



**TO: Mark Satterlee, AICP
Growth Management Director**

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FROM: Lorraine Tappen, AICP, Senior Planner

DATE: May 3, 2010 (Revised)

**RE: Evaluation and Appraisal Report (EAR) Based
Comprehensive Plan Amendments**

Background: Florida Statutes require local governments to adopt an Evaluation and Appraisal Report (EAR) once every seven years assessing progress in implementing their Comprehensive Plan. The EAR identifies how the Plan should be revised to better address community objectives, changing conditions and trends affecting the community and changes in state requirements.

Counties are also required to amend their Comprehensive Plan based upon the EAR and submit EAR-based amendments to the Florida Department of Community Affairs (DCA). St. Lucie County adopted the EAR in October 2008 and the report was found sufficient by DCA in January 2009. Once approved it becomes incumbent upon the local government to enact changes included within the EAR. This process allows local governments to update their Comprehensive Plan to ensure it meets current community requirements.

As information changes over time (population, funding sources, infrastructure needs, etc.), it may be necessary to update data and analysis referenced in the Comprehensive Plan. As such, the County is adopting only the Goals, Objectives, and Policies by ordinance to allow the opportunity to accommodate needed updates in data and analysis as they occur. All revisions are contained within the accompanying binder.

The EAR-based Amendments were reviewed during public workshops in February and March 2010. Then in April 2010, the Planning and Zoning Commission, sitting as the Local Planning Agency, reviewed the EAR-based Amendments and recommended Board of County Commissioners transmit the amendments to the Florida Department of Community Affairs.

If the Board approves transmittal of the amendments to DCA for formal review, DCA will issue an Objections, Recommendations, and Comments (ORC) Report which gives input potentially resulting in revisions to the proposed amendments. Once revised, the Board may consider adoption of the amendments in order to complete the EAR process.

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Summary: EAR recommendations provide the basis for the EAR-based Amendments. The following provides a summary of significant sections of the Data Inventory and Analysis and significant changes to the Goals, Objectives, and Policies of each Comprehensive Plan Element. Additionally, the Elements were renumbered in some cases for better organization of the Comprehensive Plan document as a whole.

Recommendations from the EAR are shown in *italics* with the corresponding amendment listed.

Future Land Use Element

- 1) *Address intensity standards for non-residential uses (a floor area ratio or a combination of floor area (in square feet) and height or number of floors). (See table in revised Policy 1.1.1.1 (p. 1-15))*
- 2) *Incorporate new objectives, policies and data as required by 2008 legislation regarding greenhouse gas reduction strategies and energy-efficient land use patterns. (See new Objective 1.1.4 (p.1-23) and new Goal 1.4 and related objectives and policies (p. 1-43)). Also Policy 1.1.5.13 was added to explore minimum densities within urban service boundary.*
- 3) *Incorporate future revisions to the Airport Master Plan into the Comprehensive Plan. (The County adopted an ordinance in 2007 to include Airport Master Plan as sub-element of the Transportation element. No change was made for this recommendation.)*
- 4) *Incorporate the recommendations of the FAR 150 noise study into the Comprehensive Plan. (See new Policy 1.1.15.5 (p. 1-39))*
- 5) *Revise the Land Development Regulations to update the Airport Overlay District and the section referencing the 1984 Clear Zone Plans, which are no longer applicable to the Airport. (See new Policy 1.1.15.7 regarding runway protection zones (p. 1-39)).*
- 6) *Determine best planning strategies for rural lands with DCA and with public participation as part of the EAR-based amendments process. Such efforts should include initiating the review of a transfer of development strategies and amendments to the Rural Land Stewardship program. (See new Objective 1.4.1 (p. 1-43). Also note that the County has initiated the Western Lands Study to determine the future of western lands. The Comprehensive Plan will be amended upon completion of the study.)*
- 7) *Explore other innovative techniques for preservation of agricultural and rural lands including additional action steps in the Committee for a Sustainable Treasure Coast – Final Report. (See new Policy 1.4.1.1 (p. 1-43))*
- 8) *Consider innovative partnerships between urban areas, local and regional governmental entities, and rural landowners that take advantage of the services and benefits that rural lands can provide to urban areas and the region as a whole. Examples might include compensating rural landowners to support CERP, IRL South Plan, and research on biofuels. (See new Policy 1.4.1.2 (p. 1-43))*

