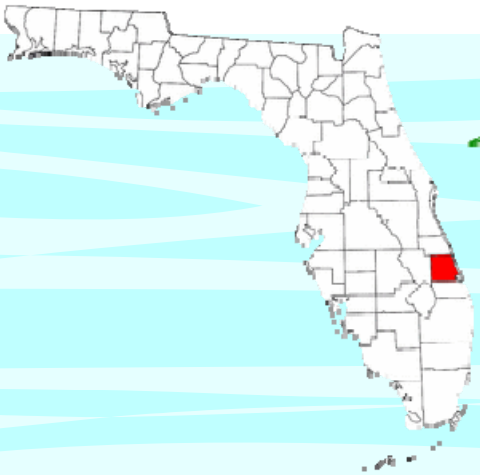

St. Lucie County

St. Lucie County Evaluation and Appraisal Report (EAR)

Submitted by

Calvin Giordano & Associates, Inc.

an Employee Owned Company

St. Lucie County Evaluation and Appraisal Report (EAR)

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INTRODUCTION

St. Lucie County adopted its Comprehensive Plan in 1990. The first Evaluation and Appraisal Report (EAR) was adopted on January 28, 1998 and was found sufficient by the Florida Department of Community Affairs. St. Lucie County adopted corresponding EAR-based amendments to the Comprehensive Growth Management Plan in 2002. This report is the second Evaluation and Appraisal Report (EAR) of the St. Lucie County Comprehensive Plan.

Purpose

The Local Growth Management Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II of the Florida Statutes (F.S.) requires local governments to evaluate and assess the overall performance of their Comprehensive Plans at least every seven years. Accordingly, the purpose of the EAR is to:

- Identify major issues (current and future) for the County;
- Assess how the Comprehensive Plan has guided growth and development since its 2002 EAR-based amendments;
- Identify and evaluate changing conditions and trends, as they relate to the major issues identified;
- Assess both successes and shortcomings of the plan; and
- Identify changes to the Plan to effectively manage growth and impacts into the next 15-20 years.

This assessment will give guidance to the County so that the Comprehensive Plan may be amended in order to meet current statutory requirements and incorporate the County's current vision. These EAR-based amendments are expected to occur according to the following schedule:

Schedule for Adoption of EAR-Based Amendments:

October 2008	EAR Adoption
December 2008	DCA Sufficiency Determination
March-August 2009	Prepare Amendments Package
September-December 2009	Public meetings on proposed Amendments and transmit to DCA
May 2010	Adopt EAR-Based Amendments

Public Participation Process

Four scoping meetings were held in October and November to receive input from residents on their likes, dislikes, and concerns about the Comprehensive Plan. The purpose of the meetings was to assist in the development of a Major Issues list for the Evaluation and Appraisal Report (EAR). One of the scoping meetings focused on input from the County's advisory committees.

Taking into consideration both public input from the four scoping meetings as well as input from County staff and agencies that review Comprehensive Plans, a draft Major Issues list was compiled for consideration by the St. Lucie County Planning and Zoning Commission/ Local Planning Agency (LPA). In a workshop on January 10, 2008, the Planning and Zoning Commission approved the list with the addition of the following topics to be considered in the Evaluation and Appraisal Report:

- Intergovernmental coordination of county and municipalities
- Neighborhood blight and the need for neighborhood planning
- Ensure incorporation of the Port Master Plan
- Review of County affordable housing strategies
- Prepare for the addition of a Historic Preservation Element

.
On January 25, 2008, the St. Lucie County Board of County Commissioners held a second workshop on the Major Issues list. At this meeting, the Commission approved the list as recommended by the Planning and Zoning Commission with the addition of considering hotel density on Hutchinson Island as a major issue. Public comments were received at both workshops on the Major Issues list.

Scope of Work
The following outlines the required content of an Evaluation and Appraisal Report according to Chapter 163 of the Florida Statutes:

> (a) Population growth and changes in land area since the adoption of the original plan or the most recent update amendments.
>
> (b) The extent of vacant and developable land.
>
> (c) The financial feasibility of implementing the Comprehensive Plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities.
>
> (d) Location of development as anticipated in the original plan, or in the plan as amended by the most recent evaluation and appraisal report update amendments, such as within areas designated for urban growth.
>
> (e) An identification of the major issues for the County and, where pertinent, the potential social, economic, and environmental impacts.

(f) Relevant changes to the state comprehensive plan, the requirements of this part, the minimum criteria contained in chapter 9J-5, Florida Administrative Code, and the appropriate strategic regional policy plan since the adoption of the original plan or the most recent evaluation and appraisal report update amendments.

(g) An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. The report shall include, as appropriate, identification as to whether unforeseen or unanticipated changes in circumstances have resulted in problems or opportunities with respect to major issues identified in each element and the social, economic, and environmental impacts of the issue.

(h) A brief assessment of successes and shortcomings related to each element of the plan including a brief overview of each element.

(i) The identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriate, new population projections, new revised planning timeframes, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element. This paragraph shall not require the submittal of the plan amendments with the evaluation and appraisal report.

(j) A summary of the public participation program and activities undertaken by the County in preparing the report.

(k) The coordination of the comprehensive plan with existing public schools.

(l) The extent to which the County has been coordinating water supply planning with land successful in identifying alternative water supply projects and traditional water supply projects, including conservation and reuse, necessary to meet the water needs identified in s.73.0361(2)(a) within the County's jurisdiction. The report will evaluate the degree to which the County has implemented the work plan for building public, private, and regional water supply facilities, including the development of alternative water supplies identified in the element as necessary to serve existing and new development.

(m) If any of the jurisdiction of the local government is located within the coastal high-hazard area, an evaluation of whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs, including, but not limited to, redevelopment following a natural disaster.

(p) An assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing its concurrency management system in coordination with the municipalities and counties.

Please note that the following sections of 163.3191 are not applicable to the Evaluation and Appraisal Report of the St. Lucie County Comprehensive Growth Management Plan: (n) regarding compatibility with military stations and (o) regarding concurrency exception areas.

Major Issues

Florida Statues require local governments to address the subjects within the Comprehensive Plan that are important issues for the community. To this effect, subject matter to be considered in the 2008 EAR was determined through input from the public, the Planning and Zoning Commission, the Board of County Commissioners, County staff, and agencies that review comprehensive plans.

On March 28, 2008, St. Lucie County requested a Memorandum of Understanding from the Department of Community Affairs based upon the above scope and the following major issues:

A. Environmental / Sustainability / Conservation Issues

1. Protection of the Indian River Lagoon
2. Land use compatibility with water quality restoration efforts
3. Incorporation of green standards
4. Habitat protection on a County-wide and regional basis

B. General Development and Drainage / Utilities / Water / Concurrency

1. Water supply and facilities for projected population

C. Land Use

1. Airport and development compatibility
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E. Traffic Circulation

1. Regional transportation goals
2. Incorporation of transit guidelines

F. Coastal Management

1. Protection of beach and beach dune system

G. Agriculture / Rural / Western Lands

1. Incorporation of new County policies regarding rural and agricultural lands

H. Capital Improvements

1. Concurrency managements and timing of infrastructure improvements
2. Consideration of alternate park level of service standards.

I. Intergovernmental Coordination

1. Intergovernmental coordination of the County and municipalities
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(m) If any of the jurisdiction of the local government is located within the coastal high-hazard area, an evaluation of whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs, including, but not limited to, redevelopment following a natural disaster.

(p) An assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing its concurrency management system in coordination with the municipalities and counties.

Please note that the following sections of 163.3191 are not applicable to the Evaluation and Appraisal Report of the St. Lucie County Comprehensive Growth Management Plan: (n) regarding compatibility with military stations and (o) regarding concurrency exception areas.

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Florida Statues require local governments to address the subjects within the Comprehensive Plan that are important issues for the community. To this effect, subject matter to be considered in the 2008 EAR was determined through input from the public, the Planning and Zoning Commission, the Board of County Commissioners, County staff, and agencies that review comprehensive plans.

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I. Intergovernmental Coordination

1. Intergovernmental coordination of the County and municipalities
2. Ensure incorporation of the Port Master Plan

On April 24, 2008 the Department of Community Affairs reviewed the Scope of Work and Local Issues and asked the County to include the following within items in the report:

- The need to balance jobs and housing and to consider regional economic coordination on economic development efforts
- Planning issues in rural and in agricultural areas of the County
- Hurricane evacuation and coastal high hazard areas based on Section 163.3178(2)(h) and (9), Florida Statutes.
- Transportation issues including transit locations, land uses and densities and intensities in transit locations; the need for other multimodal facilities (other types of transit and a bicycle and pedestrian network): new east-west road corridors and protection of road rights-of-ways, and the need for improved coordination with other local governments, state and regional agencies, including metropolitan planning organizations to address transportation issues.

A. Environmental / Sustainability / Conservation Issues

A.1. Protection of the Indian River Lagoon

Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?

Between the barrier islands and the coastal ridge (or mainland) lies the Indian River Lagoon (IRL), a linear estuarine system that extends along more than a third of Florida's east coast. Numerous freshwater wetlands and sloughs undergo a transition into riverine systems that connect directly to the IRL. The IRL extends over 155 miles from Ponce de Leon Inlet in Volusia County south to Jupiter Inlet in Palm Beach County. The lagoon interacts with the saline waters of the Atlantic Ocean through the Sebastian, Fort Pierce, St. Lucie, and Jupiter inlets, providing tidal exchange with fresh water discharged into the lagoon from the Sebastian, St. Lucie, and Loxahatchee rivers.

The IRL provides a higher species diversity than in any other estuary in North America. Due to the distinct characteristics of this system, portions of the IRL have been designated as Aquatic Preserves. The *North Fork St. Lucie Aquatic Preserve* was adopted under Florida Statutes Sections 258.35 – 258.46 by the State of Florida on May~~,~~ 22, 1984. The preserve is located in St. Lucie and Martin Counties. Its southern boundary falls within the St. Lucie Estuary and its northern boundary is Midway Road in Fort Pierce. The Indian River - Vero Beach to Fort Pierce Aquatic Preserve was adopted under Florida Statutes, Sections 258.35 – 258.46 by the State of Florida on October 21, 1969. The Vero Beach to Fort Pierce Aquatic Preserve extends from the southern Vero Beach corporate limit (Indian River County) to the north A1A bridge at Fort Pierce (St. Lucie County). The Vero Beach to Fort Pierce Aquatic Preserve is 12 miles long and encompasses approximately 11,000 acres of surface water area. These Aquatic Preserves are managed by the Florida Department of Environmental Protection, Office of Coastal and Aquatic Managed Areas.

The natural hydrologic regime of the IRL has been heavily influenced over the years by human activities. Residential and commercial construction in the late 1800s and early 1900s increased the need for inlets to increase commerce. To accommodate these needs, the St. Lucie Inlet was opened in the late 1800s resulting in greater exchange of water with the Atlantic Ocean. The Fort Pierce Inlet, part of the federal Fort Pierce Harbor Navigation Project, was initially created in 1938 and deepened in 1996. Since 1978, maintenance dredging of the Fort Pierce entrance channel has been conducted ~~on a biannual basis~~ with disposal of the beach compatible dredged material on the adjacent downdrift beach south of the inlet. Construction of a spur jetty attached to the south jetty was completed in 1997. In the early 1900s, extensive drainage canals were constructed for agricultural purposes, and flood control projects were initiated in the 1930s following several destructive hurricanes. In the 1930s and 1950s much of the lagoon salt marsh was impounded for mosquito control purposes and the Atlantic Intracoastal Waterway was expanded and deepened to allow for more navigable waterways, both of which further altered the hydrology of the IRL.

Most of the development in the watershed predates the required Best Management Practices for stormwater run-off; unpretreated run-off is still a non-point source water quality issue for the lagoon. The County can now limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state, federal, and regional standards and the County's adopted level of service.

The Indian River Lagoon South Plan (*IRL - South Plan)* is a component of the federal Comprehensive Everglades Restoration Program (CERP). The final IRL-South project Implementation report for this plan is now available. The primary objective of this plan is the restoration, preservation, and protection of the Indian River Lagoon (IRL), the St. Lucie River, the St. Lucie Estuary and the associated watershed while providing for other water related needs of the region. Several features of the overall IRL-South Plan fall within St. Lucie County; specifically these include the C-23/24 North Reservoir, the C-23/24 South Reservoir , the C-23/24 Stormwater Treatment Area, the Cypress Creek Complex - Natural Storage and Treatment Area, the C-25 Reservoir, the C-25 Stormwater Treatment Area, the North Fork Floodplain Restoration and the Muck Remediation Plan.

The Indian River Lagoon Surface Water Improvements and Management (SWIM) is a joint program of the South Florida and the St. John's River Water Management District which has been designed to develop and execute a combination of research and practical implementation projects to protect or restore the environmental resources of the St. Lucie Estuary and the Indian River Lagoon. This program has three goals: 1) Attain and maintain water and sediment of sufficient quality to support a healthy, seagrass-based estuarine ecosystem; 2) Attain and maintain a functioning seagrass ecosystem which supports endangered and threatened species, fisheries and wildlife; and 3) Achieve heightened public awareness and coordinated interagency management. Through this initiative a variety of organizations have monitoring and research underway in the South IRL and its watershed. The DEP, Florida Department of Agriculture and Consumer Services (FDACS), FFWCC, Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine station, (National Oceanic and Atmospheric Administration (NOAA), United ~~s~~States Geological Survey (USGS), and others have on-going studies. In addition, partnership studies have been performed with several Non-Governmental Organizations (NGOs). The SFWMD (Coastal Ecosystems Division) has developed an Estuary Research Plan that outlines strategies for monitoring, modeling, and research. The Subcommittee on Managed Marshes and the local mosquito control districts develop and implement management strategies for mosquito control, vegetation, circulation, and fisheries and wading bird use.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

The Indian River Lagoon (IRL) provides valuable cover, foraging areas, and reproductive habitats for many fish, wading birds, and other wildlife species, including the listed Florida manatee. The associated mangrove communities provide valuable filtration, stabilization and habitat. The IRL provides a higher species diversity than in any other estuary in North America. Impacts to these resources can have significant direct and indirect impacts to the overall system, connected marine systems and economic assets to the County.

The Comprehensive Plan includes protection of the Indian River Lagoon in both the Coastal and Conservation Elements. Objectives from the Coastal Element that relate to the protection of the IRL include Objective 7.1.1: Future Development in the Coastal Area, Objective 7.1.2: Protecting Wetlands and Wildlife Habitat, Objective 7.1.3: Protection of Living Marine Resources, Objective 7.1.4: Water Quality, and Objective 7.1.7: Balancing Environmental Protection. The Conservation Element's Objective 8.1.2: Surface Water Protection also relates to the protection of the IRL. The County has been enacting and enforcing the policies of these elements.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

The County Mosquito Control District manages about 5,000 acres of salt marsh adjacent to the Indian River Lagoon. Historically these marshes had been disconnected ("impounded") from the IRL for the purpose of mosquito control. The Mosquito Control District is implementing a reconnection, restoration and management program for these impoundments. A number of independent studies have demonstrated the benefits of the culvert reconnection and management program. Additionally, comparative studies of managed and unmanaged-isolated, and unmanaged-breached impoundments have also been done. These studies, and recent modeling, have shown the culvert reconnection program provides equivalent or better hydrological communication, water quality, biota, and sediment accretion rates, as the unmanaged-breached impoundments. The unmanaged-isolated impoundments have also been studied for pre- and post-hydrological reconnection effects, and in every case, biodiversity has increased, and mangrove and marine herbaceous shrubs have replaced poorly-functioning exotic-plants upon reconnection. Mosquito control has been found to be adequately provided in reconnected, managed impoundments, but not by unmanaged-breached and unmanaged isolated impoundments. Although not every impoundment has been independently studied, due to funding limitations, the benefits are assumed to accrue in all reconnected impoundments since all impoundments are managed in a similar manner. The findings of these studies should be reflected in the Comprehensive Plan.

As the acquisition of the land and the implementation of the IRL-South Plan moves forward, support and effective coordination efforts with the SFWMD and ACOE will facilitate the development of these projects. Support and effective coordination of the Indian River Lagoon Surface Water Improvements and Management (SWIM) projects will facilitate the implementation of the projects designed to study, protect and restore the IRL. Under this initiative a variety of organizations have monitoring and research underway in the IRL and its watershed. These include the Florida Department of Environmental Protection, the Florida Department of Agriculture and Consumer Services (FDACS), the Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine Station, National Oceanic and Atmospheric Administration (NOAA), United States Geological Survey (USGS), and others. Partnership studies have been performed with several Non-Governmental Organizations (NGOs) also. The SFWMD (Coastal Ecosystems Division) has developed an Estuary Research Plan that outlines strategies for monitoring, modeling, and research. Cooperation and communication with these agencies will allow the County to review the findings of their studies and establish effective and measurable protection policies.

Through the cooperative efforts referenced above by a variety of federal, state, county and local governments, as well as non-governmental organizations, efforts have begun to address the long term health and viability of the estuarine lagoon and associated wildlife. Cooperative interaction regarding these projects should be maintained by the County as well as cooperation in the continued acquisition of properties for the preservation and restoration of the IRL system. Specific recommendations include:

- 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.
- 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.
- Support the County Mosquito Control District programs for reconnection, restoration and management of impoundment areas.
- Continue the acquisition of properties for the preservation and restoration of the IRL system.

A.2 Land Use Compatibility with Water Quality Restoration Efforts

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

Projects to improve water quality in the Indian River Lagoon (IRL) include construction and operation of above ground freshwater storage reservoirs, including their connection canals, control structures, levees and pumps. The canals falling in St. Lucie County are the C-23, C-24 and C-25 Canals. These storage reservoirs will improve water quality in the IRL by reducing freshwater discharge into the Lagoon, reducing nutrient loading and allow suspended sediment to settle prior to discharge. This stored water will also allow for alternative irrigation sources for agriculture in the western community, decreasing dependence on the surficial and Floridan aquifers as irrigation sources.

This issue is more significant now than in the past, as polluted runoff is becoming detrimental to the IRL ecosystem. No mention of these specific projects was made in the existing plan, although the plan did call for coordination with SFWMD on water quality improvements and the protection and maintenance of the 100 year flood plain storage area.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

The proposed locations of the reservoirs are in the western portion of the county. The projects also include floodplain storage along the North Fork of the St. Lucie River.

The C-23 and C-24 Basin Components which fall in St. Lucie County include the following:

- North Reservoir – This reservoir will be located in northwestern St. Lucie County, directly west of the C-24 Canal extend north from Okeechobee Road to just south of Route 68. The future land use for this area is designated as Agricultural -5 (agricultural – 1 dwelling unit per 5 acres); no land use conflict should result from this project.
- South Reservoir - This reservoir will be located in central-western St. Lucie County, west of the C-23 Canal extend south from Okeechobee Road. The future land use for this area is designated as Agricultural-5; no land use conflict should result from this project.
- Storm Water Treatment Area – This will be located directly on the east side of the C-24 Canal. The future land use for this area is designated as Agricultural -5; no land use conflict should result from this project.
- Cypress Creek/Trail Ridge Complex Natural Storage and Water Quality Area – This is a natural section, covering a larger portion of western St. Lucie County, from the south county line to just south of Route 68. The future land uses for this area are designated as Agricultural -5 and Conservation – Public (CPUB); no land use conflict should result from this project.
- Ten Mile Creek – This major tributary of the North Fork of the St. Lucie River is located in central St. Lucie County, west of the City of Fort Pierce. The future land use designation around the 10 Mile Creek is ~~r~~Residential ~~c~~Conservation and should not result in ~~and~~ land use conflicts.

The C-25, Northfork and Southfork Components which fall in St. Lucie County include the following:

- C-25 Reservoir – This reservoir is located north of the C-25 Canal, South of the Turnpike, and East of the C-24 Canal. The future land use for this area is designated as AG-5; no land use conflict should result from this project.
- C-25 Stormwater treatment Area – This is located directly east of the C-25 Reservoir. The future land use for this area is designated as Agricultural -5; no land use conflict should result from this project.
- Northfork Natural Floodplain Restoration – The natural area occurs along the northfork of the St. Lucie River, south from the C-24 Canal north to where the river crosses under I-95. The future land uses for this area are designated as CPUB, R/C(residential conservation – 1 dwelling unit per 5 acres), R/U(residential urban – 5 dwelling units per 1 acre) and R/S(residential suburban – 2 dwelling units per acre); land use conflicts may result from this project if residential units exist in the proposed floodplain restoration area. Additionally, ~~and~~ future residential development in this area will be highly prone to frequent flooding. Any land along the Northfork of the St. Lucie River, not already developed, should be redesignated as Public Conservation or Residential Conservation.
- Muck Remediation and Artificial Habitat – This area consists of the Northfork of the St. Lucie River from the south county line north to the C-24 Canal. No land use is designated for this area, as it is comprised of only a body of water.
- ~~Ten Mile Creek – This major tributary of the North Fork of the St. Lucie River is located in central St. Lucie County, west of the City of Fort Pierce. Future land use designation around the 10 Mile Creek is residential conservation and should not result in and land use conflicts.~~

No goals, objectives or policies were set forth in the existing plan to directly address these specific projects; however the following ~~G~~goals, objectives and policies which relate to water quality improvement and flood plain protection were included:

Policy 6C.1.1.5 The County shall continue to coordinate efforts with all appropriate authorities in regard to water storage and capacity enhancements for the North Fork of the St. Lucie River, including those portions within the designated aquatic preserve.

Objective 6C.1.3 The County shall enforce existing Land Development Regulations which support the protection and maintenance of the natural functions (flow and storage) of the 100-year floodplain and other natural drainage features.

Policy 6C.1.3.1 The County shall continue to enforce the Land Development Regulations regulating construction standards within the 100 year flood plain.

Discuss whether there have been changes in circumstances that were not anticipated
Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

It is essential that the Comprehensive Plan incorporates information on these large water quality restoration projects into the data. Also, objectives and policies should be included to

ensure continued compatibility of future land use designations.**A.3 - Incorporation of Green Building Standards**

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

In order to help protect environmental resources and become more sustainable, St. Lucie County wishes to incorporate green building standards in their Comprehensive Plan and Land Development Code. Green building can be defined as the practice of 1) increasing the efficiency with which buildings and their sites use energy, water, and materials, and 2) reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance, and removal. “Green” or “sustainable” design create healthier work, learning, and living environments, with more natural light and cleaner air, and contribute to improved employee and student health, comfort, and productivity.

Sustainable buildings are cost-effective, saving money by reducing operations and maintenance costs, as well as by lowering utility bills. The financial benefits of green buildings include lower energy, waste disposal, and water costs, lower environmental and emissions costs, lower operations and maintenance costs, and savings from increased productivity and health. Sustainable buildings generally incur a “green premium” above the costs of standard construction. However, they also provide an array of financial and environmental benefits that conventional buildings do not. These benefits, such as energy savings, should be considered through a life cycle cost methodology, not just evaluated in terms of upfront costs. From a life cycle savings standpoint, savings resulting from investment in sustainable design and construction may exceed any additional upfront costs.

The St. Lucie County Comprehensive Plan does not currently have any provisions for incorporation of green buildings standards. As such the County wishes to include policies aimed at conserving energy through the establishment of standards that promote effective and cost efficient land use and design.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

Sustainable buildings that tend to incorporate green building standards generally incur a “green premium” above the costs of standard construction. Government incentives for incorporating green building standards help promote and encourage the creation and/or conversion to green buildings. Currently, the Comprehensive plan incorporates a general policy within the Conservation Element that relates to sustainability and energy efficiency.

Policy 8.1.1.2 - St. Lucie County shall facilitate development that maximizes energy efficiency and sustainability. This shall include implementing Land Development Code standards that promote the types of land use patterns and development techniques that will reduce the total fossil fuel energy required to build and maintain urban land uses. This shall include standards that promote mixed land use patterns, urban infill, and public transit and provide non-motorized interconnections between land use types to reduce auto dependency and vehicle miles traveled.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the

community. Identify actions, including plan amendments that are needed to address the issue.

Increasing environmental concerns and the desire to become more sustainable have led ~~lead~~ the County to look into providing policies to incorporate “green building standards” as a possible alternative to become more sustainable.

The nationally recognized standard for green buildings is the LEED (Leadership in Energy and Environmental Design) which is a voluntary, consensus-based national rating system for developing high-performance, sustainable buildings. Developed by United States Green Building Council (USGBC), the LEED rating system offers four certification levels for new construction -- Certified, Silver, Gold and Platinum -- that correspond to the number of credits accrued in five green design categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality. LEED standards cover new commercial construction and major renovation projects, interiors projects and existing building operations. There are LEED Rating Systems for new construction, existing buildings, commercial interiors, core and shell, schools, retail, healthcare, homes, and neighborhood development.

Another recognized green building standard in the State of Florida is the Green Development Designation (GDD) developed by the Florida Green Building Coalition, Inc. This rating system offers various opportunities to earn credits points toward being designated a green development by the Florida Green Building Coalition. There are six distinct categories on which to earn credits including: Protect Ecosystems and Conserve ~~n~~Natural Resources, Create Green Circulation Systems, Green Utility Practices, Amenities, Covenant and Green ~~r~~Restrictions, and Provide ~~e~~Educational ~~i~~Information to help achieve and promote green living conditions.

Green buildings are not considered a requirement and as previously mentioned the County does not provide any incentives to incorporate green building standards. The County should incorporate new objectives and policies which specifically address incorporation of green building standards. Such policies should reflect the incorporation of the standards into the Land Development Code and consider the LEED and/or GDD as the base for their implementation.

A.4. Habitat protection on a County-wide and regional basis

Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?

St. Lucie County has expressed concern about habitat protection on a County-wide and regional basis. St. Lucie County contains a mosaic of upland and wetland natural habitats and the diverse wildlife associated with these natural areas. The County conducted a county-wide native habitat inventory in 1992. In June of 2004, this inventory was updated to 1) evaluate and quantity ~~quantified~~ losses in native habitat since 1992; 2) identify publicly-owned conservation lands within the county, and inventory and quantify the natural communities on these public properties; and 3) identify and prioritize lands for preservation through on-site inventories and utilization of a geographic information system (GIS) based analysis.

The 2004 Inventory identified that a minimum of 3,052 acres of natural habitat was lost between 1992 and 2004. In addition to the direct loss of native habitat acreage, there has been increased fragmentation of the remaining natural lands. The 2004 Inventory also identified that there is 19,417 acres of public conservation land within the County. However, some key protected areas are interspersed within areas under intensive development pressure such as the coastal and barrier island areas, the ancient dunes along US 1, and areas along the St. Lucie River and its tributaries.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

Protecting habitat is essential to protecting wildlife. The projected future population growth has the greatest potential to impact wildlife through the direct loss of and the fragmentation of these valuable natural resource areas.

Numerous objectives from both the Conservation Element and the Coastal Element discuss habitat protection. Within the Conservation Element Objectives 8.1.4, 8.1.8, 8.1.11, 8.1.12, and 8.1.13 provide habitat protection in terms of wetlands, land acquisition, buffers, biodiversity, and greenways. Within the Coastal Element Objectives 7.1.1, 7.1.2, 7.1.3 and 7.1.5 address habitat protection in terms of future development, wetland and wildlife habitat, living marine resources, and beaches and dunes. The Comprehensive Plan is thorough in incorporating habitat preservation into the various facets of the Plan. The County has enforced the policies under these objectives.

Policy 8.1.11.1: of the Conservation Element specifically states that St. Lucie County shall cooperate with the FDEP in their management programs that provide for the protection of native habitats within the County.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

New technologies, such as GIS mapping, enhanced aerial photography and the resource databases that are more readily available on-line, are providing valuable tools in addressing resource and wildlife management. Sensitive resource habitats can more readily be mapped to use as tools in identifying critical areas and to make informed land use decisions, and to

identify and provide for critical linkages. Better understandings of resource systems on a broader and a regional scale are also contributing to enhancing resource management planning. All these tools enhance the capacity to identify and preserve sensitive resource areas. The Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service are tasked with the protection of listed species and their habitat; close coordination with and utilization of these agencies as a resource also assists in ensuring informed land use decisions. As a part of the EAR-based amendment process the County can take the opportunity to update sections of the Data, Inventory and Analysis to reflect the most current data available on the status of threatened, endangered and species of special concern.

The November 2007 draft of St. Lucie County Bicycle, Pedestrian, Greenways & Trails Master Plan (Glatting Jackson Kercher Anglin, Inc.) is posted on the County's website. This plan is intended to complement the County's Environmentally Significant Lands program and to tie the County's natural resources together, connecting them to one another and to the urbanized parts of St. Lucie County.

In 2005, St. Lucie County Ordinance 2005-007 updated the County's Vegetation Protection and Preservation standards and regulations. In 2006, St. Lucie County Ordinance 2006-030 created the St. Lucie County Rural Land Stewardship Area Overlay Zone (RLSA). The intent of the 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. ~~The RLSA overlay zone provides 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 County has established a base-line data set of the natural resources available and has established policies for the preservation and maintenance of the resource. To address these matters on a regional level, the County may want to consider the establishment of cooperative environmental task force/committee comprised of each adjacent County or each County in the Treasure Coast Planning area with a goal to compare and review the habitat protection measures of each jurisdiction to identify any gaps or inconsistencies that may occur and to develop regional habitat protection benchmarks and goals that work in concert with each jurisdiction. The Regional Planning Council, ~~T~~the US FWS and FFWCC may be considered as contributing members in the establishment of this program and its objectives.

Specific recommendations include:

- Incorporation of updated data from the 2004 county-wide native habitat inventory.
- Incorporate updated data on the status of threatened, endangered and species of special concern.
- Establish~~ed~~ the baseline and establish benchmarks for future habitat protection goals.
- ~~Coordinate a region wide task force to establish a region wide base line and benchmarks for habitat protection.~~
- Continue the acquisition of properties for habitat preservation.

B. General Development and Drainage/Utilities/Water/Concurrency

B.1 Water Supply and Facilities for Projected Population

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

Traditionally, potable water has been supplied from the surficial aquifer, a shallow water source. As populations increase, this water source has become threatened due to overdrawing, lack of recharge areas, saltwater intrusion and susceptibility to surface contamination. With growth rates increasing, new legislation concerning Florida's water supply has been enacted. St. Lucie County is under the jurisdiction of the South Florida Water Management District (SFWMD). The SFWMD has sub-divided their district into four regions, with St. Lucie County falling in the Upper East Coast Water Supply Planning area, which adopted its updated Water Supply Plan in 2006. The Water Supply Plan mandates that the County has ~~have~~ sufficient planned water supplies and facilities to serve future populations. The County has met this requirement through the development and adoption of their 10 Year Water Facilities Work Plan, which includes projections of water demand, existing water sources and facilities, alternative water sources, conservation, reuse and the need for new and expanded facilities, and cost analysis and funding for capital improvement projects.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

The impacts of this issue are straight forward; without well thought-out water supply planning, the ~~c~~County will experience a shortage of a vital resource. Overdrawing of the traditionally used surficial aquifer is proving to have significant impacts that were not considered in the past. The following goals, objectives and policies illustrated in the plan have aided in resolving this issue:

GOAL 6A.2 THE COUNTY SHALL AGGRESSIVELY IDENTIFY, PROTECT, CONSERVE, AND BEST UTILIZE THE COUNTY'S AVAILABLE WATER SUPPLY RESOURCES.

Policy 6A.2.1.3 The County shall in conjunction with SFWMD, USGS, or other agencies, establish the shallow aquifer characteristics of proposed public potable water supply wells to allow approximation of the zones of influence of public potable water supply wells and shall develop regulations or restrictions, consistent with, and in coordination with existing State regulations to discourage or restrict the location of new or expanded activities that would or could impact upon the public potable water supply wells.

Policy 6A.2.2.4 The County shall encourage reuse and reclamation of water for irrigation, landscape, agriculture, and industry as an alternative to the use of potable water supplies.

Objective 6A.2.3 By December 2005, the County shall implement the Upper East Coast Water Supply Plan, prepared by the SFWMD, by amending the land development regulations to identify water available and allocation rates to protect natural systems from competing water uses.

Discuss whether there have been changes in circumstances that were not anticipated.

Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

There has been a large housing boom and population growth rate in St. Lucie County in the past; therefore, inadequate water facilities were planned for. As a result, utility providers have had to make considerable expansions and upgrades to their facilities. The upgrades mainly include alternative water supply, such as the Floridan Aquifer, aquifer recharge and storage and the use of reclaimed water. The revised Potable Water sub-element and 10 year water supply plan address this issue sufficiently. No further recommendations are made at this time.

C. Land Use

C.1 Airport and Development Compatibility

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

The St. Lucie County International Airport is located 3 miles northwest of the City of Fort Pierce and only an~~d~~ hour's drive north of West Palm Beach, Florida. The ~~a~~Airport is comprised of approximately 3,660 acres and it is situated east of I-95 and west of US 1, both of which are major arterial roads serving the area. It is bordered to the north by Indrio Road, to the east by US1 and SR 615, to the south by St. Lucie Blvd, and to the west by North Kings Highway (SR 713). The areas just north and west of the ~~a~~Airport are generally vacant and are categorized with a land use of Transportation/Utilities ~~"Airport"~~. The area immediately adjacent to the south and east of the ~~a~~Airport has an industrial land use and it is currently occupied by airport related services and other related commerce, such as warehouses and repair shops. However, to the east and southeast ~~the land use is "Low Residential" and~~ there are existing residential developments which may be ~~are~~ incompatible with future plans of the Airport.

In August 2002 the County completed the St. Lucie International Airport Master Plan following the steps outlined in the Federal Aviation Advisory Circular (FAA AC) 150/5070-61 for airport master plans and the Florida Department of Transportation (FDOT) "Airport Master Plan Guidelines" for development of an Airport Master Plan. The development of the St. Lucie International Airport Master Plan required the collection and evaluation of data relating to the ~~a~~Airport and surrounding area. The master plan identifies environmental issues including compatibility of land uses within the airport vicinity. Specifically, airport noise ~~on residential~~ is a main concern for existing residents.

