include the following:

1. SRA Application. A landowner or his/her agent, hereafter "applicant," shall submit an application for the designation of an SRA within the RLSA Overlay Zone to the Growth Management Director or his designee, on an approved application form. The application shall include:

- a. The legal description of, or descriptive reference to, the SRA to which the Stewardship Credits are being transferred;
- b. Total number of acres within the proposed SRA;
- c. Number of acres within the SRA designated "public use" that do not require the redemption of Stewardship Credits in order to be entitled (i.e., that do not consume Credits);
- d. Number of acres of "excess" Open Space within the SRA that do not require the consumption of Credits;
- e. Number of acres of WRAs adjacent to the SRA but not included in the SRA designation;
- f. Number of acres within the SRA that consume Credits;
- g. The number of Stewardship Credits required for the SRA and documentation that the applicant has acquired or has a contractual right to acquire those Stewardship Credits;
- h. A specific reference to one (1) or more approved or pending SSA Designation Applications from which the Stewardship Credits are being obtained. Copies of the reference documents, e.g., SSA Stewardship Credit Agreement, etc., shall be provided, including:
  - (1) SSA application number;
  - (2) SSA Designation Ordinance (or Ordinance Number);
  - (3) SSA Credit Agreement (Stewardship Credit Agreement);
  - (4) Stewardship Credits Database Report.
- i. A summary table in a form provided by St. Lucie County that identifies the exchange of all Stewardship Credits that involve the

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SRA and all of the associated SSAs from which the Stewardship Credits are being obtained.

2. Application Fee. An application fee shall accompany the application.
3. Natural Resource Index Assessment. An assessment that documents the Natural Resource Index Value scores shall be prepared and submitted as part of the SRA Application. The Assessment shall include an analysis that quantifies the number of acres by Index Values. The Assessment shall:
  - a. Identify any lands within the proposed SRA that have an Index Value greater than 1.4;
  - b. Verify that the Index Value scores assigned during the RLSA Overlay Study are still valid through recent aerial photography or satellite imagery or agency-approved mapping, or other documentation, as verified by field inspections.
  - c. If the Index Value scores assigned during the RLSA Overlay Study are no longer valid, document the current Index Value scores of the land.
  - d. Quantify the acreage of agricultural lands, by type, being converted;
  - e. Quantify the acreage of non-agricultural acreage, by type, being converted;
  - f. Quantify the acreage of any lands by type within the proposed SRA that have an Index Value greater than 1.4;
  - g. Demonstrate compliance with suitability criteria contained in Section 4.05.08.A.1.
4. Natural Resource Index Assessment Support Documentation. Documentation to support the Natural Resource Index Assessment shall be provided for each SRA being designated to include:
  - a. Legal Description, including sketch or survey;
  - b. Acreage calculations of lands being put into the SRA, including acreage calculations of WRAs (if any) within SRA boundary but not included in SRA designation;
  - c. RLSA Overlay Map (RLSA Figure 1) delineating the area of the RLSA Overlay Zone being designated as an SRA;
  - d. SRA overlay map with current land uses and wetland boundaries and highlighting potential wetland and listed species impacts within the Master Plan;

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- e. Aerial photograph delineating the area being designated as an SRA;
  - f. Natural Resource Index Map of area being designated as an SRA;
  - g. Documentation to support a change in the related Natural Resource Index Value(s), if appropriate.
5. A cultural resources assessment survey, addressing on-site archaeological and historic resources, which has been found sufficient by the State Historic Preservation Officer pursuant to Chapter 1A-46, Florida Administrative Code.
6. SRA Plan and Master Plan. An SRA Plan and Master Plan shall be prepared and submitted by the applicant as part of the SRA Application Package. The SRA Plan and Master Plan shall be consistent with the requirements of Section 4.05.08.E.
7. SRA Public Facilities Impact Assessment Report. An Impact Assessment Report shall be prepared and submitted by the applicant as part of the SRA Application Package. The SRA Impact Assessment Report shall address the requirements of Section 4.05.08.H.
8. SRA Economic Assessment Report. An Economic Assessment Report shall be prepared and submitted by the applicant as part of the SRA Application Package. The SRA Economic Assessment Report shall address the requirements of Section 4.05.08.I.
9. SRA Credit Agreement.
- a. Any applicant for designation of an SRA shall enter into an SRA Credit Agreement with the County.
  - b. The SRA Credit Agreement shall contain the following information:
    - (1) The number of SSA Credits the applicant for an SRA designation is utilizing and which shall be applied to the SRA land in order to carry out the plan of development on the acreage proposed in the SRA Plan.
    - (2) A legal description of the SRA land and the number of acres;
    - (3) The SRA master plan depicting the land uses and identifying the number of residential dwelling units, gross leaseable area of retail, office and other non-residential square footage and other land uses depicted on the master plan;
    - (4) A description of the Credits that are needed to entitle the SRA land and the anticipated source of said Credits;

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(5) The applicant's acknowledgement that development of SRA land may not commence until the applicant has recorded an SRA Credit Agreement Memorandum in the Official Records of the St. Lucie County; and

(6) The applicant's commitments, if any, regarding conservation, or any other restriction on development on any lands, including wetlands, within the SRA, as may be depicted on the SRA master plan for special treatment.

c. The SRA Credit Agreement shall be effective on the latest of the following dates:

(1) The date that the County approves the SRA Application;

(2) The date that documentation of the applicant's acquisition of the Stewardship Credits to be utilized for the SRA is determined by the County to be sufficient, such sufficiency shall be determined within five (5) working days after the receipt of documentation of the acquisition of the Stewardship Credits to be utilized.

d. If the development provided for within an SRA constitutes, or will constitute, a development of regional impact ("DRI") pursuant to § 380.06 and 380.0651, F.S., and if the applicant has obtained a preliminary development agreement ("PDA") from the Florida Department of Community Affairs for a portion of the SRA land, the applicant may request the County to enter into a Preliminary SRA Credit Agreement for those Stewardship Credits needed in order to develop the PDA authorized development. Commencement of the PDA authorized development may not proceed until the applicant has recorded a Preliminary SRA Credit Agreement Memorandum. The Preliminary SRA Credit Agreement and Preliminary SRA Credit Agreement Memorandum shall include the same information and documentation as is required for an SRA Credit Agreement and an SRA Credit Agreement Memorandum.

2. Filing Application for Stewardship Receiving Area (SRA)

Reference Sections 11.01.06 through and including 11.01.19 as amended from time to time in addition to the following sections:

A. Department of Community Affairs Review

After the Growth Management Director or his designee, determines that an application for Stewardship Receiving Area (SRA) is complete, the Growth Management Director or his designee, shall transmit the complete SRA Application, in accordance with RLSA Policy 4.5 within the St. Lucie County Comprehensive Plan to the Florida Department of Community Affairs to review the proposed SRA Application for consistency with the RLSA Overlay

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and provide comments to the County within a period of thirty (30) calendar days.

B. Environmental Advisory Committee Review

After the Growth Management Director or his designee, determines that an application for Stewardship Receiving Area (SRA) is complete, the Growth Management Director or his designee, shall transmit the complete SRA Application, to the St. Lucie County Environmental Advisory Committee (EAC) for review and comments. The EAC shall be authorized to review and comment on any proposed Ordinance to designate lands within a RLSA Overlay Zone as a SRA. The EAC shall forward its comments on the application for Stewardship Receiving Area (SRA) designation to the Growth Management Director, or his designee, who shall then report those comments as part of the public hearing review of the proposed designation of an SRA.

C. Official Development Document

Following the Board of County Commissioners approval of the SRA Application and SRA Credit Agreement, a legal description of the land designated SRA, the SRA credits granted, and the executed Stewardship Easement Agreement applicable to such lands (as prepared by the SRA Applicant and reviewed and approved by St. Lucie County staff), shall be provided to the St. Lucie County Property Appraiser and the SRA Applicant. The Stewardship Easement Agreement shall be recorded within one hundred and twenty (120) days by the applicant in the public records of St. Lucie County. Following the effective date of the approval of the SRA Application, the adopted Ordinance, including the SRA Plan and Master Plan, shall become the official development document for the approved SRA. In addition to the requirement for BOCC approval of an SRA Application Package, the SRA shall be subject to other applicable regulations in the Code, including but not limited to subdivision and site plan approval; however, no further review or approval of the SRA under this section or in the Code shall be required except for an amendment requested by the applicant or a successor in interest.