- 9) *Incorporate new objectives and policies which specifically address incorporation of green development standards. (See new Objective 1.4.2 (p. 1-43))*

Other Changes to the Future Land Use Element:

- 10) New Policy 1.1.1.2 was added to include the Future Land Use designations formerly in the Data Inventory and Analysis. The original language in Ag-5 and Ag-2.5 regarding activity on areas greater than 200 acres was revised to eliminate the requirement for creating a Community Development District.
- 11) Original Policy 1.1.4.3 was relocated and renumbered Policy 1.1.7.1 under Objective 1.1.7 regarding planned unit developments.
- 12) Policy 1.1.4.7 was added to state that Future land use map amendment applications that increase residential development must demonstrate a numerical population need unless the amendment enhances urban infill, redevelopment or affordable housing projects.
- 13) Original Policy 1.1.5.6 was struck as it duplicates policies in the Infrastructure and Transportation Elements.
- 14) Original Policy 1.1.5.10 was struck. The language is expressed in existing Policy 1.1.11.2.
- 15) Original Policy 1.1.5.11 struck. Policy 1.1.12.4 regulates on-site sewage in all types of development. Also removed incorrect reference to statutes.
- 16) Policy 1.1.9.7 was amended to allow the Land Development Code to define geographically the St. Lucie River, Five Mile Creek, Ten Mile Creek and the Indian River Lagoon to allow the County flexibility in redefining these water bodies in the future.
- 17) North Fork of the St. Lucie River - from the Martin County line to the confluence
- 18) New Policy 1.1.10.4 added to fulfill statutory requirement for coastal counties to preserve working waterfronts.
- 19) Language from the Data Inventory and Analysis regarding mining/industrial extraction was relocated to new Policy 1.1.11.4.
- 20) Figures for Mixed Use Development (MXD) areas were added at the end of the Future Land Use Element. MXD areas no longer lying within unincorporated St. Lucie County were removed.
- 21) Policy 1.1.15.5 and Policy 1.1.17.8 were added to meet 2009 statutory requirements for compatible land uses adjacent to airport.

Transportation Element

- 1) *Update all data in Inventory, Data and Analysis Section and the County's Concurrency Management System. (The Data Inventory and Analysis was completely updated in the EAR-based Amendments process.)*
- 2) *Review and consider revision of the Transportation Element's objectives and policies to better understand and evaluate the impacts of the current land use pattern on the transportation system. (The Goals, Objectives and Policies were thoroughly reviewed considering current land use conditions. Various minor modifications were made to encourage multimodal transportation and reduce automobile dependency.)*
- 3) *Include data, analysis and suggested improvements from the TVC area traffic study. (See Data Inventory and Analysis. (p. 2-36 and 2-50))*
- 4) *Address 2008 legislation that requires Transportation Elements to address greenhouse gas reduction strategies. – (See new Data Inventory and Analysis (p. 2-22), revised Goal 2.1 (p.2-57) and new Policy 2.1.1.9 (p.2-58))*
- 5) *Adopt level of service standards (LOS) designated by the Florida Department of Transportation (FDOT) for Florida Intrastate Highway System (FIHS) and Strategic Intermodal System (SIS). (See revised Policies 2.1.1.6, 2.1.1.7 (p. 2-58) and Policy 2.1.2.6 (p.2-59))*
- 6) *Review adopted levels of service standards (LOS) for arterials and other classified roadways within the County to ensure they are consistent with the needs of the County and the ability to fund, construct and maintain these facilities. Moreover, these LOS standards should be reviewed with the understanding that the current single-occupant auto-oriented land use pattern upon which they are founded may be unsustainable. – (The Data Inventory and Analysis provides extensive information of current and future level of service standards and roadway performance. Also, see revised table in Policy 2.1.2.6 (p 2-59))*
- 7) *Adopt Traffic Demand Management (TDM) measures and explore related land use alternatives reduce traffic congestion, improve levels of service reduce single occupant automobile trips, reduce fossil fuel consumption and emissions, and reduce the need to fund, construct and maintain additional lane-miles of roadway capacity within the County. See new Policy 2.1.2.14 (p. 2-62))*
- 8) *Review and consider revision of the Transportation Element's objectives and policies to support the tools used by the County that help shift the burden for funding and constructing roadway capacity improvements away from taxpayers towards new development using Proportionate Fair Share, and impact fees as further implemented by the Land Development Code. – (See new Policy 2.1.2.10 (p.2-61))*
- 9) *Include a policy to utilize TRIP funds where appropriate to finance projects with regional impacts. (See new Policy 2.1.2.13 (p. 2-62))*
- 10) *Include policies requiring incorporation of Transit Oriented Development (TOD) guidelines into the Land Development Code. (See revised Policy 2.2.1.4 (p.2-63))*