Noise contours are used to identify land uses that are typically compatible or incompatible with various levels of noise exposure. The master plan analysis of the noise contours show that all land uses are generally accepted below the 65 DNL (average day/night sound level). Residential development is normally not compatible with 65 DNL or greater unless soundproofing is incorporated into the structure or the community determines that this type of development is necessary in this noise environment.

The master plan analysis also shows that almost all of the existing and future 65 DNL and higher contours are contained within the ~~a~~Airport. However the future noise contours, which consider expansion of the airport facilities, show that the 65 DNL encompasses a portion of the residential development to the east and southeast of the ~~a~~Airport. The environmental analysis recommend that a more detailed noise study (FAR Part 150) be performed to help more specifically identify noise sensitive areas around the ~~a~~Airport. All non-compatible land uses within the 65 DNL contour and above are identified and quantified as part of a FAR part 150 Noise Study. With an approved Part 150 Study, the FAA and FDOT may provide funding to the ~~a~~Airport in sponsoring noise abatement and mitigation projects such as the purchase, relocation, or soundproofing of homes, and noise abatement measures, and other noise mitigation measures. The FAR Part 150 Noise Compatibility Study was completed in 2005.

Certain recommendations were approved including 4 mile ~~a~~Airport notification to residential developers requiring the disclosure of the existence of the airport and aircraft operating in the area, limitation of school development where F.S. Chapter 333 prohibits schools off the

ends of runways, and noise easements and/or sound insulation for new residential development in the 60 DNL noise contour.

There are, however, additional issues that have become of increasing concern to ~~a~~Airport operators. Primarily, protecting approaches into and out of the Airport from incompatible development. This includes: residential development, land uses that would increase wildlife hazards, tall structures, towers that may create electrical interference with radio transmissions or Navaids, and lighting or glare that could create hazard for pilots using the airport. Furthermore, as a condition of accepting grants for the Airport, the County is required to protect the Airport from incompatible development.

The County does have an Airport Overlay Zone in the Land Development Code, which helps address issues dealing with incompatible land uses. ~~However, there is a concern that the requirements of this district are not being acknowledged or enforced.~~ Also, the Overlay District needs to be updated to reflect the current master plan.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

St. Lucie County has continuously worked towards implementation of the objectives and policies related to Airport and development compatibility. The County has identified and created an inventory of land uses that are incompatible with the airport with the intent to eliminate all incompatibilities. The County also conducted a FAR Part 150 Noise Study and provided recommendations to mitigate and resolve incompatibilities in development. However, the County still needs to incorporate the recommendations of the FAR 150 study into the comprehensive plan.

Related objectives and policies in the existing plan include:

Objective 1.1.15: The County shall continue to provide for the location of only compatible uses of land within the vicinity of the St. Lucie County International Airport.

Policy 1.1.15.1: Enforce Section 4.00.00 of the Land Development Code which identifies those properties likely to be impacted from development activities at the St. Lucie County International Airport and specifies what special measures or activity restrictions will be necessary in the development of these properties to minimize any adverse impacts.

Policy 1.1.15.2: Enforce Section 4.00.00 of the Land Development Code which enacts an Airport Height Regulation Ordinance, and encourages as appropriate, the participation of all other effected units of government in the implementation of this ordinance.

Policy 1.1.15.3: Verify and relocate as necessary the 65 Ldn line within the Airport Master Plan.

Policy 1.1.15.4: St. Lucie County shall continue to work toward the phasing out of incompatible land uses within the 65 Ldn line as identified in the Airport Master Plan.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the

community. Identify actions, including plan amendments that are needed to address the issue.

The St. Lucie International Airport Master Plan contemplates upgrading the airport facilities to keep up with the growing demand. To be able to facilitate the airport improvements the County must effectively coordinate with the airport administration to ensure that any development which may cause incompatibility is considered and reviewed by the Airport administration prior to any approval. The following recommendations should be considered:

- ~~Incorporate policies to allow the airport administration be involved in the DRC process so that developments around the airport can be reviewed for potential airport impacts.~~
- Incorporate future revisions to the Airport Master Plan into the Comprehensive Plan.
- 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.
- Incorporate the recommendations of the FAR 150 study into the ~~c~~Comprehensive ~~p~~Plan.

C.2 - Neighborhood blight and the need for neighborhood planning

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

Neighborhood Planning is a way to unify and improve place-based social and physical conditions. Blighted neighborhood areas within unincorporated St. Lucie County should be considered as a priority for neighborhood planning. These areas are many times characterized by homes that were built~~d~~ many years ago, homes with lower household incomes, a high number of code enforcement violations, high crime rates, and poorly maintained or abandoned properties.

Neighborhood strategic planning can unify diverse community development activities such as education, housing, economic development, and public safety through long term vision, goals, conditions assessments, strategies, objectives, and programs. Neighborhood Planning always involves collecting background information. There is a range of planning tools used to describe neighborhood conditions. The tools include some standard approaches like using Census data and surveys. Other less frequently used techniques are oral histories, population forecasts, and employment projections. Background information should be collected in the service of neighborhood strategic planning.

The County's comprehensive plan addresses the need to recognize and plan for unique areas of the County including t~~T~~he Indrio Road corridor, the area surrounding the former Orange Blossom Mall, North Hutchinson Island, and South Hutchinson Island. The comprehensive plan calls for a better definition of the boundaries of the planning areas, prioritizing the identified planning areas, and work with citizens to identify issues and seek solutions.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

Aging and low income neighborhoods need a multifaceted approach to ensure quality of life and to protect housing values. The Future Land Use Element of the St. Lucie Comprehensive Plan currently establishes as a main goal planning of unique areas within the unincorporated County. However, neither the goal nor the related objective or policies specifically address blighted areas, but rather areas which have common internal characteristics and require planning as contiguous areas. The ~~G~~goal, objective and policies to follow relate to this issue:

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

Objective 1.3.1: Identify areas which have common internal characteristics and require planning as contiguous areas. The Indrio Road corridor, White City, the area surrounding the Orange Blossom Mall, North Hutchinson Island, and South Hutchinson Island are examples.

Policy 1.3.1.1: Define the boundaries of appropriate planning areas.

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

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

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

Over time some areas of the County have become increasingly blighted and residents have expressed a legitimate concern to improve the living standards of these areas. This creates a genuine opportunity for increased participation from residents and government officials in neighborhood planning. Neighborhood residents can work with planners to take a leading role in the development and future of their area. Many positive outcomes can be generated by a neighborhood plan, including the ability to improve or maintain the appearance or character, housing, sense of community, safety, or services in their area. Resources can also be focused toward the specific needs of the individual neighborhood such as commercial uses, transportation, or recreation opportunities.

The County's comprehensive plan should be amended to include objectives and policies for the creation of a neighborhood planning program that takes into consideration and incorporates the elements of the neighborhood planning process. The neighborhood planning process typically includes developing a vision with input from a variety of stakeholder groups, such as neighborhood residents, governmental officials, community organizations and other stakeholders. The neighborhood plan typically contains a set of strategies to maintain or improve designated areas that relate to the different uses such as residential, commercial or public uses. Other important aspects of the plan include identifying boundaries of the neighborhoods and analyzing the social, economic, safety, housing, and demographic characteristics of the area.

EAR based amendments should include revisions to the Future Land Use Element goals, objectives, and policies including:

- Identification of target areas for neighborhood planning programs and revision of Objective 1.3.1 regarding planning areas.
- Establishment of a multi-department team to address neighborhood issues including Growth Management, Code Enforcement, Sheriff, and the Community Services departments.
- Criteria for ~~N~~neighborhood plans that include public participation through meetings and charettes with neighborhood associations, homeowners groups, and business groups as appropriate.
- Set dates for the completion of neighborhood plans for the identified areas.
- Incentives for neighborhood enhancement such commercial façade improvement grants, tax incentives for historic preservation, and technical assistance.
- Include neighborhoods in the review and approval process in development projects.

C.3. Prepare for the Addition of a Historic Preservation Element

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

~~Section~~ Chapter 9J-5 of the Florida Administrative Code allows for historic preservation concerns to be addressed as part of the Future Land Use Element, the Housing Element, Coastal Element, or as a separate element entirely. Specific data required includes an inventory of historically significant housing listed on the Florida Master Site File, National Register of Historic Places, or designated as historically significant by or in accordance with a local ordinance, as well as their generalized locations.

Currently St. Lucie County addresses historic preservation via Objective 1.1.6 of the Future Land Use Element. However, the County has indicated an interest in developing a separate optional element to be included in the EAR-based Amendments.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

Historic preservation enhances community involvement, social capital, tourism, and economic development. The fundamental purpose of a preservation plan or element is to focus community efforts on preserving historic resources and to define the role of government in that process.

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

Coastal Element Objective 7.1.6 states: "The County shall implement and strengthen regulations that provide for the protection, preservation, or sensitive reuse of historic resources in the coastal area, including the adoption of a historic preservation ordinance by 2002."

On August 2, 2005 the St. Lucie County Historic Preservation Ordinance No. ~~(~~05-03~~)~~ was passed by the Board of County Commissioners. The Ordinance is consistent with the general purpose goals, objectives, and policies of the Comprehensive Plan. The Ordinance includes definitions, and provisions for an Historic Preservation Trust Fund, Historic Preservation Officer, Historic Preservation Committee, and historic designation process and procedure (criteria).

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

The Historic Preservation Ordinance is very thorough and should be used as a base for the new Historic Preservation Element. Additionally, the objective and policies that should be considered ~~in~~ include:

- Centralizing and strengthening its historic preservation activities
- Maintaining an on-going comprehensive survey and site data management program in order to have accurate and extensive information on the location, significance, and condition of the County's historic resources
- Acknowledging the Historic Preservation Ordinance as a means to legally implement the Goals, Objectives, and Policies of the Historic Preservation Element
- ~~Addressing the special needs of revitalizing certain historic districts and neighborhoods, while simultaneously preserving their original building stock and historic fabric~~

Developing strategies to foster public awareness of the County's history and its abundant historic resources including the St. Lucie County Historical Museum

C.4 Hotel Density on Hutchinson Island

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

In meetings regarding the Major Issue List, concern was mentioned regarding the viability of hotel development and existing policies regarding hotel density on Hutchinson Island.

Currently, the Future Land Use designations on Hutchinson Island include the following: Conservation-Public (CPUB), Residential High (RH), Residential Urban (RU), Residential Medium (RM), Residential/Conservation (R/C), Transportation/Utilities (TU), Public Facilities (PF), and Special District (SD). The highest residential density allowed on Hutchinson Island is Residential High allowing up to 15 dwelling units per acre.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

The development of hotels on Hutchinson Island supports the County's initiatives to support tourism. Tourism impacts the economic viability of St. Lucie County business, provide jobs, and public revenues.

The following Objectives in the Future Land Use Element relate to hotel density:

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

Objective 1.1.12 Pursuant to Chapter 5.00.00 of the Land Development Code, all development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.

Objective 1.1.16 By June 2004, develop regulations to allow compatible eco-tourism facilities on or near resources preserved for public purpose.

This Future Land Use policy specifically addresses hotel uses on Hutchinson Island:

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

There are no corresponding policies regarding tourism or hotel development under Objective 1.1.11.

Policy 7.1.1.6 of the Coastal Element supports ecotourism opportunities within the coastal areas.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

In the past, tourists sought smaller hotels, motels and resorts for vacations in St. Lucie County. However, more tourists are seeking higher quality accommodations and amenities. On the other hand, the County has sought lower residential densities in order to protect the natural features of Hutchinson Island.

There is just one hotel on Hutchinson Island north of the county line. ~~Currently, there are no hotels on Hutchinson Island within unincorporated St. Lucie County.~~ Per the 2007 Florida Atlantic University Study, *Living on the Edge: Coastal Storm Vulnerability of the Treasure Coast Barrier Islands, "*St. Lucie made a conscious choice to permit high density development east of A1A in order to conserve environmentally sensitive land on the west side of the road. By treating parcels divided by A1A as contiguous, planners permitted the transfer of development density from the west parcel to the oceanside, which was more valuable due to beach adjacency and views available from upper floors. Once the development rights of the western parcel were exhausted, the value of the land was reduced significantly. Developers often deeded the land to the public in order to reduce the property tax obligation or the land was purchased by the public at moderate prices."

Per the Zoning section of the Land Development Code (LDC), the Hutchinson Island Residential District regulations further restricts residential densities. Table 1-1 from the LDC shows these restrictions.

Table 1-1
HUTCHINSON ISLAND DISTRICT MAXIMUM RESIDENTIAL DENSITIES
(Expressed as percentage of maximum density set forth in the future land use designation of the St. Lucie County Comprehensive Plan)

	North Hutchinson Island Residential District (NHIRD)	South Hutchinson Island Residential District, North (SHIRD-N)	South Hutchinson Island Residential District, South (SHIRD-S)
Commencement Level	15%	18%	9%
level 1*	36%	28%	45%
level 2*	54%	100%	100%
level 3*	100%	does not apply	does not apply

Source: St. Lucie County Land Development Code, 2008.
* These levels refer to various transportation improvements mentioned under this zoning district.

Current thinking on climate change and sea level rise may also affect the County's future policies regarding development on Hutchinson Island. In an analysis of the Coastal Management Element in this report, it is noted that the County should have policies added to take into account data on sea level rise when making future land use and long range infrastructure decisions. As a part of the EAR-based amendment process the County can take the opportunity to update sections of the Data Inventory and Analysis of the Coastal Management Element to reflect the most current data available on sea level rise.

The 2007 report, *Living on the Edge: Coastal Storm Vulnerability of the Treasure Coast Barrier Islands,* was prepared in the aftermath of the 2004 hurricane season. The report indicates a cumulative dune retreat of 50-100 feet on North Hutchinson Island and South Hutchinson Island as a result of the 2004 hurricane season. While beach renourishment programs alleviate the risk, buildings on Hutchinson Island may be at risk after future storm events. Coastal, vulnerable buildings have long-term costly effects through higher community-wide insurance premiums and FEMA expenditures.

The County could explore a transfer of development rights program from western lands to help facilities high quality ocean-front hotel density. ~~No specific recommendations are made at this time to change policies regarding density on Hutchinson Island. However, t~~The County may also want to consider soliciting hotel developers that embrace sustainable and responsible tourism by incorporating the following principles as part of the site plan approval process for hotel development along the coast:

- Minimizes negative economic, environmental, and social impacts
- Generates greater economic benefits for local people and enhances the well being of the community
- Ensures that development is consistent and compatible with the surrounding neighborhood character, improves the quality of the neighborhood, and offers appropriate transition between zoning districts
- Improves working conditions and access to the industry
- Makes positive contributions to the conservation of natural and cultural heritage embracing diversity
- Explore transfer of development rights from western lands to help facilitate high quality ocean-front hotel density.

D. Economic Development

D.1 Encourage job creation and economic development

Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?

Once a bastion of citrus farms and haven for retirees ~~nondescript undeveloped lands~~, St Lucie County has planted the seeds to transform itself into a vibrant economic center. County economic officials are keenly aware of the County's assets including its access to the population centers of Florida, vast amounts of developable land, and tourist offerings. The existing plan addressed the County's overabundance of low-skill, low-paying jobs that were often seasonal and therefore recognized that the community needed to expand its economic base.

In order to achieve ~~their~~ its economic development goals, St. Lucie County has embraced two popular economic development tools, namely branding and cluster development. Along with Indian River and Martin County, St. Lucie County now promotes itself as part of Florida's "Research Coast". This branding highlights the region's desire to shift its image from an agricultural and tourist based economy (Treasure Coast) to an area that is invested in recruiting businesses that offer high-skilled, high-paying, long-term employment opportunities.

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

St. Lucie County has also recognized its natural assets as a rich source of economic development. These include the vast opportunities for ecotourism and tourists interested in outdoor activities, such as golf and fishing. The existing plan identified tourism as a economic development tool.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

St. Lucie County has included in their Comprehensive Growth Management Plan an optional Economic Element. While economic development is an ongoing issue for all communities, even those with strong economic bases, St. Lucie County has had several achievements in the furtherance of the goal of establishing an economic sector that is year-round and offers higher paying opportunities.

County officials consider the ~~relocation~~ expansion of the Torrey Pines Institute for Molecular Studies, the Mann Research Center, and the Vaccine And Gene Therapy Institute (VGTI) to St. Lucie County as the indicator that the County has become the epicenter of the developing life science cluster in the State of Florida. Officials believe that other research

centers and for-profit businesses will relocate to St Lucie County to be in close proximity to Torrey Pines. Similarly County officials believe their location, which offers direct access to the population centers of south, central, and northern Florida makes St. Lucie County a prime location for the development of a distribution cluster. In this case, C~~c~~ounty officials see the opening ~~of Tropicana~~ and the Wal-Mart Distribution Center~~s~~ as the start of flourishing distribution cluster.

Specific objectives that address economic diversification in the Economic Element include the following:

Objective 12.2.1:
Support efforts to diversify St. Lucie County's economy and to make the county an effective competitor.

Objective 12.2.2:
Establish procedures and tools to encourage business development and assist economic development in St. Lucie County.

Objective 12.2.3:
Encourage the provision of appropriate educational opportunities, programs, and facilities to meet business and industry needs.

Objective 12.2.4:
Assist the agency charged with the marketing and promotion of St. Lucie County in the development and implementation of marketing efforts.

Objective 12.3.1:
Increase and diversify the agricultural economic base.

Tourism remains one of the top industries within the County. Through room revenues, tourism has a total economic impact of millions of dollars in the County. The County is undertaking an expansion of tourism promotion by partnering with local businesses, regional organizations and even international groups. ~~In regards to tourism the achievements of St Lucie County have been difficult to gauge.~~

Specific objectives that address tourism in the Economic Element include the following:

Objective 12.4.1:
Maintain and improve existing features that contribute to the attraction of tourists.

Objective 12.4.2:
Initiate marketing efforts and seek new opportunities to promote tourism

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

It is clear that the County's economic profile has shifted from one that is seasonal and requires only a low-skilled workforce. Yet the Economic Development Element provides little opportunity for the success of the ~~c~~County's efforts to be evaluated. This is due to the

qualitative nature of the element and its goals, objectives, and policies. Therefore it is recommended that, in particular, the objectives and policies be re-written to allow for a quantitative analysis of the County's economic performance. In addition to setting timelines to achieve the goals of the element, items such as number of businesses (based on US Census NAICS codes), average salary, average payroll, number of workers, average education, and cluster analysis should be reviewed.

Policies should be added to accomplish the following:

- 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).
- 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).
- Continue to ~~S~~support the creation of high-paying jobs that need low-skilled workers.
- Create GIS database tracking clusters by examining the location of related businesses
- Continue to ~~P~~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.
- Continue to ~~M~~monitor the particular incentives that were utilized for business recruitment and track the long-term financial value of the incentives.
- Continue to ~~M~~monitor new and existing businesses recruitment of employees from local colleges and universities
- ~~Set timeline for recruitment of businesses to Foreign Trade Zone and conversion of status to manufacturing and distribution.~~
- Monitor the origination of international tourists, to determine in which areas marketing should be focused
- Promote the expansion of eco-tourism by encouraging existing and new hotels to participate in the Florida Green Lodging Program
- Promote the expansion of commercial service at the airport. ~~Create specific timelines to achieve the various components of this goal.~~
- Continue to ~~P~~provide for the identification of desired sites for each targeted industry as well as for other desired contributory business users with the potential for significant employment

Establish grant opportunities for the sustainable re-use of agriculture land. Utilize regulations to deter the development of agriculture land.

D.2 Review of County Affordable Housing Strategies

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

The foundation for a healthy and sustainable economy consists of several factors including a favorable business climate, a trained workforce, public infrastructure, and affordable housing. The percentage of income that a household spends on housing costs is the factor used to determine if housing is affordable. When a household spends more than 30% of their income on housing costs, they are considered burdened and their housing is no longer affordable.

A major goal of the County as reflected in the Housing Element of the Comprehensive Plan is to achieve a range of affordable housing opportunities that accommodates both existing and future residents. The nationwide sub-prime mortgage crisis and resulting increased foreclosure rates have ~~has~~ highlighted the affordable housing shortage.

The Florida Housing Coalition's (FHC) May 2006 report, *Affordable Housing Program Review Initial Assessment for St. Lucie County*, documents just how much housing costs have increased over the past decade. In 2000, the median income for the County was $49,600. Of the 2,495 single family sales in St. Lucie County in 2000, 65% were considered affordable to a family earning 70% of the area median income (AMI). By 2006, the AMI for St. Lucie County had risen to $54,600, an increase of 10%. However, of the 6,750 single family sales between January 1, 2006 and October 31, 2006, only 10% were affordable to a family earning 70% AMI.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

The previously overheated real estate market has, to some extent, priced many members of the workforce out of St. Lucie County and currently, many homeowners are facing foreclosures. In addition to employees in the public services and health care sectors, those employed in the retail and tourism sectors are finding that their incomes are no longer adequate for attaining housing in the communities where they work. The FHC's report concludes that the Comprehensive Plan's adherence to retaining development within the Urban Service Boundary dictates the need for a complementary body of policies to encourage workforce housing within the developable areas. Otherwise new housing will continue to exclude workers essential to the economic development and goals of the County, and will result in a remote workforce that cannot reside in the County.

While the purpose of the Housing Element is to provide guidance for development of appropriate plans to meet the housing needs of St. Lucie County residents, certain objectives are geared specifically to the provision for affordable housing, either directly or indirectly.

For example, Objective 5.1.3 requires that the Land Development Regulations clearly define incentives to facilitate public and private sector cooperation. The development of affordable housing is of a complexity that public private partnerships are essential for success. This would involve both for profit entities and nonprofit partners. There are very few nonprofit partners who serve as housing providers in the County.

Other objectives intended to encourage affordable housing include the following:

Objective 5.2.1: By 2005, the County shall, by using the 2000 Census, analyze the housing needs within the Unincorporated [sic] County of all income groups and shall amend the Comprehensive Plan accordingly.

Objective 5.2.4: By August 1, 2001, the County will establish a Housing Task Force, consisting of public and private sector representatives. This task force will be assigned the task of identifying the housing needs of St. Lucie County for the existing and anticipated populations of St. Lucie County.

Objective 5.2.5: Sites suitable for low and moderate-income housing shall be maintained in the County to meet the current and projected population needs.

Objective 5.2.6: The County shall continue to provide regulations that permit mobile homes in the county [sic].

It should be noted that the Housing Element mentions the intent to utilize density bonuses and fast track permitting to encourage affordable housing. Additionally, Policy 3.1.4.7 of the TVC Element includes provisions for workforce housing: To encourage a broad range of family sizes and incomes, new Towns and Villages shall provide a minimum of eight percent (8%) of the proposed number of residential units as workforce housing. An inventory of workforce housing in the TVC shall be maintained on an annual basis.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

In an effort to obtain affordable housing, workers are often forced to commute to remote areas when housing is more affordable. The burden therefore shifts from money spent on housing to increased time and money spent on the additional commute. In order to resolve this dilemma, a partnership of private, public, and not-for-profit representatives can develop a roadmap toward the provision of affordable housing.

The aforementioned TVC was based on a study of sustainable development that can be used within the Urban Service District Boundary on the fringes of the higher density district. This land use category contains the necessary authorization for an inclusionary approach where a certain percentage of units in a development are reserved as affordable.

The Board of County Commissioners has ~~been asked to consider a voluntary~~directed staff to develop an Inclusionary Housing Ordinance. ~~Although tabled at the time this EAR was written, if passed, the item~~ This ordinance would provide the regulatory framework countywide to increase the supply of affordable housing. The Future Land Use and Housing Elements will need to include in its goals, objectives, and policies the authority for the inclusionary housing program authorized by Florida Statute, Section 125.01055: “Affordable housing - Notwithstanding any other provision of law, a County may adopt and maintain in effect any law, ordinance, rule or other measure that is adopted for the purpose of

increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances."

Finally, while the housing downturn has resulted in a plethora of vacant homes, many see this is an opportunity to turn that inventory into affordable workforce housing, which employers can use to recruit and retain key talent. To that end, the Department of Housing has prepared an informative report on the community land trust as a mechanism to create a permanent supply of affordable housing while preserving public subsidy dollars invested in the homes.

Recommendations

Clarify that the policies address the needs of the very-low and low-income groups. Consider an economic element that would among other issues address the issue of economic disparity that underlies the need for affordable housing.

The ~~E~~element should be updated to incorporate the myriad housing programs and funding strategies currently in operation in the County. Additionally, the following items should be considered when drafting the EAR-based Amendments. Many of these are direct recommendations from the Florida Housing Coalition's *Affordable Housing Program Review* which are currently being considered by the County Commission.

- Create public-private partnership via formation of locally based private nonprofit housing development corporation
- Create Affordable Housing Advisory Committee
- Develop guidelines for a voluntary inclusionary program that will provide an incentive for private development to include a portion of residential units as certified affordable
- Consider Community Land Trust program should market conditions and demand warrant
- Adopt Land Banking guidelines as deemed appropriate
- 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
- 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
- Incidence of farmworkers in the County should be revisited
- Encourage rehabilitation rather than demolition, whenever feasible
- ~~Promote green building through SHIP grants~~Affordable housing should be constructed using green building practices.
- Review housing affordability based upon decreasing property values to ensure efficiency of the workforce and affordable housing delivery system.

E. Traffic Circulation

E.1 Regional Transportation Goals

Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?

Regional transportation goals are identified as a major issue in St. Lucie County. Since the growth in the Treasure Coast has increased tremendously, and is expected to continue, it is necessary to plan to meet the existing and projected growth in the area. To meet the challenges of the anticipated growth, the need for transit–oriented solutions should be considered on a regional level. Due to the rising cost of fuel~~,~~ and current economic situation, the focus is being shifted from single occupant vehicles to regional mass transit. This may include reevaluating the level of funding directed solely at the construction and maintenance of auto-only infrastructure. In the recent past, the St. Lucie County, Indian River County, and Martin County Metropolitan Planning Organizations (MPO's) worked together, and prepared a Regional Long Range Transportation Pan (RLRTP) to address the regional transportation needs. ~~Since the growth in the Treasure Coast has increased tremendously, and is expected to continue, it is necessary to plan to meet the existing and projected growth in the area.~~

Although the existing comprehensive plan identifies regional coordination, it does not specifically address regional transportation goals.

The regional transportation goals identified in RLRTP are listed below:

- Establishment of a regional transit authority
- Improving the existing transit service
- New transit routes in Port St. Lucie
- Identification of intermodal hubs

Additional details regarding the RLRTP can be found in Chapter 2 of this report.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

The Treasure Coast is growing at a fast rate, and as a result, it is not viable for ~~from~~ one local government to separate themselves from the growth and traffic of the neighboring municipalities. For ~~a~~ better future planning, it is recognized that St. Lucie County, Martin County, and Indian River Counties should continue coordination toward regional goals. St. Lucie, Martin and Indian River Counties will begin working on the 2035 RLRTP process.

The following goal and objectives in the comprehensive plan related to regional transportation goals include the following:

GOAL 2.4:
Coordinate transportation-related issues with the plans and programs of the Florida Department of Transportation, the Treasure Coast Regional Planning Council, the St. Lucie Metropolitan [sic] Planning Organization, Florida Department of Community Affairs, the

Hutchinson Island Resource Management Plan, adjacent municipalities, adjacent counties, and other private transportation-related agencies.

OBJECTIVE 2.4.1: Common transportation goals, objectives, and policies shall be shared on an on-going basis with the transportation-related agencies listed in Goal 2.4, where common interests are involved.

OBJECTIVE 2.4.2: The County shall communicate with the agencies listed in Goal 2.4 regarding transportation activities and planned improvements which may have impacts within their respective jurisdiction and request comments as applicable.

Objective 2.4.1 identifies the regional transportation goals, and objectives, and Objective 2.4.2 encourages the intergovernmental coordination regarding the regional transportation issues.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

As mentioned earlier, with the increase in growth brought to Treasure Coast communities, the need to analyze the transportation system on a regional basis has emerged. This growth provides an excellent opportunity for the local governments to work together towards regional transportation goals.

Recently, the Transportation Regional Incentive Program (TRIP) was enacted by the Florida Legislature through Senate Bill 360 in 2005. To encourage regional planning and improvements of regional facilities, the state matches funds with regional partners. To meet the requirements of TRIP funding, the local authorities have to enter into an interlocal agreement and need to develop a regional plan. An interlocal agreement was entered among St. Lucie, Martin, and Indian River ~~c~~Counties MPO in April 2006. As with the new legislation, new regional transportation projects may be eligible for federal funding TRIP if they meet the regional needs. Currently, improvements on ~~SR-70/Okeechobee Road~~ Kings Highway ~~are~~ will be partially funded through the TRIP.

The RLRTP provides a framework for the regional planning. It is anticipated that regional planning efforts and intergovernmental coordination is going to play a vital role in St. Lucie County. St. Lucie County, in coordination with the FDOT and the ~~M~~TPO is working towards an efficient transportation system. So for, this strategy is working and it is recommended these intergovernmental coordination efforts should continue to achieve regional transportation goals.

In the EAR-based amendment process, the following revisions should be considered:

- Include specific RLRTP goals such as:
    1. Establishment of a regional transit authority
    2. Improving the existing transit service
    3. New transit routes in Port St. Lucie
    4. Identification of intermodal hubs

- Include a policy to utilize TRIP funds where appropriate to finance projects with regional impacts.

- Include Indian River and Martin MPO's in objectives and policies related to regional coordination.

E.2 Incorporation of Transit Guidelines

Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?

Another major issue identified is incorporation of transit guidelines. The Regional Long Range Transportation Plan (RLRTP) puts great emphasis on the transit. Due to recent changes in legislation, transit became a key factor in transportation planning.

The existing comprehensive plan identifies the significance of public transportation systems, and promotes ~~to~~ the improvement of the existing public transportation system.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

Public transportation helps to relieve the congestion on the roadways, and improves the overall level of service. Efficient transit provides an alternate affordable mode of transportation to the public, especially for persons who are unable to have their own transportation due to financial, physical, or other reasons. The public transportation system is tied with a safe and functional pedestrian friendly environment as well.

The existing Transportation Element has several objectives which address the above issue. St. Lucie County is working with related transportation authorities to meet the future public transportation needs. Objective 2.5.1 provides for efficient transportation system to meets the needs of disadvantaged. Objective 2.5.2 supports the coordination among FDOT, St. Lucie ~~Metropolitan~~ Transportation Planning Organization, St. Lucie County, Fort Pierce, St. Lucie Village and Port St. Lucie. St. Lucie County is so far very successful in providing the transit service to the transportation disadvantaged. Objective 2.6.1 identifies the need for a mass transit system and St. Lucie County will continue to support the establishment of a potential passenger rail service.

Objective 2.5.1: Address the provision of efficient public transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses and accommodation of the special needs of the transportation disadvantaged in St. Lucie County.

Objective 2.5.2: Maintain coordination and communication among agencies involved in providing transportation to the transportation disadvantaged including Florida Department of Transportation, St. Lucie Metropolitan [sic] Planning Organization, St. Lucie County, Fort Pierce, St. Lucie Village and Port St. Lucie.

Objective 2.6.1: Monitor and evaluate the demand for a community-wide mass transit system through the completion of a Transit Feasibility/Development Study by August 2001 and update this study as required.

Objective 2.6.2: Provide, for the protection of future mass transit, rights-of-way and exclusive mass transit corridors.

Objective 2.6.3: St. Lucie County shall support efforts to extend passenger rail service to St. Lucie County.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

Since the Treasure Coast is growing at a fast pace, and traffic is continuously increasing in the area, the State of Florida realized the impacts of rapid growth and passed new legislation Senate Bill 360 regarding the growth issues and concurrency requirements in ~~the~~ South Florida. Historically, St. Lucie County was an agricultural ~~C~~county, but recent growth trends support~~s~~ for an efficient transit system. The Florida Department of Transportation focuses on the regional planning, and the recent legislation allocates funding for regional planning. It is an excellent opportunity for St. Lucie County to work with other counties to improve the transportation system and achieve the regional goals with the help of federal funding.

The latest Transit Development Plan (TDP) Update evaluates the existing public transportation system and provides suggestions to improve the transit. The report suggests that Council On Aging of St. Lucie, Inc. (COASL) should continue the coordination with the St. Lucie ~~M~~TPO and the South Florida Commuter Service for funding resources. It was also suggested that the ~~c~~County should pursue grants from the Florida Public Transportation Association (FPTA) for future funding. Establishment of a Regional Transportation Authority (RTA) was also planned.

The newly adopted RLRTP also recommends several transit improvements consistent with the latest TDP. Additionally, the Florida Department of Transportation is currently working towards the Transit ~~o~~Oriented Development (TOD) design guidelines. St. Lucie County should work with the FDOT and incorporate those guidelines into its Land Development Code.

In the EAR-based amendment process, the following revisions should be considered:

- Include recommendations from the RLRTP
- Include policies that support the TDP update such as:
    1. Pursue funding sources for transit through the South Florida Commuter Service, Florida Department of Transportation and Federal Transit Administration ~~Florida Public Transportation Association~~
    2. In cooperation with neighboring counties and municipalities with St. Lucie County, establish a Regional Transportation Authority.
- Include policies requiring incorporation of Transit Oriented Development (TOD) guidelines into the Land Development Code.

F. Coastal Management

F.1 Protection of beach and beach dune systems

Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?

St. Lucie County has approximately twenty-one (21) miles of ocean front shoreline, six (6) miles on North Hutchinson Island (North Beach) and fifteen (15) miles on South Hutchinson Island (South Beach). The barrier islands of North Beach and South Beach are separated by the Fort Pierce Inlet. Coastal dune systems provide nesting habitat to listed marine turtles; vegetated dunes provide stabilization and protection from storms; and public beaches provide valuable tourism and economic resources to the County, to list only a few of the vital features of this natural resource system. Due to the desirability of beach front real estate, the pressure to develop along the coastal dune system is enormous. Under the current Comprehensive Plan, Objective 7.1.1 and Objective 7.1.5; each provide policies for the protection of the beach dune system.