D. Update Stewardship Credits Database

Following the effective date of the approval of the SRA, the County shall update the Stewardship Credits Database used to track both SRA Credits generated and SRA Credits consumed.

E. Update the RLSA Overlay Map & Official Zoning Atlas

Upon the approval, with or without conditions, of the application for designation of a Stewardship Receiving Area (SRA), The Official Zoning Atlas shall be updated to reflect the designation of the SRA. The County will delineate the boundaries of each approved SRA with the symbol "RLSA-

SRA # \_\_\_\_.” Sufficient information shall be included on the updated zoning maps so as to direct interested parties to the appropriate public records associated with the designation, including but not limited to Ordinance number and SRA Designation Application number. After the approval of any SRA, and during the County’s next regular Future Land Use Map amendment process, as a ministerial act and for information purposes only, the County will delineate the boundaries of the approved SRA on the Future Land Use Map and on the RLSA Overlay Map and amend the Capital Improvements Element and Traffic Circulation Element to reflect any public facilities needed to serve the approved SRA.

#### F. Conditional Stewardship Receiving Area (SRA) Designation

If, at the time of the approval of the Stewardship Receiving Area (SRA) Application Package by the Board of County Commissioners, the applicant has not acquired the number of Stewardship Credits needed to entitle the SRA, then the SRA designation shall be conditional. The applicant shall have ninety (90) days from the date of the conditional approval to provide documentation of the acquisition of the required number of Stewardship Credits. Upon presentation of such documentation by the applicant, the County shall provide written acknowledgement to the applicant that the condition has been satisfied. If the applicant does not provide such documentation within ninety (90) days, the conditional SRA designation shall be null and void.

#### G. Stewardship Receiving Area (SRA) Amendments

Amendments to the Stewardship Receiving Area (SRA) shall be considered in the same manner as described in this Section for the establishment of an SRA, except as follows.

##### a. Waiver of Required SRA Application Package Component(s).

At the pre-application conference on a proposed SRA amendment, the Growth Management Director or designee may grant a waiver to any portion of the SRA Application Package for which the required information has not materially changed since SRA designation or is not relevant to the requested amendment. The Growth Management Director or designee shall determine what application components and associated documentation are required in order to review the amendment request.

##### b. Approval of Minor Changes by Growth Management Director or Designee .

The Growth Management Director shall be authorized to approve minor changes and refinements to an SRA Master Plan or SRA Plan upon written request of the applicant. Minor changes and refinements shall be reviewed by appropriate County staff to ensure that said changes and refinements are otherwise in compliance with all applicable County ordinances and regulations prior to the Growth

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Management Director or designee's consideration for approval. The following limitations shall apply to such requests:

- (1) The minor change or refinement shall be consistent with the general intent of the RLSA Overlay, the RLSA Overlay Zone Regulations, and the SRA Plan's amendment provisions.
  - (2) The minor change or refinement shall be compatible with contiguous land uses and shall not create detrimental impacts to abutting land uses, water management facilities, and conservation areas within or external to the SRA.
  - (3) Minor changes or refinements, include but are not limited to:
    - (a) Reconfiguration of lakes, ponds, canals, or other water management facilities where such changes are consistent with the criteria of the SFWMD and St. Lucie County;
    - (b) Internal realignment of rights-of-way, other than a relocation of access points to the SRA itself, where water management facilities, preservation areas, or required easements are not adversely affected;
    - (c) Reconfiguration of parcels when there is no encroachment into the preservation areas or lands with an Index Value of 1.4 or higher; and,
    - (d) Any other changes authorized by the BOCC in the Ordinance designating the SRA and approving the SRA Plan and Master Plan, provided they do not materially change the character of the SRA.
- c. Relationship to Subdivision or Site Development Approval.
- Approval by the Growth Management Director or designee of a minor change or refinement may occur independently from, and prior to, any application for subdivision or site plan approval. However, approval of the minor change shall not constitute authorization for development or implementation of the minor change or refinement without obtaining all other necessary County permits and approvals.
- d. The process to be followed for any minor change or refinement to an SRA shall be in accordance with County procedures as outlined in Chapter 11.

**E. SRA Plan and SRA Master Plan.** Data supporting the SRA designation and describing the SRA application shall be in the form of an SRA Plan that shall consist of the information listed below, unless determined by the Growth Management Director or designee at the pre-application conference to be unnecessary to describe

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the development strategy. The SRA Master Plan will demonstrate that the SRA complies with all applicable Comprehensive Plan policies and the RLSA Overlay Zone and is designed so that incompatible land uses are directed away from lands identified as HYSAs, HSAs, and Conservation Lands as designated on the RLSA Overlay Map (RLSA Figure 1).

1. The SRA Plan and SRA Master Plan shall be prepared by an urban planner who possesses an AICP certification, together with a qualified environmental consultant and the following: A professional engineer (P.E.) with expertise in the area of civil engineering licensed by the State of Florida and a registered landscape architect licensed by the State of Florida. 2. SRA Master Plan Content. At a minimum, the master plan shall include the following elements:

- a. The title of the project and name of the developer;
- b. Scale, date, north arrow;
- c. Boundaries of the subject property, HSAs, HYSAs, and WRAs located within or adjacent to the SRA, all existing roadways within and adjacent to the site, watercourses, and other important physical features within and adjoining the proposed development;
- d. Identification of all proposed Context Zones within the SRA, proposed pedestrian network, proposed open space, proposed conservation/ preservation areas, lakes and/or other water management facilities, the location and function of all areas proposed for dedication or to be reserved for community and/or public use, and areas proposed for recreational uses; and
- e. The location of all proposed major internal rights of way.

3. The SRA Plan shall identify, locate and quantify the full range of uses, including accessory uses that provide the mix of services to, and are supportive of, the residential population of an SRA, and shall include, as applicable, the following:

- a. Title page to include name of project;
- b. Index/table of contents;
- c. List of exhibits with exhibit date shown;
- d. Statement of compliance with the RSLA Overlay and the RLSA Overlay Zone Regulations;
- e. General location map showing the location of the site within the boundaries of the RLSA Overlay Map (RLSA Figure 1) and in relation to other designated SRAs and such external facilities as highways;

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- f. Property ownership and general description of site (including statement of unified ownership);
- g. Description of project development;
- h. Legal description of the SRA boundary, and for any WRAs encompassed by the SRA;
- i. The overall acreage of the SRA that requires the consumption of Stewardship Credits and proposed gross density for the SRA;
- j. Identification of all proposed land uses within each Context Zone or increment describing: acreage; proposed number of dwelling units; proposed density and percentage of the total development represented by each type of use for the subject phase;
- k. Design standards for each Context Zone within the SRA. Design standards shall be consistent with the Design Criteria contained in Section 4.05.08.G. for the subject phase;
- l. Identification of inclusion of very-low, low and moderate income housing within the proposed SRA;
- m. The proposed schedule of development, and the sequence of phasing or incremental development within the SRA, if applicable;
- n. A Natural Resource Index Assessment as required in Section 4.05.08.D.3.;
- o. The location and nature of all existing or proposed public facilities (or sites), such as schools, parks, and fire stations;
- p. Typical cross sections for all arterial, collector, and local streets, public or private, within the proposed SRA;
- q. Development commitments for all infrastructure; and
- r. SRA Plan amendment provisions.

**F. DRI Master Plan.** If applicable, the proposed DRI master plan, or PDA, shall be included as part of the SRA Application Package. The DRI master plan shall identify the location of the SRA being designated, and any previously designated SRAs within the DRI.

**G. Design Criteria.** Criteria are hereby established to guide the design and development of SRAs. The size and base density of each form of SRA shall be consistent with the standards set forth below. The base residential density is calculated by dividing the total number of residential units in an SRA by the acreage therein that is entitled through Stewardship Credits. The base residential density does not restrict net residential density of parcels within an SRA. The location, size

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and density of each SRA will be determined on an individual basis, subject to the regulations below, during the SRA designation review and approval process.