- 11) *Consider including the results and recommendations from the 2030 LRTP and more fully participate with establishing and implementing the recommendations of the 2035 RL RTP. See revised Policy 2.2.2.1 (p 2-64))*
- 12) *Add policies that guide the implementation and update of the November 2007 Bicycle, Pedestrian, Greenways & Trailways Master Plan. (See new Policy 2.3.1.1 (p. 2-65))*
- 13) *Continue to work towards the implementation of St. Lucie TPO Bicycle and Pedestrian Plan. (See revised Policy 2.3.2.3 (p. 2-65))*
- 14) *Include the policies for coordination on trails and greenways with the FDOT. (See revised Policy 2.3.2.6 (p.2-66))*
- 15) *Include policies that support the Transit Development Plan (TDP) update such as: Pursue funding sources for transit through the South Florida Commuter Service, Florida Department of Transportation and Federal Transit Administration. (See policies related to Objective 2.6.1 (p. 2-68))*
- 16) *Actively pursue federal funding and grants for transportation transit, travel demand management, transit oriented design, and other innovative strategies to reduce the need to fund, construct and maintain additional lane-miles of roadway capacity. (See new Policy 2.6.1.7 (p. 2-69))*

Other Changes to the Transportation Element:

- 17) *Added new Policy 2.2.17 regarding access management on major thoroughfares and near environmentally sensitive areas.*

Housing Element

- 1) *Estimates of need for rural and farm worker households in the County should be revisited. (See Data Inventory and Analysis (p. 3-14))*
- 2) *Develop a program to work with employers to utilize existing programs or develop specialized programs to assist employers who desire to participate in making housing in reasonable proximity to the workplace affordable and attainable. (See revised Policy 3.1.1.5 (p. 3-17))*
- 3) *Review housing affordability based upon decreasing property values to ensure efficiency of the workforce and affordable housing delivery system. (See revised Policy 3.2.1.2 (p.3-18))*
- 4) *Develop guidelines for an inclusionary housing program that will provide an incentive for private development to include a portion of residential units as certified affordable when feasible. (See new Policy 3.2.1.3 (p.1-18))*
- 5) *Encourage rehabilitation rather than demolition, whenever feasible. (See revised Policy 3.2.3.2 p. 3-19)*
- 6) *Establish a Community Land Trust. (See new Policy 3.2.3.5 (p. 3-19))*

- 7) *Adopt Land Banking guidelines as deemed appropriate.* (See new Policy 3.2.3.5 (p. 3-19))
- 8) *Form a Housing Trust Fund that will be the depository for any funds donated or received for mitigation or other fees that are to be dedicated to meeting affordable housing needs.* (See new Policy 3.2.3.6 (p. 3-19))
- 9) *Create public-private partnership via formation of locally based private nonprofit housing development corporation.* (See new Policy 3.2.3.7 (p. 3-19))
- 10) *Continue support for the Affordable Housing Advisory Committee.* (Stated in Objective 3.2.4.1 and related policies (p.3-19))
- 11) *Include policies to ensure adequate sites for affordable workforce housing.* (See revised Objective 3.1.1. (p. 3-17) and new Policy 3.2.5.2 regarding required workforce housing in the TVC (p.3-21))
- 12) *Affordable housing should be constructed using green building practices.* (See new Policy 3.2.7.5 (p.3-22))

Other Changes to the Housing Element:

- 13) Included information on foreclosures in the Data Inventory and Analysis. (p.3-2).
- 14) Added statutory requirements for Affordable Housing Advisory Committees to Policy 3.2.4.1.
- 15) Objective 3.2.7 and related policies were added meet statutory requirements for Housing Elements to include policies on energy efficiency.

Infrastructure Element

Potable Water Sub-element

- 1) *Schedule an update to the Wellfield Protection Ordinance.* (This recommendation was completed with amendments to the Potable Water Sub-element completed in conjunction with the Water Supply Facilities Work Plan adopted in 2008.)
- 2) *Promote water conservation and encourage the use of reclaimed water.* (This recommendation was completed with amendments to the Potable Water Sub-element completed in conjunction with the Water Supply Facilities Work Plan adopted in 2008.)