The Florida Department of Environmental Protection (FDEP) Bureau of Beaches and Coastal Systems has and continues to recognize much of the Treasure Coast shoreline as critically eroded. The Bureau defines critically eroded as a segment of the shoreline where natural processes or human activity have caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreational interests, wildlife habitat, or important cultural resources are threatened or lost. Critically eroded areas may also include peripheral segments or gaps between identified critically eroded areas which, although they may be stable or slightly erosional now, their inclusion is necessary for continuity of management of the coastal system or for the design integrity of adjacent beach management projects. A survey completed in 2006 reconfirmed that these critical erosion conditions still persist. St. Lucie County is a part of the ongoing beach nourishment program authorized by the US Army Corp of Engineers (COE) that began over 30 years ago.

In 2004, ~~h~~Hurricanes Francis (105 mile/hour winds) and Jeanne (120 mile/hour winds) ~~and Francis (105 mile/hour winds)~~ both made landfall in St. Lucie County causing extensive damage to the beaches. The County was last affected by ~~h~~Hurricane Wilma on October 24, 2005, which passed south of the County from the southwest to a northeasterly direction. Most of the barrier island beaches sustained severe erosion due to prolonged periods of aggressive tidal surge and high winds from these storms. The prolonged storm surge displaced millions of cubic yards of sand. Some of the sand was moved landward in areas with significant overwash filling ground level condominiums and parking lots; some washed seaward, re-contouring the beach profile and near-shore ridges or sandbars; and some was transferred southward, resulting in post-storm accretion in specific areas.

The FDEP Bureau of Beaches and Coastal Systems *Draft Strategic Beach Management Plan for the Central Atlantic Coast Region* dated June 2007, currently identifies three segments of beach in St. Lucie County as critically eroded. These include a 1.8 mile segment of critically eroded beach in north St. Lucie County along Avalon State Park and State Road A1A. This area was severely impacted by ~~h~~Hurricanes Frances and Jeanne. Following the effects of these 2004 hurricanes, FEMA funded the construction of emergency protective berms.

There is a 3.4 mile segment of critically eroded beach on Hutchinson Island at the very south end of St. Lucie County; this segment contains areas of private residential condominium developments. This area was severely impacted by ~~h~~Hurricane Irene (1999) and again by ~~h~~Hurricanes Frances and Jeanne in 2004. In 2005 and 2006, an emergency dune restoration project was constructed for most of this segment using 160,000 cubic yards of sand. The material originally placed was incompatible and was removed and replaced with compatible sand.

There is also a 2.3 mile segment of critically eroded beach extending immediately south of the Fort Pierce ~~i~~Inlet. Following the effects of the 2004 hurricanes, maintenance nourishment was conducted from April to June of 2005. The 2005 nourishment event placed approximately 700,000 cubic yards of beach quality sand. This project included construction of 5.0 acres of artificial reef, sea oat planting, and exotic vegetation removal from Coon Island as a multi-component mitigation to offset adverse impacts to 8.9 acres of nearshore hardbottom.

The 2007 report, *Living on the Edge: Coastal Storm Vulnerability of the Treasure Coast Barrier Islands,* was prepared in the aftermath of the 2004 hurricane season. The report indicates a cumulative dune retreat of 50-100 feet on North Hutchinson Island and South Hutchinson Island as a result of the 2004 hurricane season. This report aims to inspire regional cooperation in making sustainable and hazard-resilient choices in future economic and land development policy. The report builds on the work being done by the Committee for a Sustainable Treasure Coast.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

Objective 7.1.1 and 7.1.5 of the Coastal Element each provide policies for the protection of the beach dune system. Objective 7.1.5 Beaches and Dunes, states: “St. Lucie County shall provide for the protection and restoration of beaches and dunes. A comprehensive beach and dune management program shall be adopted by 2003 which enhances the natural functioning of the beach-dune system while reducing unnatural disturbances of the primary dune.” Regulations adopted within *Section 6.02.01 E. Beach and Dune Protection* under *Chapter VI, Resource Protection Standards* of the St. Lucie County Land Development Code, now require that all development comply with specified restrictions to protect against erosion, maintain habitat value and productivity, maintain natural scenic values, prevent damage to beach and dune vegetation, and promote natural rebuilding of the dune through wind forces.

Objective 7.1.1 requires that future development continue to protect natural resources of the coastal area from adverse impacts caused by future development through the implementation and strengthening of existing environmental related laws and the assignment of appropriate future land use designations. Policies require that future development be limited to those which are resource dependent or compatible with the physical and environmental characteristics of the coast, or to those uses which can occur without degradation of the dune system. The County also has setback criteria prohibiting direct disturbance of the dune structure and avoidance of placement of structures on the beach.

Additionally, Comprehensive Plan policy 7.1.5.1 states that "The County shall prohibit construction seaward of the Coastal Construction Control Line including construction of coastal or shore protection structures, except where the Florida Department of Environmental Protection has issued the applicable permit authorizing that construction." The Florida legislature initiated the Coastal Construction Control Line (CCCL) Program to protect the coastal system from improperly sited and designed structures which can destabilize or destroy the beach and dune system. The CCCL, established by the state, is intended to define that portion of the beach and dune system which is subject to severe fluctuations caused by a 100-year storm surge, storm waves, or other forces such as wind, wave, or water level changes. A permit to alter, excavate or construct on property seaward of the established control line is required from the Department of Environmental Protection. Chapter 62B-33 of the Florida Administrative Code provides the design and siting requirements that must be met to obtain a coastal construction control line permit. Approval or denial of a CCCL permit application is based upon a review of the potential impacts to the beach dune system, adjacent properties, native salt resistant vegetation, and marine turtles. The description of the location of the St. Lucie County CCCL, established pursuant to Section 161.053, is in Chapter 62B-26.021 of the Florida Administrative Code (FAC).

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

As a part of the EAR-based amendment process the County has the opportunity to ensure that where development occurs along the coastal dune system, regulations can be implemented not only to avoid detrimental impacts but to enhance this resource. Where development is permittable along the coastal dunes, the removal and the maintenance of invasive exotic vegetation can be required as well as criteria established to ensure appropriate re-vegetation and maintenance. On public coastal lands, effective exotic vegetation control measures with viable replanting and maintenance plans should be implemented to keep native vegetative communities intact. When reviewing redevelopment applications for sites which contain coastal dune systems, previously existing manmade alterations on the shorelines can be evaluated to determine the feasibility of and whether any benefits may accrue through their removal/remediation as part of the redevelopment project.

Projected sea level rise, which the Environmental Protection Agency (1988) estimates at 4.9 to 7.5 feet along the east coast of Florida between 1980 and 2100, is another issue that currently has come to the forefront and to the awareness of the public. *Sea Level Rise in the Treasure Coast Region,* dated December 2005, prepared by the Treasure Coast Regional Planning Council provides detail on this issue. The Incorporation of policies into the Plan should be considered indicating that current and credible sea level rise data should be considered when planning long term infrastructure and capital improvement activities, and in future land use decisions.

A result of the recent hurricane activity and the damage that resulted has been renewed awareness to mitigation strategies. The Florida Department of Community Affairs has prepared a report titled *Integration of the Local Mitigation Strategy into the Local Comprehensive Plan* which provides general recommendations and a Comprehensive Plan review for St. Lucie County. This profile was prepared as part of a statewide effort to guide local governments in integrating hazard mitigation principles into local Comprehensive

Plans. One of the items that this report recommends is that the County support a program, in coordination with the Local Mitigation Strategy committee, to educate home and business owners on mitigation techniques for protecting their structures, (including coastal structures). The County's LMS Strategy (adopted in 2004) does contain an element to educate the public on mitigation techniques. The County also has an ongoing mitigation education program it conducts with local homeowners and businesses and obtained a number of grants to support this education program.

The *Integration of the Local Mitigation Strategy into the Local Comprehensive Plan* report should be reviewed ~~in its entirety~~ and recommendations the County feels are most applicable, including current education activities, ~~and would balance community vulnerability against potential economic and social costs~~ should be incorporated into the Comprehensive Plan.

The 2007 report, *Living on the Edge: Coastal Storm Vulnerability of the Treasure Coast Barrier Islands,* identified that "Building sustainable communities is the charge of the new century, and hazard resilience is a component of sustainability. Unfortunately, appropriate land use strategies and regulation, recognized as the most powerful but often most controversial hazard mitigation tool, have not been fully exploited. The primary impediment to employing land use regulation for mitigation is that it is perceived as impinging on private property rights, making it politically contentious to promote and implement. That is particularly true of waterfront proprieties, whose scarcity and desirability significantly drive up values despite the risks associated with coastal storm events. Developers vigorously oppose restrictions on density or building setbacks, as they perceive those regulations to adversely impact the development values of prized and expensive land. In addition, it has been argued that restricting development of a community's most attractive and highly valued real estate adversely impacts its economic vitality. Coastal communities thrive on their marine recreation and beach related tourism, resulting in the development of housing and hotel units in close proximity to beaches and waterways. Those high-value developments also generate the lion's share of municipal property tax revenue, and, because many of those units are occupied seasonally, they do not consume a proportionate share of public services. The combination of hazard mitigation tools dictated by public policy and the degree and timing of their implementation engender complex issues of social justice, as the costs of those efforts are carried among taxpayers regionally and the benefits are reaped differentially. Moreover, the greater the value and number of assets at risk, the more adaptive mitigation measures are needed to reduce the loss. Thus it is becoming increasingly clear that the pervasive "loss reduction" paradigm results in substantial asset exposure, increased community vulnerability, and rising economic and social costs. Unabated, the mounting costs will threaten the region's economic vitality and undermine the quality of life enjoyed by its residents."

Specific recommendations include:

- 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.

- 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.
- 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.
- 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.
- Incorporate a policy to consider current and credible sea level rise data when planning long term infrastructure and capital improvement activities, and in future land use decisions.
- 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.
- 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.

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.

G. Agriculture/Rural/Western Lands

G.1 Incorporation of new County policies regarding rural and agricultural lands

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

Per the Comprehensive Plan (Revised 2004), "the major use of land within the unincorporated areas of the County is agriculture. Well over 60% of the County is presently used for the production of citrus, cash crops or ranching activities. These agricultural activities account for St. Lucie County being ranked among the top citrus producers in the State of Florida, contributing substantially to the local and regional economy." The Comprehensive Plan allows for the following Agricultural Land Uses: Agricultural – 5 (0.2 dwelling units per acre) and Agricultural-2.5 (0.4 dwelling units per acre). If all agricultural lands are ~~development~~ developed to their maximum residential density, a "rural sprawl" affect could result, straining public facilities while simultaneously limiting the region's natural resources and open spaces. Moreover, the agricultural community would like to maintain the value of their land and profitability of agricultural uses.

In 2006, St. Lucie County adopted land development regulations for a Rural Land Stewardship (RLSA) Overlay Zone with the intent of allowing ~~large~~ agricultural landowners within the overlay zone the opportunity to sell their density in exchange for preserving agricultural uses, open spaces, and natural resources. The overlay includes three resource classifications: Hydrologic Stewardship Areas, Habitat Stewardship Areas, and Water Retention Areas. Credits are generated based on the value of resources on the land multiplied by the development rights that are removed from designated Stewardship Sending Areas (SSAs). The development credits are then transferred to Stewardship Receiving Areas (SRAs). The SRAs would be developed as more compact mixed use areas. The RLSA Overlay was designed to implement the common vision of St. Lucie County and the Committee for Sustainable Treasure Coast.

~~The RLSA Overlay Zone regulations included designating the Adams Ranch as part of a pilot program for the County to implement the new policies. The Cloud Grove property would be developed as a compact, mixed use development in exchange for restricting the development rights of Adams Ranch.~~

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

Full residential development of existing agricultural areas increases impacts on public facilities and limits natural resource and open space protection.

Objective 1.1.2: Provide in the land development regulations provisions for a compatible and coordinated land use pattern which establishes agriculture as the primary use outside of the urban service boundary and promotes retention of agricultural activities, preserves natural resources and maintains native vegetative habitats.

Related policies under Objective 1.1.2 govern development of multiple AG-5 or AG-2.5 lots. Applications to divide a parcel into more than 8 lots must be reviewed in a planned development process unless the division results in 20 acres or more.

Policy 1.1.2.3 governs open space requirements in development of more than eight lots in AG-5 or A-2.5.

Policy 1.1.2.3 All future non-agricultural development within the AG-5 and AG-2.5 future land use categories will be required to preserve open space, which is to be defined to include, but not be limited to, agricultural activities such as groves and range land as well as preservation of natural areas according to the following criteria:

a. developments in excess of eight (8) units, or greater than 160 acres in gross area, whichever is more restrictive must retain a minimum of 80% of the project site as open space
b. developments of eight (8) units or less, or involving 160 acres or less in gross area, whichever is more restrictive must retain a minimum of 50% of the project site as open space, provided that this paragraph shall not be applied to avoid the remainder of this policy through further subdivision of land parcels as existed as to record on January 9, 1990.

Some u~~U~~rban uses were expected in the western agricultural areas per Policy 1.1.2.4.

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

The following are ~~from the amendments~~ objectives and policies from the Rural Land Stewardship Overlay Amendments. The numbering does not at this time match the numbering format in the existing Future Land Use Element:

Objective 1: Establish the general purpose and structure to implement the St. Lucie County Rural Land Stewardship Overlay.

Objective 2: Establish incentive-based policies to protect and conserve agricultural lands and open space, continue the viability of agricultural production and preserve cultural heritage in St. Lucie County.

Objective 3: Establish policies to protect and conserve water quality and quantity, as well as listed animal and plant species and their habitats by directing incompatible used away from wetlands and upland habitat through the establishment of Hydrologic Stewardship Areas, Habitat Stewardship Areas, and Water Retention Areas, where lands are voluntarily included in the Rural Land Stewardship Area Overlay.

Objective 4: Establish policies to accommodate future population growth through sustainable development patterns, while discouraging urban sprawl, providing for the utilization of innovative land use planning and promoting economic diversification through the establishment of Stewardship Sending Areas and corresponding Stewardship Receiving Areas.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

Since the adoption of the Rural Land Stewardship Overlay Sub-element, the County's attitude towards the RLSA program has changed significantly as the trade-offs between preservation of large tracts of land for development of large tracts of land well outside the urban service boundary have become better understood. The County may consider include completely removing the current policies regarding the RLSA from the Comprehensive Plan and land development code.

In 2007, the Board of County Commissioners created the Agricultural Development Steering Committee to make recommendations regarding agricultural development. The Committee put together a number of conceptual ideas that the County may consider as follows: ~~Initial Committee Recommendations as of March 2008 include the following:~~

- Ensure zoning regulations for AG 2.5 and AG 5 Zoning Districts allow residential yards to be used for open space requirements.
- Ensure landowners with agricultural properties above 8 units or 160 acres have the same by-right uses as those below thresholds.
- Create menu of development/preservation alternatives to the "by-right" scenario to create incentives for applying for PUD applications in order to preserve natural resources.
- Use Transfer of Development Rights (TDRs) to discourage sprawl and preserve open space and agricultural uses.
- Ensure land value is retained in agricultural areas.
- Create value for retaining functional wetlands.
- ~~Encourage development rights are transferred~~ Allow transfer of development rights from high value wetlands in the western and southwestern portions of the County to defunct, post-canker citrus grovelands and areas of planned infrastructure improvements.

~~Other recommendations for preserving agricultural uses in the EAR-based amendments include:~~

- ~~Encouraging Community Supported Agricultural Programs where members or "share-holders" of the farm or garden pledge in advance to cover the anticipated costs of the farm operation and farmer's salary. In return, they receive shares in the farm's bounty throughout the growing season, as well as satisfaction gained from reconnecting to the land and participating directly in food production. Members also share in the risks of farming, including poor harvests due to unfavorable weather or pests. By direct sales to community members, who have provided the farmer with working capital in advance, growers receive better prices for their crops, gain some financial security, and are relieved of much of the burden of marketing.~~
- ~~Encouraging Community Stewardship Organizations. These non-profit, tax-exempt organizations can be established to address the specific conservation needs of a community. For example, a Community Stewardship Organization (CSO) allows developers to integrate permanent conservation, natural systems restoration, and community-building into their developments through agreements with local stakeholders. This initiative has been used in nearby Jupiter through the Abacoa~~

~~Partnership for Community (APC) where residents and neighbors participate in the stewardship of the greenway. The APC demonstration projects includes studying residents' use of the greenways and the New Urbanist design features, offering lectures and workshops on community building, convening the Florida Public Officials Design Institute at Abacoa, and documenting and sharing the community's history.~~

New policies that could be considered in the EAR based amendment could include:

- Encouraging organic farming to reduce toxic herbicides and pesticides from leaching into wetlands and drainage areas that may affect the health of the Everglades and Indian River Lagoon.
- Supporting federal agricultural efforts such as the Environmental Quality Incentive Program (EQIP) authorized in the Farm Security and Rural Investment Act of 2002 (Farm Bill) which provides a voluntary conservation program for farmers and ranchers that promotes agricultural production and environmental quality. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land.
- Encouraging community gardens that may enhance environmental awareness and community involvement.
- When considering the future of agricultural areas, identify and preserve or restore to the fullest extent possible wetlands, native uplands, and natural systems.

Evolving RSLA concerns, the recommendations of the Sustainable Treasure Coast, and the more overarching changes in the housing market, costs of transportation and infrastructure, and other like issues will require the County take a broader look at the future of the western lands. Many of the above recommendations reflect suggested action steps in the *Committee for a Sustainable Treasure Coast – Final Report*. Other action steps which could be included in the EAR-based amendments include:

- Develop 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 for wastewater/storm water disposal, supporting CERP or IRL water quality programs, or user fees for recreation on private rural lands.
- Establish acreage targets for the preservation of rural lands.
- Cooperate to identify and implement a connected system of greenways and corridors on rural lands that allow wildlife movement and enhance biodiversity.

The County should reopen the topic of rural land planning to public participation in concert with the Department of Community Affairs to determine the best strategies for western areas of the County. This should occur before or during the EAR-based amendment process.

~~These recommendations should be considered in the EAR-based amendments~~.

H. Capital Improvements

H. 1 Concurrency management and timing of infrastructure improvements

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

Members of the public attending scoping meetings for the Evaluation and Appraisal Report mentioned concern about concurrency management and the timing of infrastructure improvements. St. Lucie County as well as other areas of Florida underwent substantial increases in development in the early part of this decade. With population expected to continue to increase from 72,764 in 2005 to 81,473 in 2010 in unincorporated St. Lucie County, impacts from the related development will increase as well. (However, it has been previously noted that this projection may be overestimated. The County made need to consider alternate population projections to ensure levels of service meet actual population needs.)

Chapter V of the County's Land Development Code (LDC) addresses Adequate Public Facilities. Before receipt of a Final Development Order, all applicants ~~shall~~ must receive approval of a Certificate of Capacity, a Certificate of Capacity Variance, or a Certificate of Capacity Exemption. Before issuing a Certificate of Capacity, the County must undertake a Concurrency Test as specified in the LDC.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

Ensuring concurrency assures existing and future residents and businesses that adequate facilities will be available. It ensures that essential services such as potable water, sewer, roadways, and schools will be available for new and existing residents and businesses.

The following objectives and policies govern concurrency management in the Capital Improvements Element:

Objective 11.1.3: Within the County's financial capability, provide needed capital improvements for repair or replacement of obsolete or worn out facilities, eliminating existing deficiencies, and meeting the needs of future development and redevelopment caused by previously issued and new development orders.

Objective 11.1.4: Coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements that maintains adopted level of service standards and meets existing and future facility needs.

Policy 11.1.1.3: The quantity of public facilities necessary to eliminate existing deficiencies and to meet the needs of future growth shall be determined for every type of public facility by the following calculation: Q = (S x D) - E.
Where: Q is the quantity of public facility needed, S is the standard for level of service, D is the demand, such as the population, and E is the inventory of existing facilities.

Policy 11.1.4.8: The County shall establish and maintain a Concurrency Implementation and Monitoring System.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

~~Chapter~~ Section 163.3180 of the Florida Statutes regarding Concurrency requires the following timing requirements to ensure that adequate public facilities are available to meet level of service standards with the impact of development.

(a) Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent.

(b) Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent.

(c) Transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the ~~City~~ County approves a building permit that results in traffic generation.

The County will need to update their Schedule of Capital Improvements before December 1, 2008 in order to meet state requirements. The Schedule should include projects that maintain or improve level of service standards from FY09 to FY13 and show that funds have been committed for the first three years. The County plans to include with the next Capital Improvements Element update a Capacity and Level of Service report so that the Board of County Commissioners and public can be aware of the impacts of development on public facilities.

The County should continue to maintain the existing concurrency monitoring system using simplified systems for keeping track of concurrency. Valid Certificates of Capacity should provide the basis for this system as they provide development applicants “concurrency reservations” for their future developments.

Recommendations for amending the Capital Improvement Element to address concurrency and timing include:

- Incorporate timing requirements from Florida Statue, Section 163.3180 regarding public facilities
- Ensure land development code regarding Adequate Public Facilities reflect new school concurrency requirements
- Include a schedule to provide for the annual update to the CIE
- Incorporate school concurrency requirements into the County’s Land Development Code.

H. 2 Consideration of Alternate Park Level of Service Standards

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

The current LOS standard based on general park acreage per 1,000 population is generally recognized as deficient in today's recreation and open space environment. Florida's Statewide Comprehensive Outdoor Recreation Plan (SCORP) serves as an information resource and establishes a framework and planning process to guide these various recreation providers toward the goal of an integrated, sustainable outdoor recreation lands system. Many cities and counties have elected to use these recommended standards in their comprehensive plans. While many of SCORP's guidelines are referenced in the Data Inventory Analysis of the Recreation and Open Space Element, the LOS measurement is based solely on a park acreage to population ratio. Following are the SCORP's site guidelines for community outdoor recreation resources and facilities:

Table 1.2: Site Guidelines for Community Outdoor Recreation Resources and Facilities

Park Facility	Location	Population Served	Area per 1000 Population	Size as a Separate Park	Facilities
Equipped Play and Tot Lot	Less than .25 mile distance in residential setting	2,500 maximum	.5 acre	Minimum of 1 acre	Play structures, benches, picnic areas, open spaces, landscaping
Neighborhood Park	Neighborhood area - .25 - .5 mile distance	5,000 maximum	2 acres	Minimum of 5 acres	Play structures, recreation buildings, court games, hard courts, tennis courts, internal trails, shuffleboard, volleyball courts, picnic area, open area, landscaping
Community Park	Usually serves two or more neighborhoods and .5 to 3 miles distance	5,000 maximum	2 acres	Minimum of 20 acres; Optimal is 20-50 acres	All of the facilities found in a neighborhood park plus informal ballfields, swimming pools, archery ranges, disc golf areas, ornamental gardens, open space and facilities for cultural activities
Urban Open Space	Urban Areas	.25 - .5 mile	1 acre	Min. of .1 acre	Resource-based recreation area
Urban District Park	In a large urban area or its periphery with 30-40 minutes driving time	One park per 50,000	5 acres	Minimum of 50 acres; optimal is 75+ acres	Play structures, restrooms, trails, nature center, boating, swimming, picnic areas, sports fields
Regional Park	On the periphery of an urban area - 30 - 60 minutes driving time	>100,000 Population	20 acres	Minimum of 250 acres - several thousand acres	Camping, nature and bridle paths, picnicking, and other facilities non- intensive development

Park Facility	Location	Population Served	Area per 1000 Population	Size as a Separate Park	Facilities
Beach Access with Parking	Within .25 mile of urban coastal beach or on its periphery, 1 access / .5 mile of shoreline		.5 acre	Minimum of 1 acre	Walkways, parking and restrooms optional
Sports Complex	Strategically located community-wide facilities			Minimum of 25 acres; Optimal is 40-80 acres	Ballfields, soccer fields, football fields, tennis courts, play structures, hard courts, volleyball, internal trails, picnic areas

Source: *Outdoor Recreation in Florida-2000*

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

Both the Recreation and Open Space Element and Capital Improvements Element contain objectives that provide level of service standards.

Objective 9.1.1 (Recreation and Open Space Element): Active and passive recreation facilities and open space areas for the residents and visitors of St. Lucie County shall be provided in a manner consistent with the level of service standards set froth in this element. Consistency with these standards shall be maintained in subsequent years.

Objective 11.1.1 (Capital Improvements Element): Define types of public facilities, establish standards for level of service for each type of public facility, and determine what capital improvements are needed in order to achieve and maintain standards (as well as to repair or replace existing public facilities).

Each of these Objectives contains a policy for park and recreation level of service standards. Policy 9.1.1.1 of the Recreation and Open Space Element and Policy 11.1.1.18 of the Capital Improvements Element directs the Level of Service (LOS) for Community Parks to be 5 acres per 1,000 residents in the unincorporated area. The same policies provide for 5 acres of Regional Parks per 1,000 residents countywide. The current LOS for Community Parks is 5.95 acres per 1,000 residents. The current LOS for Regional Parks is 54.3 acres per 1,000 residents. A level of service analysis has been performed in Chapter 2.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

It is recommended St. Lucie County consider new standards which would allow the community to arrive at its own unique blueprint, by taking into consideration the County's changing demographics. ~~A burgeoning Hispanic population, baby-boomers approaching~~

~~retirement age, and the~~ An increasing interest in the wellness movement, are all indicators it is the appropriate time to reevaluate the parks and recreation service standards identified in the Comprehensive Plan.

To that end, the EAR recommends the following:

- 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.
- These new classifications can be applied to an updated parks inventory, which will provide for a more appropriate LOS measurement.
- ~~Consider adding a geographic-based distance LOS standard, i.e. County shall strive to provide public recreation facilities to all residents within ½ mile of their home.~~
- Provide updated inventory and map when Comprehensive Plan is amended
- Add policies that guide the development and implementation of the November 2007 Bicycle, Pedestrian, Greenways & Trailways Master Plan

These and other recommendations are outlined in the 2002 Glatting-Jackson Community Parks Master Plan. The conceptual master plan includes an implementation strategy of proposed urban district parks, sports complexes, and community parks. Many of the recommendations of the plan's vision should be incorporated into the Comprehensive Plan amendments.

I. Intergovernmental Coordination

I.1. Intergovernmental coordination of the County and municipalities

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

During public meetings on the major issues list for the EAR, coordination with municipalities within the County was mentioned as a concern. The County and municipal governments have a number of common issues of concern: transportation, annexation, concurrency management, and the Port of Ft. Pierce.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

Intergovernmental coordination on issues of mutual interest allows increased efficiency of government services and ensures proper coordination of concurrency.

Objective 10.1.1: St. Lucie County shall establish specific means of coordination with adjacent municipalities; with local, state, and federal agencies who have permitting and regulating authority; and with quasi-public entities which provide services but lack regulatory authority in St. Lucie County; with County volunteer groups; and with interested citizen groups who have notified the County of their interest.

Policy 10.1.1.7: By January 31st of each calendar year, formally request in writing that Ft. Pierce, Port St. Lucie and St. Lucie Village designate their anticipated future annexation areas, inform the County as to the nature of such plans, and provide further notification in the event there is change to these plans.

Policy 10.1.1.10: By January 1, 2003, meet with representatives of Ft. Pierce, Port St. Lucie and St. Lucie Village to identify potential joint planning areas. Annexation and joint infrastructure are to be considered and discussed; more specifically, the following areas may be considered:

Fort Pierce	Areas adjoining Okeechobee Road from Hartman Road to Eleven Mile Road. Area adjoining existing city limits.
Port St. Lucie	Existing enclaves LTC Ranch/Midway Road area I-95/Gatlin Boulevard area
St. Lucie Village	No areas identified.

Policy 10.1.1.11: By January 1, 2003, establish procedures to deal with future municipal incorporation proposals.

Objective 10.1.2: The County shall coordinate the revision of level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities; and coordinate on the provision of public facility improvements with the capital facility plans of any other governmental entity providing public facilities within St. Lucie County.

Policy 10.1.2.2: Establish a Planning Forum, to meet at least quarterly, to coordinate programs of infrastructure development and improvement between the County, the municipalities, and interested public groups so that adopted levels of service can be maintained throughout the entire County.

Objective 10.1.3: The Director of Community Development shall continue to be responsible for coordination of County activities with the comprehensive plans of adjacent municipalities, St. Lucie County, the adjacent counties, and other units of local government such as the School Board providing services but not having regulatory authority over the use of land.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

The City of Fort Pierce has been actively annexing parcels from unincorporated St. Lucie County. Typically, development applications on parcels adjacent to Fort Pierce within the Fort Pierce Utility Service Area are reviewed by St. Lucie County and subsequently, the owner of the parcel agrees to incorporation in exchange for potable water and sanitary sewer service from the Fort Pierce Utility Authority. In 2005, St. Lucie County and the City of Fort Pierce ~~singed~~ signed a joint planning agreement. The agreement includes coordination on communication regarding annexation, allow ~~the~~ both parties to send a non-voting representative to each other's development review committees.

The County would like to pursue a similar relationship with the City of Port St. Lucie. Issues that require coordination include greater communication on water supply and annexations.

The Comprehensive Plan generally provides for communication and cooperation between the County and municipalities regarding annexation and utilities. EAR-based amendments should include:

- Update Policy 10.1.10 to current joint planning issues between St. Lucie County and the municipalities and provide new deadlines
- Provide for opportunities to engage in agreements for transfer development rights with municipalities

I.2. Ensure Incorporation of the Port Master Plan

Define/Describe the Issue. How does the past compare to the present with respect to the issue. How was the issue treated in the existing plan?

The Planning and Zoning Commission expressed a concern about incorporation of the Port Master Plan in one of the major issues workshop. The County serves as the Port Authority for the Port of Ft. Pierce. The County incorporated a Port Sub-element in the Comprehensive Plan in 2002 as required by Florida statutes. Much of the Port Planning Area lies within the City of Fort Pierce and the Fort Pierce Community Redevelopment Area. A small portion of the Port Planning Area lies within unincorporated St. Lucie County and development of this portion is governed by the County's Future Land Use Element, the Port Sub-element, and the County's land development regulations.

Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.

The Transportation and Port Sub-Element provide objectives and policies regarding the Port Master Plan.

Transportation Element:

Objective 2.8.1: Develop the Port Master Plan consistent with Chapter 163....(2)(a-k), Florida Statutes taking into consideration the existing and proposed development plans for the Port area including the 1996 Port of Fort Pierce Charrette report.

Port Sub-Element

Objective 1.1: St. Lucie County, working with the City of Ft. Pierce, interested agencies and private property owners and consistent with the Port enabling laws and the constitutional and statutory protections for the rights of existing private property owners, should ensure that the public interest and quality of life is protected when exercising public control of port property.

Objective 1b.1: The general master development map for the Port of Ft. Pierce shall be as ~~D~~depicted in Figure F and F1. The land use activities shown in this general plan of development shall comply with applicable State, County and Municipal laws including the applicable Local Comprehensive Plans for St. Lucie County and the City of Ft. Pierce, adopted pursuant to Chapter 163, Florida Statutes

Objective 2.1: The Port of Ft. Pierce should strengthen the economic development activities in the Port Operations Area by working with federal, state and local government, the private sector, and other interested parties to formulate an economic development plan by 2004 that will foster new jobs that exceed the County's average annual wage and enhance the community's prosperity.

Objective 2.2: The Port of Ft. Pierce in cooperation with the City of Ft. Pierce and other governmental bodies, shall assist in the development of high quality design standards to

ensure that port facilities in the Port Operations Area are compatible with the use of the surrounding area in the City of Ft. Pierce as downtown waterfront development.

Objective 2.3: The Port of Ft. Pierce, working with federal, state and local governments, the private sector, and other interested parties, shall maintain, increase, and promote marine industry and related scientific and commercial activities at the Port of Ft. Pierce so there is no net loss of marine industry.

Objective 2.4: The Port of Ft. Pierce shall allow and support extension of water-dependent recreational and ecotourism uses in the Port Planning Area.

Objective 2.5: The Port of Ft. Pierce, in compliance with federal, state, and local laws, shall work with appropriate public safety entities to revise the port security management plan for the Port Operations Area by December 2003.

Objective 3.1: The Port of Ft. Pierce, working with federal, state, and local governmental bodies, the private sector, and other interested parties, shall ensure the protection and restoration of the Indian River Lagoon and avoid future degradation of the Lagoon's ecological health due to port activities.

Objective 3.2: The Port of Ft. Pierce with work with other governmental bodies, private interests, and other interested parties, to prevent detrimental effects on the Indian River Lagoon caused by port activities by supporting estuarine diversity and the protection, maintenance, and enhancement of the population of endangered and threatened species.

Objective 3.3: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall protect and maintain the existing natural coastal areas and resources within the Port Planning Area.

Objective 3.4: In keeping with the St. Lucie County Manatee Protection Plan (MPP), the Port of Ft. Pierce will work with other governmental agencies and private interests to improve protection of the manatees and enforcement of existing related laws within the Port Planning Area.

Objective 4.1: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall develop an integrated open space system to provide public access between those portions in the Port Planning Area that are open to the public and the surrounding community.

Objective 5.1: The Port of Ft. Pierce, working with regional and state emergency management agencies, private interests, and other interested parties, shall identify new and existing procedures to ensure public safety in the event of a hurricane or other natural disaster.

Objective 5.1: The Port of Ft. Pierce, working with regional and state emergency management agencies, private interests, and other interested parties, shall identify new and existing procedures to ensure public safety in the event of a hurricane or other natural disaster..

Objective 7.1: The Port of Ft. Pierce shall maintain the maximum channel depth at 28 feet with its current width as identified on the Army Corps of Engineer's Project Condition Survey dated August 2001 (attached as Figure H).

Objective 7.2: The Port of Ft. Pierce shall seek to improve the condition of Taylor Creek from the S-50 Spillway to the Intracoastal Waterway through maintenance dredging and water quality improvement projects.

The 2002 update of the Port of Fort Pierce Master Plan was adopted by the St. Lucie County Board of Commissioners, Ordinance 02-014. The Master Plan provides general goals, objectives and policies to encourage gentrification of the port through a mix of recreational, commercial residential and industrial uses. The plan was also written to strengthen local control over the port uses, and provide flexibility to ensure governmental coordination. The Port Master Plan reflects a vision of how the Port could capitalize on its unique potential for diversified maritime and other waterfront uses of both a public and private nature. That vision sees the Port as a distinctive destination, serving as a catalyst for complementary and recreational development.

Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.

The Port of Ft. Pierce lies primarily within the City of Fort Pierce. In addition to the Port Master Plan, the County also adopted the Port of Fort Pierce Implementation Plan. The County (also the Port Authority) actively coordinates with the City of Fort Pierce on planning in the Port Planning Area. The County also coordinates as needed on navigational and environmental issues as appropriate.

~~A number of objectives have not been fully completed as noted in the matrix in Chapter 4. and the County should consider an implementation schedule of the objectives in the Port Master Plan. This should be done with the City of Fort Pierce and include oversight by the Fort Pierce Harbor Advisory Committee, a County advisory committee.~~

~~Recommendations for the EAR-based Amendments include:~~

- ~~Include a policy for developing a Port Master Plan implementation schedule to include incomplete activities in the Port Master Plan.~~
- ~~Highlight the role of the Fort Pierce Harbor Advisory Committee in Port planning should in Port Sub-element objectives and policies~~
- ~~Revised Transportation Element Objective 2.8 should be updated to reflect adoption of the Port Master Plan.~~

The objective and policies should be revised as follows in the EAR-based amendments:

- Revise Objective 2.1 to show continuous County support of strengthening coordination and economic development of the Port
- Revise Objective 2.3 to state that the County would attempt to maintain, increase, and promote marine industry and related scientific and commercial activities at the Port of Ft. Pierce so there is no net loss of marine industry.
- Consider removing Objective 2.5 and Objective 5.1 as Port security is largely handled by the U.S. Department of Homeland Security.

- Revised Transportation Element Objective 2.8 should be updated to reflect adoption of the Port Master Plan.

2. Evaluation and Appraisal Report Requirements

Population Estimates

Population projections for St. Lucie County were updated in the Comprehensive Plan in 2008 with amendments related to the 10-Year Water Supply Plan using data supplied by the University of Florida's Bureau of Business and Economic Research and the Shimberg Center for Affordable Housing. These estimates for both unincorporated areas and the entire County (incorporated and unincorporated areas) are delineated in Table 2.1. In 2007, the population for the entire County was estimated to be 271,961.

Table 2.1: St. Lucie County Population Projections

Population Projections	2005	2010	2015	2020	2025
St. Lucie-Unincorporated	72,764	81,473	87,707	93,398	98,067
St. Lucie County	222,140	298,800	346,200	390,400	429,700

Source: 2006 University of Florida, Bureau of Business and Economic Research (published February 2007); Unincorporated population projections from Shimberg Center for Affordable Housing (from proposed amendment to St. Lucie County Comprehensive Plan related to the 10-Year Water Supply Plan.)

The relative percentage of population of unincorporated St. Lucie County is anticipated to decrease over the short and long term planning periods.

Table 2.2 shows population change within the County over the past twenty-seven years.

Table 2.2: Population Change from 1980 to 2007

Projection Change	1980	1990	2000	2007
St. Lucie County	87,182	120,582	192,575	271,961
Increase in Population	N/A	33,400	71,993	79,386
Percent Change	N/A	38.3%	59.7%	41.2%

Source: 2006 University of Florida, Bureau of Business and Economic Research (published February 2007); Unincorporated population projections from Shimberg Center for Affordable Housing (from proposed amendment to St. Lucie County Comprehensive Plan related to the 10-Year Water Supply Plan.)

Increases in home foreclosures and decreases in development applications indicate that the population projections may overestimate St. Lucie County's population in 2010. The County may want to consider an alternate analysis of its population as the overestimated projections may indicate a greater need to meet level of service standards for government buildings, parks, and libraries ~~library~~ than necessary to accommodate the existing and future population.

Changes in Land Area

Annexations

There have been no annexations or changes to the St. Lucie County boundary since the last EAR. Significant annexations have been made by the City of Fort Pierce and the City of Port St. Lucie since that time.

Existing Land Uses

The 2008 existing land use figures required analyzing existing land use data from the County tax roll and making some general assumptions ~~in~~ regarding the current use of parcels. Best estimates were made based on the available existing land use data in conjunction with other available county data. The methodology used for obtaining the existing land use counts for the 1996 EAR is unknown; therefore, significant conclusions from comparing 1995 and 2006 figures cannot be made. The overall land area of unincorporated St. Lucie County is significantly lower in 2008 than 1996, which may be the result of significant annexations by the Cities of Fort Pierce and Port St. Lucie. The Transportation/Utilities land use category accounts for right of way and other acreage including canals that were accounted for in 2008 but may not have been in 1996.

Analysis of the existing land use data figures show that the land use with the highest acreage is Resource Production (Agricultural) accounting for over 63.5% of the total existing land use. However, this percentage has decreased somewhat from the figures shown for the 1996 EAR which showed 71.6% of the total land area (230,000 acres).

Residential lands uses have seen an over all increase of 8,252 acres. This is mostly attributed to ~~singlefamily~~single family home development. Multifamily and mobile home as a percentage of overall residential development has decreased over this same time period. The amount of vacant lands also decreased significantly from 15.4% of the total land area 1996 to 3.2% in 2008.

Table 2.3: Existing Land Uses (Unincorporated St. Lucie County)

	1996		2008	
Land Use	Total Acres	% of Total	Acres	% of Total
Residential Total	5,300	1.7%	13,552.3	4.8%
• Single Family	1,500		11,346	
• Multi Family	1,800		518	
• Mobile Home	2,000		759	
Commercial	3,000	0.9%	9,276.2	3.3%
Industrial	2,800	0.9%	2,446.1	0.8%
Public Services	500	0.2%	1,889.9	0.7%
Conservation/Recreation	6,500	2.0%	34,129.5	12.0%
Transportation/Utilities	1,400	0.4%	18,301.5	6.4%
Resource Production (Agricultural)	230,000	71.6%	180,638.4	63.5%
Vacant/Undeveloped	49,594	15.4%	9,025.9	3.2%
Aquatic Preserve/Water (other)	21,950	6.8%	15,343.0	5.3%
Total	**321,044**	**100%**	**284,602.5**	**100%**

Source: St. Lucie County Evaluation and Appraisal Report, 1996, St. Lucie County Property Appraiser, 2008.

Note: This table represents a generalized use of land in St. Lucie County. The acreages shown are for general comparison purposes only.

Vacant Land for Future Development

Table 2.4 shows the vacant land use distribution for St. Lucie County for the year 2008. The figures shown were obtained by overlaying the County Property Appraiser Tax Roll data for vacant parcels with the Future Land Use data from the County GIS department.

Table 2.4: Vacant Land by Future Land Use

Future Land Use	Acres	% of total
Agricultural 2.5	105	1.9%
Agricultural -5	440	8.1%
Commercial	31	0.6%
Conservation Public	47	0.9%
Industrial	16	0.3%
Mixed	65	1.2%
Residential Conservation	312	5.8%
Residential Estate	186	3.4%
Residential High	169	3.1%
Residential Medium	672	12.4%
Residential Suburban	695	12.9%
Residential Urban	2,659	49.2%
Transportation/Utilities	11	0.2%
Total	**5,407**	**100.0%**

Source: St. Lucie County Property Appraiser, 2008.

Clearly the land use with the highest vacant acreage is Residential Urban with 2,659 acres accounting for up to 49.2% of the total vacant acreage. Industrial and Transportation Utilities land uses have the least acreage with approximately 16 and 11 acres respectively.

The vacant residential land use distribution is shown in Table 2.5 below. The residential land use with the highest vacant acreage is Residential Urban with 2,659 acres (57%). Residential High has the lowest vacant acreage with approximately 169 acres (4%). Population projections provided by the University of Florida's Bureau of Business and Economic Research for the year 2025 for Unincorporated St. Lucie County are estimated at 98,067. This signifies an increase in population from year 2005 to 2025 of 25,303 people. Based on the above analysis there are approximately 4,692 acres of vacant residential land that can accommodate an estimated 58,553 people, which is sufficient to accommodate the projected increase in population to the year 2025.

Table 2.5: Vacant Residential

Future Land Use	Acreage	% of total	Density du/acre	Estimated population to be accommodated
Residential/Conservation	311.9	7%	0.2	155.3
Residential Estate	186	4%	1	463.1
Residential High	169.2	4%	15	6,319.6
Residential Medium	671.6	14%	9	15,050.6
Residential Suburban	694.9	15%	2	3,460.6
Residential Urban	2,659	57%	5	33,104.6
TOTAL	**4,692.5**	**100%**		**58,553.8**

Source: St. Lucie County 2008 EAR.
Notes:
The estimated population to be accommodated was based on an average 2.49 persons per household (pph) per the 2006 U.S. Census. (acreage x density x pph)

Future Land Use

Table 2.6 shows the Future Land Use distribution for the year 2008 and the corresponding acreage for each land use category. The total land area for St. Lucie County was estimated at 258,070 acres. The land use category with the most acreage is Agricultural-5 accounting for approximately 180,544 acres (70%). The residential land use with the highest acreage is Residential Urban accounting for approximately 13,942 acres at an average density of five units per gross acre. The residential land use with the least acreage is Residential High with approximately 438 acres at a density of fifteen units per gross acre. Commercial and Industrial land uses account for approximately 1,892 and 3,112 acres respectively. There are also 6,496 acres of Mixed Use Development land use. A significant amount of acreage is also dedicated to Conservation-Public use which amount to approximately 11,819 acres.

Table 2.6: Future Land Uses 2008

Future Land Use	Acreage	% of Total
AGRICULTURAL - 2.5	3,651	1.4%
AGRICULTURAL-5	180,544	70.0%
COMMERCIAL	1,892	0.7%
CONSERVATION –PUBLIC	11,819	4.6%
INDUSTRIAL	3,112	1.2%
MIXED USE DEVELOPMENT	6,497	2.5%
PUBLIC FACILITIES	1,365	0.5%
RESIDENTIAL/CONSERVATION	2,520	1.0%
RESIDENTIAL ESTATE	12,274	4.8%
RESIDENTIAL HIGH	438	0.2%
RESIDENTIAL MEDIUM	1,870	0.7%
RESIDENTIAL SUBURBAN	7,516	2.9%
RESIDENTIAL URBAN	13,942	5.4%
SPECIAL DISTRICT	7,717	3.0%
TRANSPORTATION/UTILITIES T/U	2,914	1.1%
TOTAL	**258,070**	**100.0%**

Source: St. Lucie County GIS data, 2008

The land use analysis and table was created utilizing St. Lucie County GIS Land Use Data and the County tax roll parcel data. This gives a fairly accurate depiction of the County's Future Land Use distribution. However it should be noted that the difference in total acreage in Tables 2.6 and Table 2.3 is attributed to the distinct data sources. While the County Future Land Use GIS data shows a total acreage of 258,070, the County's Existing Land Use Tax Roll Data shows a total 284,602, which is due to the inclusion of additional right of ways, canals and islands not accounted for by the County GIS data.

The changes in future land use from 1996 to 2008 are illustrated below in Table 2.7. For the purpose of comparing 2008 numbers with that of the 1996 St. Lucie County EAR, the land uses categories were grouped in the same fashion as the 1996 report. The greatest degree of change can be seen in the Single Family category. This figure has doubled over the last twelve years from 18,100 in 1996 to 36,251 in 2008. Also the Recreation category has changed significantly from 5,200 to 11,819 over this twelve year period. However there are other uses that have decreased in acreage, most notably mobile home from 3,300 to 881 acres (-73% decrease) and agriculture from 263,701 acres to 184,194 acres (-30% decrease).

Table 2.7 Future Land Use Changes

Future Land Use	Acreage 1996 EAR	Acreage 2008 EAR	Acreage Change	% Change
Single Family (RE, RS, RU and R/C)	18,100	36,251	18,151	100%
Multi-Family (RM, RH, and 20% MXD)	5,900	3,608	(2,293)	-39%
Mobile Home	3,300	881	(2,419)	-73%
Commercial (COM and 40% MXD)	3,850	4,490	640	17%
Industrial (IND and 40% MXD)	8,600	5,711	(2,889)	-34%
Public Service/Utilities (P/F and T/U)	3,450	4,279	829	24%
Recreation (Conservation Public)	5,200	11,819	6,619	127%
Agricultural (AG 2.5 and AG-5)	263,701	184,194	(79,507)	-30%
Special district	5,400	7,717	2,317	43%

Source: St. Lucie County Evaluation and Appraisal Report, 1996, St. Lucie County Property Appraiser, 2008.

Notes on categories from 1996 EAR:

- Single Family – includes all areas classified as RE, RS, RU and R/C, excluding mobile home developments.
- Multifamily – includes alls areas classified as RM, RH, and 20% of all lands classified MXD, excluding mobile home developments.
- Commercial – includes all lands classified as COM & 40% of all lands classified MXD
- Industrial – includes all lands classified IND and 40% of all lands classified MXD
- Public Services/Utilities – includes all areas classified as P/F and T/U
- Recreation – Includes all areas as Conservation Public
- Agricultural – Includes all areas classified as AG 2.5 & AG-5

Demands of Growth on Infrastructure

The following section provides an analysis of the County's ability to provide public facilities for existing and future development.

Parks

Parks level of service (LOS) analysis can be found in the Successes and Shortcomings section of this report.

Potable Water

Potable water service is provided to St. Lucie County through one of the following utility providers: the City of Port St. Lucie Utility Department (PSLUD), Fort Pierce Utility Authority (FPUA), Harbour Ridge Utilities, Panther Woods Utility, Reserve Utilities, Spanish Lakes Utilities, St. Lucie County Utilities, and St. Lucie West Service District (SLWSD). A 10 year water facilities work plan, which addresses the issue of increased potable water demand due to population growth, is currently being considered by the ~~c~~County. The potable water utilities have sufficient capacity and planned capital improvements to meet the demand through 2025. Table 2.8 illustrates the ability of the various utility providers to supply potable water to the projected populations through year 2025.

Table 2.8

City of Port St. Lucie Utility Department	**2005 (Existing)**	**2015 (Projected)**	**2025 (Projected)**
Population	94,843	154,099	202,570
Per Capita (GPD finished water)	107	107	107
Potable water demand (average annual)	10.1	16.4	21.6
Potable water volume from traditional sources	5.0	0.5	0.5
Potable water volume from alternative sources	11.2	27.7	27.7
Volume of reclaimed water made available	3.6	22.6	29.9
Additional Potable water needed	0	0	0
Fort Pierce Utility Authority			
Population	76,640	107,278	133,362
Per Capita (GPD finished water)	148	148	148
Potable water demand (average annual)	11.3	15.9	19.7
Potable water volume from traditional sources	11.0	11.0	11.0
Potable water volume from alternative sources	3.0	29.2	35.2
Volume of reclaimed water made available	0.8	6.8	17.8
Additional Potable water needed	0	0	0
Harbour Ridge			
Population	823	823	823
Per Capita (GPD finished water)	165	165	165
Potable water demand (average annual)	0.1	0.1	0.1
Potable water volume from traditional sources	0.4	0.4	0.4
Potable water volume from alternative sources	0	0	0
Volume of reclaimed water made available	0.1	0.1	0.1
Additional Potable water needed	0	0	0

City of Port St. Lucie Utility Department	2005 (Existing)	2015 (Projected)	2025 (Projected)
Meadow Wood/ Panther Woods			
Population	380	677	929
Per Capita (GPD finished water)	425	425	425
Potable water demand (average annual)	0.2	0.3	0.4
Potable water volume from traditional sources	0.4	0.4	0.4
Potable water volume from alternative sources	0.0	0	0
Volume of reclaimed water made available	0.1	0.1	0.1
Additional Potable water needed	0	0	0
Reserve			
Population	2,322	0	0
Per Capita (GPD finished water)	98	98	98
Potable water demand (average annual)	0.2	0	0
Potable water volume from traditional sources	0.4	0.4	0.4
Potable water volume from alternative sources	0	0	0
Volume of reclaimed water made available	0	0	0
Additional Potable water needed	0	0	0
Spanish Lakes Utilities			
Population	2,967	2,967	2,967
Per Capita (GPD finished water)	173	173	173
Potable water demand (average annual)	0.5	0.5	0.5
Potable water volume from traditional sources	0.6	0.6	0.6
Potable water volume from alternative sources	0	0	0
Volume of reclaimed water made available	0.6	0.6	0.6
Additional Potable water needed	0	0	0
St. Lucie County Utilities (North Holiday Pines)			
Population	5,294	13,800	21,042
Per Capita (GPD finished water)	148	148	148
Potable water demand (average annual)	0.8	2.0	3.1
Potable water volume from traditional sources	1.3	1.3	1.3
Potable water volume from alternative sources	0	0.7	1.8
Volume of reclaimed water made available	0.2	0.7	0.7
Additional Potable water needed	0	0	0
St. Lucie West Service District			
Population	7,858	14,373	19,919
Per Capita (GPD finished water)	181	181	181
Potable water demand (average annual)	1.4	2.6	3.6
Potable water volume from traditional sources	0	0	0
Potable water volume from alternative sources	3.4	3.4	3.6
Volume of reclaimed water made available	3.0	3.0	3.0
Additional Potable water needed	0	0	0

Source: South Florida Water Management District Upper East Coast Water Supply Plan, 2006

Table 2.9 exhibits the various utility providers' ability to provide potable water for future populations. And Table 2.10 defines potable water capital improvement projects for utility providers through 2025.

Table 2.9
Existing and Future Water Treatment Facilities

Utility	Water Treatment Facility	Permitted Capacity (MGD)	Future Capacity (MGD)
Fort Pierce Utility Authority	Henry A. Ghan (LS and RO)	15.99	25.27
St. Lucie County	Holiday Pines (RO)	0.29	1.50
	Lakewood Park Subdivision	0.04	0.04
City of Port St. Lucie	Prineville (LS and RO)	19.15	19.15
	James E. Anderson (RO)	6.00	22.50
	Rangeline (2010-2030)	-	30.00
St. Lucie West Service District	St. Lucie West Utility (RO)	2.00	2.50
Small Permitted Facilities > 0.1MGD - North County Region	Panther Woods (LS)	0.43	-
	Spanish Lakes County Club (RO)	0.33	-
	Spanish Lakes Fairways (RO)	0.57	-
Small Permitted Facilities in City of Port St. Lucie > 0.1 MGD	Reserve Utility Corporation (LS)	0.41	-
Other unincorporated small permitted facilities > 0.1 MGD	The Grove	0.16	-

Source: South Florida Water Management District Feasibility Study of Water Supply Integration St. Lucie County, 2006
Future Capacities are through 2025 unless otherwise noted
LS – Lime Softening, RO – Reverse Osmosis, MGD – Million Gallons per Day

Table 2.10 Potable Water Capital Improvement Projects

Utility	Project	Water Source	Design Capacity (MGD)	Year to be Placed in Service	Total Capital Costs
Fort Pierce Utility Authority	RO Plant Expansion - Phase 3 RO concrete Deep injection well	Brackish	7.00	2008	4.50
Fort Pierce Utility Authority	Deepen 3 existing Floridan wells from 900' to 1250'	Brackish	4.00	2007	0.57
Fort Pierce Utility Authority	New Floridan Aquifer wells	Brackish	4.00	2010	1.40
Fort Pierce Utility Authority	Phase 4 expansion of RO Plant	Brackish	8.00	2011	18.00
Fort Pierce Utility Authority	FPUA/ St. Lucie County Joint Regional RO Plant	Brackish	6.00	2016	25.00
Fort Pierce Utility Authority	Mainland Water Reclamation Facility - Phase 1 Reclaimed Facility	Reclaimed	3.00	2009	10.12
Fort Pierce Utility Authority	Mainland Water Reclamation Facility - Phase 2 Reclaimed Facility	Reclaimed	3.00	2011	1.92
Fort Pierce Utility Authority	Mainland Water Reclamation Facility - Phases 3-5 Reclaimed Facility	Reclaimed	11.00	2016	14.65

Table 2.10 Potable Water Capital Improvement Projects

Utility	Project	Water Source	Design Capacity (MGD)	Year to be Placed in Service	Total Capital Costs
Fort Pierce Utility Authority	South Jenkins Road Reclaimed Water Main	Reclaimed	3.00	2009	2.10
Fort Pierce Utility Authority	North Jenkins Road Reclaimed Water Main	Reclaimed	2.00	2011	0.72
Fort Pierce Utility Authority	Orange Avenue Reclaimed Water Main	Reclaimed	2.00	2011	0.88
Fort Pierce Utility Authority	Angle Road Reclaimed Water Main	Reclaimed	1.00	2011	0.83
Fort Pierce Utility Authority	2006 Project 3.2 MGD RO Expansion	Brackish	3.20	2006	2.80
Port St. Lucie	JEA WTP Expansion of Facility's RO Treatment capacity	Brackish	11.50	2007	20.90
Port St. Lucie	JEA WTP Expansion new Floridan Wells	Brackish	5.00	2007	21.39
Port St. Lucie	Glades Wastewater Treatment Facility Reclaimed water facility	Reclaimed	20.30	2007	15.50
Port St. Lucie	Westport-Southport service area interconnection	Reclaimed	9.00	2007	3.10
Port St. Lucie	2006 Project Glades Reclaimed System phase I and II	Reclaimed	0.00	2006	6.50
St. Lucie County Utilities	North Hutchinson Island Wastewater Treatment Plant	Reclaimed	0.75	2008	5.95
St. Lucie County Utilities	North - Floridan Wells	Brackish	1.10	2015	1.00
St. Lucie County Utilities	Floridan Well Expansion (surplus capacity exists)	Brackish	0.20	2025	0.00

The current LOS standards from the 2004 comprehensive plan are as follows:

The LOS of 117 gallons per capita per day for the FPUA service area is taken from the FPUA 2006 Master Plan.

The level of service standard for potable water systems other than those owned and operated by Fort Pierce Utilities Authority shall be permanent and seasonal residents – 100 gpcd, employees - 120 gpcd and school students - 20 gpcd (gallons per day per capita). No ~~change in LOS standards for Potable water are~~change in LOS standards for Potable water is recommended.

Coordination of Water Supply Plan

The South Florida Water Management District has sub-divided their district into four regions, with St. Lucie County falling in the Upper East Coast Water Supply Planning area. The Upper East Coast Water Supply Plan was adopted by the district in February 2006 and requires St. Lucie County to adopt plan amendments by January 12, 2008. The County is expected to adopt the amendments related to the water supply plan in November. The

infrastructure element must include a 10-year work plan for constructing public, private and regional water supply facilities, including alternative water supplies to serve existing and new development. Additionally, the 10-year water facilities work plan should include projections of water demand, existing water sources and facilities, alternative water sources, conservation, reuse and the need for new and expanded facilities, and cost analysis and funding for capital improvement projects. St. Lucie County staff and their ~~U~~utility's consultant are expecting to adopt in November ~~currently preparing~~ a 10 year water facilities work plan, in accordance with Florida Statutes.

Sanitary Sewer

Sanitary sewer service is provided to St. Lucie County through one of the following utility providers: the City of Port St. Lucie Utility Department (PSLUD), Fort Pierce Utility Authority (FPUA), St. Lucie County Utilities, St. Lucie West Service District (SLWSD), Harbour Ridge Utilities, Panther Woods Utility, Reserve Utilities and Spanish Lakes Utilities. The sanitary sewer utilities have sufficient capacity and planned capital improvements to meet the demand through 2025. Table 2.11 illustrates the future wastewater treatment capacities of the various utility providers through year 2025.

Table 2.11 Existing and Future Wastewater Treatment Facilities

Utility	Wastewater Treatment Facility	Permitted Capacity (MGD)	Future Capacity (MGD)
Fort Pierce Utility Authority	FPUA Island WRF	10.00	10.00
	Mainland WRF	-	5.00
St. Lucie County	South Hutchinson Island WRF	1.60	1.60
	North Hutchinson Island WRF	5.00	1.00
	Holiday Pines WWT package plant, decomm 2012	0.30	-
	Fairwinds Golf Course WRF, decomm 2012	0.22	-
	Lakewood Park Subdivision WWTP, decomm 2009-2011	0.02	-
	North County Regional WRF (2012-2025)	-	2.50
City of Port St. Lucie	Northport WWTP, decomm 2007	2.50	-
	Southport WRF, decomm 2012	2.80	-
	Westport WWTP	1.38	16.00
	Glades WRF (2007-2025)	-	30.00
St. Lucie West Service District	St. Lucie West Utility WRF	2.00	2.50
Small Permitted Facilities > 0.1MGD - North County Region	Panther Woods WWTP	0.11	-
	Spanish Lakes County Club WRF	0.16	-
	Spanish Lakes Fairways WRF	0.25	-
Small Permitted Facilities in City of Port St. Lucie > 0.1 MGD	Reserve Utility Corporation WRF	0.18	-
	Savannah Club WWTP	0.15	-
Other unincorporated small permitted facilities > 0.1 MGD	The Groove WWTP	0.16	-
	Harbour Ridge WRF	0.12	-

Source: South Florida Water Management District Feasibility Study of Water Supply Integration St. Lucie County, 2006
Future Capacities are through 2025 unless otherwise noted
WRF – Water Reclamation Facility, WWTP – Wastewater Treatment Plant

The current level of service as illustrated in the 2004 update of the Comprehensive Plan for wastewater facilities has been defined by the FDEP at 100 gallons per day of capacity per capita. This makes some allowance for infiltration. Treatment facilities should be planning for expansion when they reach 80% of their flow capacity, and under construction at 90% of their flow capacity.

The level of service standard for sanitary sewer systems other than those owned and operated by Fort Pierce Utilities Authority shall be 100 gallons per day per capita. Upon completion of the Sanitary Sewer Master Plan, any necessary changes in the level of service standard will be made through a Comprehensive Plan Amendment.

The level of service standard for those areas of the unincorporated County served by Fort Pierce Utilities Authority shall be 110 gallons per capita per day (Fort Pierce Utilities Authority Master Plan, 2006).

These LOS standards are sufficient and should be incorporated in the amended plan.

Stormwater and Drainage Facilities

Stormwater naturally flows through St. Lucie County in an easterly direction, over the Osceola Plain, the Ten-Mile Ridge and the Atlantic Coastal Ridge. These natural ridges create wetlands, such as St. Johns Marsh, the Allapattah Flats and The Savannas. Man made drainage features include the C-23, C-24 and C-25 Canals. Stormwater management within the unincorporated portions of the County is overseen by the county Public Works Department Stormwater Program. The county's responsibilities include maintenance of drainage ditches, roadside swales and some larger canals in the western region of the county. Responsibilities are shared with the South Florida Water Management District, the North St. Lucie River Water Control District and the Fort Pierce Farms Water Control District.

The county is also continuously replacing undersized, damaged and deteriorated culverts and drainage structures. This ongoing process is necessary to keep drainage standards within the required level of service standards, given the tremendous growth in past years. Much land that was previously pervious agricultural land is now developed and largely impervious. This creates additional runoff with no available percolation areas and can lead to flooding. Continued upkeep of existing systems will be required to prevent future flooding problems. The County has an existing Drainage Master Plan, but has not updated it as planned in the 2004 Comprehensive Plan. Once updated, the Master Plan will act as a vital planning resource for future stormwater projects.

The following Level of Service (LOS) standards for drainage which were adopted in the 1992 Drainage Master Plan are still sufficient and shall be incorporated into the amended comprehensive plan:

TABLE 2.12 Stormwater Master Plan ~~B~~ Level of Service Standards			
Structure/Facility	10 yr., 24 hr.	10 yr., 72 hr.	100 yr., 72 hr.
Houses/Building	<FFE[1]	<FFE	<FFE
Evacuation Routes[2]	1/2W[3]	<0.5 ft.	<1.0 ft.
Arterial Roads[4]	1/2W	<0.5 ft.	<1.0 ft.
Other Roads[5]	<0.5 ft.	<0.75 ft.	<1.5 ft.

1 Peak flood stages less than first (finished) floor elevation based on available data.

2 Evacuation routes as defined by the County and the Treasure Coast Regional Planning Council

3 Flooding limited to each side of the road such that 2 of the roadway width (W) or one travel lane is not flooded.

4 Roads with four or more travel lanes, or roads that are only access to a respective area/development (secondary evacuation routes).

5. Other roads which are not critical for evacuation, but which will be used to estimate encroachment on FFEs.

Solid Waste

Currently, all solid waste generated in St. Lucie County is disposed of at ~~a~~ the St. Lucie County Bailing and Recycling Facility, a 333-acre parcel of land located southwest of the City of Fort Pierce. Table 2.13 illustrates a breakdown of the planned uses for the facility:

Table 2.13

St Lucie County Baling and Recycling Facility Planned Land Allocation	
Planned Use	**Size**
Class I Landfill - Phase I	28.0 acres
Class I Landfill - Phase II	28.0 acres
Class I Landfill - Phase III	25.0 acres
Class I Landfill - Phase IV	21.0 acres
Class I Landfill- Phase V	21.0 acres
Class I Landfill – Phase VI	9.9 acres
C&D Debris Landfill	35.0 acres
C&D Debris Processing Facility	3.5 acres
Stormwater	73.2 acres
Baling Facility	8.0 acres
Maintenance Facility	5.0 acres
Utilities Facility	5.0 acres
Leachate Management	10.0 acres
Roads, Drainage and Buffer Areas	60.3 acres
Landfill Gas Management	0.1 acres
Total Proposed Area	333.0 acres

Source: CDM, Build-Out Plan, August 2005

Phase I of the facility has been closed by capping the fill with a polyethylene liner. Phase II and Phase IIIA are currently active and accepting Class I waste. Phase IIIB was constructed in 2007 and will receive Class I waste in the near future. At the present time the following facilities are being utilized or are under construction:

Solid waste collection is contracted out to Waste Pro in unincorporated St. Lucie County and the City Port St. Lucie; the City of Fort Pierce provides their own collection service.

Based on 2007 population projections, the proportional capacity for the county landfill is 56% for Port St. Lucie/St. Lucie Village, 29% for Unincorporated St. Lucie County and 16% for Fort Pierce.

Solid waste collection and disposal are ~~is~~ considered effective. Solid Waste, which is comprised of household garbage (Class I) and construction and demolition debris (Class III), is collected by contracted haulers, Waste Pro. The county disposes of waste at the county owned and operated Landfill, which has sufficient capacity for at least the next 20 years. Recyclable materials are also collected by Waste Pro. The following LOS standards for Solid Waste were determined in the previous plan:

A. 9.31 pounds of solid waste per capita County-wide per day at the landfill;

B. Seven (7) years of landfill lined cell disposal capacity at present fill rates;

C. Thirty years of landfill raw land capacity at present fill rates.

It is recommended that these LOS standards are adopted in the amended plan.

Transportation and Concurrency

The following provides a broad overview of transportation programs and facilities in St. Lucie County:

Traffic Concurrency Management System

Currently, the County is in the process of creating a much more complete traffic concurrency management system by late 2008 or early 2009. This system will be created and implemented in conjunction with the St. Lucie County Transportation Planning Organization. The system is intended to provide the County and Cities a much more real time understanding of traffic demand on its arterials, collectors and intersections. This system will also help the County in better implementation of proportionate fair share program.

Transportation concurrency as reflected in adopted levels of service (LOS) on many ~~of~~ major arterials continues to be a very difficult goal to achieve in any meaningful manner within the County. It has become~~ing~~ apparent ~~then~~ that the costs associated with the current pattern of low rise, low density, and single-occupant auto-oriented land use pattern is unsustainable due to the following reasons:

- The traditional sources of funding for roadway expansion projects are drying up quickly. The federal and state government including FDOT realizes that they are having difficulty maintaining their existing inventory of infrastructure let alone funding and constructing new infrastructure. As a result, they are pushing payment of non-interstate and non-intrastate projects down to the local level. Shrinking revenues from gas tax, impact fees, and other local sources are dramatically affecting the capital programs of the County.

- Estimated project costs have increased to the point where most of the major corridor expansion projects are unaffordable, even with substantial developer contributions.

- The demand for expanded roadways driven by the speculative housing market may ultimately change dramatically as well. At least in the near term, the projected additional roadway capacity demand this market created may become significantly less as pending or approved projects do not move to construction.

- These other issues notwithstanding, it is becoming increasingly clear that there may never be enough capacity to achieve or obtain levels of services currently identified in the Comprehensive Plan. Emerging thinking on traffic concurrency includes accepting lower levels of service, accepting greater congestion as areas urbanize, providing better support for transit, providing alternate modes of transportation, transportation demand management (such as telecommuting), taking a more regional approach to moving people, and allowing greater levels of mixed use development – especially along major corridors.

2030 Regional Long Range Transportation Plan (RLRTP)

The 2030 Regional Long Range Transportation Plan (RLRTP) was adopted by St. Lucie County on February 13, 2006. The most recent RLRTP is the joint effort of two counties St. Lucie, and Martin County to create a regional plan to meet not only the local needs of the county, but to address the regional transportation needs of both counties. St. Lucie, Martin and Indian River Counties will soon start working on 2035 RLRTP beginning in 2008. The

new RLRTP will expand the regional planning effort to include Indian River County. The Plan update is expected in 2010.

Transportation Regional Incentive Program (TRIP)

The Transportation Regional Incentive Program (TRIP) was enacted by the Florida Statues through Senate Bill 360 in 2005. To encourage regional planning and improvements of regional facilities, the state matches funds with regional partners. To meet the requirements of TRIP funding, the local authorities have to enter into an interlocal agreement and need to develop a regional plan. An interlocal agreement was entered among St. Lucie, Martin, and Indian River counties MPO in April 2006. As with the new legislation, new regional transportation projects may be eligible for TRIP if they meet the regional needs. Currently, improvements on Kings Highway are funded through TRIP.

St. Lucie County Transportation System

St. Lucie County Transportation System consists of public transportation system, pedestrian facilities, roadways, railways, aviation and waterways.

Strategic Intermodal System (SIS) Facilities

In 2003, Strategic Intermodal System was established through Florida legislation. The state sets level of service standards for the SIS facilities. It is strongly recommended by the Florida Department of Transportation (FDOT) that local governments should involve the FDOT in development review process at an early stage if the proposed development impacts any SIS facility.