1. *SRA Characteristics.* All SRAs shall be consistent with the required characteristics identified within the St. Lucie County Comprehensive Plan, RLSA Overlay SRA Characteristics Chart (RLSA Figure 5) and the design criteria in this Section.
2. RLSA Town Design Criteria.
  - a. General design criteria.

A master plan is required for a RLSA Town as a component of the SRA application and shall:

- Include clearly defined neighborhoods with each having its own identity and character and providing focal points in the form of neighborhood-scale retail, office, civic uses, schools, parks or other public places.
- Foster an urban, pedestrian-oriented environment in a mixed-use Town Center by co-locating residential, retail, office, civic and other uses in the Town Center; creating aesthetically pleasing spatial relationships between streets, sidewalks and building facades; providing for shared and alternative parking in the Town Center; and locating higher-density residential areas proximate to the Town Center.
- Promote internal capture of shopping and business trips by facilitating walk-to shopping and employment, maximizing bicycle and pedestrian mobility; providing a connected pathway, bikeway and multi-use trail system; and reserving adequate sites for transit stops and shelters for construction when transit service becomes available to the RLSA Town.
- Achieve connectivity through an interconnected network of roads and streets and block designs in each context zone, as established in the RLSA LDRs, to provide multiple pathways allowing for trip dispersion and reduced trip lengths.
- Provide for a range of housing types and price levels to accommodate diverse ages and incomes, including adequate housing for the RLSA Town's very low-, low- and moderate-income households that is reasonably accessible to the RLSA Town's places of employment.
- Integrate Open Space in neighborhoods throughout the RLSA Town through such features as town greens and squares, greenways, multi-use trails, community parks, neighborhood parks and tot lots.
- Include in each phase of development for the RLSA Town a reasonable balance of residential and non-residential uses, reflecting market trends and

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projections for absorption, in order to ensure a land use balance at build-out that is consistent with RLSA Figure 5.

The following specific information that shall be included on any RLSA Town master plan:

RLSA Towns shall have parks or public green spaces within all neighborhoods. RLSA Towns shall include a minimum of 5 acres of community park per 1,000 people.

RLSA Town Plans shall be coordinated with the St. Lucie County School Board to provide for the appropriate range of schools, as applicable. To the extent possible, schools and parks shall be located adjacent to each other and be sized and located to enable children to walk or bicycle to them. In coordination with the St. Lucie County School District, the RLSA Town's master plan shall identify a "Safe Route to Schools and Parks" through a system of sidewalks, pathways and trails.

The Cloud Grove Town SRA shall reserve to the County sufficient land for 500,000 gross square feet based on the required F.A.R. on RLSA Figure 5 and required parking, for Targeted Industry as an integrated part of the town, to be deeded to the County upon binding commitment by the end user(s). If the County does not obtain binding commitments for such user(s) within five years of SRA approval, any non-committed land shall revert to the developer.

b. Context Zones.

Context Zones are intended to guide the location of uses and their intensity and diversity within a RLSA Town, and provide for the transition of uses back to the surrounding rural environment. A RLSA Town shall include the following Context Zones and may include additional Context Zones as approved by the BOCC in the SRA Plan and Master Plan:

i. Town Core. The Town Core shall be the civic center of a RLSA Town. It is the most dense and diverse zone, with a full range of uses within walking distance. The Core shall be a primary pedestrian zone with buildings positioned near the right-of-way, sidewalks shall be shaded through streetscape planting, awnings and other architectural elements. Entrances to structures in the Town Core should reinforce the pedestrian scale. Parking shall be provided on street and in the rear of buildings within lots or parking structures. Signage shall be pedestrian scale and designed to compliment the building architecture. The following design criteria shall apply within the Town Core. Civic or institutional buildings shall be subject to specific design standards set forth in the SRA Plan and approved by the BOCC that address the perspective of these buildings' creating focal points, terminating vistas and significant community landmarks.

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- a) Uses - commercial, retail, office, civic, institutional, light industrial and manufacturing, essential services, residential, live-work, parks and accessory uses. Such uses may occur in shared use buildings or single use buildings.
- b) The intensity of non-residential development shall be consistent with the characteristics identified on the St. Lucie County RLSA Overlay SRA Characteristics Chart (RLSA Figure 5) herein. More specific intensity standards may be established during the SRA designation review and approval process.
- c) The density of transient lodging uses shall not exceed twenty-six (26) dwelling units per Town Core gross acre.
- d) The maximum building height shall be five (5) stories. The minimum building height shall be two (2) stories and may additionally include parapet walls or other architectural features.
- e) The minimum lot size shall be 450 square feet.
- f) The maximum block perimeter shall be two thousand five hundred (2500) linear feet.
- g) The minimum building setback/build-to line from all property boundaries shall be zero (0) feet. The maximum front building setback shall be ten (10) feet, unless otherwise established in these regulations. Maximum building setbacks shall not vary more than five (5) feet from an adjacent building. Buildings should be sited at the edge of the sidewalk (front and/or side boundary) and be oriented to the street. The build-to line from the front and side boundaries may be increased in order to create public spaces such as plazas and courtyards. Access shall comply with the American's with Disability Act as applicable.
- h) Overhead encroachments such as awnings, balconies, arcades and the like, shall maintain a clear distance of nine (9) feet above the sidewalk and fifteen (15) feet above the street.
- i) Seating for outdoor dining shall be permitted to encroach into the public sidewalks and shall leave a minimum six (6) foot clear pedestrian way between the outdoor dining and the streetscape planting area.

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j) Buildings within the Town Core shall be made compatible through similar massing, volume, frontage, scale and architectural features.

k) The majority of parking spaces shall be provided off-street in the rear of buildings, or along the side (secondary streets), organized into a series of small bays separated by landscape islands or diamonds of varied sizes. Parking is prohibited in front of buildings, except within the right-of-way. Parking structures fronting on a street shall either include ground floor retail or have a minimum ten (10) foot wide landscaped area at grade and include façade treatments. The amount of required parking shall be demonstrated through a shared parking analysis submitted with an SRA designation application. Parking shall be determined utilizing the modal splits and parking demands for various uses recognized by ITE, ULI or other sources or studies. The analysis shall demonstrate the number of parking spaces available to more than one use or function, recognizing the required parking will vary depending on the multiple functions or uses in close proximity which are unlikely to require the spaces at the same time. The shared parking analysis methodology will be determined and agreed upon by the County Transportation staff and the applicant during the pre-application meeting. The shared parking analysis shall use the maximum square footage of uses proposed by the SRA Plan.

l) Streets shall adhere to the cross sections contained in the SRA Plan. At a minimum all proposed streets with the exception of alleys shall include sidewalks on both sides of the street, parallel to the right-of-way. Pedestrian passages or walkway connections within or between buildings on a block may be permitted. A streetscape area with a minimum planter size five (5) feet in width and eight (8) feet in length located between the back of curb and the sidewalk shall be provided. In these areas, sidewalk protection such as root barriers, continuous tree pits, and/or structural soils shall be provided. Streets shall maintain a minimum average building height to street width ratio of 1:1, excluding landmark buildings.

m) Landscaping minimums within the Town Core shall be met by providing landscaping within parking lots as described, and by providing a streetscape area between the sidewalk and curb with a minimum planter

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size five (5) feet in width and eight (8) feet in length, with trees spaced no greater than forty (40) feet on-center or as otherwise allowed. The street tree pattern may be interrupted by architectural elements such as arcades and columns.

n) General signage standards.

i) Signage design shall be carefully integrated with site and building design to create a unified appearance for the total property.

ii) Creativity in the design of signs is encouraged in order to emphasize the unique character of the SRA.

iii) Signs shall comply with a signage plan included in the SRA Plan.

ii. Town Center. The Town Center shall provide a wide range of uses including daily goods and services, culture and entertainment, within walking distance. Like the Town Core, the Town Center is the primary pedestrian zone, designed at human scale to support the walking environment. It is the "Main Street" area of the RLSA Town. Buildings shall be positioned near the right-of-way line, wide sidewalks shall be shaded by street trees and architectural elements. Entrances to structures in the Town Center should reinforce the pedestrian scale. Civic or institutional buildings shall be subject to specific design standards that address these buildings ' creating focal points, terminating vistas, and significant community landmarks and that are set forth in the SRA Plan and approved by the BOCC. The following design criteria shall apply within the Town Center:

a) Commercial, retail, office, civic, institutional, light industrial and manufacturing, essential services, parks, residential, live-work, and schools and accessory uses shall be permitted. These uses may occur in shared use buildings or single use buildings.