Solid Waste Sub-Element

- 3) *Recycle waste to the fullest extent possible and provide economic opportunities through recycling and reuse of the existing and future waste stream.* (This recommendation was completed with the adoption of the amendments to the Solid Waste Sub-element in 2007.)

Other Changes to the Infrastructure Element:

- 4) Added new Policies 4A1.1.3 and 4D.1.1.3 stating that no new water or sewer utility companies within the unincorporated areas of the County.
- 5) Added new Policies 4A.1.2.6 and 4D.1.2.5 stating new development in the unincorporated areas requiring utilities must obtain water or sewer utility service from
 1. St. Lucie County Water and Sewer Utility District
 2. Fort Pierce Utility Authority
 3. City of Port St. Lucie Utility
- 6) Added new Policies 4A.3.2.2 and 4D.2.2.4 that impacts on potable water and sanitary sewer infrastructure shall be funded by the new customers in advance.
- 7) Policy 4B.1.1.1 revised to reflect levels of service standards in County landfill capacity analyses.
- 8) Policy 4C.3.1.6 was added to state that the County shall evaluate the financial feasibility of incorporating of Low Impact Design (LID) stormwater management techniques in conjunction with South Florida Water Management and Florida Department of Environmental Protection criteria by December 2013.
- 9) Added level of service for FPUA wastewater service to Policy 4D.1.2.2.
- 10) Policy 4D.1.4.5 was added to state that the County shall coordinate with FDEP to encourage small package treatment plants to connect to a central sewer system when feasible.

Coastal Management Element

- 1) *As a part of the EAR-based amendment process the data section can be updated to reflect current information on marine turtle nesting activity, hurricane activity, beach erosion and nourishment programs. (See Data Inventory and Analysis (p. 5-4))*
- 2) *As part of the EAR-based amendment process the Integration of the Local Mitigation Strategy into the Local Comprehensive Plan report should be reviewed in its entirety and the recommendations the County feels are most applicable and would balance community vulnerability against potential economic and social costs should be incorporated into the Comprehensive Plan. (See Data Inventory and Analysis, (p. 5-10))*
- 3) *Incorporate policies to ensure the removal of invasive exotic vegetation on coastal systems with any development or redevelopment proposal as well as criteria to ensure appropriate re-vegetation and long-term exotic maintenance control. Stabilization measures for areas impacted by exotic removal should be included for the period before re-vegetation is established. (See new Policy 5.1.1.8 (p. 5-17))*
- 4) *Incorporate a policy to establish a restoration program on public beach and dune lands for effective exotic vegetation control measures with viable replanting and maintenance plans. (See new Policy 5.1.5.9 (p. 5-23))*
- 5) *Incorporation of a policy to identify that the County shall monitor the characteristics of the dune and other natural resource systems through the development review process and that any indications of changes shall be examined and current conservation*

management policies shall be refined as needed in order to remain responsive to evolving problems and issues. (See new Policy 5.1.1.8 (p. 5-17))

- 6) *Incorporate a policy to consider scientifically-based sea level rise data when planning long-term infrastructure and capital improvement activities, and in future land use decisions. (See new Policy 5.1.1.10 (p. 5-17))*
- 7) *Incorporate a policy to consider and evaluate, when reviewing redevelopment applications, the feasibility of and whether any benefits may accrue through the removal/remediation of previously existing manmade alterations on the shorelines and dunes as part of the redevelopment project. (See new Policy 5.1.5.7 (p. 5-23))*
- 8) *Incorporate a policy to indicate that the County shall support a program in coordination with the Local Mitigation Strategy committee to educate home and business owners on mitigation techniques for protecting their coastal structures. (See new Policy 5.2.1.7 (p. 5-26))*
- 9) *Include a policy for post-disaster redevelopment. (See new Policies 5.2.4.10-13, (p. 5-29-30))*

Other Changes to the Coastal Management Element:

- 10) Added data regarding the CBRA zone and current County concerns.
- 11) Policy 5.1.1.7 updated to reflect statutory requirement for preservation of working waterfronts for commercial and recreational uses.
- 12) Policy 5.1.1.11 added to direct inappropriate future land uses away from the coastal planning area and ensure non-compliant uses are addressed.
- 13) Policy 5.1.2.4 updated to remove potential conflict with Land Development Code.
- 14) Policy 5.1.4.5 modified to reflect the limits of regulatory jurisdiction of the County.
- 15) Policy 5.2.1.1 updated to reflect the new statutory definition of Coastal High Hazard Area.
- 16) Policy 5.2.1.5 addressed limiting the type of uses and to directing population away from the CHHA. (The original policy is struck since it is a duplication of policy 7.4.1.1.)
- 17) Goal 7.5 and associated policies relating to the port are struck. The Port Sub-element provides goals, objectives and policies for the Port of Ft. Pierce.