The list of all designated and emerging SIS facilities in St. Lucie County are shown in Table 2-14.

TABLE 2-14
SIS FACILITIES IN ST. LUCIE COUNTY

Facility	Designated SIS	Emerging SIS
Roadways	I-95 Turnpike	SR-70/Okeechobee Road
Railroad	Florida East Coast Railroad (FEC)	South Central Florida Express Railroad
Waterways	Atlantic Intracoastal Waterway	

Intrastate Highway System (FIHS)

The Florida Intrastate Highway System (FIHS), was created in 1990 by Florida Statues, and is composed of interconnected limited and controlled access roadways including Interstate Highways, Florida Turnpike, selected urban expressways and major arterial highways. In the County, all of the Florida~~'s~~ Turnpike, all of I-95, and State Road 70/Okeechobee Road from South Jenkins Road (east side of I-95 limited access fence) to the Florida's Turnpike are the part of the FIHS and designated SIS.

State Roads and County Roads

Major east-west State/County roads include SR-614/Indrio River from I-95 to Kings Highway, SR-70/Okeechobee Road, SR-716/Port. St. Lucie Boulevard, SR-607/Emerson Avenue, Edwards Road, Midway Road, Orange Ave and Virginia Avenue.

Major north south State/County roads include SR-5/US-1, SR A1A(Ocean Drive), SR-707/Indian River Drive, SR-615/25 Street, and SR-713/Kings Highway.

Existing Public Transit Facilities

The existing transit system in ~~the~~ St. Lucie County consists of fixed route buses and demand response service. The St. Lucie County Board of County Commissioners serves as the Community Transportation Coordinator (CTC). The CTC is responsible for coordinating transit service among public service agencies in ~~the~~ St. Lucie County. The public transit provided to ~~the~~ St. Lucie County is by a division of Council On Aging of St. Lucie, Inc. (COASL). The fixed route service is provided by Treasure Coast Connector (TCC).

The four bus routes provide service in St. Lucie County. One route runs along US 1, while the other two routes operate circulator service in the City of Ft Pierce. All three routes are interconnected and the service is provided Monday through Friday between the hours of 7:00 am and 6:00 pm. One route serves the City of Port St. Lucie. The ridership is constantly increasing since the bus service has been started.

Route 1:

Route 1 operates along US 1 from the Stuart, Martin County to the downtown Fort Pierce on weekdays, between hours 7:00 am to 6:00 pm with headways of one hour. This route servers all major trip generators and attractors on this corridor. It connects with route 2 and route 3.

Route 2:

The Treasure Connector "+", Route 2, known as the 'North Fort Pierce Residential Transit' runs in downtown Ft Pierce and circulates within the City of Fort Pierce. This route runs along Avenue D, to 53rd Street, Juanita Avenue and back to 7th Street. The hours of Service are from 7:00 am to 6:00 pm with headways of one hour.

Route 3:

The Treasure Connector "+", Route 3, known as the 'South Fort Pierce Business Transit' also runs in the downtown Fort Pierce and circulates within City of Fort Pierce. This route runs along Orange Avenue to 33rd Street to Okeechobee Road as far west as Peters Road, traveling east to Virginia Avenue, 23rd Street to Okeechobee Road connecting the 7th Street. The hours of Service are from 7:00 am to 6:00 pm with headways of one hour.

Route 4:

The newest route is Route 4, known as the Port. St Lucie Downtown Trolley, which runs in downtown Port. St. Lucie. This route runs from 7:00 AM to 6:00PM with headways of one hour in the vicinity of Morning side library and connects to the Social Security office, Walton Road and transfer riders to the US-1 Treasure Coast Connector Route.

There are currently two park and ride lots located in St. Lucie County, one on Bayshore Boulevard at Florida's Turnpike in Port St. Lucie and the other at the Port St. Lucie Senior Center provides accommodation for vanpooling. Park and ride lots are dedicated (joint use or stand-alone) locations for private automobiles for carpooling and, in some cases, transit. There are currently no dedicated facilities for transit transfer activity in the County. The land

has been acquired to construct future Intermodal transfer center located at Ave D & 8th Street.

The latest Transit Development Plan (TDP) update evaluates the existing public transportation system and provides suggestions to improve transit. The report suggests that Council On Aging of St. Lucie, Inc. (COASL) should continue the coordination with the St. Lucie MPO and the South Florida Commuter Service for funding resources. It was also suggested that the ~~c~~County should pursue Florida Public Transportation Association (FPTA) for future funding. Establishment of Regional Transportation Authority (RTA) was also planned.

All the above recommendations are in the planning process, and needs extensive intergovernmental coordination. It is recommended that to provide transit, continue to pursue alternate funding sources.

Bicycle and Pedestrian Ways

St. Lucie County is working hard to improve the existing sidewalks and bicycle paths~~ways~~. As identified in the comprehensive plan, sidewalks and bikeways should be incorporated in all new developments. Also, the county is working towards improving the connectivity between the sidewalk and bike path network. Recently, SLC Bicycle Pedestrian, Greenways & Trails Study has been done by the St. Lucie MPO, which lists the inventory of all existing sidewalks, bike paths, missing sidewalks, and provides suggestions to improve the system. The SLC Bicycle, Pedestrian, Greenways & Trails Master Plan was adopted by the ~~b~~Board on May 6~~th~~, 2008.

Sidewalk Gaps on State Roadways

The recent SLC Bicycle Pedestrian, Greenways & Trails study utilizes FDOT roadway inventories to determine gaps along State roadways for potential funding purposes. The study identifies the following sections of state roadways to have missing or incomplete sidewalks:

- S.R. A1A – Blue Heron Boulevard to Fire Station #8
- S.R. A1A – Angelfish Drive to Indian River County Line
- S.R. 5 (U.S-1) – Rio Mar Drive to Edwards Road (portions under construction)
- S.R. 5 (U.S-1) – North of Euclid Street to Indian River County Line
- S.R. 607 (Emerson Avenue) – Indrio Road to Indian River County Line
- S.R. 614 (Indrio Road) – I-95 to Old Dixie Highway
- S.R. 615 (25th Street) – U.S-1 to Industrial Avenue 3
- S.R. 615 (25th Street) – Midway Road to Edwards Road (under construction)
- S.R. 70 (Okeechobee Road) – Crossroads Parkway to Jenkins Road
- S.R. 70 (Okeechobee Road) – Darter Court to Crossroads Parkway
- S.R. 70 (Okeechobee Road) – West of Kings Highway
- S.R. 70 (Virginia Avenue) – Okeechobee Road to Hartman Road
- S.R. 713 (Kings Highway) – Okeechobee Road to Indrio Road
- S.R. 713 (Turnpike Feeder) – Indrio Road to Suson Lane
- S.R. 713 (Turnpike Feeder) – south of Spanish Lakes Boulevard to U.S-1

The high bicycle and pedestrian crash corridors found during the study period include U.S. 1, Okeechobee Road, Orange Avenue, Port St. Lucie Boulevard, and St. Lucie West Boulevard.

The St. Lucie MPO seeks to prioritize funding for bicycle and pedestrian improvements that will complete missing gaps in the bike lane and sidewalk networks that will serve areas of the County that experience higher bicycle and pedestrian usage. The improvements will address areas of potential safety concerns, and will enhance the network around schools. In addition, FDOT bBox ƒFunds can be used to implement bicycle and pedestrian improvements along or that connect to the state roadway system.

Furthermore, the Bicycle and Pedestrian Systems Analysis is intended to serve as input to St. Lucie County's Bicycle, Pedestrian, Greenways, and Trails Master Plan. The Master Plan is considering both on-road facilities and off-road bicycle and pedestrian pathways. The Master Plan will develop an interconnected network of greenways, trails, bike lanes, and sidewalks to enhance non-motorized transportation options in St. Lucie County. The Bicycle and Pedestrian Systems Analysis provides input to the Master Plan regarding gaps and missing links in the network, demand for bicycle and pedestrian facilities, and crash information to determine hazardous intersections and locations.

Rail line and Freight Service

Heavy rail freight service in St. Lucie County is provided by the *Florida East Coast* (FEC) Railroad which serves east coast of Florida from Jacksonville to Miami. The Florida East Coast (FEC) Railroad runs through eastern Fort Pierce parallel to US 1, and ties into another track which runs across the southwest portion of the City. The Florida East Coast (FEC) is "SIS-Designated" facility in the St. Lucie County. The Florida East Coast (FEC) Intermodal Yard is identified as the Freight Activity Center (FAC) in MPO's proposed future SIS.

The South Central Florida Express (SCFE) is an independent short line railroad, owned and operated by US Sugar, along Glades Cutoff Road. The SCFE provides the service from southwest to northeast portions of the St. Lucie County.

Port and Waterways

The Intracoastal Waterways runs from the eastern edge of the St. Lucie County via Indian River Lagoon. The Atlantic Intracoastal Waterways extends along the east coast from the Martin County to the St. Lucie County.

The Port of Ft. Pierce is located approximately midway between Port Canaveral and the Port of Palm Beach. The Port of Ft Pierce consists of approximately 163 acres, bounded by the State Road A1A causeways on the north and the south, on the west by US 1- State Road 5/Florida East Coast Railroad (FEC) and on the east by the Indian River Lagoon.

The most frequent freight occurs at seaports with either rail and trucks, or air and trucks. The Intracoastal Waterways are identified as ***'Designated SIS'*** facility in the region.

Airport Facilities

St. Lucie County International Airport covers 3,660 acres and is owned and operated by the St. Lucie County Board of County Commissioners. The airport is managed and maintained by an Airport Department. Currently, the infrastructure construction of Airport West Commerce Park is underway and will provide 150 acres of new industrial development within the Foreign Trade Zone at the airport.

Roadway Level of Service Standards

The adopted level of service for state and county roadways is "D" except for the FIHS and SIS facilities as shown in Table 2-15.

TABLE 2-15

Level of Service Standards for Urban and Non-urban roadways in St. Lucie County

Facility Type	Peak Hour/Pk Direction
Non-State Roadway (local)	D
Non-State Roadway (Major City/County)	D
Non-State Roadway (arterail)	E
Intrastate FIHS (rural)	
Limited Access	B
Controlled Access	B
Intrastate FIHS (Urban)	
Limited Access	C(D)
Controlled Access	C
Other State Roads	
Multi-lane (Rural/Urban)	
Rural	B
Urban	D
Two-lane (Rural/Urban)	

Source: St. Lucie County Comprehensive Plan

Existing Level of Service Analysis

The County has adopted a transportation concurrency management system and traffic performance standards. To assess the existing capacity of roadways, a generalized level of service analysis was performed. St. Lucie County and FDOT collect the traffic counts on the state and major roadways within the county. The Average Annual Daily Traffic (AADT) bidirectional volumes were converted into peak season peak direction by multiplying 'K' and 'D' factors. K is planning analysis factor, used to convert AADT into peak hour, while 'D' is directional distribution factor used to convert peak hour volumes into peak direction volumes. The values for adopted level of service volumes are directly taken from the FDOT 2007 Level of Service Tables for Generalized Peak Hour Directional Volume.

TABLE 2-16
ROADWAYS EXISTING PEAK HOUR PEAK DIRECTION LEVEL OF SERVICE ANALYSIS

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
7th Street South	S. of Orange Ave	Local	Major City/County Road	4	D	1620	3,900		3,900	9.5%	55.0%	204	C
	S. of Delaware Ave			2	D	760	1,700		1,700	9.5%	55.0%	89	C
	S. of Georgia Ave			2	D	760	1,000		1,000	9.5%	55.0%	52	C
13th Street South	N. of Ave D	Local	Major City/County Road	2	D	760	5,500		5,500	9.5%	55.0%	287	C
	N. of Orange Ave			2	D	760	5,800		5,800	9.5%	55.0%	303	C
	N. of Delaware Ave			2	D	760	6,600		6,600	9.5%	55.0%	345	C
	N. of Georgia Ave			2	D	760	7,300		7,300	9.5%	55.0%	381	C
	N. of Virginia Ave			2	D	760	8,600		8,600	9.5%	55.0%	449	C
25th Street North	N. of St Lucie Blvd	State	State Two-Way Arterial - Interrupted Flow Class I	4	D	1860	6,500		6,500	9.5%	55.0%	340	B
	S. of St Lucie Blvd			4	D	1860	10,300		10,300	9.5%	55.0%	538	B
	N. of Juanita Ave			4	D	1860	10,400		10,400	9.5%	55.0%	543	B
	S. of Juanita Ave			4	D	1860	17,700		17,700	9.5%	55.0%	925	B
	N. of Orange Ave			4	D	1860	19,400	405	19,805	9.5%	55.0%	1035	B
25th Street South	S. of Orange Ave	State	State Two-Way Arterial - Interrupted Flow Class I	4	D	1860	21,900	579	22,479	9.5%	55.0%	1175	B
	S. of Okeechobee			4	D	1860	22,600	1287	23,887	9.5%	55.0%	1248	B
	S. of Virginia Ave			4	D	1860	34,700	1789	36,489	9.5%	55.0%	1907	F
	S. of Virginia Ave			4	D	1860	22,500	263	22,763	9.5%	55.0%	1189	B
	N. of Midway Rd West			2	D	860	17,400	57	17,457	9.5%	55.0%	912	F

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
25th Street South / St. James Dr	S. of Midway Rd West	Local	State Two-Way Arterial - Interrupted Flow Class I	4	D	1860	19,200	57	19,257	9.5%	55.0%	1006	B
	N. of Airoso Blvd			4	D	1860	19,900		19,900	9.5%	55.0%	1040	B
Airoso Blvd	N. of Floresta Dr	Local	State Two-Way Arterial - Interrupted Flow Class I	4	E	1860	19,500		19,500	9.5%	55.0%	1019	B
	N. of Prima Vista Blvd			4	E	1860	12,900		12,900	9.5%	55.0%	674	B
	N. of West Virginia Drive			4	E	1860	18,000		18,000	9.5%	55.0%	941	B
	N. of Thornhill Drive			4	E	1860	17,100		17,100	9.5%	55.0%	893	B
	N. of Port St. Lucie Blvd			4	E	1860	17,700		17,700	9.5%	55.0%	925	B
Angle Rd	N. of Orange Ave	Local	State Two-Way Arterial - Interrupted Flow Class I	2	E	890	11,300	710	12,010	9.5%	55.0%	628	C
Avenue A	E. of US 1 North	Local	State Two-Way Arterial - Interrupted Flow Class I	2	E	890	3,900		3,900	9.5%	55.0%	204	C
	W. of US 1 North (1 way)			3	E	3348	1,600		1,600	9.5%	100.0%	152	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
Avenue D	E. of 7th St	Local	Major City/County Road	2	D	760	3,900		3,900	9.5%	55.0%	204	C
	E. of 13th St			2	D	760	7,000		7,000	9.5%	55.0%	366	C
	E. of 17th St			2	D	760	7,300		7,300	9.5%	55.0%	381	C
	E. of 25th St			2	D	760	8,300		8,300	9.5%	55.0%	434	C
	W. of 25th St			2	D	760	5,200		5,200	9.5%	55.0%	272	C
Bayshore Blvd	N. of Prima Vista Blvd	Local	State Two-Way Arterial - Interrupted Flow Class I	4	E	1860	14,800		14,800	9.5%	55.0%	773	B
Becker Rd	E. of Port St Lucie Blvd	Local	State Two-Way Arterial - Interrupted Flow Class I	2	E	1860	6,700		6,700	9.5%	55.0%	350	C
Bell Ave	E. of Sunrise Blvd	Local	Other County Road	2	D	530	3,600	131	3,731	9.5%	55.0%	195	B
	W. of Sunrise Blvd			2	D	530	2,700	209	2,909	9.5%	55.0%	152	B
California Blvd.	N. of St. Lucie West Blvd	Local	Major City/County Road	2	D	760	6800		6,800	9.5%	55.0%	355	B
	S. of St. Lucie West Blvd			2	D	760	17300		17,300	9.5%	55.0%	904	F
Cashmere Blvd	N. of St. Lucie West Blvd	Local	Major City/County Road	2	D	760	9800		9,800	9.5%	55.0%	512	D
	S. of St. Lucie West Blvd			2	D	760	14900		14,900	9.5%	55.0%	779	E
Citrus Ave	E. of US 1 South	Local	State Two-Way Arterial - Interrupted Flow Class I	2	E	890	5,300		5,300	9.5%	55.0%	277	B
Darwin Blvd.	N of Becker Rd	Local	Major City/County Road	2	D	760	5000		5,000	9.5%	55.0%	261	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
Del Rio Blvd.	N. of Port St Lucie Blvd	Local	Major City/County Road	2	D	760	15000		15,000	9.5%	55.0%	784	E
Delaware Ave	W. of 25th St South	Local	Major City/County Road	4	D	1620	6,200		6,200	9.5%	55.0%	324	C
Easy St	E. of US 1 South	Local	Major City/County Road	2	D	760	5,900	112	6,012	9.5%	55.0%	314	C
Edwards Rd	W. of US 1	County	State Two-Way Arterial - Interrupted Flow Class I	4	E	1860	9,600	57	9,657	9.5%	55.0%	505	B
	W. of Oleander Ave			4	E	1860	14,400	340	14,740	9.5%	55.0%	770	B
	W. of Sunrise Blvd			4	E	1860	16,400	812	17,212	9.5%	55.0%	899	B
	W. of 25th St South			2	E	890	13,500	645	14,145	9.5%	55.0%	739	D
	W. of Selvitz Rd			2	E	890	10,500		10,500	9.5%	55.0%	549	C
Emerson Ave	N. of Indrio Rd	State	State Two-Way Arterial - Uninterrupted Flow	2	C	790	6000	3872	9,872	9.5%	55.0%	516	C
Farmer's Market Rd	W. of US 1 South	Local	Other County Road	2	D	530	2,400		2,400	9.5%	55.0%	125	C
Floresta Dr	W. of Airoso Blvd	Local	Major City/County Road	2	D	760	4,200		4,200	9.5%	55.0%	219	C
	E. of Airoso Blvd		State Two-Way Arterial - Interrupted Flow Class I	2	E	890	9,900		9,900	9.5%	55.0%	517	C
	S. of Prima Vista Blvd			2	E	890	14,200		14,200	9.5%	55.0%	742	D
	N. of Port St Lucie Blvd		Major City/County Road	2	D	760	18,900		18,900	9.5%	55.0%	988	F
	S. of Port St Lucie Blvd			2	D	760	9,800		9,800	9.5%	55.0%	512	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
Florida's Turnpike	N. of SR-70	State	Freeways - Group 2	4	B	1840	28,208		28,208	9.5%	55.0%	1474	B
	S. of Okeechobee Rd			4	C	2660	32,700		32,700	9.5%	55.0%	1709	B
	S. of Port St Lucie Blvd			4	C	2660	40,300		40,300	9.5%	55.0%	2106	C
	N of Becker Rd			4	C	2660	43,500		43,500	9.5%	55.0%	2273	C
Gatlin Blvd	W. of Port St Lucie Blvd	Local	State Two-Way Arterial - Interrupted Flow Class I	4	E	1860	26,000		26,000	9.5%	55.0%	1359	B
	E. of I-95			4	E	1860	26,500		26,500	9.5%	55.0%	1385	B
Georgia Ave	W. of US 1 South	Local	Major City/County Road	2	D	760	2,300		2,300	9.5%	55.0%	120	C
	W. of 7th St South			2	D	760	2,600		2,600	9.5%	55.0%	136	C
	W. of 13th St South			2	D	760	5,500		5,500	9.5%	55.0%	287	D
Gilson Rd	N. of Martin County Line	Local	Major City/County Road	2	D	760	15,700		15,700	9.5%	55.0%	820	F
Glades Cut-Off Rd	W. of Selvitz Rd	Local	Major City/County Road	2	D	760	5,400		5,400	9.5%	55.0%	282	C
	N. of Midway Rd West			2	D	760	7,800	67	7,867	9.5%	55.0%	411	C
	S. of Midway Rd West			2	D	760	4,000		4,000	9.5%	55.0%	209	C
	N. of Reserve Com Pkwy			2	D	760	3,300		3,300	9.5%	55.0%	172	C
	S. of Reserve Com Pkwy			2	D	760	2,600		2,600	9.5%	55.0%	136	C
Green River Pkwy	S. of Walton Rd	Local	Major City/County Road	2	D	760	3,100		3,100	9.5%	55.0%	162	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
Header Canal Rd	S. of Orange Ave	Local	Major City/County Road	2	D	760	650		650	9.5%	55.0%	34	C
Indian River Dr	S. of Seaway Dr	Local	State Two-Way Arterial - Interrupted Flow Class I	2	E	890	4,400		4,400	9.5%	55.0%	230	C
	N. of Citrus Ave			2	E	890	7,200		7,200	9.5%	55.0%	376	C
	N. of Savannah Rd		Major City/County Road	2	D	760	3,900		3,900	9.5%	55.0%	204	B
	N. of Midway Rd East			2	D	760	4,200		4,200	9.5%	55.0%	219	B
	N. of Walton Rd			2	D	760	4,100		4,100	9.5%	55.0%	214	B
	N. of Martin County Line			2	D	760	12,100		12,100	9.5%	55.0%	632	C
Indrio Rd	E. of Kings Hwy	Local	State Two-Way Arterial - Interrupted Flow Class I	2	E	890	6,600		6,600	9.5%	55.0%	345	C
	W. of Kings Hwy	State		2	C	720	11,700		11,700	9.5%	55.0%	611	C
	E. of I-95			2	C	720	22,100		22,100	9.5%	55.0%	1155	F
	W. of I-95			2	C	720	4,100		4,100	9.5%	55.0%	214	B
Interstate 95	N. of Orange Ave	State	Freeways - Group 2	4	C	2660	50,200	1630	51,830	9.5%	55.0%	2708	D
	N. of Midway Rd West			6	C	4180	18,700	1603	20,303	9.5%	55.0%	1061	A
	N. of St. Lucie West Blvd			6	C	4180	63,600		63,600	9.5%	55.0%	3323	C
	N. of Gatlin Blvd			6	C	4180	63,700		63,700	9.5%	55.0%	3328	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
Jenkins Rd South	N. of Okeechobee Rd	County	Major City/County Road	2	D	760	9,200	3686	12,886	9.5%	55.0%	673	D
Johnston Rd	N. of Indrio Rd	Local	Major City/County Road	2	D	760	5,500		5,500	9.5%	55.0%	287	C
Juanita Ave	W. of US 1 North	Local	Major City/County Road	2	D	760	3,800		3,800	9.5%	55.0%	199	C
	E. of 25th St			2	D	760	4,400		4,400	9.5%	55.0%	230	C
	W. of 25th St			2	D	760	7,400		7,400	9.5%	55.0%	387	C
Keen Rd	S. of St Lucie Blvd		Major City/County Road	2	D	760	2,800		2,800	9.5%	55.0%	146	C
Kings Hwy North	SW of US 1 North	State	State Two-Way Arterial - Interrupted Flow Class I	2	C	720	10,500	116	10,616	9.5%	55.0%	555	C
	N. of Indrio Rd			2	C	720	14,900	1106	16,006	9.5%	55.0%	836	D
	S. of Indrio Rd			2	C	720	15,900	154	16,054	9.5%	55.0%	839	D
	N. of St Lucie Blvd			2	C	720	15,700	2278	17,978	9.5%	55.0%	939	F
	S. of St Lucie Blvd			2	C	720	13,800	1498	15,298	9.5%	55.0%	799	D
	N. of Orange Ave			2	C	720	15,800	1403	17,203	9.5%	55.0%	899	F
Kings Hwy South	S. of Orange Ave	State	State Two-Way Arterial - Interrupted Flow Class I	2	C	720	10,400	2810	13,210	9.5%	55.0%	690	C
	N. of Okeechobee Rd			2	C	720	8,400	3650	12,050	9.5%	55.0%	630	C
Kitterman Rd	W. of US 1 South	Local	Major City/County Road	2	D	760	3200		3,200	9.5%	55.0%	167	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
Lennard Rd	S. of Walton Rd	Local	Major City/County Road	2	D	760	4500		4,500	9.5%	55.0%	235	C
	N. of Pt. St. Lucie Blvd			2	D	760	310		310	9.5%	55.0%	16	C
Lyngate Dr	W. of US 1 South	Local	Major City/County Road	2	D	760	7,600		7,600	9.5%	55.0%	397	C
Mariposa Ave (east PSL Blvd)	E. of Lennard Rd	Local	Major City/County Road	2	D	760	7,600		7,600	9.5%	55.0%	397	C
	W. of Lennard Rd			2	D	760	11,400		11,400	9.5%	55.0%	596	D
Midport Rd	W. of US 1 South	Local	Major City/County Road	4	D	1620	11,500		11,500	9.5%	55.0%	601	C
	N. of Port St Lucie Blvd			4	D	1620	20,400		20,400	9.5%	55.0%	1066	C
Midway Rd East	W. of Indian River Dr	County	State Two-Way Arterial - Interrupted Flow Class I	2	E	890	3,700		3,700	9.5%	55.0%	193	B
Midway Rd West	W. of Oleander Ave	County	State Two-Way Arterial - Interrupted Flow Class I	2	E	890	17,400	568	17,968	9.5%	55.0%	939	F
	W. of Sunrise Blvd			2	E	890	20,900	683	21,583	9.5%	55.0%	1128	F
	W. of Selvitz Rd			2	E	890	17,400	821	18,221	9.5%	55.0%	952	F
	W. of Glades Cut-Off Rd.			2	E	890	16,100	505	16,605	9.5%	55.0%	868	E
	W. of I-95		State Two-Way Arterial - Uninterrupted Flow	2	E	1440	6,100	57	6,157	9.5%	55.0%	322	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
Morningside Blvd	N. of Port St Lucie Blvd	Local	Major City/County Road	2	D	760	10,600		10,600	9.5%	55.0%	554	D
	S. of Port St Lucie Blvd			2	D	760	6,700		6,700	9.5%	55.0%	350	C
	E. of Westmoreland Blvd			2	D	760	2,500		2,500	9.5%	55.0%	131	C
Okeechobee Rd	W. of Virginia Ave	State	State Two-Way Arterial - Interrupted Flow Class I	6	D	2790	35,100	2751	37,851	9.5%	55.0%	1978	B
	E. of I-95			4	B	1530	31,300	3237	34,537	9.5%	55.0%	1805	C
	W. of I-95			4	B	1530	39,300	8338	47,638	9.5%	55.0%	2489	F
	E. of Florida's Turnpike			4	B	1530	33,600	1927	35,527	9.5%	55.0%	1856	D
	W. of Florida's Turnpike			4	B	1530	10,900	7839	18,739	9.5%	55.0%	979	B
	W. of Header Canal Rd		State Two-Way Arterial - Uninterrupted Flow	2	C	790	9300		9,300	9.5%	55.0%	486	C
Oleander Ave	N. of Virginia Ave	County	State Two-Way Arterial - Interrupted Flow Class I	2	E	890	3,400		3,400	9.5%	55.0%	178	B
	N. of Edwards Rd			2	E	890	14,100		14,100	9.5%	55.0%	737	D
	N. of Midway Rd West			2	E	890	9,600	57	9,657	9.5%	55.0%	505	C
	S. of Midway Rd West		Major City/County Road	2	D	760	6,800	57	6,857	9.5%	55.0%	358	C
	N. of Kitterman Rd			2	D	760	5,300		5,300	9.5%	55.0%	277	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
Orange Ave	E. of US 1 North	State	State Two-Way Arterial - Interrupted Flow Class II	2	C	590	3,600		3,600	9.5%	55.0%	188	C
	W. of US 1 North			2	C	590	7,100		7,100	9.5%	55.0%	371	C
	W. of 7th St			2	C	590	11,500		11,500	9.5%	55.0%	601	D
	W. of 13th St			4	D	1710	14,400	3406	17,806	9.5%	55.0%	930	B
	W. of 25th St			4	D	1710	18,200	3521	21,721	9.5%	55.0%	1135	B
	E. of Angle Rd		State Two-Way Arterial - Interrupted Flow Class I	4	D	1860	18,500	2153	20,653	9.5%	55.0%	1079	B
	E. of Jenkins Rd			4	B	1530	10,900	5722	16,622	9.5%	55.0%	868	B
	E. of I-95			4	B	1530	15,400	2501	17,901	9.5%	55.0%	935	B
	W. of I-95			4	B	1530	25,700	8191	33,891	9.5%	55.0%	1771	C
	E. of Shinn Rd		State Two-Way Arterial - Uninterrupted Flow	2	C	790	5,600	37	5,637	9.5%	55.0%	295	B
	E. of Okeechobee C/L			2	C	790	2,700		2,700	9.5%	55.0%	141	B
Parr Drive	W. of Darwin Blvd.	Local	Major City/County Road	2	D	760	2000		2,000	9.5%	55.0%	105	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
Port St Lucie Blvd	W. of US 1 South	State	State Two-Way Arterial - Interrupted Flow Class I	6	D	2790	43,800		43,800	9.5%	55.0%	2289	B
	E. of Midport Rd			6	D	2790	45,900		45,900	9.5%	55.0%	2398	C
	E. of Floresta Dr			6	D	2790	69,800		69,800	9.5%	55.0%	3647	F
	W. of Floresta Dr			6	D	2790	51,100		51,100	9.5%	55.0%	2670	C
	E. of Florida's Turnpike			6	D	2790	54,500		54,500	9.5%	55.0%	2848	F
	W. of Florida's Turnpike	Local		6	E	2790	49,700		49,700	9.5%	55.0%	2597	C
Prima Vista Blvd	W. of US 1 South	Local	State Two-Way Arterial - Interrupted Flow Class I	4	E	1860	31,800		31,800	9.5%	55.0%	1662	C
	W. of Rio Mar Dr			4	E	1860	36,500		36,500	9.5%	55.0%	1907	F
	W. of Floresta Dr			4	E	1860	14,300		14,300	9.5%	55.0%	747	B
	W. of Airoso Blvd			4	E	1860	31,800		31,800	9.5%	55.0%	1662	C
	W. of Florida's Turnpike			4	E	1860	42,900		42,900	9.5%	55.0%	2242	F
	E. of I-95			4	E	1860	39,700		39,700	9.5%	55.0%	2074	F
	W. of I-95			2	E	890	10,200		10,200	9.5%	55.0%	533	B
Range Line Rd	N. of Martin County Line	Local	Major City/County Road	2	D	760	2,000		2,000	9.5%	55.0%	105	C
Rio Mar Dr	N. of Prima Vista Blvd	Local	Major City/County Road	2	D	760	6,800		6,800	9.5%	55.0%	355	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
SR A1A North	S. of Regal Rd	State	State Two-Way Arterial - Uninterrupted Flow	2	D	1130	5000		5,000	9.5%	55.0%	261	B
	N. of Shorewinds Dr			2	D	1130	6,800		6,800	9.5%	55.0%	355	B
	E. of North Bridge			2	D	1130	8,200		8,200	9.5%	55.0%	428	C
	E. of US 1 North		State Two-Way Arterial - Interrupted Flow Class I	2	D	860	7,200		7,200	9.5%	55.0%	376	B
SR A1A South	E. of US 1 North	State	State Two-Way Arterial - Interrupted Flow Class I	4	D	1860	13600		13,600	9.5%	55.0%	711	B
	E. of South Bridge				D	860	14200		14,200	9.5%	55.0%	742	D
	S. of Seaway Dr			2	D	860	8400		8,400	9.5%	55.0%	439	C
	N. of Blue Heron Blvd		State Two-Way Arterial - Uninterrupted Flow	2	D	1130	1500		1,500	9.5%	55.0%	78	B
	S. of FPL Plant			2	D	1130	4200		4,200	9.5%	55.0%	219	B
Savage Blvd	N. of Gatlin Blvd	Local	State Two-Way Arterial - Interrupted Flow Class I	2	E	890	3,600		3,600	9.5%	55.0%	188	B
Savannah Rd	E. of US 1 South	Local	Major City/County Road	2	D	760	2,600		2,600	9.5%	55.0%	136	C
	W. of Indian River Dr			2	D	760	1700		1,700	9.5%	55.0%	89	C
Savona Blvd	N of Becker Rd	Local	Major City/County Road	2	D	760	2400		2,400	9.5%	55.0%	125	C
Shinn Rd	S. of Orange Ave	Local	Major City/County Road	2	D	760	1,300		1,300	9.5%	55.0%	68	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
Sneed Rd	N. of Okeechobee Rd	Local	Major City/County Road	2	D	760	660		660	9.5%	55.0%	34	C
Southbend Blvd	S. of Floresta Dr	Local	Major City/County Road	2	D	760	12,100		12,100	9.5%	55.0%	632	D
St Lucie Blvd	W. of US 1 North	County	State Two-Way Arterial - Interrupted Flow Class I	2	E	890	5,100		5,100	9.5%	55.0%	266	C
	W. of 25th St North			2	E	890	5,500		5,500	9.5%	55.0%	287	C
	E. of Keen Rd			2	E	890	6,200	183	6,383	9.5%	55.0%	334	C
	E. of I-95			4	E	1860	38800		38,800	9.5%	55.0%	2027	F
	W. of I-95			2	E	890	18200		18,200	9.5%	55.0%	951	F
Sunrise Blvd	N. of Virginia Ave	Local	Major City/County Road	2	D	760	2,400	316	2,716	9.5%	55.0%	142	C
	S. of Virginia Ave			2	D	760	5,900	216	6,116	9.5%	55.0%	320	C
	S. of Edwards Rd			2	D	760	5,000	38	5,038	9.5%	55.0%	263	C
	N. of Edwards Rd			2	D	760	5,200	262	5,462	9.5%	55.0%	285	C
	S. of Bell Ave			2	D	760	3,900	79	3,979	9.5%	55.0%	208	C
	N. of Midway Rd West			2	D	760	3,300	57	3,357	9.5%	55.0%	175	C
Tiffany Ave	E. of US 1 South	Local	Major City/County Road	2	D	760	7,400		7,400	9.5%	55.0%	387	C
	W. of Lennard Rd			2	D	760	6,600		6,600	9.5%	55.0%	345	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
US 1 North	S. of Indian River C/L	State	State Two-Way Arterial - Interrupted Flow Class I	4	B	1530	26,700		26,700	9.5%	55.0%	1395	B
	S. of Indrio Rd			4	B	1530	23,100		23,100	9.5%	55.0%	1207	B
	S. of St Lucie Blvd			4	B	1530	22,700		22,700	9.5%	55.0%	1186	B
	S. of Taylor Creek Bridge			4	B	1530	29,100		29,100	9.5%	55.0%	1520	B
	S. of SR A1A South		State Two-Way Arterial - Interrupted Flow Class II	4	D	1710	36,400		36,400	9.5%	55.0%	1902	F
US 1 South	S. of Orange Ave	State	State Two-Way Arterial - Interrupted Flow Class II	4	D	1710	33,400		33,400	9.5%	55.0%	1745	E
	S. of Delaware Ave			4	D	1710	40,800		40,800	9.5%	55.0%	2132	F
	N. of Virginia Ave			4	D	1710	41,400		41,400	9.5%	55.0%	2163	F
	S. of Virginia Ave			4	D	1710	47,300	26	47,326	9.5%	55.0%	2473	F
	S. of Edwards Rd			4	D	1710	40,900	26	40,926	9.5%	55.0%	2138	F
	N. of Midway Rd		State Two-Way Arterial - Interrupted Flow Class I	4	D	1860	42,500	638	43,138	9.5%	55.0%	2254	F
	S. of Midway Rd			4	D	1860	40,400	1367	41,767	9.5%	55.0%	2182	F
	S. of Easy St			4	D	1860	44,500	1118	45,618	9.5%	55.0%	2384	F
	N. of Prima Vista Blvd			4	D	1860	49,300		49,300	9.5%	55.0%	2576	F
	S. of Prima Vista Blvd			6	D	2790	59,300		59,300	9.5%	55.0%	3098	F

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
US 1 South, continued	N. of Walton Rd			6	D	2790	52,400		52,400	9.5%	55.0%	2738	D
	N. of Port St Lucie Blvd			6	D	2790	47,600		47,600	9.5%	55.0%	2487	D
	S. of Port St Lucie Blvd			8	D	3540	73,400		73,400	9.5%	55.0%	3835	F
Virginia Ave	W. of US 1 South	State	State Two-Way Arterial - Interrupted Flow Class I	6	D	2790	26,000		26,000	9.5%	55.0%	1359	B
	E. of Sunrise Blvd			6	D	2790	29,600	76	29,676	9.5%	55.0%	1551	B
	E. of 13th St South			6	D	2790	30,800	100	30,900	9.5%	55.0%	1615	B
	E. of 25th St South			6	D	2790	26,700	1528	28,228	9.5%	55.0%	1475	B
	W. of 25th St South			6	D	2790	22,600	1629	24,229	9.5%	55.0%	1266	B
	E. of Okeechobee Rd			6	D	2790	20,800	1511	22,311	9.5%	55.0%	1166	B
Walton Rd	W. of Indian River Dr	Local	Major City/County Road	2	D	760	9,500		9,500	9.5%	55.0%	496	D
	E. of Lennard Rd			2	D	760	16,700		16,700	9.5%	55.0%	873	F
	E. of Village Green Dr			2	D	760	11,700		11,700	9.5%	55.0%	611	D
	E. of US 1 South			4	D	1620	14,500		14,500	9.5%	55.0%	758	C
Weatherbee Rd	E. of US 1 South	Local	Major City/County Road	2	D	760	5,700		5,700	9.5%	55.0%	298	C

Roadway Name	Location	Jurisd	Roadway Classification [1]	Number of Lanes	LOS Adopted	LOS Capacity[2]	2006 AADT [1]	Committed Trips *	Net AADT	K [3]	D [3]	Pk Hr Pk Dir Vol [4]	2006 LOS
Westmoreland Blvd	W. of US 1 South	Local	Major City/County Road	2	D	760	13,500		13,500	9.5%	55.0%	705	D
	N. of Morningside Blvd			2	D	760	19,200		19,200	9.5%	55.0%	1003	F
	S. of Port St Lucie Blvd			2	D	760	10,000		10,000	9.5%	55.0%	523	D

Note:
1) 2006 Volumes are directly taken from St. Lucie County 2006 Traffic Count Report.
2) The values for adopted level of service are directly taken from the FDOT 2007 Quality/Level of Service Handbook (Table 4-7 - 4-9) for Generalized Peak Hour Directional Volume.
3) K and D values are directly taken from the FDOT Generalized tables.
4) The peak hour peak direction volume is calculated from multiplying 2006 AADT with K and D factors.