b) The intensity and density of development shall be consistent with the characteristics identified on the St. Lucie County RLSA Overlay SRA Characteristics Chart (RLSA Figure 5) herein. More specific intensity standards may be established during the SRA designation review and approval process.

c) The maximum building height shall be four (4) stories. The minimum building height shall be two (2)

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stories and may additionally include parapet walls or other architectural features..

d) The minimum lot area shall be one thousand (1,000) square feet.

e) The maximum block perimeter shall be two thousand five hundred (2500) linear feet.

f) The minimum building setback/build-to line from all property boundaries shall be zero (0) feet. The maximum front building setback shall be ten (10) feet, unless otherwise established in these regulations. Maximum building setbacks shall not vary more than five (5) feet from an adjacent building. Buildings should be sited at the edge of the sidewalk (front and/or side street boundary) and be oriented to the street. The build-to line from the front and side boundaries may be increased in order to create public spaces such as plazas and courtyards. Access shall comply with the American's with Disability Act as applicable.

g) Overhead encroachments such as awnings, balconies, arcades and the like, must maintain a clear distance of nine (9) feet above the sidewalk and fifteen (15) feet above the street.

h) Seating for outdoor dining shall be permitted to encroach the public sidewalks and shall leave a minimum six (6) foot clear pedestrian way between the outdoor dining and the streetscape planting area.

i) Buildings within the Town Center shall be made compatible through similar massing, volume, frontage, scale and architectural features.

j) Streets shall adhere to the cross sections contained in the SRA Plan. At a minimum all proposed streets with the exception of alleys must include sidewalks on both sides of the street, parallel to the right-of-way, and a streetscape area with a minimum planter size five (5) feet in width and eight (8) feet in length located between the back of curb and the sidewalk. Streets shall maintain a minimum average building height to street width ratio of 1:1, excluding landmark buildings.

k) Parking space requirements and design are the same as in the Town Core.

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l) Signage requirements are the same as in the Town Core.

iii. Neighborhood General. Neighborhood General is predominantly residential with a mix of single and multi-family housing. Neighborhood scale goods and services, schools, parks and Open Space diversify the neighborhoods. The interconnected street pattern is maintained through the Neighborhood General to disperse traffic. Sidewalks and streetscape support the pedestrian environment. The following design criteria shall apply within Neighborhood General:

a) Residential, neighborhood scale goods and services, live-work, civic, institutional, parks, schools and accessory uses, including an accessory dwelling unit for single-family residential use, shall be permitted.

b) The maximum allowable building height shall be three (3) stories.

c) The maximum block perimeter shall be three thousand five hundred (3500) linear feet, except that a larger block perimeter shall be allowed where an alley or pathway provides through access, or the block includes water bodies or public facilities.

d) The SRA Plan shall set forth the development standards for all allowable types of single-family residential development, which shall, at a minimum, adhere to the following:

i) The minimum lot area shall be one thousand (1,000) square feet.

ii) Landscaping shall include a minimum of sixty (60) square feet of shrub planting per lot, on lots that are three thousand (3,000) square feet or less in area; eighty (80) square feet on lots that are greater than three thousand (3,000) square feet but less than five thousand (5,000) square feet in area; and one hundred (100) square feet for lots five thousand (5,000) square feet or larger in area or as otherwise allowed. Plantings shall be in identified planting areas, raised planters, or planter boxes in the front of the dwelling, with, at a minimum, turf grass for the remainder of the property.

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- iii) Required off-street parking for single-family dwelling units shall be permitted at the front, side or rear of the lot.
- e) Multi-family residential uses shall adhere to the following:
- i) Maximum building width of two hundred seventy-five (275) feet and minimum building width of eighteen (18) feet.
  - ii) Twenty (20) foot minimum building separation required and not more than then (10) consecutive townhome units.
  - iii) The minimum building front and side setback/build-to lines from all property boundaries shall be zero (0) feet for primary structures. Rear yard setbacks shall be a minimum of ten (10) feet for the primary structure and five (5) feet for any accessory structures.
  - iv) Porches, stoops, chimneys, bays, canopies, balconies and overhangs may encroach into the front and side yards a maximum of five (5) feet.
  - v) The majority of parking spaces shall be provided off-street in the rear of buildings or along side (secondary) streets. Parking areas shall be organized into a series of small bays separated by landscape islands or diamonds of varied sizes. Parking lots shall be accessed from alleys, service lanes or secondary streets. On-street parking spaces within the limits of the front property line, as projected into the right-of-way, shall count toward the required number of parking spaces.
  - vi) A minimum of one hundred (100) square feet of shrub planting shall be required for each two thousand (2,000) square feet of building footprint, and one tree shall be required for each four thousand (4,000) square feet of lot area, inclusive of street trees, with such plantings in planting areas, raised planters, or planter boxes in the front of the building and a minimum of turf grass for the remainder of the property.

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- f) Non-residential uses shall adhere to the following:
- i) All such uses shall be located at intersection corners unless the entire block face and cross-street block face consist of non-residential uses or the block face is adjoining the Town Core or Town Center. These uses shall not be permitted at mid-block locations if a residential unit is adjacent to either side;
  - ii) If the non-residential use is a restaurant, grocery store, or convenience store, it shall be located on an alley loaded site;
  - iii) The use shall have a minimum lot area of not less than the size of the smallest adjacent lot.
  - iv) The minimum front and side building setback/build-to line shall be zero (0) feet. If located adjacent to an existing structure, the minimum side setback shall be equal to the setback of the adjacent property. The minimum rear setback shall be ten (10) feet from the rear property boundary for the principal structure and five (5) feet from the rear property boundary for any accessory structures. Access shall comply with the American's with Disability Act as applicable.
  - v) Parking space requirements and design are the same as in the Town Core, with on-street parking provided only along the lot's street frontage. No off-street parking shall be permitted between the front facade and the front property line. No off-street parking shall be permitted between the side facade and the street side property line for corner lots. All off-street parking shall be screened from the street and adjacent property by wall, fence and/or landscaping.
  - vi) Landscaping shall include a minimum of one hundred (100) square feet of shrub planting per two thousand (2,000) square feet of building footprint, and one (1) tree per four thousand (4,000) square feet of lot area, inclusive of street trees. Plantings shall be in planting areas, raised planters, or planter boxes in the front of the building. Minimum of turf grass for the remainder of the property.

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- g) Signage requirements shall be the same as in Town Center.
  - h) At a minimum all proposed streets must include sidewalks on both sides of the street, parallel to the right-of-way, and a five (5) feet streetscape area between the back of curb and the sidewalk.
- iv. Neighborhood Edge (optional). Neighborhood Edge is predominantly a single-family residential neighborhood. This zone has the least intensity and diversity within the RLSA Town. The mix of uses is limited. Residential lots are larger and more Open Space is evident. The Neighborhood Edge may be used to provide a transition to adjoining land uses. The following standards shall apply with the Neighborhood Edge:
- a) The permitted uses within the Neighborhood Edge are residential, schools, parks, Open Space, golf courses, and accessory uses.
  - b) Building heights shall not exceed two (2) stories.
  - c) Lots shall have a minimum area of five thousand (5000) square feet with lot dimensions and setbacks to be further defined with the SRA Plan.
  - d) The perimeter of each block may not exceed five thousand (5000) linear feet, unless an alley or pathway provides through access, or the block includes water bodies or public facilities.
  - e) Landscaping shall include a minimum of one hundred (100) square feet of planting per lot, and a minimum of turf grass for the remainder of the property.
  - g) Streets shall adhere to the cross sections contained in the SRA Plan. At a minimum all proposed streets with the exception of alleys must include a sidewalk or multi-use path on one (1) side of the street with a five (5) foot streetscape area between the edge of curb and the pathway.
  - h) Required off-street parking for single-family dwelling units shall be permitted at the front, side or rear of the lot.
- v. Special Use District (optional). The Special Use District is intended to provide for uses and development standards not otherwise provided for within the Context Zones. Special Use Districts would be primarily single use districts, such as

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universities, medical parks and resorts that require unique development standards to ensure compatibility with surrounding neighborhoods. The location of Special Use Districts shall be illustrated on the SRA Master Plan, and uses and development standards shall be defined in detail within the SRA development application for review by St. Lucie County staff.