Conservation Element

- 1) *Incorporate information on large water quality restoration projects into the data section of the Comprehensive Plan. (See the Data Inventory and Analysis section (p. 6-8-10)).*

- 2) *Incorporation of updated data from the 2004 county-wide native habitat inventory.* (This recommendation was re-evaluated during the EAR-based Amendments process. The inventory was an informal study and not inclusive of all native habitats. The Conservation Element does provide information on habitats in Table 6-3 (p. 6-11.))
- 3) *Include data on energy conservation as required in 2008 legislation for Conservation Elements.* (See the Data Inventory (p. 6-16)).
- 4) *Provide support and effective coordination with the SFWMD, ACOE and other applicable organizations to facilitate the development of the CERP Indian River Lagoon South Plan (IRL - South Plan) and the implementation of the Surface Water Improvement and Management (SWIM) initiative.* (See new Policy 6.1.2.4 (p. 6-20))
- 5) *Ensure that surface water management systems be designed and operated consistent with state, federal, and regional standards and the County's adopted level of service.* (See new Policy 6.1.2.14 (p.6-21)).
- 6) *Support the County Mosquito Control District programs for reconnection, restoration and management of impoundment areas.* (See new Policy 6.1.2.13 (p. 6-21))
- 7) *Incorporate policies to establish the base-line and benchmarks for future habitat protection goals.* (Existing Objective 6.1.4 provides for no net loss of wetlands. (p. 6-22) New Policy 6.1.8.14 provides for protection of native upland vegetative communities (p.6-30.))
- 8) *Continue the acquisition of properties for the preservation and restoration of the IRL system.* (See existing Objective 6.1.12 supported by revised Policy 6.12.3 (p. 6-33))
- 9) *Continue the acquisition, conservation and preservation of native habitats.* (Several existing Objectives and policies provide continued acquisition of native habitats.)
- 10) *Include objectives and policies to ensure continued compatibility of future land use designations.* (Policy 6.12.13 (p. 6-35))
- 11) *Incorporate updated data on the status of threatened, endangered and species of special concern.* (Appendix 6C provides a list of endangered species.)
- 12) *Include policy to facilitate energy conservation in existing public buildings.* (See Future Land Use Element Policy 1.4.2.1 (p. 1-43)).

Other Changes to the Conservation Element:

- 13) Policy 6.1.1.4 has been replaced by policy supporting and implementing alternative transportation. (Original policy was a duplication of 6.1.1.3)
- 14) Policy 6.1.1.5 was replaced with greenhouse gas emissions reduction policy. (Original policy deleted to reflect deferment to jurisdictional authority of the FDEP)
- 15) Policy 6.1.2.12 added policy to support FDEP monitoring of Port activities as it relates to surface water quality.

- 16) Policy 6.1.4.4 was revised to reflect the land development regulations regarding wetland buffers.
- 17) Policy 6.1.4.9 was amended to strike reference to “environmentally sensitive” due to uncertainty of definition and replaced with high quality/high functional value which is reflective of the adopted UMAM system to quantitatively evaluate wetlands.
- 18) Policy 6.1.4.10 and is now replaced with a wetland mitigation criteria policy. (Original policy addressing surface water was relocated to 6.1.2.15)
- 19) Policy 6.1.4.11 was amended to reflect setbacks from wetlands instead of from open water.
- 20) Policy 6.1.4.12 was revised to reflect the standardized procedure to assess the qualitative functionality of wetlands is determined through the application of the Uniform Mitigation Assessment Methodology (UMAM) adopted in Chapter 62-345 of the F.A.C.
- 21) Policy 6.1.6.6 was added policy to adopt regulations addressing BMP’s for soil to meet 9J-5 requirements.
- 22) Objective 6.1.15 was added to state that the BOCC shall consider the Wetland Inventory and Evaluation Study initiated by the Environmental Resources Department to facilitate the development of policies and procedures to improve the protection of the existing wetlands in the County.
- 23) In some other cases, policies were relocated under Objectives based upon the subject area: wetlands, surface water, etc