Table 2-16 exhibits the results of the existing peak hour peak direction level of service analysis. As shown from the table, some of the segments on 25th Street, Cashmere Road, Floresta Drive, Indrio Road, Kings Highway, I-95, Midway Road, Okeechobee Road, Orange Avenue, Port St. Lucie Boulevard, Prima Vista Boulevard, almost all of US-1, Walton Road, and Westmoreland Boulevard are functioning below their level of service standard.

The Town, Villages and Countryside (TVC) Area Traffic Study

St. Lucie County has adopted the Town, Villages and Countryside Element as well as the development review requirements for the TVC area. The TVC area starts from the east of Turnpike to the west of Kings Highway in the northern part of the county. A Long-Term Transportation Analysis prepared in 2006 evaluated the roadway capacities with proposed land use change and identified the required improvements to support the transportation infrastructure to meet the needs of proposed land uses.

The traffic analysis showed that the roadways will be operating at an acceptable level of service with the land use changes and related roadway improvements in future conditions. The study used the Treasure Coast Regional Planning Modal (TCRPM) which also accounted for internal capture. In the study, the future TCRPM travel demand modal was revised and additional Traffic Analysis Zone (TAZ) socioeconomic data was included to reflect future 2030 and 2050 conditions.

The following roadways within the TVC area were identified as deficient roadways in 2030 conditions without improvements:

- CR 603/Johnston Road from 25th Street to SR-614/Indrio Road
- SR 713/Kings Highway from US-1 to Angle Road
- SR-614/Indrio Road from I-95 to CR-603/Johnston Road
- Immokolee Road from CR-607/Emerson Avenue to SR-713/Kings Highway
- SR-608/St, Lucie Boulevard from SR-713/Kings Highway to CR-611

To address the deficiencies in the Year 2030, a flyover at I-95 north of Indrio Road was identified. Other roadway improvements identified for the 2050 conditions are listed below:

- New Connector Road from Emerson Road to I-95
- New Connector Road from I-95 to Turnpike
- New Interchange @ I-95 and New Connector Road
- New interchange @ Florida's Turnpike and New Connector Road

The future travel demand modal was run with the above proposed roadway improvements for future analysis in the study area and it was illustrated that all the deficient roadways will be operating within capacity.

It is recommended that the TPO pursue modifying the travel demand modal and revise the 2030 analysis based on new roadways proposed in conjunction with development of the TVC area. The Transportation Element should be revised to reflect the proposed roadway network during the EAR based amendment process.

Backlogged Facilities

The following facilities were identified as the backlogged facilities in the last comprehensive plan:

- South US-1 from Edwards Road to Midway Road;
- South US-1 from Midway Road to Prima Vista Boulevard;
- Kings Highway from Okeechobee Road to North of US-1;
- West Midway Road from S. 25th Street to North of US-1.

As mentioned in Policy 2.1.1.3 of the Comprehensive Plan, an analysis should be done to evaluate if adopted level of service should be lower, or other measures needs should be done. The County may wish to consider designating some areas in St. Lucie County as a Transportation Concurrency Exception Areas in coordination with the FDOT to continue to redevelop while promoting the transit and pedestrian features in the redevelopment.

Current County strategies for improving roadway level of service include transportation system management, transportation demand management, and proportionate fair share mitigation. The following measures may help to eliminate the deficiencies from the existing system:

Transportation Demand Management (TDM) strategies and techniques can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering peak hour travel demand. These strategies and techniques include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management. TDM also is effective at lower residential densities than are required for most public transit and pedestrian and bicycle programs. South Florida Commuter Service is a program managed by the Florida Department of Transportation to assist with implementing TDM programs and assist with identifying potential funding resources.

Proposed candidate roadways for TDM/TSM strategies include US 1 from Edwards Road to St. Lucie Boulevard; Oleander Avenue from Kitterman Road to Sunrise Boulevard; and Floresta Drive from Airoso Boulevard to Southbend Boulevard. For those roads on which both road widening and TDM/TSM are proposed, the TDM/TSM project would be an option to replace the widening project.

Transportation System Management (TSM) TSM means improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Intersection improvement, signal timing improvements, and access management are the part of TSM.

Proportionate Fair Share:

St. Lucie County has adopted a Proportionate Fair Share Ordinance which requires new developments to mitigate its project impacts if the roadway's projected capacity is lower than the adopted LOS.

Common Methodology for Concurrency Management

St. Lucie County has a working concurrency management system and proportionate fair share ordinance. The County should continue to implement its concurrency management system in coordination with the State and municipalities.

Planned Transportation Improvements

The projects identified in the FDOT Five Year Work Program (2007-2012) are listed in Table 2-17.

Table 2-17
Capital Improvement (2008-2012)

Roadway	From	To	Classification	Type of Work	Complete Year
Lennard Road	Walton Road	Silver Oak Drive	Non-SIS	Add Lanes & Reconstruct	2010
SR-5/US1	N of Edwards Rd	N of Virginia Ave	Non-SIS	Add Lanes & Reconstruct	2008
SR-5/US-1	Rio Mar Drive	N of Midway Road	Non-SIS	Add Lanes & Reconstruct	2009
SR-5/US-1	Midway Road	N of Edwards Road	Non-SIS	Add Lanes & Reconstruct	2011
SR-614/ Indrio Road	I-95	SR-607/ Emerson Road	Non-SIS	Add Lanes & Reconstruct	2008
SR-70	Kings Hwy	Jenkins Road	SIS	Add Lanes & Reconstruct	2011
SR-70	MP 5.860	MP 10.216	Emerging SIS	Add Lanes & Reconstruct	2009
SR-70	Okeechobee Rd/St Lucie CL	MP5.860	Emerging SIS	Add Lanes & Reconstruct	2011
SR-70	MP 13.361/W of Header	MP 17.338/McCarty Rd	Non-SIS	Add Lanes & Reconstruct	2008
SR-70	MP 10.254	MP 13.361/W of Header	Emerging SIS	Add Lanes & Reconstruct	2008
SR-713/Kings Highway	S of SR-614/Indrio Road	SR-5/US-1	Non-SIS	Add Lanes & Reconstruct	2011
SR-713/Kings Highway	S of I-95 Overpass	SR-614/Indrio Road	Non-SIS	Add Lanes & Reconstruct	2011
SR-713/Kings Highway	SR-70 at Turnpike	S of I-95 Overpass	Non-SIS	Add Lanes & Reconstruct	2011
W Midway Road/CR-712	S 25th St/CR-615	US-1	Non-SIS	Add Lanes & Reconstruct	2012
Walton Road	Village Green DR	Lennard Road	Non-SIS	Add Lanes & Reconstruct	2009

Source: "2008-2012 adopted Work Program in St. Lucie County" available on the FDOT web site.

The list of the planned roadway improvements as identified in the County's Capital Improvement Program are illustrated in Table 2-18. The CIP includes Intersection improvements including Glades Cut-off and Midway Road, Kings Highway and St. Lucie Boulevard, Midway Road and Weatherbee Road, US-1 and Weatherbee Road, Angle Road and Avenue Q, and Edwards Road and Selvitz Road.

As shown in Table 2-6 several road widening projects have been incorporated into the capital improvement plan as possible means of relieving congestion on those roads. These projects included Indrio Road from 1-95 to Kings Highway (2 to 4 lanes); Jenkins/Edwards Road from Okeechobee Road to South 25th Street, (2 to 4 lanes); Kings Highway from Okeechobee Road to North US 1 (2 to 4 lanes); West Midway Road from 1-95 to US -1 (2 to 4 lanes); West Virginia Drive from US -1 to 1-95, US 1 from Prima Vista Boulevard to

Virginia Avenue (4 to 6 lanes); and Port St. Lucie Boulevard, from Gatlin Boulevard to Martin Highway.

TABLE 2-18
ST. LUCIE COUNTY FY 2007 CAPITAL IMPROVEMENT PROGRAM

Category	Description	Est. Carry Forward	2007	Carry Fwd + New	2008	2009	2010	2011	Five Year Total
Intersection Improvement	Angle Road and Ave Q intersection	275,000		275,000					275,000
Sidewalk/Bike Paths	Angle Road Sidewalk	100,000		100,000					100,000
Sidewalk/Bike Paths	Angle Road Sidewalk	150,080		150,080					150,080
Bridge Improvement	Avenue J Pedestrian Bridge	44,548		44,548					44,548
Roadway Widening	Citrus Avenue Widening	50,000		50,000					50,000
Intersection Improvement	Edwards Road and Selvitz Road Intersection	53,062		53,062					53,062
Intersection Improvement	Glades Cut-off and Midway Road Intersection			0					0
Intersection Improvement	Glades Road and Selvitz Road	100,000	750,000	850,000			100,000		950,000
Sidewalk/Bike Paths	Indian River Lagoon Bikepaths	848,506		848,506					848,506
Roadway Widening	Indrio Road Widening			0	500,000	1,000,000	5,000,000		6,500,000
Roadway Widening	Jenkins Road Extension from Orange Road to Kings Hwy			0			12,000,000		12,000,000
Roadway Widening	Jenkins Road from End Walmart to Edwards Road	1,320,000		1,320,000			4,180,000		5,500,000
Roadway Widening/Bike Paths	Jenkins Road/Walmart Infrastructure	144,272		144,272					144,272
Roadway Widening	Jnekins Extension from Midway Road to Glades Road			0			500,000		500,000
Sidewalk/Bike Paths	Juanita Avenue Sidewalk/Bike Paths	86,803		86,803					86,803
Sidewalk/Bike Paths	Juanita Avenue Sidewalk/Bike Paths	100,000		100,000					100,000
Intersection Improvement	King Hwy and St. Lucie Blvd			0		3,000,000			3,000,000
Roadway Widening	King Hwy Widening from Angle Road to Okeechobee Road	16,100	1,500,000	1,516,100		8,210,000	1,500,000		11,226,100
Roadway Widening	Kings Hwy and St. Lucie Blvd		300,000	300,000					300,000
Roadway Widening	Kings Hwy from Angle Road to Okeechobee Road		1,300,000	1,300,000					1,300,000
Roadway Widening	Kings Hwy from Indrio Road to Angle Road		3,500,000	3,500,000					3,500,000
Roadway Widening	Kings Hwy from Indrio Road to US 1		3,000,000	3,000,000					3,000,000
Roadway Widening	Kings Hwy Widening from Indrio Road to Angle Road	21,500		21,500					21,500
Roadway Widening	Lennard Road Phase II		2,000,000	2,000,000					2,000,000
Intersection Improvement	Midway Road and Weatherbee Road			0					0
Bridge Improvement	Midway Road at Turnpike Bridge Replacement			0			10,000,000		10,000,000
Roadway Widening	Midway Road from US-1 to 25th Street					6,000,000	4,000,000		10,000,000
Roadway Widening	Midway Road from US-1 to 25th Street	351,502		351,502					351,502
Roadway Widening	Midway Road from W. of Trnpk bridge to E of 25th Street	1,958,403	4,950,000	6,908,403	5,000,000	5,000,000			16,908,403
Sidewalk/Bike Paths	North Hutchinson Island Bike Paths	133,301		133,301					133,301
Sidewalk/Bike Paths	Oleander Rd/Sunrise Sidewalk/Bike Paths	35,980		35,980					35,980
Parking	Parking Areas at Virginia Avenue Complex	139,423		139,423					139,423
Roadway Widening	S. 25th Street - Phase I	6,818,697		6,818,697					6,818,697
Roadway Widening	S. 25th Street - Phase II		1,072,981	1,072,981					1,072,981
Sidewalk/Bike Paths	Savannas Sidewalk/Bike Paths	50,000		50,000					50,000
Sidewalk/Bike Paths	Unincorporated Bike Paths/Sidewalks	350,617		350,617					350,617
Sidewalk/Bike Paths	Unincorporated Bike Paths/Sidewalks	440,000		440,000					440,000
Intersection Improvement	US-1 and Weatherbee Road	82,142		82,142					82,142
Roadway Widening	Walton Road from Village Green to Lennard Road	748,926		748,926	2,000,000	2,000,000			4,748,926
Total			**18,372,981**	18,372,981	**5,500,000**	**23,210,000**	**37,280,000**	**0**	**97,160,158**

Source:
St. Lucie County TPO's Transportation Improvement Program Fiscal Year 2007/2008-2011/2012.

Additional Transportation Improvements

Interchange improvements to the Florida Turnpike and I-95 are also included in the Transportation Plan. Interchange improvements are proposed for Becker Road at I-95; Becker Road at Florida's Turnpike; Florida's Turnpike at 1-95; and the completion of the existing interchange at I-95 and St. Lucie West Boulevard. The purpose of these interchange projects is to improve access to the controlled-access facilities (I-95 and Florida's Turnpike) and make better use of the existing road network.

Also there are a number of improvements to the local transportation network that are required to be built as part of several Developments of Regional Impact located in the Port St. Lucie area. These improvements are typically minor in nature, such as expanded intersection; signalization and access improvements, however, there are several systemwide improvements that will need to be provided as these projects proceed with their development. Other Development Order related projects include the multi-laning of Torino Parkway in northwestern Port St. Lucie from 2 lanes to 4 lanes; the four laning of Glades Cut-Off Road from Commerce Center Parkway to West Midway Road, the six laning of West Midway Road from I-95 to Glades Cut-Off Road; the four laning of West Midway Road from west of I-95 to I-95; the extension of West Virginia Drive from I-95 to Glades Cut-Off Road along the north side of the C-24 Canal west of Port St. Lucie; the construction of a new interchange with the Florida Turnpike in northern Port St. Lucie and the construction of a new interchange with I-95 between the existing interchanges of Gatlin Boulevard and St. Lucie West Boulevard.

The Lennard Road improvement project has been a long planned transportation corridor that would begin at the St. Lucie/Martin County Line, lying east of U.S. 1, and then run north from the St. Lucie/ Martin County Line, into the southern areas of Fort Pierce. This corridor has been long recognized as a key part of larger transportation program designed to provide capacity/circulatory relief to U.S. 1. The proposed roadway will be a four-lane section from Walton Road to Savanna Club Boulevard and a two-lane section from Savanna Club Boulevard to US 1.

The City of Port St. Lucie has multiple projects underway to develop a third east-west transportation corridor. The City has been evaluating an area that will extend from I-95 to U.S. 1. The projects consist of 1a) the I-95 Systems Interchange Justification Report, 1b) the Crosstown Parkway/I-95 Interchange PD&E Study, 2) the Crosstown Parkway (formerly West Virginia Corridor Study), and 3) the Third East/West River Crossing PD&E Study. Each project is being conducted separately, and are proceeding according to different time schedules to insure compliance with the processes. All projects are focusing on providing a new transportation corridor to relieve the ever increasing traffic congestion within the City.

Future Level of Service Analysis

To perform the level of service analysis for future conditions, future 2030 volumes were obtained from the St. Lucie County 2030 Long Range Transportation Plan (LRTP). The K and D factors were used to convert AADT into peak direction peak hour volumes and were directly taken from the *St. Lucie County 2006 Roadway Level of Service Inventory Report.*

Table 2-19 shows the future 2030 level of service for future roadways.

TABLE 2-19
FUTURE 2030 LEVEL OF SERVICE ANALYSIS
ST. LUCIE COUNTY

ROADWAY	FROM	TO	CLASSIFICATION[1]	Adpt LOS[1]	PK HR PK DIR LOS CAP[2]	# OF LANE (2_WY)	2030 AADT VOL[3]	K[4]	D[4]	2030 pk hr pk dir Vol[5]	2030 LOS
I 95	Indian River Co.	Orange Ave.	Freeways - Spacing >=2 mi	C	4,550	6	63,040	0.095	0.55	3,294	C
I-95	SCL	CR 708	Freeways - Spacing >=2 mi	C	4,550	6	126,202	0.095	0.55	6,594	F
I-95	CR 708	SR 76	Freeways - Spacing >=2 mi	C	4,550	6	83,035	0.095	0.55	4,339	C
I-95	SR 76	CR 713	Freeways - Spacing >=2 mi	C	4,550	6	76,703	0.095	0.55	4,008	C
I-95	CR 713	SR 714	Freeways - Spacing >=2 mi	C	4,550	6	53,656	0.095	0.55	2,804	B
I-95	SR 714	NCL	Freeways - Spacing >=2 mi	C	4,550	6	32,923	0.095	0.55	1,720	B
I-95	St. Lucie West Blvd	West Midway Road	Freeways - Spacing >=2 mi	C	4,550	6	67,893	0.095	0.55	3,547	C
I-95	Gatlin Blvd	St. Lucie West Blvd	Freeways - Spacing >=2 mi	C	4,550	6	54,053	0.095	0.55	2,824	B
I-95	West Midway Road	Okeechobee Road	Freeways - Spacing >=2 mi	C	4,550	6	71,259	0.095	0.55	3,723	C
Florida's Turnpike	SCL	SR 714	Freeways - Spacing >=2 mi	C	2,940	4	58,381	0.095	0.55	3,050	D
Florida's Turnpike	SR 714	NCL	Freeways - Spacing >=2 mi	C	2,940	4	56,341	0.095	0.55	2,944	D
Florida's Turnpike	Okeechobee Road	Indian River County Line	Freeways - Spacing >=2 mi	B	2,110	4	44,259	0.095	0.55	2,313	C
Florida's Turnpike	Martin County Line	Port St. Lucie Blvd	Freeways - Spacing >=2 mi	C	2,940	4	51,570	0.095	0.55	2,695	C
13th Street South	Avenue D	Avenue Q	Major City/County Road	D	760	2	8,531	0.095	0.55	446	C
13th Street South	Delaware Avenue	Orange Avenue	Major City/County Road	D	760	2	10,145	0.095	0.55	530	D
13th Street South	Georgia Avenue	Delaware Avenue	Major City/County Road	D	760	2	6,564	0.095	0.55	343	C
13th Street South	Virginia Avenue	Georgia Avenue	Major City/County Road	D	760	2	6,081	0.095	0.55	318	C
13th Street South	Orange Avenue	Avenue D	Major City/County Road	D	760	2	9,418	0.095	0.55	492	D
25th Street North	St. Lucie Blvd	U.S. 1	State Two-Way Arterial - Class I	D	1,860	4	19,115	0.095	0.55	999	B
25th Street North	Tampa Trail Blvd	St. Lucie Blvd	State Two-Way Arterial - Class I	D	1,860	4	18,747	0.095	0.55	980	B
25th Street North	Juanita Avenue	Tampa Trail Blvd	State Two-Way Arterial - Class I	D	1,860	4	15,399	0.095	0.55	805	B
25th Street North	Avenue M	Juanita Avenue	State Two-Way Arterial - Class I	D	1,860	4	19,570	0.095	0.55	1,023	B
25th Street North	Orange Avenue	Avenue M	State Two-Way Arterial - Class I	D	1,860	4	22,432	0.095	0.55	1,172	B
25th Street South	Okeechobee Road	Orange Avenue	State Two-Way Arterial - Class I	D	1,860	4	25,158	0.095	0.55	1,315	B
25th Street South	Virginia Avenue	Okeechobee Road	State Two-Way Arterial - Class I	D	1,860	4	32,996	0.095	0.55	1,724	C
25th Street South	Cortez Blvd	Virginia Avenue	State Two-Way Arterial - Class I	D	1,860	4	33,407	0.095	0.55	1,746	C
25th Street South	Edwards Avenue	Cortez Blvd	State Two-Way Arterial - Class I	D	1,860	4	36,718	0.095	0.55	1,919	F
25th Street South	Midway Rd	Edwards Rd	State Two-Way Arterial - Class I	D	1,860	4	26,722	0.095	0.55	1,396	B
25th Street South	Midway Rd	Edwards Rd	State Two-Way Arterial - Class I	D	1,860	4	26,527	0.095	0.55	1,386	B
25th Street South/St James Dr	Blanton Blvd	West Midway Road	State Two-Way Arterial - Class I	D	1,860	4	17,956	0.095	0.55	938	B
25th Street South/St James Dr	Airoso Blvd	Blanton Blvd	State Two-Way Arterial - Class I	D	1,860	4	19,220	0.095	0.55	1,004	B

ROADWAY	FROM	TO	CLASSIFICATION[1]	Adpt LOS[1]	PK HR PK DIR LOS CAP[2]	# OF LANE (2_WY)	2030 AADT VOL[3]	K[4]	D[4]	2030 pk hr pk dir Vol[5]	2030 LOS
7th Street South	Delaware Avenue	Orange Avenue	Major City/County Road	D	1,720	4	6,425	0.095	0.55	336	C
7th Street South	Georgia Avenue	Delaware Avenue	Major City/County Road	D	760	2	5,683	0.095	0.55	297	C
7th Street South	Nebraska Avenue	Georgia Avenue	Major City/County Road	D	760	2	3,703	0.095	0.55	193	C
Airoso Blvd	Floresta Drive	St. James Drive	State Two-Way Arterial - Class I	E	1,860	4	18,337	0.095	0.55	958	B
Airoso Blvd	Prima Vista Blvd	Floresta Drive	State Two-Way Arterial - Class I	E	1,860	4	12,584	0.095	0.55	658	B
Airoso Blvd	West Virginia Drive	Prima Vista Blvd	State Two-Way Arterial - Class I	E	1,860	4	13,661	0.095	0.55	714	B
Airoso Blvd	Port St. Lucie Blvd	West Virginia Drive	State Two-Way Arterial - Class I	E	1,860	4	14,571	0.095	0.55	761	B
Angel Rd	Johnston Rd	Kings Hwy	State Two-Way Arterial - Class I	E	890	2	15,967	0.095	0.55	834	D
Angle Rd	Orange Avenue	Jenkins Road	State Two-Way Arterial - Class I	E	1,860	4	24,267	0.095	0.55	1,268	B
Angle Rd	N Fia Rd	Johnson Rd	State Two-Way Arterial - Class I	E	890	2	10,777	0.095	0.55	563	C
Avenue A	U.S. 1	Indian River Drive	State Two-Way Arterial - Class I	E	890	2	1,615	0.095	0.55	84	B
Avenue A	7th Street North	U.S. 1	State Two-Way Arterial - Class I	E	3,348	3	6,358	0.095	0.55	332	B
Avenue D	7th Street North	U.S. 1	Major City/County Road	D	760	2	7,916	0.095	0.55	414	C
Avenue D	13th Street North	7th Street North	Major City/County Road	D	760	2	8,076	0.095	0.55	422	C
Avenue D	17th Street North	13th Street North	Major City/County Road	D	760	2	9,839	0.095	0.55	514	D
Avenue D	25th Street North	17th Street North	Major City/County Road	D	760	2	11,762	0.095	0.55	615	D
Avenue D	Angle Road	25th Street North	Major City/County Road	D	760	2	6,547	0.095	0.55	342	C
Bayshore Blvd	Prima Vista Blvd	St. James Drive	State Two-Way Arterial - Class I	E	1,860	4	14,469	0.095	0.55	756	B
Bayshore Blvd	West Virginia Drive	Prima Vista Blvd	State Two-Way Arterial - Class I	E	1,860	4	23,999	0.095	0.55	1,254	B
Bayshore Blvd	Port St. Lucie Blvd	West Virginia Drive	State Two-Way Arterial - Class I	E	1,860	4	26,321	0.095	0.55	1,375	B
Becker Rd	Village Prkwy	Southbend Blvd	State Two-Way Arterial - Class I	E	1,860	4	12,038	0.095	0.55	629	B
Becker Rd	Southbend Blvd	Murphy Rd	State Two-Way Arterial - Class I	E	1,860	4	15,729	0.095	0.55	822	B
Becker Rd	Rangeline Rd	Village Prkwy	State Two-Way Arterial - Class I	E	1,860	New 4 Lane (DEV)	6,551	0.095	0.55	342	B
Bell Ave	Sunrise Blvd	Oleander Blvd	Other County Road	D	530	2	4,579	0.095	0.55	239	C
Bell Ave	25th Street South	Sunrise Blvd	Other County Road	D	530	2	3,280	0.095	0.55	171	C
California Blvd	St. Lucie West Blvd	Crosstown Pkwy	Major City/County Road	D	760	2	9,454	0.095	0.55	494	D
California Blvd	Crosstown Pkwy	Del Rio Blvd	Major City/County Road	D	760	2	9,942	0.095	0.55	519	D
Cashmere	Wt Lucie West Blvd	Del Rio Blvd.	Major City/County Road	D	760	2	9,769	0.095	0.55	510	D
Citrus Ave	U.S. 1	Indian River Drive	State Two-Way Arterial - Class I	E	1,860	4	8,299	0.095	0.55	434	B
Citrus Ave	7th St	US 1	State Two-Way Arterial - Class I	E	890	2	3,141	0.095	0.55	164	C
Crosstown Pkwy	Floresta Dr	US 1	Major City/County Road	E	1,620	4	19,618	0.095	0.55	1,025	C
Crosstown Pkwy	Rangeline Rd	West Annex NS Road "A"	Major City/County Road	E	1,620	New 4 Lane (DEV)	6,961	0.095	0.55	364	C
Crosstown Pkwy	WEst Annex NS Road "A"	Village Pkwy	Major City/County Road	E	1,620	Lane (DEV)	9,925	0.095	0.55	519	C

ROADWAY	FROM	TO	CLASSIFICATION[1]	Adpt LOS[1]	PK HR PK DIR LOS CAP[2]	# OF LANE (2_WY)	2030 AADT VOL[3]	K[4]	D[4]	2030 pk hr pk dir VOL[5]	2030 LOS
Crosstown Pkwy	I-95	Floresta Dr	Major City/County Road	E	1,620	New 4 Lane	21,795	0.095	0.55	1,139	D
Crosstown Pkwy	I-95	Floresta Dr	Major City/County Road	E	1,620	New 4 Lane	13,277	0.095	0.55	694	C
Crosstown Pkwy	I-95	Floresta Dr	Major City/County Road	E	1,620	New 4 Lane	5,198	0.095	0.55	272	C
Crosstown Pkwy	I-95	Floresta Dr	Major City/County Road	E	1,620	New 4 Lane	9,759	0.095	0.55	510	C
Del Rio Blvd	California Blvd	Mackenzie St	Major City/County Road	D	760	2	9,736	0.095	0.55	509	D
Delaware Ave	41st Street South	17th Street South	Major City/County Road	D	760	2	10,234	0.095	0.55	535	D
Edwards Rd	Oleander Avenue	U.S. 1	State Two-Way Arterial - Class I	E	1,860	4	10,980	0.095	0.55	574	B
Edwards Rd	Sunrise Blvd	Oleander Blvd	State Two-Way Arterial - Class I	E	1,860	4	10,159	0.095	0.55	531	B
Edwards Rd	25th Street South	Sunrise Blvd	State Two-Way Arterial - Class I	E	1,860	4	16,681	0.095	0.55	872	B
Edwards Rd	Selvitz Road	25th Street South	State Two-Way Arterial - Class I	E	890	2	13,834	0.095	0.55	723	D
Edwards Rd	Jenkins Road	Selvitz Road	State Two-Way Arterial - Class I	E	890	2	15,765	0.095	0.55	824	D
Emerson Ave	Indrio Road	North Blvd	State Two-Way Arterial - Uninterrupted Flo	C	790	2	14,933	0.095	0.55	780	C
Farmer's Market Rd	Oleander Avenue	U.S. 1	Other County Road	D	530	2	3,252	0.095	0.55	170	C
Floresta Dr	Airoso Blvd	Prima Vista Blvd	Major City/County Road	D	760	2	8,870	0.095	0.55	463	C
Floresta Dr	Crosstown Parkway	Port St. Lucie Blvd	State Two-Way Arterial - Class I	E	1,860	4	14,519	0.095	0.55	759	C
Floresta Dr	Port St. Lucie Blvd	Southbend Blvd	State Two-Way Arterial - Class I	E	1,860	4	13,658	0.095	0.55	714	C
Floresta Dr	Harbor View	Crosstown Parkway	Major City/County Road	D	1,620	4	18,767	0.095	0.55	981	C
Floresta Dr	Prima Vista Blvd	Harbor View Dr	Major City/County Road	D	1,620	4	18,767	0.095	0.55	981	C
Gatlin Blvd	Savona Blvd	Port St. Lucie Blvd	State Two-Way Arterial - Class I	E	2,790	6	36,437	0.095	0.55	1,904	B
Gatlin Blvd	I-95	Savage Blvd	State Two-Way Arterial - Class I	E	2,790	6	39,462	0.095	0.55	2,062	B
Gatlin Blvd Ext	I 95	Village Pkwy	State Two-Way Arterial - Class I	E	2,790	6	38,914	0.095	0.55	2,033	B
Georgia Ave	7th Street South	U.S. 1	Major City/County Road	D	760	2	3,246	0.095	0.55	170	C
Georgia Ave	13th Street South	7th Street South	Major City/County Road	D	760	2	2,946	0.095	0.55	154	C
Georgia Ave	Okeechobee Road	13th Street South	Major City/County Road	D	760	2	7,090	0.095	0.55	370	C
Glades Cut-Off Rd	West Midway Road	Selvitz Road	Major City/County Road	D	760	2	12,966	0.095	0.55	677	D
Glades Cut-Off Rd	Reserve Blvd	West Midway Road	Major City/County Road	D	760	2	16,836	0.095	0.55	880	F
Glades Cut-Off Rd	Range Line Road	Reserve Blvd	Major City/County Road	D	760	2	6,744	0.095	0.55	352	C
Green River Pkwy	CR 707A	NCL	Major City/County Road	D	760	2	6,837	0.095	0.55	357	C
Indian River Dr	A.E. Backus Drive	Seaway Drive	State Two-Way Arterial - Class I	E	890	2	1,047	0.095	0.55	55	B
Indian River Dr	Orange Avenue	A.E. Backus Drive	State Two-Way Arterial - Class I	E	890	2	3,034	0.095	0.55	159	B
Indian River Dr	Citrus Avenue	Orange Avenue	Major City/County Road	D	760	2	3,695	0.095	0.55	193	C
Indian River Dr	Midway Road East	Savannah Road	Major City/County Road	D	760	2	4,283	0.095	0.55	224	C
Indian River Dr	Walton Road	Midway Road East	Major City/County Road	D	760	2	3,267	0.095	0.55	171	C
Indian River Dr	Martin County Line	Walton Road	Major City/County Road	D	760	2	5,541	0.095	0.55	290	C