3. RLSA Village Design Criteria.

a. General design criteria.

A master plan for a RLSA Village is required as a component of the SRA application and shall:

- Include clearly defined neighborhoods with each having its own identity and character and providing focal points in the form of neighborhood-scale retail, office and civic uses in addition to schools, parks and other public places.
- Foster an urban, pedestrian-oriented environment by co-locating residential, retail, office, civic and other uses in a Village Center; creating aesthetically pleasing spatial relationships between streets, sidewalks and building facades providing for shared and alternative parking in the Village Center; and locating higher-density residential areas proximate to the Village Center.
- Promote internal capture of shopping and business trips by facilitating walk-to shopping and employment, maximizing bicycle and pedestrian mobility; providing a connected pathway, bikeway and multi-use trail system; and reserving adequate sites for transit stops and shelters for construction when transit service becomes available to the RLSA Village.
- Achieve connectivity through an interconnected network of roads and streets and block designs in each context zone, as established in the RLSA LDRs, to provide multiple pathways allowing for trip dispersion and reduced trip lengths.
- Provide for a range of housing types and price levels to accommodate diverse ages and incomes, including adequate housing for the RLSA Village's very low-, low- and moderate-income households that is reasonably accessible to the RLSA Village's places of employment.
- Integrate Open Space in neighborhoods throughout the RLSA Village through such features as village greens and squares, greenways, multi-use trails, community parks, neighborhood parks and tot lots.
- Include in each phase of development for the RLSA Village a reasonable balance of residential and non-residential uses, reflecting market trends and projections for absorption, in order to ensure a land use balance at build-out that is consistent with RLSA Figure 5.

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The following specific information that shall be included on any RLSA Village master plan:

RLSA Villages shall have parks or public green spaces within all neighborhoods. RLSA Villages shall include a minimum of 5 acres of community park per 1,000 people.

RLSA Village Plans shall be coordinated with the St. Lucie County School Board to provide for the appropriate range of schools, as applicable, in accordance with the size of the RLSA Village. To the extent possible, schools and parks shall be located adjacent to each other and be sized and located to enable children to walk or bicycle to them. In coordination with the St. Lucie County School District, the RLSA Village's master plan shall identify a "Safe Route to Schools and Parks" through a system of sidewalks, pathways and trails.

b. Context Zones.

i. General.

a) RLSA Villages shall be designed to include a minimum of two (2) Context Zones: Village Center and Neighborhood General. A RLSA Village may include additional Context Zones as approved by the BOCC in the SRA Plan and Master Plan.

b) Each Zone shall blend into the other without the requirements of buffers.

c) RLSA Villages may include the Context Zone of Neighborhood Edge.

d) RLSA Villages may include Special Use Districts to accommodate uses that require use specific design standards not otherwise provided for within the Context Zones.

e) The SRA Master Plan shall designate the location of each Context Zone and each Special Use District. The village center shall be designated in one (1) location. Neighborhood General, Neighborhood Edge and Special Use District may be designated in multiple locations.

f) Context Zones are intended to guide the location of uses and their intensity and diversity within a RLSA Village, and provide for the transition of uses back to the surrounding rural environment.

ii. Village Center.

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- a) The allowable uses within a village center are commercial, retail, office, civic, institutional, essential services, parks, residential, live-work, and schools and accessory uses.
- b) Uses may occur in shared use buildings or single use buildings.
- c) The intensity and density of development shall be consistent with the characteristics identified on the St. Lucie County RLSA Overlay SRA Characteristics Chart (RLSA Figure 5) herein. More specific intensity standards may be established during the SRA designation review and approval process.
- d) Maximum building height: Four (4) Stories, excluding roofs and architectural features.
- e) Minimum lot area: The minimum lot size shall be 450 square feet.
- f) Block Perimeter: Two thousand five hundred (2,500) linear feet maximum.
- g) The minimum building setback/build-to line from all property boundaries shall be zero (0) feet unless otherwise noted herein. Buildings should be sited at the edge of the sidewalk (front and/or side street boundary) and be oriented to the street. The build-to line from the front and side boundaries may be increased in order to create public spaces such as plazas and courtyards. Access shall comply with the American's with Disability Act as applicable.
- h) Overhead encroachments such as awnings, balconies, arcades and the like, must maintain a clear distance of nine (9) feet above the sidewalk and fifteen (15) feet above the street.
- i) Seating for outdoor dining shall be permitted to encroach the public sidewalks and shall leave a minimum six (6) foot clear pedestrian way between the outdoor dining and the streetscape planting area.
- j) Civic or Institutional Uses shall be subject to specific design standards that address the perspective of these buildings' creating focal points, terminating vistas, and significant community landmarks and that are set forth in the SRA Application Package and approved by the BOCC.

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k) Buildings within the Village Center shall be made compatible through similar massing, volume, frontage, scale and architectural features.

l) At a minimum all proposed streets with the exception of alleys shall include sidewalks on both sides of the street, parallel to the right-of-way, and a streetscape area with a minimum planter size five (5) feet in width and eight (8) feet in length located between the back of curb and the sidewalk. Streets shall maintain a minimum average building height to street width ratio of 1:1, excluding landmark buildings.

m) General parking criteria

i) On- street parking spaces within the limits of the front property line, as projected into the right-of-way, shall count towards the required number of parking spaces.

ii) The majority of parking spaces shall be provided off- street in the rear of buildings, or along the side (secondary streets). Parking is prohibited in front of buildings.

iii) Parking areas shall be organized into a series of small bays separated by landscape islands or diamonds of varied sizes.

iv) Parking lots shall be accessed from alleys, service lanes or secondary streets.

n) The majority of parking spaces shall be provided off- street in the rear of buildings, or along the side (secondary streets), organized into a series of small bays delineated by landscape islands of varied sized. An average spacing between landscape islands shall be ten (10) spaces. Parking is prohibited in front of buildings, except within the right-of-way. Parking lots shall be accessed from alleys, service lanes or secondary streets. Parking structures fronting on a street shall include ground floor retail or shall have a minimum ten (10) feet wide landscaped area at grade and include façade treatments. The amount of required parking shall be demonstrated through a shared parking analysis submitted with an SRA Application Package. Parking shall be determined utilizing the modal splits and parking demands for various uses recognized by ITE, ULI or other sources or studies. The analysis shall demonstrate the number of parking

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spaces available to more than one use or function, recognizing the required parking will vary depending on the multiple functions or uses in close proximity which are unlikely to require the spaces at the same time.

o) Landscaping minimums within the village center shall be met by providing landscaping within parking lots as described, and by providing a streetscape area between the sidewalk and curb with a minimum planter size five (5) feet in width and eight (8) feet in length. In these areas, sidewalk protection such as root barriers, continuous tree pits, and/or structural soils shall be provided. Trees shall be spaced no more than forty (40) feet on-center. The street tree pattern may be interrupted by architectural elements such as arcades and columns.

p) Signage standards within the village center shall comply with those provided in the Town Center.

iii. Neighborhood General. Design standards for the Neighborhood General within a RLSA Village shall be the same as defined within a RLSA Town.

iv. Neighborhood Edge (optional). Design standards for the Neighborhood Edge within a RLSA Village shall be the same as defined within a RLSA Town.

v. Special Use District (optional). The Special Use District is intended to provide for uses and development standards not otherwise provided for within the Context Zones. Uses and development standards shall be defined in detail within the SRA Application Package and be approved by the BOCC.

5. Compact Rural Development Design Criteria.

a. General. Compact Rural Development (CRD) is a form of SRA that shall support and further St. Lucie County's valued attributes and characteristics as defined in the preamble to the Comprehensive Plan. CRDs provide flexibility with respect to the mix of uses and design standards by allowing an eco-tourism lodge, office, welcome center or research facility that would have a unique set of uses and support services different from a traditional residential village. It could contain transient lodging facilities and services appropriate to eco-tourists or researchers, but may not provide for the range of services that are necessary to support permanent residents. CRDs provide flexibility with respect to the mix of uses and design standards. A CRD may include, but is not required to have, permanent residential housing, but only if the housing supports and is associated with the proposed non-residential use(s). A CRD shall conform to the characteristics as set

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forth in RLSA Figure 5 with a minimum size of 20 acres and a maximum size of 100 acres.. To maintain a proportion of CRDs to RLSA Villages and RLSA Towns, a RLSA Village or RLSA Town must be approved prior to not more than 3 CRDs.