Recreation and Open Space Element

- 1) *Review and revise definitions for neighborhood, community, and regional parks, as well as passive and active recreation. Florida’s 2000 Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides recommended standards and definitions. (A new parks classification system suggested by the Parks and Recreation Department has been added to the Data Inventory and Analysis (p. 7-1))*
- 2) *Provide updated inventory and map when Comprehensive Plan is amended. (An updated inventory has been included in the Data Inventory and Analysis (p. 7-4). An updated map has been included in the map series (REC-1))*
- 3) *These new classifications can be applied to an updated parks inventory, which will provide for a more appropriate LOS measurement. (The park classifications suggested by the Parks and Recreation Department were applied to the inventory. (p. 7-7))*
- 4) *Incorporate the County’s focus on regional parks and the feasibility of future regional parks. (See Policy 7.1.4.2 (p. 7-10))*
- 5) *Create an interagency parks and recreation facility task force to maximize partnerships. (This EAR recommendation was reconsidered during the EAR-based Amendment process. It was determined that existing coordination mechanisms are in place for park facilities. No change was made based upon this recommendation.)*

- 6) *Add policies that guide the implementation and update of the November 2007 Bicycle, Pedestrian, Greenways & Trailways Master Plan. (See new Policy 7.1.3.3. (p.7-9))*
- 7) *Continue management plans for the purchase of ESLs, and plan for sustainable recreation opportunities. (See revised Objective 7.1.6 (p. 7-10))*

Other Changes to the Recreation and Open Space Element:

- 8) The Regional Parks LOS in the April 2010 version was lowered to reduce the deficit in Regional Parks and align the need with the Parks Master Plan.
- 9) The level of service for Resource-based Parks was adjusted to ensure the level of service could be met through the long range planning timeframe without requiring additional acreage.

Intergovernmental Coordination Element

- 1) *Update Policy 10.1.10 to current joint planning issues between St. Lucie County and the municipalities. (See revised Policies 8.1.1.10, 8.1.1.11 and new Policy 8.1.1.12 (p. 8-12))*
- 2) *Coordination with the regional policy plan. (See new Policy 8.1.1.13 (p. 8-12))*
- 3) *Provide for opportunities to engage in agreements for transfer development rights with municipalities. (Policy 8.1.1.14 (p. 8-12))*
- 4) *Recognition of campus master plans prepared pursuant to Section 240.155, F.S., and procedures for coordination of the provisions of the campus master development agreement. (See new Policy 8.1.2.9 (p.8-14))*
- 5) *Include policy to ensure adoption of interlocal agreements within one year of adoption of the amended intergovernmental coordination element per 163.3177(6)(h)2. (The County maintains interlocal agreements with the municipalities and the St. Lucie School District. New Policy 8.1.3.6 (p.8-15) was added to highlight the interlocal agreement on school concurrency with the St. Lucie School District.)*
- 6) *Adopt a policy to involve the navigation and inlet districts and other appropriate state and federal agencies and the public in providing for or identifying dredge spoil disposal sites for the counties and municipalities in the coastal area with spoil disposal responsibilities. (See new Objective 8.1.6 and related policies (p. 8-15))*
- 7) *Adopt a policy to resolve conflicts between a coastal local government and a public agency seeking a dredge spoil disposal site through the Coastal Resources Interagency Management Committee's dispute resolution process. (New Policy 8.1.6.2 was added (p. 8-16))*

Capital Improvement Element

- 1) *Incorporate timing requirements from 163.3180 regarding public facilities. (The timing requirements in existing Policy 9.1.4.3 (p.9-31) are more stringent and require for capital improvements to be installed earlier in the development process than statutory requirements. No change was made for this recommendation.)*

- 2) *Ensure land development code regarding Adequate Public Facilities reflects new school concurrency requirements. (See Policy 9.1.1.14 (p. 9-20))*
- 3) *Determine a level of service standard for Policies 11.1.1.24; 11.1.1.25; and 11.1.1.26. (See new Policy 9.1.15 (p. 9-20) regarding new Level of Service standards for Mosquito Control, and the Airport. No level of service was set for the Port.)*
- 4) *Establishment of a LOS standard for mass transit Policy 11.1.1.13. (The County is currently considering the Regional Transit Development Plan for the Port St. Lucie Urbanized Area Policy which provides seven alternatives for future transit. It is premature to set a level of service until implementation plans are in place. Policy 9.1.1.13 (p.9-20) was added to state that the County shall consider the financial feasibility of setting a mass transit level of service by December 2014.)*
- 5) *Include a schedule to provide for the annual update of the CIE. (See new Policy 9.3.5 (p. 9-30))*
- 6) *Consider the feasibility of creating and implementing a concurrency and capacity database. (See new Policy 9.1.4.12 (p. 9-37))*