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Indian River Dr	Indian River County Line	US 1	Major City/County Road	D	760	2	10,058	0.095	0.55	526	D
Indrio Rd	Kings Highway	U.S. 1	State Two-Way Arterial - Class I	E	890	2	10,921	0.095	0.55	571	C
Indrio Rd	Emerson Avenue	Kings Highway	State Two-Way Arterial - Class I	D	860	2	22,843	0.095	0.55	1,194	F
Indrio Rd	Johnston Road	Emerson Avenue	State Two-Way Arterial - Class I	D	860	2	28,440	0.095	0.55	1,486	F
Indrio Rd	Minute Maid Road	I-95	State Two-Way Arterial - Class I	D	860	2	14,656	0.095	0.55	766	D
Jenkins Rd South	Okeechobee Road	Orange Avenue	Major City/County Road	D	1,620	4	26,962	0.095	0.55	1,409	D
Jenkins Rd South	Edwards Road	Okeechobee Road	Major City/County Road	D	1,620	4	31,585	0.095	0.55	1,650	E
Jenkins Rd.	Angle Rd	Orange Ave	Major City/County Road	D	1,620	4	23,313	0.095	0.55	1,218	D
Johnston Rd	New TVC Road C	Angle Rd.	Major City/County Road	D	760	2	3,112	0.095	0.55	163	C
Johnston Rd	Indrio Road	Indian River County Line	Major City/County Road	D	760	2	6,595	0.095	0.55	345	C
Johnston Rd	Indrio Road	Indian River County Line	Major City/County Road	D	760	2	7,526	0.095	0.55	393	C
Juanita Ave	17th Street North	U.S. 1	Major City/County Road	D	760	2	9,580	0.095	0.55	501	D
Juanita Ave	25th Street North	17th Street North	Major City/County Road	D	760	2	8,910	0.095	0.55	466	C
Juanita Ave	53rd Street North	25th Street North	Major City/County Road	D	760	2	10,349	0.095	0.55	541	D
Keen Rd	Angle Road	St. Lucie Blvd	State Two-Way Arterial - Class I	E	860	2	11,235	0.095	0.55	587	C
Kings Hwy North	Kings Highway	U.S. 1	State Two-Way Arterial - Class I	D	1,860	4	27,231	0.095	0.55	1,423	B
Kings Hwy North	Indrio Road	Kings Highway	State Two-Way Arterial - Class I	D	1,860	4	15,645	0.095	0.55	817	B
Kings Hwy North	Grove Road	Indrio Road	State Two-Way Arterial - Class I	D	1,860	4	13,727	0.095	0.55	717	B
Kings Hwy North	St. Lucie Blvd	Grove Road	State Two-Way Arterial - Class I	D	1,860	4	37,884	0.095	0.55	1,979	F
Kings Hwy North	Angle Road	St. Lucie Blvd	State Two-Way Arterial - Class I	D	1,860	4	41,489	0.095	0.55	2,168	F
Kings Hwy North	Lamont Road	Angle Road	State Two-Way Arterial - Class I	D	1,860	4	51,351	0.095	0.55	2,683	F
Kings Hwy North	Orange Avenue	Lamont Road	State Two-Way Arterial - Class I	D	1,860	4	52,536	0.095	0.55	2,745	F
Kings Hwy South	Picos Road	Orange Avenue	State Two-Way Arterial - Class I	D	1,860	4	43,698	0.095	0.55	2,283	F
Kings Hwy South	Okeechobee Road	Picos Road	State Two-Way Arterial - Class I	D	1,860	4	39,822	0.095	0.55	2,081	F
Koblegard Rd	Indian Rier County Line	Indrio Rd	Major City/County Road	D	760	2	12,256	0.095	0.55	640	D
Lennard Rd	Port St. Lucie Blvd	US 1	Major City/County Road	D	1,620	4	7,832	0.095	0.55	409	C
Lennard Rd	Saeger Ave	Walton	Major City/County Road	D	1,620	New 4 Lane	2,165	0.095	0.55	113	C
Lennard Rd	Port St. Lucie Blvd	Tiffany Avenue	Major City/County Road	D	1,620	4	4,421	0.095	0.55	231	C
Mariposa Ave	U.S. 1	Lennard Road	Other County Road	D	1,140	4	13,122	0.095	0.55	686	D
Midport Rd	Lyngate Drive	U.S. 1	Major City/County Road	D	1,620	4	16,359	0.095	0.55	855	C
Midport Rd	Port St. Lucie Blvd	Lyngate Drive	Major City/County Road	D	1,620	4	22,841	0.095	0.55	1,193	D
Midway Rd East	U.S. 1	Indian River Drive	State Two-Way Arterial - Class I	E	860	2	7,333	0.095	0.55	383	C
Midway Rd West	Sunrise Blvd	U.S. 1	State Two-Way Arterial - Class I	E	1,860	4	24,438	0.095	0.55	1,277	B
Midway Rd West	25th Street South	Sunrise Blvd	State Two-Way Arterial - Class I	E	1,860	4	31,442	0.095	0.55	1,643	C

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Midway Rd West	Selvitz Road	25th Street South	State Two-Way Arterial - Class I	E	1,860	4	38,662	0.095	0.55	2,020	F
Midway Rd West	Glades Cut-Off Road	Selvitz Road	State Two-Way Arterial - Class I	E	2,790	6	57,359	0.095	0.55	2,997	F
Midway Rd West	I-95	Glades Cut-Off Road	State Two-Way Arterial - Class I	E	2,790	6	49,168	0.095	0.55	2,569	C
Midway Rd West	Okeechobee Road	I-95	State Two-Way Arterial - Uninterrupted Flo	E	1,440	2	20,371	0.095	0.55	1,064	D
Okeechobee Rd	Virginia Avenue	Georgia Avenue	State Two-Way Arterial - Class I	C	1,810	4	18,156	0.095	0.55	949	B
Okeechobee Rd	McNeil Road	Virginia Avenue	State Two-Way Arterial - Class I	C	2,720	6	53,421	0.095	0.55	2,791	F
Okeechobee Rd	Crossroads Parkway	I-95	State Two-Way Arterial - Class I	C	1,810	4	58,209	0.095	0.55	3,041	F
Okeechobee Rd	Florida's Turnpike	Crossroads Parkway	State Two-Way Arterial - Class I	C	1,810	4	51,501	0.095	0.55	2,691	F
Okeechobee Rd	Matthews Road	Florida's Turnpike	State Two-Way Arterial - Class I	B	1,540	4	36,333	0.095	0.55	1,898	C
Okeechobee Rd	Midway Road West	Matthews Road	State Two-Way Arterial - Class I	B	1,540	4	24,453	0.095	0.55	1,278	B
Okeechobee Rd	Okeechobee County Line	Midway Road West	State Two-Way Arterial - Class I	B	1,540	4	13,120	0.095	0.55	686	B
Oleander Ave	Virginia Avenue	Sunrise Blvd	State Two-Way Arterial - Class I	E	890	2	3,563	0.095	0.55	186	B
Oleander Ave	Azalea Avenue	Virginia Avenue	State Two-Way Arterial - Class I	E	890	2	11,893	0.095	0.55	621	C
Oleander Ave	Edwards Road	Azalea Avenue	State Two-Way Arterial - Class I	E	890	2	7,803	0.095	0.55	408	C
Oleander Ave	Midway Road West	Edwards Road	State Two-Way Arterial - Class I	E	890	2	9,237	0.095	0.55	483	C
Oleander Ave	Saeger Avenue	Midway Road West	Major City/County Road	D	760	2	5,193	0.095	0.55	271	C
Oleander Ave	Kitterman Road	Saeger Avenue	Major City/County Road	D	760	2	2,328	0.095	0.55	122	C
Orange Ave	U.S. 1	Indian River Blvd	State Two-Way Arterial - Class II	D	1,710	4	6,132	0.095	0.55	320	C
Orange Ave	7th Street	U.S. 1	State Two-Way Arterial - Class II	D	810	2	8,962	0.095	0.55	468	C
Orange Ave	13th Street	7th Street	State Two-Way Arterial - Class II	D	810	2	4,139	0.095	0.55	216	C
Orange Ave	25th Street	13th Street	State Two-Way Arterial - Class II	D	1,710	4	16,181	0.095	0.55	845	C
Orange Ave	29th Street	25th Street	State Two-Way Arterial - Class II	D	1,710	4	34,404	0.095	0.55	1,798	E
Orange Ave	Angle Road	29th Street	State Two-Way Arterial - Class I	D	1,860	4	33,359	0.095	0.55	1,743	C
Orange Ave	41st Street	Angle Road	State Two-Way Arterial - Class I	D	1,860	4	25,064	0.095	0.55	1,310	B
Orange Ave	Jenkins Road	41st Street	State Two-Way Arterial - Class I	D	1,860	4	29,641	0.095	0.55	1,549	C
Orange Ave	I-95	Jenkins Rd	State Two-Way Arterial - Class I	D	860	2	26,011	0.095	0.55	1,359	F
Orange Ave	Kings Highway	I-95	State Two-Way Arterial - Class I	D	860	2	30,467	0.095	0.55	1,592	F
Orange Ave	Shinn Road	Kings Highway	State Two-Way Arterial - Class I	C	720	2	15,684	0.095	0.55	819	D
Orange Ave	Okeechobee County Line	Shinn Road	State Two-Way Arterial - Class I	C	720	2	2,205	0.095	0.55	115	B
Port St Lucie Blvd	Morningside Blvd	U.S. 1	State Two-Way Arterial - Class I	D	2,790	6	42,914	0.095	0.55	2,242	B
Port St Lucie Blvd	Midport Road	Morningside Blvd	State Two-Way Arterial - Class I	D	2,790	6	45,293	0.095	0.55	2,367	C
Port St Lucie Blvd	Floresta Drive	Midport Road	State Two-Way Arterial - Class I	D	2,790	6	70,235	0.095	0.55	3,670	F

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Port St Lucie Blvd	Airoso Blvd	Floresta Drive	State Two-Way Arterial - Class I	D	2,790	6	57,584	0.095	0.55	3,009	F
Port St Lucie Blvd	Florida's Turnpike	Airoso Blvd	State Two-Way Arterial - Class I	D	2,790	6	56,503	0.095	0.55	2,952	F
Port St Lucie Blvd	Del Rio Blvd	Florida's Turnpike	State Two-Way Arterial - Class I	D	2,790	6	61,611	0.095	0.55	3,219	F
Port St Lucie Blvd	Gatlin Blvd	Del Rio Blvd	State Two-Way Arterial - Class I	D	2,790	6	60,591	0.095	0.55	3,166	F
Port St Lucie Blvd	Becker Road	Paar Drive	State Two-Way Arterial - Class I	D	1,860	4	28,157	0.095	0.55	1,471	B
Port St Lucie Blvd	Paar Drive	Gatlin Blvd	State Two-Way Arterial - Class I	D	1,860	4	30,776	0.095	0.55	1,608	C
Port St Lucie Blvd	Darwin Rd.	Gatlin Rd	State Two-Way Arterial - Class I	D	1,860	4	44,092	0.095	0.55	2,304	F
Prima Vista Blvd	Rio Mar Drive	U.S. 1	State Two-Way Arterial - Class I	E	1,860	4	14,357	0.095	0.55	750	B
Prima Vista Blvd	Floresta Drive	Rio Mar Drive	State Two-Way Arterial - Class I	E	1,860	4	14,234	0.095	0.55	744	B
Prima Vista Blvd	Airoso Blvd	Floresta Drive	State Two-Way Arterial - Class I	E	1,860	4	22,169	0.095	0.55	1,158	B
Prima Vista Blvd	Bayshore Blvd	Airoso Blvd	State Two-Way Arterial - Class I	E	1,860	4	22,146	0.095	0.55	1,157	B
Rio Mar Dr	Prima Vista Blvd	U.S. 1	Major City/County Road	D	760	2	1,243	0.095	0.55	65	C
Savage Blvd	Gatlin Blvd	Import Drive	Major City/County Road	D	760	2	9,736	0.095	0.55	509	D
Savage Blvd	Gatlin Blvd	Import Drive	Major City/County Road	D	760	New 2 Lane	9,736	0.095	0.55	509	D
Savannah Rd	U.S. 1	Compound Road	Major City/County Road	D	760	2	2,737	0.095	0.55	143	C
Savannah Rd	Compound Road	Indian River Drive	Major City/County Road	D	760	2	2,109	0.095	0.55	110	C
Savona Blvd	Alcantarra Blvd	California Blvd	Major City/County Road	D	760	2	8,374	0.095	0.55	438	C
Savona Blvd	Savage Blvd	Alcantarra Blvd	Major City/County Road	D	760	2	7,702	0.095	0.55	402	C
Selvitz Rd	Midway Rd	Bayshore Rd	Major City/County Road	D	1,620	4	19,048	0.095	0.55	995	C
Selvitz Road	Midway Road West	Edwards Road	Major City/County Road	D	1,620	4	13,461	0.095	0.55	703	C
SR A1A North	Jackson Way	Indian River County Line	State Two-Way Arterial - Uninterrupted Flo	D	1,130	2	8,529	0.095	0.55	446	C
SR A1A North	Shorewinds Drive	Jackson Way	State Two-Way Arterial - Uninterrupted Flo	D	1,130	2	11,077	0.095	0.55	579	C
SR A1A North	North Bridge	Shorewinds Drive	State Two-Way Arterial - Uninterrupted Flo	D	1,130	2	14,465	0.095	0.55	756	C
SR A1A North	U.S. 1	North Bridge	State Two-Way Arterial - Class I	D	860	2	15,639	0.095	0.55	817	D
SR A1A South	South Bridge	U.S. 1	State Two-Way Arterial - Class I	D	1,860	4	22,664	0.095	0.55	1,184	B
SR A1A South	Ocean Drive	South Bridge	State Two-Way Arterial - Class I	D	1,860	4	20,796	0.095	0.55	1,087	B
SR A1A South	Plover Avenue	Seaway Drive	State Two-Way Arterial - Class I	D	860	2	15,580	0.095	0.55	814	D
SR A1A South	Blue Her n Blvd	Plover Avenue	State Two-Way Arterial - Uninterrupted Flo	D	1,130	2	11,562	0.095	0.55	604	C
SR A1A South	Walton Rocks Beach Road	Blue Heron Blvd	State Two-Way Arterial - Uninterrupted Flo	D	1,130	2	8,230	0.095	0.55	430	C
SR A1A South	Nettles Blvd	Walton Rocks Beach Blvd	State Two-Way Arterial - Uninterrupted Flo	D	1,130	2	13,096	0.095	0.55	684	C
SR A1A South	Martin County Line	Nettles Blvd	State Two-Way Arterial - Uninterrupted Flo	D	1,130	2	18,879	0.095	0.55	986	D
St Lucie Blvd	25th Street North	U.S. 1	State Two-Way Arterial - Class I	E	890	2	9,906	0.095	0.55	518	C

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St Lucie Blvd	Sapp Road	25th Street North	State Two-Way Arterial - Class I	E	890	2	12,855	0.095	0.55	672	C
St Lucie Blvd	Kings Highway	Sapp Road	State Two-Way Arterial - Class I	E	890	2	18,952	0.095	0.55	990	F
St. Lucie West Blvd	Country Club Drive	Bayshore Blvd	State Two-Way Arterial - Class I	E	1,860	4	27,695	0.095	0.55	1,447	B
St. Lucie West Blvd	Glades Cut-Off Road	I-95	State Two-Way Arterial - Class I	E	1,860	4	16,344	0.095	0.55	854	B
St. Lucie West Blvd	Reserve Blvd	Peacock	State Two-Way Arterial - Class I	E	2,790	6	43,531	0.095	0.55	2,274	B
St. Lucie West Blvd	Peacock	Cashmere	State Two-Way Arterial - Class I	E	1,860	4	43,531	0.095	0.55	2,274	F
Sunrise Blvd	Virginia Avenue	U.S. 1	Major City/County Road	D	760	2	5,935	0.095	0.55	310	C
Sunrise Blvd	Cortez Blvd	Virginia Avenue	Major City/County Road	D	760	2	4,896	0.095	0.55	256	C
Sunrise Blvd	Bell Avenue	Edwards Road	Major City/County Road	D	760	2	3,542	0.095	0.55	185	C
Sunrise Blvd	Edwards Road	Cortez Blvd	Major City/County Road	D	760	2	6,769	0.095	0.55	354	C
Sunrise Blvd	Weatherbee Road	Bell Avenue	Major City/County Road	D	760	2	2,303	0.095	0.55	120	C
Sunrise Blvd	Midway Road West	Weatherbee Road	Major City/County Road	D	760	2	2,029	0.095	0.55	106	C
Tiffany Ave	U.S. 1	Village Green Drive	Major City/County Road	D	760	2	7,637	0.095	0.55	399	C
Tiffany Ave	Village Green Drive	Lennard Road	Major City/County Road	D	760	2	4,927	0.095	0.55	257	C
US 1 North	Indrio Road	Indian River County Line	State Two-Way Arterial - Class I	D	1,860	4	31,388	0.095	0.55	1,640	C
US 1 North	St. Lucie Blvd	Indrio Road	State Two-Way Arterial - Class I	D	1,860	4	37,382	0.095	0.55	1,953	F
US 1 North	S.R. A1A South	S.R. A1A North	State Two-Way Arterial - Class II	D	1,710	4	29,588	0.095	0.55	1,546	D
US 1 North	Orange Avenue	S.R. A1A South	State Two-Way Arterial - Class II	D	1,710	4	29,843	0.095	0.55	1,559	D
US 1 South	Delaware Avenue	Orange Avenue	State Two-Way Arterial - Class II	D	1,710	4	27,354	0.095	0.55	1,429	D
US 1 South	Georgia Avenue	Delaware Avenue	State Two-Way Arterial - Class II	D	1,710	4	35,206	0.095	0.55	1,840	F
US 1 South	Virginia Avenue	Georgia Avenue	State Two-Way Arterial - Class II	D	1,710	4	39,965	0.095	0.55	2,088	F
US 1 South	Edwards Road	Virginia Avenue	State Two-Way Arterial - Class II	D	2,570	6	38,961	0.095	0.55	2,036	C
US 1 South	Market Avenue	Edwards Road	State Two-Way Arterial - Class II	D	2,570	6	43,992	0.095	0.55	2,299	D
US 1 South	Midway Road	Market Avenue	State Two-Way Arterial - Class I	D	2,790	6	46,221	0.095	0.55	2,415	C
US 1 South	Easy Street	Midway Road	State Two-Way Arterial - Class I	D	2,790	6	52,104	0.095	0.55	2,722	D
US 1 South	Kitterman Road	Easy Street	State Two-Way Arterial - Class I	D	2,790	6	53,710	0.095	0.55	2,806	F
US 1 South	Prima Vista Blvd	Kitterman Road	State Two-Way Arterial - Class I	D	2,790	6	55,939	0.095	0.55	2,923	F
US 1 South	Savanna Club Blvd	Prima Vista Blvd	State Two-Way Arterial - Class I	D	2,790	6	45,588	0.095	0.55	2,382	C
US 1 South	Walton Road	Savanna Club Blvd	State Two-Way Arterial - Class I	D	2,790	6	55,794	0.095	0.55	2,915	F
US 1 South	Port St. Lucie Blvd	Walton Road	State Two-Way Arterial - Class I	D	2,790	6	46,964	0.095	0.55	2,454	C
US 1 South	Martin County Line	Port St. Lucie Blvd	State Two-Way Arterial - Class I	D	2,790	8	60,621	0.095	0.55	3,167	F
Village Pkwy	St. Lucie West Blvd	Becker Rd	Major City/County Road	D	1,620	New 4 Lane	11,637	0.095	0.55	608	C
Virginia Ave	Oleander Avenue	U.S. 1	State Two-Way Arterial - Class II	D	2,570	6	7,626	0.095	0.55	398	C
Virginia Ave	Sunrise Blvd	Oleander Blvd	State Two-Way Arterial - Class II	D	2,570	6	16,736	0.095	0.55	874	C

ROADWAY	FROM	TO	CLASSIFICATION[1]	Adpt LOS[1]	PK HR PK DIR LOS CAP[2]	# OF LANE (2_WY)	2030 AADT VOL[3]	K[4]	D[4]	2030 pk hr pk dir Vol[5]	2030 LOS
Virginia Ave	13th Street South	Sunrise Blvd	State Two-Way Arterial - Class II	D	2,570	6	34,830	0.095	0.55	1,820	C
Virginia Ave	25th Street South	13th Street South	State Two-Way Arterial - Class II	D	2,570	6	38,682	0.095	0.55	2,021	C
Virginia Ave	35th Street South	25th Street South	State Two-Way Arterial - Class II	D	2,570	6	30,978	0.095	0.55	1,619	C
Virginia Ave	Okeechobee Road	35th Street South	State Two-Way Arterial - Class II	D	2,570	6	25,174	0.095	0.55	1,315	C
Walton Rd	Village Green Drive	Lennard Road	Major City/County Road	D	1,620	4	18,200	0.095	0.55	951	C
Walton Rd	U.S. 1	Village Green Drive	Major City/County Road	D	1,620	4	12,435	0.095	0.55	650	C
Walton Rd	Lennard Road	Green River Parkway	Major City/County Road	D	1,620	4	9,520	0.095	0.55	497	C
Westmoreland Blvd	Morningside Blvd	Martin County Line	Major City/County Road	D	760	2	6,150	0.095	0.55	321	C
Westmoreland Blvd	Cambridge Drive	Morningside Blvd	Major City/County Road	D	760	2	8,903	0.095	0.55	465	C
Westmoreland Blvd	Port St. Lucie Blvd	Cambridge Drive	Major City/County Road	D	760	2	9,881	0.095	0.55	516	D
Westmoreland Blvd	U S 1	County Line	Major City/County Road	D	760	2	8,116	0.095	0.55	424	C

Note:
1) Classification for the roadways are based on "St. Lucie County 2006 Traffic Report".
(2) The values for adopted level of service are directly taken from the FDOT 2007 Quality/Level of Service Handbook (Table 4-7-4-9) for Generalized Peak Hour Directional Volume.
3) 2030 volumes are directly taken from the St. Lucie MTPO 2030 LRTP.
4) K and D values are directly taken from the FDOT Generalized tables.
5) 2030 peak hour peak direction volume is calculated from multiplying 2030 AADT with K and D.

School Capacity and Location

St. Lucie County is currently in the process of evaluating the Public Schools Facilities Element (PSFE) for adoption in November into the Comprehensive Plan to provide for school concurrency and planning. Recent legislation requires that LOS standards be met prior to the issuance of a final subdivision, site plan or plat for residential development. Based on this legislation, school concurrency requirements will be established and phased in by December 2008. St. Lucie County will establish a school concurrency structure through a partnership with the St. Lucie County School Board.

Table 2.20 Summary of St. Lucie County Public Schools

School Type	2008 Permanent Program Capacity	2007-08 Enrollment	2008 Permanent Program Capacity LOS (%)	2013-14 Projected Enrollment	2013-14 Projected Permanent Program Capacity LOS (%)
High Total	12,046	10,794	90%	13,200	109%
Middle Total	9,502	8,059	85%	10,249	108%
Elementary Total	20,749	18,795	91%	19,265	93%
All Schools	42,297	37,648	89%	42,714	101%

Source: St. Lucie County Public Schools Facilities Element (draft) 2008, and St. Lucie County EAR, 2008.

St. Lucie County School Board uses program capacity as their method for measuring capacity of schools. The above County figures indicate that the school LOS is currently being met. The uniform, district-wide LOS standard is based on 100% of the permanent program capacity for High, Middle, and Elementary schools.

Upon analysis of the projected enrollment for school year 2013-14 it can be concluded that the existing Permanent Program Capacity LOS ~~for~~ will be over 100% for High and Middle School and 93% for Elementary school. This signifies that the current 2008 permanent program capacity is not sufficient to accommodate the projected enrollment for school year 2013-14 and thus will not meet the LOS, unless additional program capacity is added.

However, the 2005-2006 Five-Year District Facilities Plan identifies the capacity enhancements programmed by the District for the five, ten, and twenty year periods. The five year period extending from 2007-08 through 2011-12 anticipates the addition of 7,300 permanent student stations within schools identified by the plan, which will increase the permanent program capacity by 7,300 to meet the LOS standard and accommodate the projected demand. For the ten and twenty year periods the district has also projected needs and allocation of funds for capacity enhancements to add approximately 31,700 student stations.

Government Building Space and Facilities

County Administrative and Maintenance Space

St. Lucie County has an adopted Level of Service ("LOS") for buildings that serve an administrative and/or maintenance function. In the 2004 Comprehensive Plan it was determined that there was 247,455 square feet for these purposes and the Level of Service was 0.839 square feet per capita. However the Comprehensive Plan did not delineate which buildings and/or spaces were included in determining this number; nor was a threshold provided that explained the type of services or functions performed. Therefore a direct comparison of County administrative and maintenance spaces in 2008 can not be done.

However based on various assumptions of what constitutes an "administrative and maintenance space", the following items were included in the calculation of existing space:

- SLC Administration Annex
- Administration Support rooms
- Hayslip Data Complex
- Board of County Commissioners Leased Spaces
- SLC Central Services Complex
- SLC Storage Warehouse
- SLC Public Works Complex

It should be noted that the County's Central Services Storage Warehouse makes up 27% (113,000 square feet) of the total space for administrative and maintenance purposes (418,975 square feet). As indicated in Table 2.15 the County is greatly exceeding the required Level of Service.

Based on the review of administrative and maintenance space the two following recommendations are made:

- Provide a clear definition / threshold of what spaces should be included in the calculation of administrative and maintenance space
- Amend the required Level of Service to support the existing and proposed provision of administrative and maintenance spaces

Table 2.21: LOS Analysis – County Administrative and Maintenance Space

Fiscal Year	County Population	Existing Space	Required LOS (Space per Capita)	Space needed for Required LOS	Actual LOS (Space per Capita)	Surplus or Deficit Space
2005	222,140	418,975 ft²	0.839	186,375.46 ft²	1.886	+ 232,599.54 ft²
2010	298,800	418,975 ft²	0.839	250,693.20 ft²	1.402	+ 168,281.80 ft²
2015	346,200	418,975 ft²	0.839	290,461.80 ft²	1.210	+ 128,513.20 ft²
2020	390,400	418,975 ft²	0.839	327,545.60 ft²	1.073	+ 91,429.40 ft²
2025	429,700	418,975 ft²	0.839	360,518.30 ft²	0.975	+ 58,456.70 ft²

County Judicial / Courthouse Space

The spaces provided for the function of Judicial and Courthouse services are varied and include the Sheriff's Office, Clerk of the Court building, Courthouse Annex and State Attorney Offices. However, as with other public facilities that were measured in the 2004 Comprehensive Plan, a clear definition of which exact buildings and spaces were utilized in order to evaluate the Level of Service was not provided; nor was a threshold provided that explained the type of services or functions performed. Therefore a direct comparison of 2004 and 2008 judicial and courthouse spaces cannot be done. The following chart provides a breakdown of current Judicial and Courthouse Space facilities:

FACILITY	**Square Feet**
Sheriff's Office - Jail	260,860
Sheriff's Office Admin. Total	53,324
Emergency Operations / 911	7,568
Clerk of Court - Juvenile Court	2,695
Clerk of Court - All Courts	60,130
Public Defender	18,000
State Attorney	34,634
Guardian Ad Litem	3,300
Court Support	7,500
Court Support - Juvenile Holding Cells	240
Courts - all other	82,804
TOTAL	**531,055**

Source: St. Lucie County Space Needs Study, 2006

As indicated in Table 2.22 the County is currently providing and will continue to provide throughout 2025 sufficient space for judicial and courthouse purposes. Based on the review of judicial and courthouse spaces the two following recommendations are made:

- Provide a clear definition / threshold of what spaces should be included in the calculation of judicial and courthouse space

Table 2.22: LOS Analysis – County Judicial / Courthouse Spaces

Fiscal Year	County Population	Existing Space	Required LOS (Space per Capita)	Space needed for Required LOS	Actual LOS (Space per Capita)	Surplus or Deficit Space
2005	222,140	531,055 ft²	0.839	186,375.46 ft²	2.3906	344,679.54 ft²
2010	298,800	531,055 ft²	0.839	250,693.20 ft²	1.7773	280,361.80 ft²
2015	346,200	531,055 ft²	0.839	290,461.80 ft²	1.5340	240,593.20 ft²
2020	390,400	531,055 ft²	0.839	327,545.60 ft²	1.3603	203,509.40 ft²
2025	429,700	531,055 ft²	0.839	360,518.30 ft²	1.2359	170,536.70 ft²

~~The spaces provided for the function of Judicial and Courthouse services are varied and include the Clerk of the Court building, Courthouse Annex and State Attorney Offices. However, as with other public facilities that were measured in the 2004 Comprehensive Plan, a clear definition of which exact buildings and spaces were utilized in order to evaluate the Level of Service was not provided; nor was a threshold provided that explained the type of services or functions performed. Therefore a direct comparison of 2004 and 2008 judicial~~

~~and courthouse spaces can not be done. The following chart provides a breakdown of the areas included in the Judicial and Courthouse Space analysis:~~

~~FACILITY~~	~~Sq. Feet 2005~~	~~Sq. Feet 2009~~
~~Courthouse~~	~~0~~	~~20,000~~
~~Courthouse Annex~~	~~82,508~~	~~82,508~~
~~Clerk of the Court~~	~~57,000~~	~~57,000~~
~~Healthy Kids~~	~~3,200~~	~~3,200~~
~~Court Administration, IM Waters~~	~~3,366~~	~~3,366~~
~~Public Defender~~	~~15,000~~	~~15,000~~
~~State Attorney (Empire I)~~	~~25,240~~	~~25,240~~
~~State Attorney (Empire II)~~	~~10,872~~	~~10,872~~
~~**TOTAL**~~	~~**197,186**~~	~~**217,186**~~

~~As indicated in Table 2.22 the County is currently providing sufficient space for judicial and courthouse purposes. However by 2010 the County will be deficient in its provisions of these spaces. Based on the review of judicial and courthouse spaces the two following recommendations are made:~~

- ~~Provide a clear definition / threshold of what spaces should be included in the calculation of judicial and courthouse space~~
- ~~Amend the required Level of Service to support the existing and proposed provision of judicial and courthouse space~~

~~Table 2.22: LOS Analysis – County Judicial / Courthouse Spaces~~

~~Fiscal Year~~	~~County Population~~	~~Existing Space~~	~~Required LOS (Space per Capita)~~	~~Space needed for Required LOS~~	~~Actual LOS (Space per Capita)~~	~~Surplus or Deficit Space~~
~~2005~~	~~222,140~~	~~197,186 ft²~~	~~0.839~~	~~186,375.46 ft²~~	~~0.8877~~	~~10,810.54 ft²~~
~~2010~~	~~298,800~~	~~217,186 ft²~~	~~0.839~~	~~250,693.20 ft²~~	~~0.7269~~	~~-33,507.20 ft²~~
~~2015~~	~~346,200~~	~~217,186 ft²~~	~~0.839~~	~~290,461.80 ft²~~	~~0.6273~~	~~-73,275.80 ft²~~
~~2020~~	~~390,400~~	~~217,186 ft²~~	~~0.839~~	~~327,545.60 ft²~~	~~0.5563~~	~~-110,359.60 ft²~~
~~2025~~	~~429,700~~	~~217,186 ft²~~	~~0.839~~	~~360,518.30 ft²~~	~~0.5054~~	~~-143,332.30 ft²~~

County Corrections Space

St. Lucie County Jail is located in Fort Pierce. As indicated in Table 2.23, the County is currently meeting the required Level of Service ("LOS") and will continue to meet the LOS until 2020. Based on this analysis, the following recommendation is made:

- Amend the required Level of Service to support the existing and proposed number of beds available for current and future inmates.

Table 2.23: LOS Analysis – County Corrections Space

Fiscal Year	County Population	Existing Beds	Required LOS (Beds per Capita)	Beds needed for Required LOS	Actual LOS (Beds per Capita)	Surplus or Deficit Number of Beds
2005	222,140	1,600 beds	0.004	888.56 beds	0.0072	+ 711.44 beds
2010	298,800	1,600 beds	0.004	1,195.20 beds	0.0054	+ 404.80 beds
2015	346,200	1,600 beds	0.004	1,384.80 beds	0.0046	+ 215.20 beds
2020	390,400	1,600 beds	0.004	1,561.60 beds	0.0041	+ 38.40 beds
2025	429,700	1,600 beds	0.004	1,718.80 beds	0.0037	- 118.80 beds

County Library

St. Lucie County's Comprehensive Plan uses two measuring sticks to evaluate the Level of Service provided by the library system. The first method is measuring the amount of library space at a Level of Service of 0.525 square feet per capita. The second method is measuring the book volume at a Level of Service of 1.45 books per capita. The County operates five libraries. ~~and one book mobile.~~ Additionally St. Lucie County, in conjunction with Florida Atlantic University and Indian River State ~~Community~~ College, financially supports a joint-use facility, St. Lucie West Library. All St Lucie County residents have full access to this facility. The joint-use facility currently constitutes 58% (78,348 square feet) of the overall library space available to county residents.