The uses and acreage shall be included on any Compact Rural Development master plan.

b. Building height – Three (3) Stories

c. For single-family residential uses:

i) Minimum lot area: One thousand 1,000 square feet.

ii) Setbacks and encroachments to be defined in the SRA development Document.

iii) Required off-street parking for single-family dwelling units shall be permitted at the front, side or rear of the lot.

d. Non-residential uses:

i) Location: at intersection corner. Mid- block locations are not allowed.

ii) Maximum square footage per use is five thousand (5,000).

iii) Maximum square footage per location is twenty thousand (20,000).

iv) Minimum lot area: No less than the minimum lot area of the smallest adjacent lot.

v) The minimum front and side building setback shall be zero (0) feet. If located adjacent to an existing structure, the minimum front and side setback shall be equal to the setback of the adjacent property. The minimum rear setback shall be twenty (20) feet for the primary structure and five (5) feet from the rear property boundary for any accessory structures. Access shall comply with the American's with Disability Act as applicable.

vi) On-street parking may be provided along the lot street frontage. All off-street parking shall be screened from the street and adjacent property by a wall, fence or landscaping .

vii) Landscaping. Minimum of one hundred (100) square feet of shrub planting per two thousand (2,000) square feet of building footprint, and on tree per four thousand (4,000) square feet of lot area, inclusive of street trees. Plantings shall be in planting areas, raised planters, or planter boxes in the front of the building or as otherwise allowed. Minimum of turf grass for the remainder of the property.

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- ix) At a minimum all proposed streets with the exception of alleys must include a sidewalk on both sides of the street, parallel to the right-of-way, and a five (5) foot streetscape area between the back of curb and the sidewalk.
- e) Streets. Shall be designed to support the rural character of the Compact Rural Development

6. Buffer Required. Each SRA must include an edge area to provide a transition from the SRA to adjacent land uses. The edge area shall be designed to be compatible with the character of the adjoining property, based upon site specific conditions. The edge area of an SRA shall be an average one hundred (100) feet in width and may include Open Space; landscape buffers; forested or reforested areas; compatible agricultural uses; roads or multi-modal transportation facilities; active or passive recreational areas; connections to present or planned regional greenways or trails; habitat restoration; stormwater management lakes, ponds or flow-ways; and similar uses unless otherwise prohibited by Policy 4.9 of the St. Lucie County Rural Land Stewardship Area Overlay.

7. Infrastructure Required. An SRA shall have adequate infrastructure available to serve the proposed development, or such infrastructure must be provided concurrently with the demand as identified in Chapter 5 of the St. Lucie County LDC. The level of infrastructure required will depend on the type of development, accepted civil engineering practices, and the requirements of this Section.

- a. The capacity of infrastructure serving the SRA must be demonstrated during the SRA designation process in accordance with the provisions in Chapter 5 of the St. Lucie County LDC in effect at the time of SRA designation.
- b. Infrastructure to be analyzed will include facilities for transportation, potable water, wastewater, irrigation water, stormwater management, solid waste, schools, and parks and recreation, Fire Department, Emergency Management Services and Sheriff's Department.
- c. Centralized or decentralized community water and wastewater utilities are required in RLSA Towns and RLSA Villages. Centralized or decentralized community water and wastewater utilities shall be constructed, owned, operated and maintained by St. Lucie County Utilities or another governmental utility provider per an interlocal agreement with the County. As the RLSA Overlay, pursuant to Section 163.3177(11)(d), F.S., is outside the County's urban services boundary, and RLSA Towns and RLSA Villages will therefore be outside the County's urban services boundaries, such water and wastewater utilities shall be included in the County or other governmental utility service territory without the requirement to move the urban services boundary. Developer

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shall have the option of designing, permitting, and constructing the water and wastewater utility within the RLSA Overlay, for the benefit of the County, using innovative financing vehicles to fund or provide satisfactory reimbursement for the developer's investment and unreimbursed expenses in design, permits, construction, infrastructure, impacts and requirements, including but not limited to community development districts, or voluntary assessment units. The water and wastewater utility shall be conveyed to the County upon receipt of the appropriate operating permits. The provision of water and wastewater utilities in the RLSA Overlay shall not be delayed by any potential future consolidation of utilities in St. Lucie County into a regional utility system. Innovative or alternative water and wastewater treatment systems, such as decentralized community treatments systems, shall not be prohibited by this policy, provided that they meet all applicable regulatory criteria. Individual potable water supply wells and septic systems, limited to a maximum of 100 acres, are permitted on an interim basis until services from a centralized/decentralized community system are available. Individual potable water supply wells and septic systems may be permitted in CRDs. Any potable water systems shall meet Department of Environmental Protection standards. Any septic systems shall meet Department of Health standards. Central water and wastewater services shall not be provided beyond the RLSA boundary except as authorized by the Comprehensive Plan.

- d. Although water, sewer and other utilities may run through areas outside the RLSA boundary, or as part of a regional system, no connection to such services outside the RLSA Overlay is allowed unless those properties are also included in the RLSA boundary except as authorized by the Comprehensive Plan.
- e. Although no restrictions shall be placed on adjacent lands not within the RLSA boundary, the County shall, within two (2) years of the adoption of the RLSA Overlay, establish additional incentives for property outside any SRA boundary, to provide buffers, greenways and other separations to any established SRA.
- f. Individual potable water supply wells and septic systems to be used for construction and/or sale trailers and model homes only, are permitted on an interim basis within RLSA Towns, RLSA Villages or CRDs up to a maximum of ten thousand (10,000) gallons per day until services from a centralized/decentralized community system are available. Individual wells and septic tanks shall also be allowed for isolated guard house and/or comfort stations on a trail system or golf course up to 2,000 gallons per day.

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- g. Individual potable water supply wells and septic systems are permitted in CRDs
  - h. As it is the goal of Rural Land Stewardship to protect and conserve natural resources and agriculture, applicants are encouraged to utilize environmentally-friendly infrastructure techniques ("green design/technology"), best practices and latest technology. Further, applicants will cooperate with St. Lucie County as it investigates green building technology and considers adopting green building standards.
8. Requests for Deviations from the LDC. The SRA Plan may provide for nonprocedural deviations from the LDC, provided that all of the following requirements are satisfied:
- a. The deviation(s) are consistent with the Comprehensive Plan, including the RLSA Overlay;
  - b. The deviation(s) further the RLSA Overlay Zone Regulations and are consistent with the specific Design Criteria from which Section 4.05.08.G. expressly prohibits deviation; and
  - c. The applicant can demonstrate to the satisfaction of the BOCC that the proposed deviation(s) further enhance the tools, techniques and strategies based on principles of innovative planning and development strategies, pursuant to Florida Rural Land Stewardship statute, § 163.3177 (11)(d), F.S., and Rule 9J-5.006(5)(L), F.A.C.
  - d. The process to be followed for deviations from the LDC shall be in accordance with County procedures as outlined in Chapter 11.

**H. SRA Public Facilities Impact Assessments.** Impact assessments are intended to identify methods to be utilized to meet the SRA generated impacts on public facilities and to evaluate the self-sufficiency of the proposed SRA with respect to these public facilities. Information provided within these assessments may also indicate the degree to which the SRA is consistent with the fiscal neutrality requirements of Section 4.05.08.I. The Public Facilities Impact Assessment Report shall address:

- 1. Transportation. A transportation impact assessment meeting the requirements of Section 11.02.09 of the LDC or its successor regulation or procedure, shall be prepared by the applicant as component of the Public Facilities Impact Assessment Report that is submitted as part of an SRA Application Package.
  - a. In addition to the standard requirements of the analyses required above, the transportation impact assessment shall address, to the extent applicable, the following issues:

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(1) Impacts to the level of service of impacted roadways and intersections, comparing the proposed SRA to the impacts of conventional underlying zoning development;

(2) Effect(s) of new roadway facilities planned as part of the SRA Master Plan on the surrounding transportation system;

(3) Impacts to agricultural transportation issues, especially the farm-to-market movement of agricultural products.