Other Changes to the Capital Improvement Element:

- 7) Added schools to Category A Public Facilities in Policy 9.1.2. Also, public facility categories were consolidated into two categories: Category A for public facilities considered in concurrency reviews and Category B for public facilities not considered in concurrency reviews, but essential to economic development and quality of life in St. Lucie County.
- 8) New Policy 9.1.1.17 was added to state that the County shall explore the financial feasibility of preparing a Library Master Plan by December 2014 to determine County library needs and funding sources.
- 9) New Policy 9.1.1.18 was added to state that the County shall maintain the provision of Administrative and Maintenance space as the county grows. Because Administrative and Maintenance Space is not related to concurrency reviews, the numerical level of service was struck.
- 10) Policy 9.1.2.10 regarding debt policy was added to meet Florida Administrative Code requirements for Capital Improvement Elements.
- 11) Original Policies 11.1.3.5. through 11.1.3.7 were relocated under Objective 9.1.4 regarding the timing of capital improvements.

Economic Development Element

- 1) *Create a policy to provide a target ratio for jobs/housing balance. (See new Policy 10.1.1.7 which states that the County will monitor jobs/housing balance. (p. 10-13))*
- 2) *Provide for the identification of desired sites consistent with the County's growth management and land use strategies for each targeted industry as well as for other*

desired contributory business users with the potential for significant employment. (Policy 10.2.1.3 amended for this recommendation p. 10-13))

- 3) *Coordinate with local and regional job creation and retention efforts that support and improve job skills.* (See new 10.1.1.6 (p.10-13) and Policy 10.2.1.8 regarding participation in the Research Coast marketing efforts (p. 10-14))
- 4) *Monitor business creation including for-profit status, which cluster the business supports, salaries, number of employees, and related higher learning programs needed to support the business. Create timeline to establish the database(s).* (See new Policy 10.2.2.4 (p.10-14))
- 5) *Monitor existing businesses including for-profit status, which cluster the business supports, salaries, number of employees, and related higher learning programs needed to support the business. Create timeline to establish the database(s).* (See new Policy 10.2.2.4 (p.10-14))
- 6) *Create GIS database tracking clusters by examining the location of related businesses.* (See new Policy 10.2.2.4 (p.10-14))
- 7) *Continue to monitor the particular incentives that were utilized for business recruitment and track the long-term financial value of the incentives.* (See Policy 10.2.2.4 (p. 10-14))
- 8) *Continue to monitor new and existing businesses recruitment of employees from local colleges and universities.* (See Policy 10.2.2.4 (p. 10-14))
- 9) *Promote and identify internships and training for green sector jobs.* (See Policy 10.2.3.5 (p. 10-15))
- 10) *Continue to establish grant opportunities for the sustainable re-use of agriculture land. Find a means of achieving continued bone fide agriculture operations through innovative land use alternatives such as TDRs and cultivation of alternative energy forms.* (Policy 10.3.1.5 (p. 10-16))
- 11) *Promote the expansion of eco-tourism by encouraging existing and new hotels to participate in the Florida Green Lodging Program.* (See new Policy 10.4.1.4 (p. 10-16))
- 12) *Monitor the origination of international tourists, to determine in which areas marketing should be focused.* (See Policy 10.4.2.9 (p.10-17))
- 13) *Continue to provide incentives for economic development such as expedited review of development applications and impact fee waivers. Set timeline for the creation of an expedited application review program and interagency point person.* (Policy 10.5.1.3 amended for this recommendation. (p.10-17))
- 14) *Promote the expansion of commercial service at the airport. Create specific timelines to achieve the various components of this goal.* (See Policy 10.6.1.5 (p.10-18))
- 15) *Identify need to coordinate educational programs and economic development policy with Growth Management.* (This recommendation was reevaluated during the EAR-based Amendment process. St. Lucie County Administration will coordinate economic development.)