(4) Connection of SRAs with the rest of the RLSA using rural design and rural road corridors.

(5) Mitigation for transportation impacts that would cause a transportation facility to operate below the adopted level of service standard. Mitigation measures may include facility improvements by the developer or other authorized entity; level-of-service monitoring; proportionate fair-share payments pursuant to the "Model Ordinance for Proportionate Fair-Share Mitigation of Development Impacts on Transportation Corridors" (dated Feb. 14, 2006), adopted pursuant to section 163.3180(16)(a), Florida Statutes, for all projects except multi-use DRIs which qualify for the proportionate fair-share payment provisions of section 163.3180(12), Florida Statutes; or any other mitigation measure approved by the BOCC.

b. The transportation impact assessment shall also consider public transportation (transit) and bicycle and pedestrian issues to the extent applicable.

c. No SRA shall be approved unless the transportation impact assessment required by this Section demonstrates that the capacity of County/State collector or arterial road(s) serving the SRA to be adequate to serve the intended SRA uses in accordance with Chapter 5 of the LDC in effect at the time of SRA designation.

2. Potable Water. A potable water assessment shall be prepared by the applicant as a component of the Public Facilities Impact Assessment Report that is submitted as part of an SRA Application Package. The assessment shall specify how the applicant will meet the adopted level of service standard for potable water. In addition, the potable water assessment shall consider, to the extent applicable, the disposal of waste products, if any, generated by the proposed treatment process. The applicant shall identify the sources of water proposed for potable water supply.

3. Wastewater. A wastewater assessment shall be prepared by the applicant as a component of the Public Facilities Impact Assessment Report that is submitted as part of an SRA Application Package. The assessment shall specify how the applicant will meet the adopted level of service standard for wastewater treatment. In addition, the wastewater assessment shall

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specifically consider, to the extent applicable, the disposal of waste products generated by the proposed treatment process.

4. Solid waste. A solid waste assessment shall be prepared by the applicant as a component of the Public Facilities Impact Assessment Report that is submitted as part of an SRA Application Package. The assessment shall specify how the applicant will meet the adopted level of service standard for solid waste. In addition, the assessment shall identify the means and methods for handling, transporting and disposal of all solid waste generated including but not limited to the collection, handling and disposal of recyclables and horticultural waste products. The applicant shall identify the location and remaining disposal capacity available at the disposal site.

5. Stormwater Management. A stormwater management impact assessment shall be prepared by the applicant as a component of the Public Facilities Impact Assessment Report that is submitted as a part of an SRA Application Package. The stormwater management impact assessment shall specify how the applicant will meet the adopted level of service standard for stormwater and shall also provide the following information:

a. An exhibit showing the boundary of the proposed SRA including the following information:

i. The location of any WRA adjacent to an SRA;

ii. A generalized representation of the existing stormwater flow patterns across the site including the location(s) of discharge from the site to the downstream receiving waters;

iii. The land uses of adjoining properties and, if applicable, the locations of stormwater discharge into the site of the proposed SRA from the adjoining properties.

b. A narrative component to the report including the following information:

i. The name of the receiving water or, if applicable, HYSA or WRA to which the stormwater discharge from the site will ultimately outfall;

ii. The peak allowable discharge rate (in cfs / acre) allowed for the SRA per St. Lucie County regulations;

iii. If applicable, a description of the provisions to be made to accept stormwater flows from surrounding properties into, around, or through the constructed surface water management system of the proposed development;

iv. The types of stormwater detention areas to be constructed as part of the surface water management system of the

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proposed development and water quality treatment to be provided prior to discharge of the runoff from the site; and

v. If a WRA has been incorporated into the stormwater management system of an SRA, the report shall demonstrate compliance with provisions of Section 4.05.07.A.2.

6. Parks and Recreation. A parks and recreation assessment shall be prepared by the applicant as a component of the Public Facilities Impact Assessment Report that is submitted as part of an SRA Application Package. The assessment shall specify how the applicant will meet the adopted level of service standard for parks and recreation. In addition, the assessment shall describe the parks and recreational facilities that will be provided on-site; which shall be open to the public and/or dedicated to the County; and for those parks or facilities not dedicated to the County, the entity responsible for operating and maintaining such parks or facilities. The Assessment shall also indicate public ownership of lands adjacent to the SRA boundary.
7. Public Schools. A public schools assessment shall be prepared by the applicant as a component of the Public Facilities Impact Assessment Report that is submitted as part of an SRA Application Package. The assessment shall specify how the applicant will meet the adopted level of service standard for public schools, based on the generally applicable pupil generation rates adopted by the St. Lucie County School Board. In addition, the assessment shall specify whether any needed school facilities or sites will be dedicated or otherwise provided on-site, and the method for financing any needed school facilities or sites.
8. Irrigation. An irrigation assessment shall be prepared by the applicant as a component of the Public Facilities Impact Assessment Report that is submitted as part of an SRA Application Package. The assessment shall specify the demand for non-potable water supply for irrigation, the source(s) for non-potable water supply for irrigation, the general location of any existing or proposed on-site non-potable water supply wells, the entity responsible for operating and maintaining on-site non-potable water supply for irrigation, the availability of reclaimed water for purposes of irrigation, and water conservation methods or devices incorporated into the SRA Plan or Master Plan.
- I. **SRA Economic Assessment.** An Economic Assessment meeting the requirements of this Section shall be prepared and submitted as part of the SRA Application Package. The fiscal analysis shall consider the capital and operational costs of the following public facilities and services: transportation, potable water, irrigation water, wastewater, stormwater management, solid waste, parks and recreation, law enforcement, emergency medical services, fire, and schools. Development phasing and funding mechanisms shall

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address any adverse impacts to adopted minimum levels of service pursuant to the Chapter 6 of the LDC.

1. Demonstration of Fiscal Neutrality. In addition to meeting the Concurrency Management System requirements at the time of final local development orders, approved development within each SRA must demonstrate that, ~~as a whole, it will be fiscally neutral or positive to St. Lucie County, at the end of the first ten (10) years of development, and every five (5) years thereafter, and at the horizon year (build-out), including capital and operating costs. The final development order will define phasing, provide monitoring requirements and in the event fiscal neutrality is not met, remedial measures.~~ This demonstration will be made for each independent unit of government responsible for the services listed below, using one of the following methodologies:

a. St. Lucie County Fiscal Impact Model. The fiscal impact model officially adopted and maintained by St. Lucie County.

b. Alternative Fiscal Impact Model. If St. Lucie County has not adopted a fiscal impact model as indicated above, the applicant may develop an alternative fiscal impact model using a methodology approved by St. Lucie County. The model methodology will be consistent with the Fiscal Impact Analysis Model ("FIAM") developed by the State of Florida. The BOCC may grant exceptions to this policy of fiscal neutrality to accommodate very low-, low-, and moderate-income housing.

2. An Ordinance which approves an SRA Application Package shall include a finding by the BOCC that the SRA will be fiscally neutral or positive to St. Lucie County. It shall further provide for: 1) the monitoring of fiscal neutrality ~~at the end of the first ten (10) years of development, and every five (5) years thereafter, and at the horizon year (build-out);~~ 2) modification of the project or other remedial measures in the event a negative fiscal impact is identified during monitoring; and 3) the authorization of the specific techniques that will be utilized to support fiscal self-sufficiency such as Community Development Districts, Independent Special Districts, private partnership agreements, and public-private developer or interlocal agreements. The final development order will define phasing, provide monitoring requirements and in the event fiscal neutrality is not met, remedial measures. Development phasing and funding mechanisms under a final development order shall address any adverse impacts to adopted minimum levels of service standards adopted in the St. Lucie County Comprehensive Plan and Land Development Code. In the event that water and wastewater utilities are provided by a private utility provider, those services shall not be addressed in the periodic fiscal monitoring required by this regulation. An enforceable developer agreement shall be required to ensure that public facilities provided by the developer are completed in accordance with Florida law. Such a developer agreement may authorize the developer to assign any obligation for construction, operation or maintenance of a public facility to a Community Development District,

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Independent Special District or other unit of local government.

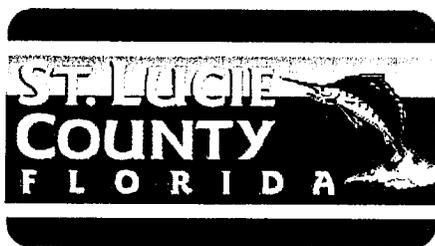
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**APPENDIX**

The following forms are hereby adopted to implement the provisions of this Section:

1. SSA Application.
2. SRA Application.

# EXHIBIT C



## UTILITIES DEPARTMENT

### MEMORANDUM

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**TO:** Board of County Commissioners

**FROM:** Laurie Case, Assistant Utility Director *LC*

**DATE:** August 28, 2006

**RE:** Rural Land Stewardship Area Utilities

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While Utilities cannot comment on the legal effect of the proposed verbiage presented for the RLSA under Policy 4.13, it appears to provide for appropriate Board of County Commissioners control by recognizing that any utility facilities required for the RLSA Overlay area will be part of the County's service area and any RLSA utility facilities will be owned, operated, and maintained by the County. Also, the basic concepts for conveyance of utility facilities and developer reimbursement are already in place through existing Utility Policies.

One item of note for the Board's attention: The policy language provides that a developer of an RLSA may elect to construct the utility facilities for the benefit of the County. This option currently exists under the adopted Board of County Commissioners approved St. Lucie County Utilities policies and procedures. The policy recognizes that a developer may have timing concerns that require the acceleration of the County's utility master plan. The Board has implemented this policy for three current projects underway in the County service territory: Waterstone, Coconut Creek and Creekside developments.

When the developer is given the option to construct utility facilities for the County, the County enters into a Utility Developer Agreement, which provides the mechanisms for crediting and reimbursement of the appropriate utility infrastructure costs, including:

- 1.) Voluntary County Assessments under the Utility's Capacity Assessment Unit Program levied on the Developer's Property with Assessment Bond Financing of reimbursement/costs.
- 2.) CDD Assessments levied on the Developer's Property with Assessment Bond Financing of reimbursement/costs.
- 3.) Impact Fee/AGRF Credits and Reimbursements From Customers connecting to the Utility Facilities constructed by Developer

Please let me know if you need any additional information.

c: Douglas M. Anderson, County Administrator  
Ray Wazny, Assistant County Administrator  
Faye Outlaw, Assistant County Administrator  
Daniel McIntyre, County Attorney  
Mike Brillhart, Strategy and Special Projects Director  
Robert Nix, Growth Management Director

Centralized or decentralized community water and wastewater utilities are required in RLSA Towns and RLSA Villages. Centralized or decentralized community water and wastewater utilities shall be constructed, owned, operated and maintained by St. Lucie County Utilities or another governmental utility provider per a ~~prior~~an interlocal agreement with the County. As the RLSA Overlay, pursuant to Section 163.3177(11)(d), F.S., is outside the County's urban services boundary, and RLSA Towns and RLSA Villages will therefore be outside the County's urban services boundaries, such water and wastewater utilities shall be included in the County or other governmental utility service territory without the requirement to move the urban services boundary. Developer shall have the option of designing, permitting, and constructing the water and wastewater utility within the RLSA Overlay, for the benefit of the County, using innovative financing vehicles to fund or provide satisfactory reimbursement for the developer's investment and unreimbursed expenses in design, permits, construction, infrastructure, impacts and requirements, including but not limited to community development districts, or voluntary assessment units. The water and wastewater utility shall be conveyed to the County upon receipt of the appropriate operating permits. The provision of water and wastewater utilities in the RLSA Overlay shall not be delayed by any potential future consolidation of utilities in St. Lucie County into a regional utility system. Innovative or alternative water and wastewater treatment systems, such as decentralized community treatments systems, shall not be prohibited by this policy, provided that they meet all applicable regulatory criteria. Individual potable water supply wells and septic systems, limited to a maximum of 100 acres, of any CRD are permitted on an interim basis until services from a centralized/decentralized community system are available. Individual potable water supply wells and septic systems may be permitted in CRDs. Any potable water systems shall meet Department of Environmental Protection standards. Any septic systems shall meet Department of Health standards.

## EXHIBIT D

### Concerns/Recommendations on RLSA:

- Credits must be generated and transferred in a manner that protects the resources that generated the credits. This was also a comment made by the DCA. For example, under the current plans, a high number of credits could be generated by removing residential development rights from a parcel of ranching land that currently supports the Audubon crested caracara. However, this parcel of land could still be used for mining, industrial wastewater disposal, retail trade, off-road vehicle parks, citrus, horticulture, research facilities, etc. Any of these landuses would diminish or eradicate the habitat value that was used as the basis for credit generation, thereby fueling growth without providing for concomitant resource protection.
  - Recommendation: Credits should be generated based on the amount of habitat value that is being protected by giving up layers of landuse. For example, a parcel should only be allowed to generate credits for caracara habitat protection if the landowner gives up the rights to develop the land in any way other than ranching or restoration. Even some of the landuses covered under the Ag-2 category (which includes ranching), such as riding stables, kennels, outdoor shooting ranges, and aquaculture, would not be protective of caracara habitat. Therefore, the credit generation methodology must be much more specific and straightforward. While this recommended specificity would limit the amount of flexibility a landowner would have under the SSA agreement, it is necessary to ensure that the resources generating the credits are truly protected. Landowners could maintain varying levels of flexibility simply by generating fewer credits from their lands. This would result in less extensive/intensive off-site development than would be allowed if resources in the SSA were fully protected.
- Once we agree that preservation of a certain habitat type has value in terms of allowing for a certain amount of development, we set a precedent that may be difficult to change as more landowners request the same credit valuation and density increases. Both MSCW and the DCA stated that county-wide visioning and modeling must be done prior to acceptance of the pilot project. As pointed out by the SFWMD, the amendment's impacts on the county's Future Land Use are either "undeterminable or infinite in the proposed comprehensive plan amendment".
  - Recommendation: Before we ratify the credit generation formula/protocol, we need to understand not only what kind of development intensity/extent could be expected in the pilot area, but also the amount of development that would be generated if these formulas were applied county-wide. This modeling and visioning must precede the ratification of the pilot project, as the pilot will set precedents concerning the valuation of habitats and subsequent density bonuses.

- In their comments to DCA, the SFWMD stated that they were not provided with the information they need in order to fully assess the amendment's impacts on water source and water supply availabilities. The RLSA is within the SFWMD's Upper East Coast regional water supply planning region, which is an area where "existing sources of water are not adequate to supply water for all existing and future reasonable-beneficial uses and to sustain the water resources and related natural systems". More specifically, the SFWMD states that Adams Ranch and Cloud Grove sites are in basins with surface water deficits, and that use of the surficial aquifer (which would be utilized for any proposed individual wells) cannot support projected urban water demands much beyond 1990 demands. They stated that the urban development facilitated by the RLSA could actually degrade the resources that are being proposed for protection, by affecting water supply and water quality. The FDEP had similar concerns and recommended that developments utilizing septic systems and individual wells be avoided altogether. They stated that the cumulative impacts of these wells and septic systems could not be determined given the information they'd been provided.
  - Recommendation: Project the future landuse that would occur if the pilot were expanded county-wide and provide the SFWMD and FDEP with the data they need to fully evaluate the amendment at full-scale implementation. To the extent necessary, revise the types, locations, and intensities of developments that would be acceptable under the RLSA program, such that new developments would be sustainable in terms of water quality and water supply. Alternative sources of water supply (wastewater reuse, Floridan aquifer withdrawals), water conservation, and centralized sewage (instead of septic systems) should be incorporated into the design of new developments.
  
- The stewardship program aims to protect federally-listed species, such as the Audubon's crested caracara, Eastern indigo snake, and the snail kite. However, the U.S. Fish and Wildlife Service has not been involved in planning of the RLSA to determine if the proposed stewardship and extent/intensity of development would enable sustenance of existing federally-listed species.
  - Recommendation: The U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission should be brought in to assist in visioning the county-wide implementation of the RLSA program, the credit generation methodology, and the subsequent stewardship applications.