Currently the County has committed funds to the expansion of two of the County's libraries. The expansions, which include a ~~5,000~~ 4,500 square feet addition to the Zora Neale Hurston Branch and a 15,000 square feet addition to the Morningside Branch, are set to be completed by December 2009. Yet even with this increase in space, the County, as can be seen in Table 2.18, will not achieve the Level of Service for the provision of library space starting in 2010. Based on this deficiency the following recommendations are made:

- Amend the Level of Service to reflect the actual library space provided
- Research the Florida Library Association's Standards for Public Libraries, 2006 Revision, as an alternative to measuring the Level of Service of the County's library system

Table 2.19 shows that the County will be deficient in the Level of Service for book volume starting in 2010. Yet this number may no longer be a valuable tool is measuring the level of service residents can receive from a library. The function of libraries has shifted in recent years from focusing on the provision of books to providing access to the internet and digital media, including DVDs and CDs. Based on this shift the following recommendations are made:

- Research the Florida Library Association's Standards for Public Libraries, 2006 Revision, as an alternative to measuring the Level of Service of the County's library system
- Add a Level of Service for access to the internet and digital media

Table 2.24: Level of Service Analysis – County Library Space

Fiscal Year	County Population	Existing Space	Required LOS (Space per Capita)	Space needed for Required LOS	Actual LOS (Space per Capita)	Surplus or Deficit Space
2005	222,140	133,256 ft²	0.525	116,623.5 ft²	0.599	16,632.50 ft²
2010	298,800	153,256 ft²	0.525	156,870.0 ft²	0.512	-3,614.00 ft²
2015	346,200	153,256 ft²	0.525	181,755.0 ft²	0.442	-28,499.00 ft²
2020	390,400	153,256 ft²	0.525	204,960.0 ft²	0.392	-51,704.00 ft²
2025	429,700	135,000 ft²	0.525	225,592.5 ft²	0.314	-90,592.50 ft²

Table 2.25: Level of Service Analysis – County Library Volume

Fiscal Year	County Population	Existing Books	Required LOS (Books per Capita)	Books needed for Required LOS	Actual LOS (Books per Capita)	Surplus or Deficit Number of Books
2005	222,140	352,708 books	1.45	322,103 books	1.59	30,605 books
2010	298,800	367,628 books	1.45	433,260 books	1.23	-65,632 books
2015	346,200	383,294 books	1.45	501,990 books	1.11	-118,696 books
2020	390,400	383,294 books	1.45	566,080 books	0.98	-182,786 books
2025	429,700	383,294 books	1.45	623,065 books	0.89	-239,771 books

3. Successes and Shortcomings of Each Element of the Plan

Future Land Use Element

The Land Use Element sets the objectives and policies that directly influence land use and zoning decisions, thus affecting growth and future development. Important aspects of the Future Land Use Element that have influenced growth in St. Lucie County include designation of the urban service boundary, and emphases on single family residential development and economic development. It also provides support for historic preservation, natural resource protection, and coordination of public facilities with the impacts of development.

The County has been successful in implementing most of the objectives and policies of the Comprehensive Plan. There are however issues which are of main concern to County residents that should be further addressed in the comprehensive plan by way of updating or creating new objectives including: neighborhood blight and the creation of a neighborhood planning program, regulation of hotel density on Hutchinson Island, new County policies on rural and agricultural lands, and compatibility of airport uses with the surrounding development. The County has also expressed an interest in more sustainable development and the incorporation of green building standards in the land development regulations.

Although, most policies are current and up to date, there are others which need to be amended to reschedule completion of various tasks. Other policies should be updated to show continuous County implementation. These are identified in the matrix section of the EAR.

Some of the issues that should be addressed as part of the EAR-based Amendment include:

- Ensure continued compatibility of future land use designations with Indian River Lagoon restoration projects.
- Provide objectives and policies for incorporation of green building standards in the land development regulations.
- Incorporate objectives and policies to create neighborhood planning programs.
- Incorporate specific land use principles as part of the site plan approval process for hotel development along the coast.
- ~~Incorporate recommendations~~~~Consider the conceptual proposals~~ ~~of the Agricultural Steering Committee on agricultural lands such as the following:~~
  - ~~Ensure landowners with agricultural properties above 8 units or 160 acres have the same by-right uses as those below thresholds~~
  - ~~Create menu of development/preservation alternatives to the "by-right" scenario to create incentives for applying for PUD applications in order to preserve natural resources~~
  - ~~Use Transfer of Development Rights (TDRs) to discourage sprawl and preserve open space and agricultural uses~~
  - ~~Ensure land value is retained in agricultural areas~~

- ~~Create value for retaining functional wetlands~~
- ~~Encourage development rights are transferred from high value wetlands in the western and southwestern portions of the County to defunct, post-canker citrus grovelands and areas of planned infrastructure improvements~~

- Incorporate other innovative techniques for preservation of agricultural and rural lands such as
  - Encouraging Community Supported Agricultural Programs, Community Stewardship Organizations, organic farming, and community gardens.
  - ~~o~~Supporting federal agricultural efforts such as the Environmental Quality Incentive Program (EQIP) authorized in the Farm Security and Rural Investment Act of 2002 (Farm Bill).
  - When considering the future of agricultural areas, identify and preserve or restore to the fullest extent possible wetlands, native uplands, and natural system
- Incorporate additional action steps in the *Committee for a Sustainable Treasure Coast – Final Report* such as
  - Develop 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 for wastewater/storm water disposal, supporting CERP or IRL water quality programs, or user fees for recreation on private rural lands.
  - Establish acreage targets for the preservation of rural lands.
  - Cooperate to identify and implement a connected system of greenways and corridors on rural lands that allow wildlife movement and enhance biodiversity.

- Reopen the topic of rural land planning to public participation in concert with the Department of Community Affairs to determine the best strategies for western areas of the County. This should occur before or during the EAR-based amendment process.
- Incorporate policies to allow the airport administration be involved in the DRC process so that developments around the airport can be reviewed for potential airport impacts.
- Incorporate future revisions to the Airport Master Plan into the Comprehensive Plan.
- Revise the land development code to update the Airport Overlay District and the section referencing the 1984 Clear Zone Plans, which are no longer applicable to the Airport.
- Incorporate 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).
- Incorporate new objectives, policies and data as required by 2008 legislation regarding greenhouse reduction strategies, encourage energy-efficient land use patterns.

Transportation Element

The objectives and policies in the Transportation Element have been developed to coordinate between the future roadway network and future land uses. Coordination with neighboring municipalities, FDOT, MPO, and regional entities will help to ensure a unified transportation planning process. ~~The adopted level of service standards will also ensure that adequate roadway capacity is provided with future impacts of development.~~ The current adopted levels of service standards within this plan were originally intended to ensure that adequate roadway capacity was provided with future impacts of development. However, it is becoming increasingly apparent that the current land use pattern and the resulting demand for roadways have created a condition where achieving and maintaining adopted levels of service is getting difficult.

The County has met most of the objectives of this element. Recommendations for revisions in the EAR-based amendments include the following:

- The County should update all data in Inventory, Data and Analysis Section ~~with the latest data maintained by the County Engineering Department,~~ and the County's Concurrency Management System.
- 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.
- Review and consider revision~~Revising~~ 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 ~~such as~~ Proportionate Fair Share, and impact fees ~~Concurrency Management System~~ and further implemented by the Land Development Code.
- Consider including ~~Incorporate~~ the results and recommendations from the 2030 LRTP and more fully participate with establishing and implementing the recommendations of the 2035 RLRTP.
- Include the policies for coordination on trails and greenways with the FDOT.
- 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. ~~projects.~~
- Update County Capital Improvement Plan and Schedule of Capital Improvements based upon the FDOT Five-Year Work Plan.
- Continue to coordinate with Indian River County, Martin County, FDOT, and ~~MPO~~ TPO in transportation planning and development of Regional Transportation Authority (RTA)~~.~~
- 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).
- 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.

- Adopt Traffic Demand Management (TDM) measures and explore related land use alternatives ~~to~~ reduce traffic congestion , ~~and~~ 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.
- Continue to work towards the policy and implementation of St. Lucie MPO Bicycle and Pedestrian Plan.
- Incorporate the guidelines and recommendations from the SLC Bicycle, Pedestrian, Greenways and Trails Master Plan, where applicable.
- Incorporate guidelines for Transit Oriented Development (TOD) and include provisions in LDC for TOD standards.
- Address 2008 legislation that requires Transportation Elements to address greenhouse gas reduction strategies.
- Include data, analysis, and suggested improvements from the TUC area traffic study.

Housing Element

The goals, objectives, and policies of St. Lucie County's Housing Element provide guidance for development of housing for moderate income, low income, and very-low income households, group homes, foster care facilities, and households with special needs including rural farmworker housing. The Element addresses government activities, and also provides direction and assistance to the efforts of the private sector.

The Housing Element was last amended in 2004 and its analysis utilizes data from 1995. The Element determined that an adequate number of units providing affordable housing for low and moderate-income households were available in the County. In 1995 there were 74,055 dwelling units in the County. 81% of homes in unincorporated St. Lucie County were owner occupied, as compared to 73% countywide. The Element determined a need for 8,755 new single family dwelling units and a minimum of 1,622 new multifamily dwelling units by 2010 in unincorporated areas. The Future Land Use Map designated 1,868 acres to accommodate 9,240 new single family dwelling units and 754 acres to accommodate a minimum of 6,786 new multifamily dwelling units.

As the dynamics of the housing market in St. Lucie County have fluctuated dramatically over the last several years, we have seen real estate prices escalate wildly through 2006 and just as dramatically reverse course.

The initial impact significantly limited the affordability of housing for a cross-section of low to moderate income groups throughout the County. As the surge in housing prices dramatically reversed itself over the past year, the result has been a substantial increase of housing product meeting the criteria for affordability.

The Florida Sales Report-April 2008 for Single-Family, Existing Homes, for the Metropolitan Statistical Area of Fort Pierce-Port St. Lucie lists a median sales price of $159,200 which represents a change of 34 percent below the median sales price of $242,600 for this time last year (Source: Florida Association of Realtors and the University of Florida Bergstrom Center for Real Estate Studies).

While this supply may appear to be a solution to the needs of the workforce, home sales prices reflect only a portion of affordability. Wages, loan availability, interest rates, property insurance, utility costs, taxes, ability to sell a person's current home, etc. all factor into 'affordability'.

Although the current availability of housing does ease the pressure for the demand for affordable housing, as markets go, the relief will be temporary. As other various task forces and committees that have come before have documented, given the current market conditions, there is time now to enact a comprehensive affordable housing strategy which will lay the groundwork for a timely response when the market rebounds.

~~Despite the recent downturn in home values, housing affordability remains a problematic issue. According to the findings from a study commissioned by the Florida Housing Coalition for St. Lucie County, more than 38,000 single family and multi-family homes in the County (incorporated and unincorporated areas) were approved between 2003 and 2007, but only 15% of home sales in 2006 were within the price range of median-income residents. This is a drop from the year 2000, when 80% of the sales were affordable homes.~~

~~Data from 2005 suggests 25% of lower income households (or 21,090 households), spent over 30% of their income for housing. Additionally, 9% of households (or 8,092 households), spent over 50% of their income for housing costs. The analysis suggests affordable housing is not being built in the County by the private sector to meet current or future demand. Moreover, income has not kept pace with the unprecedented increase in the cost of housing over the last decade.~~

~~Countywide in 2000, there were 2,495 single family homes sold that a household earning 100% of the median income of $49,600 could afford, equaling 2,070 homes, or 83% of the total sales volume. In 2006, only 1,012 homes were sold that could be affordable to a household earning 100% of the median income of $54,600, representing just 15% of the total sales volume of 6,750 single family homes sold.~~

~~Additionally, hurricanes in 2004 and 2005 damaged over 51,000 homes, resulting in an increased number of substandard units. Many of these homes were occupied by very low, low, or moderate income households.~~

All data should be updated to assess St. Lucie County's current housing needs in the EAR-based Amendments. To that end, the following tables include data that is required to be included in the Housing Element under Section 9J-5.010 of the Florida Administrative Code. The data come from the Affordable Housing Needs Assessment prepared by the Shimberg center for Affordable Housing.

Vacancy and Occupancy

Table 3.1: St. Lucie County – Units by Vacancy and Occupancy Status, 2000

Occupied	Vacant	Total	Vacancy Rate	Vacant Seasonal, etc. units	Total Units	Vacancy Rate Total Units
76,933	4,025	80,958	5.0%	10,304	91,262	15.7%

Source: Florida Housing Data Clearinghouse (FHDC), Shimberg Center for Affordable Housing

Type

Table 3.2: St. Lucie County – Number of Units by Type, Summary, 2000

Single-family (1 att./detach.)	Multi-family (2 or more)	Mobile Home	Other	Total
60,843	18,547	11,595	277	91,262

Source: Florida Housing Data Clearinghouse (FHDC), Shimberg Center for Affordable Housing

Tenure

Table 3.3: St. Lucie County – Households by Tenure, 2005

Owner	Renter	Total
75,679	21,004	96,683

Source: Florida Housing Data Clearinghouse (FHDC), Shimberg Center for Affordable Housing

Housing Condition Characteristics
Table 3.4: St. Lucie County – Housing Condition Characteristics, 2000

Persons per Room		House Heating Fuel		Kitchen Facilities		Plumbing Facilities	
1.01 or More Persons per Room	**Share of Units**	**No Fuel Used**	**Share of Units**	**Lacking Complete Facilities**	**Share of Units**	**Lacking Complete Facilities**	**Share of Units**
3,485	0.045%	862	0.011%	214	0.002%	382	0.004%

Source: Florida Housing Data Clearinghouse (FHDC), Shimberg Center for Affordable Housing

Cost Burden
Table 3.5: St. Lucie County – Households by Tenure and Cost Burden, 2005

	Amount of Income Paid for Housing		
	0-30%	**30-50%**	**50% or more**
Owner	57,442	11,269	6,968
Renter	13,000	4,202	3,802

Source: Florida Housing Data Clearinghouse (FHDC), Shimberg Center for Affordable Housing

At the time this EAR was written, the Board of County Commissioners was presented with a proposed inclusionary housing ordinance that would require at least 15 percent of homes in new developments to be affordable. Florida's 2007 Legislative Session produced House Bill 1375 which clarifies that Comprehensive Plan Housing Elements must identify adequate sites for affordable workforce housing. Moreover, by July 2008, counties for which the gap between the buying power of a family of four and the median home sales price exceeds $170,000 must adopt a plan to ensure affordable workforce housing. In St. Lucie County, the median sales price for a single family home was ~~$234,000 in 2005~~ $159,200 according to the Florida Sales Report-April 2008. The County's median income for a family of four was $52,800 in 2007. Therefore, at this time St. Lucie County ~~must~~ is not required by Florida law to adopt a plan to ensure affordable workforce housing.

Additionally, this year's Legislative Session is proposing a statuary change to the SHIP Program by requiring local governments to state in their local housing assistance plans how they plan to address green building issues. Upon adoption of such legislation, the St. Lucie County Housing Element's Goals, Objectives, and Policies should be amended accordingly to promote green building through SHIP grants.

Recommendations

Clarify that the policies address the needs of the very-low and low-income groups. Consider an economic element that would among other issues address the issue of economic disparity that underlies the need for affordable housing.

The Element should be updated to incorporate the myriad housing programs and funding strategies currently in operation in the County. The following items should be considered when drafting the EAR-based Amendments. Many of these are direct recommendations from the Florida Housing Coalition's *Affordable Housing Program Review* many of which are currently being considered by the County Commission.

- Create public-private partnership via formation of locally based private nonprofit housing development corporation.

- Create Affordable Housing Advisory Committee.
- Develop guidelines for a voluntary inclusionary program that will provide an incentive for private development to include a portion of residential units as certified affordable when feasible
- Establish a Community Land Trust. ~~program should market conditions and demand warrant~~
- Adopt Land Banking guidelines as deemed appropriate.
- 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.
- 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.
- ~~Incidence~~ Number of farmworkers in the County should be revisited.
- Encourage rehabilitation rather than demolition, whenever feasible
- ~~Promote green building through SHIP grants~~Affordable housing should be constructed using green building practices.~~.~~
- Review housing affordability based upon decreasing property values to ensure efficiency of the workforce and affordable housing delivery system.
- Include policies to ensure adequate sites for affordable workforce housing.
- ~~Reopen the topic of rural land planning to public participation in concert with the Department of Community Affairs to determine the best strategies for western areas of the County. This should occur before or during the EAR-based amendment process.~~

Infrastructure Element

Potable Water:

St. Lucie County Utilities (SLCU) was established in 1994, and provides potable water to residents of North Hutchinson Island, South Hutchinson Island, Central and North Mainland St. Lucie County. SLCU currently does not have capacity to serve all of the customers, therefore they have a bulk water agreement with the Fort Pierce Utilities Authority, where potable water is purchased through a metered interconnect. Potable water facilities are reported to be in good condition and the SLCU has maintained their LOS standards sufficiently.

The county has not updated the Water and Sewer Master Plan or the Wellfield Protection Ordinance, as called for in the previous plan; these documents should be updated as soon as it is financially feasible for the County. It is recommended that the county promote water conservation through incentive programs and encourage the use of reclaimed water.

Solid waste:

Solid waste collection and disposal is considered effective. Solid waste, which is comprised of household garbage (Class I), construction and demolition debris (Class III), and vegetative debris is collected by contracted haulers. The county disposes of waste at the St. Lucie County Baling and Recycling Facility. Curbside collection of recyclable materials is provided by Waste Pro.

Over the past four years solid waste staff has researched alternative solid waste management technologies. The criteria for any technology to be considered plausible were delineated in a memo to the Board of County Commissioners prior to considering the technologies. The criteria were:

1. Be proven.
2. To be observable (no demonstration or pilot facilities).
3. Economically viable.
4. Be the most environmentally friendly.

The research involved incineration, bio-reactors, anaerobic digestion, standard gasification, gasification-fermentation, and plasma arc gasification. County staff and a county commissioner visited a plasma gasification plant, in Japan, that has now been in commercial operation for more than six years.

Plasma gasification is a forty year old technology developed by Westinghouse Plasma Corporation at the urging of the National Aeronautics and Space Administration (NASA). NASA needed to develop materials that could withstand the heat that spacecraft encountered as they reentered earth's atmosphere. Plasma gasification of municipal solid waste creates a syn-gas that can be used to create renewable energies from the waste.

It is recommended that the County set a goal of landfilling zero waste by the year 2012. Additionally, items that can be recovered for recycling prior to gasification are recommended.

~~Solid waste collection and disposal is considered effective. Solid waste, which is comprised of household garbage (Class I) and construction and demolition debris (Class III), is collected by contracted haulers, Waste Pro. The county disposes of waste at the St. Lucie County Landfill. Curbside collection of recyclable materials is also provided by Waste Pro.~~

~~The county is currently pursuing plasma arc technology, through an Atlanta based company called Geoplasma. Geoplasma has proposed a 500 million dollar Plasma Arc Gasification project; in theory, the plasma arc will significantly reduce waste and create energy. This is achieved in an oxygen free environment, where the plasma arc breaks down the organic material into its raw elements, and melts inorganic material into a more manageable size for disposal. This technology, however, is relatively new and much controversy exists over safety of gasses which are released and cost of up keeping such a facility.~~

~~It is recommended that the County set an obtainable goal for percentage of the waste stream to be recycled, rather than the current Objective "Increase reduction of waste stream as technologies allow it to happen." Revise to "Increase percentage of waste stream to be recycled to 40% by year 2015."~~

Drainage:

Recent trends toward environmentally friendly designs have led many local governments to recommend Low Impact Development (LID) and/or Green Development Standards. Although not all approaches have been field-tested or proven feasible and/or effective in the long-term, LID employs site specific design and utilizes natural features to capture and treat storm runoff as an alternative method of stormwater management. The following are examples of how LID can be incorporated into site design:

- Bio-retention cells - grass buffers, sand beds, a retention area for excess runoff storage, organic layers, planting soil and vegetation to collect storm water and filters into the soil.
- Vegetated swales - used as an alternative to curb and gutter systems, usually along residential streets or highways. They incorporate grasses or other vegetation to reduce runoff velocity and allow filtration, while high volume flows are channeled away safely to a quantity management facility.
- Filter strips - designed as landscape features within parking lots or other areas, to collect flow from large impervious surfaces. They may direct water into vegetated quantity detention areas or special sand filters that capture pollutants and gradually discharge water over a period of time.
- Disconnected impervious areas - direct water flow collected from structures, driveways, or street sections, is separated into localized detention cells instead of combining it in drainpipes with other runoff to help reduce velocity.
- Cistern collection systems - designed to store rainwater for dry-period irrigation, rather than channeling it to streams. Smaller tanks that collect residential roof drainage are often called "rain barrels" and may be installed by individual homeowners. Some collection systems are designed to be installed directly under permeable pavement areas, allowing maximum water storage capacity while eliminating the need for gravel beds.
- Permeable Pavement Surfaces - constructed from a variety of materials, including traditional asphalt and concrete, gravel or pavers. Permeable roadway or parking

areas allow water to flow through, replenishing soil areas directly beneath. However, the sub-base underneath permeable pavements must be engineered to accommodate both filtration and quantity water storage. In many cases, permeable surfaces can reduce or eliminate the need for traditional storm water structures.

It is recommended that the County evaluate the costs and effectiveness ~~associated with~~ of Low Impact Development and where determined to be effective and financially feasible, Also, update the Stormwater Master Plan to incorporate appropriate Low Impact Development techniques and/or Green Development Standards.

Sanitary Sewer:

SLCU provides sanitary sewer service to residents of North Hutchinson Island, South Hutchinson Island, Central and North Mainland St. Lucie County. The county owns and operates four waste water treatment facilities, where they have sufficient capacity to serve the population through 2025. Sanitary sewer facilities are reported to be in good condition and the SLCU has maintained their LOS standards sufficiently.

As stated in the Potable water section, the county should update the Water and Sewer Master Plan when feasible.

Coastal Management Element

The purpose of the Coastal Management Element is to plan for and where appropriate restrict development activities where such activities would damage or destroy coastal resources, and to protect human life and limit public expenditures in areas that are subject to destruction by natural disasters. Chapter 9J-5.012 of the Florida Administrative Code (FAC) specifies the required criteria to be addressed in the Coastal Element. This data, inventory and analysis (DIA) is essential in making informed decisions about policies and the future of the County. The goals, objectives and policies (GOP's) are designed to establish the long-term course of action and implementation activities for the coastal area.

The major issue currently identified by the resident's relative to the Coastal Element is the protection of the beach and dune system. This issue is discussed in detail in the Major Issues section. Overall, during this planning period, the resource pressures and impacts continued to be the protection of coastal dune, marine, shoreline and wetland systems, as well as hurricane preparedness, evacuation and post disaster management. These issues are addressed in the current plan.

Although provided in the Treasure Coast Regional Planning Council Transportation Analysis Hurricane Evacuation Study, Update 2003; hurricane evacuation planning data required under 9J-5.012 (2)(e)1, such as the number of persons requiring evacuation, number of persons requiring public hurricane shelter or the number of hurricane shelter spaces, and evacuation routes, is not currently included in the DIA of the Coastal Management Element.

A new definition of Coastal High Hazard Areas has been adopted and needs to be reflected in the Coastal Management Element Data Inventory and Analysis (DIA) section as well as in the Goals, Objectives and Policies (GOP)s section. Pursuant to Chapter 163.3178(2)(h) F.S., the "Coastal High Hazard Areas" (also referred to as the high-hazard coastal areas) now means the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

The Florida Department of Community Affairs (DCA) has prepared a report titled *Integration of the Local Mitigation Strategy into the Local Comprehensive Plan* which provides General Recommendations and a Comprehensive Plan Review for St. Lucie County. This profile was prepared as part of a statewide effort to guide local governments in integrating hazard mitigation principles into local Comprehensive Plans. Supporting data and policies are recommended, including a new map in the Future Land Use series of the hazard locations overlaying land uses to provide useful visual knowledge on the relationship between land uses and hazard zones that can be used for planning mitigation or changes in future land use.

The report also recommends that the County support a program in coordination with the Local Mitigation Strategy committee to educate home and business owners on mitigation techniques for protecting their structures, including wind, flood, and wild fire mitigation techniques. The County currently has a Local Mitigation Strategy (LMS) Plan that was updated in 2004 and is expecting to update the plan again in 2009. Current LMS Plan practices include ongoing mitigation education program it conducts with local homeowners and businesses.

The DCA report should be reviewed ~~in its entirety~~ and the recommendations the County feels are most applicable including current practices should be incorporated into the Comprehensive Plan.

The Florida Power and Light St. Lucie Nuclear Power Plant is not discussed in the Coastal Management Element. To be thorough in identifying all potential hazards in the Coastal Area, a discussion of the Power Plant should be included in this Element. On a County wide basis potential hazards should also include sink holes/karst features and wildfires.

The GOPs sections should have a policy added to take into account data on sea level rise when making future land use and long range infrastructure decisions. The GOP section also needs to add policies to establish standards to prioritize shorelines uses giving priority to water dependent uses as required by 9J-5.012 (3)(b)3. The County may want to consider an inventory establishing a baseline of working waterfront and water dependent uses to determine if benchmarks may be considered for preservation of these uses.

As a part of the EAR-based amendment process the County can take the opportunity to updated sections of the DIA to reflect the most current data available. Updates on the acquisition of Environmentally Sensitive Lands (ESL), acreage of remaining native habitats, status of the CERP IRL-South and the SWIM projects, status of threatened, endangered and species of special concern and the fishing industry data can be updated through this process.

In 2004 ~~h~~Hurricanes Frances (105 mile/hour winds) and Jeanne (120 mile/hour winds) ~~and Francis (105 mile/hour winds)~~ both made land fall in St. Lucie County causing extensive damage. The County was last affected by Hurricane Wilma on October 24, 2005, which passed south of the County from the southwest to a northeasterly direction. Damage to beaches, other natural resources and to structures from these most recent storm events should also be reflected in the data and analysis as a part of the EAR-based Amendment process.

Conservation Element

The purpose of the Conservation Element is to promote the conservation, appropriate use and protection of the large variety of natural resources within St. Lucie County. The Florida Administrative Code (FAC) 9J-5.013 specifies the required criteria to be addressed in the Conservation Element. This includes identifying and analyzing natural resources, pollution problems, current and projected water needs and sources, water conservation and protection, and the applicable policies of the regional water management district. This data and analysis is essential in making informed decisions about policies and the future of the County. The Goals, Objectives and Policies are designed to establish the long-term course of action and implementation activities for conservation programs throughout the County.

St. Lucie County is located along the upper reaches of Florida's southeast coast. It is bounded on the north by Indian River County, on the west by Okeechobee County and the south by Martin County. The County is approximately 600 square miles in area; approximately 500 square miles are within the unincorporated areas under the authority of the St. Lucie Board of County Commissioners. The balance of the County consists of the incorporated municipalities of Fort Pierce, Port St. Lucie, and St. Lucie Village. The major physiographic components are the Atlantic Ocean coastline, the barrier Islands, the Indian River Lagoon estuary, the Atlantic coastal ridge, the North Fork of the St. Lucie River and its tributaries, and the western flatlands.

The major issues currently identified by the County resident's relative to the Conservation Element are habitat protection on a County-wide and regional basis, protection of the Indian River Lagoon estuarine system, incorporation of green standards and land use compatibility with water quality restoration efforts. These specific issues are discussed in detail in the Major Issues section. Overall, during this planning period, the natural resource pressures and impacts continued to be floodplain and stormwater management; marine, wetland and shoreline protection; and the protection and regulation of development within environmentally sensitive habitat, including the Indian River Lagoon and the North fork of the St. Lucie River and its tributaries.

As a part of the EAR-based amendment process the County can take the opportunity to updated sections of the data and analysis to reflect the most current data available. Updates to the Environmentally Sensitive Lands (ESL) acquisitions, acreage of remaining native habitats, status of the CERP IRL-South and the SWIM projects, and the status of threatened, endangered and species of special concern can be updated.

St. Lucie County still contains diverse upland and wetland natural features and the diverse wildlife associated with these natural areas. The County conducted a county-wide native habitat inventory in 1992. In June of 2004, this was updated to 1) evaluate and quantified losses in native habitat since 1992; 2) identify publicly-owned conservation lands within the county, and inventory and quantify the natural communities on these public properties; and 3) identify and prioritize lands for preservation through on-site inventories and utilization of a geographic information system (GIS) based analysis.

The 2004 Report identified a minimum of 3,052 acres of natural habitat was lost between 1992 and 2004. In addition to the direct loss of native habitat acreage, there has been increased fragmentation of the remaining natural lands. The 2004 Report also identified there is 19,417 acres of public conservation land within the County. However, some key protected areas are interspersed within areas under intensive development pressure such

as the coastal and island areas, the dunes along US 1, as well as along the St. Lucie River and its tributaries.

The Indian River Lagoon South Plan (*IRL - South Plan)* is a component of the federal Comprehensive Everglades Restoration Program (CERP). Several features of the IRL-South Plan fall within St. Lucie County, specifically the C-23/24 North Reservoir, the C-23/24 South Reservoir , the C-23/24 Stormwater Treatment Area, the Cypress Creek Complex - Natural Storage and Treatment Area, the C-25 Reservoir, the C-25 Stormwater Treatment Area, the North Fork Floodplain Restoration and the Muck Remediation Plan. As the acquisition and implementation of these projects moves forward, support and effective coordination efforts with the SFWMD and ACOE will facilitate the development of these projects.

The County Mosquito Control District manages about 5,000 acres of salt marsh adjacent to the Indian River Lagoon. Historically these marshes had been disconnected ("impound~~ed~~") from the IRL for the purpose of mosquito control. The Mosquito Control District is implementing a reconnection, restoration and management program for these impoundments. A number of independent studies have demonstrated the benefits of the culvert reconnection and management program. Additionally, comparative studies of managed and unmanaged-isolated, and unmanaged-breached impoundments have also been done. These studies, and recent modeling, have shown the culvert reconnection program provides equivalent or better hydrological communication, water quality, biota, and sediment accretion rates, as the unmanaged-breached impoundments. The unmanaged-isolated impoundments have also been studied for pre- and post-hydrological reconnection effects, and in every case, biodiversity has increased, and mangrove and marine herbaceous shrubs have replaced poorly-functioning exotic-plants upon reconnection. Mosquito control has been found to be adequately provided in reconnected, managed impoundments, but not by unmanaged-breached and unmanaged isolated impoundments. Although not every impoundment has been independently studied, due to funding limitations, the benefits are assumed to accrue in all reconnected impoundments since all impoundments are managed in a similar manner. The findings of these studies should be reflected in the Comprehensive Plan.

Local governments are now required to include within their Conservation Elements an assessment of their current and projected water needs and sources for at least a 10-year period, considering the appropriate regional water supply plan. The County falls within the South Florida Water Management District (SFWMD) Upper East Coast (UEC) Planning Area. The Upper East Coast (UEC) Planning Area is one of the four planning areas in the South Florida Water Management District (SFWMD or District) for which water supply plans are prepared. Regional water supply plans encompass a 20-year future planning horizon and generally are updated every five years. Although the *1998 Upper East Coast Water Supply Plan* (1998 UEC Plan) was updated in 2004, adoption of important growth-management legislation and escalating population growth in the region necessitated an amendment to the *2004 Upper East Coast Water Supply Plan Update* (2004 UEC Plan Update). The *2006 Upper East Coast Water Supply Plan Amendment* (2006 UEC Plan Amendment) provides water demand estimates and projections; an evaluation of existing regional water resources; identification of water supply related issues; a discussion of water source options; descriptions of water resource and water supply projects; and, recommendations for meeting projected demands for the region. The 2006 UEC Plan Amendment increased its water demand projections for the UEC Planning Area for Year 2025 to 378 million gallons per day (MGD). This is 12 percent higher than the 337 MGD

figure reported in the 2004 Plan. Dynamic population growth throughout the region, primarily in St. Lucie County, is the major factor impacting higher water demand.

Policies need to be added to the Plan indicating that the County shall adopt the Regional Water Supply Plan into the Infrastructure Element of this Plan as required by Florida Statute; reflect that the County will coordinate with the SFWMD in regional water supply planning efforts; and that the County will coordinate with local municipalities and the SFWMD in alternative water supply planning efforts.

Updated information regarding air quality is available from the Florida Department of Environmental Protection (FDEP) in their *2005 Florida Air Monitoring Report*. Information on storage tanks and contaminated sites, listed by municipality, is also available from the FDEP. Current marine turtle nesting data is available from the US Fish and Wildlife Service and FDEP. The County has the opportunity to coordinate with these agencies to review the most current data available.

Maintaining the overall ecological integrity of the County's most important natural resources will require proper management, enhancement, and/or restoration of the publicly owned natural areas; the identification and establishment of ecologically functional corridors between these natural lands; along with effective protection and preservation measures for the remaining native habitat areas. These mechanisms are and should continue to be components of the core foundation of the conservation program implemented through this plan. As development pressures increase, effective implementation of the resource protection measures within this Plan are not only critical to maintaining the functions and values of the remaining natural areas, but also to maintain and improve the quality of life for all residents and visitors to St. Lucie County.

Also, 2008 legislation requires Conservation Element to include data on energy conservation. The new data can be included in the EAR-based amendments.

Recreation and Open Space Element

The Recreation and Open Space Element sets St. Lucie County's goals, objectives, and policies for meeting the present and future recreational needs for all residents and visitors. The Element primarily addresses open spaces and facilities that provide recreational opportunities as their main function. St. Lucie County contains many passive open spaces that are addressed by other Comprehensive Plan Elements. These open spaces—including those purchased through the Environmentally Significant Lands (ESL) program and a number of state parks—have a critical environmental and wildlife value, and are addressed in the Conservation, Coastal Management, and Land Use Elements. Other open spaces such as the agricultural areas and open lands are addressed in the Land Use Element.

Level of Service Analysis

The St. Lucie County Department Parks and Recreation Department operates a myriad of recreational facilities including over 2,548 acres consisting of 21 inland and 19 beachfront parks and beaches accesses; 10 boat ramps at 5 different locations with 16 launching lanes; 62 ball fields, 9 soccer fields, 3 football stadiums, 4 pools, and 17 other recreation-related sites servicing these facilities with landscaping and grounds maintenance. These facilities are located in both incorporated (Fort Pierce and Port St. Lucie) and unincorporated sections of the County. St. Lucie County currently provides traditional municipal recreation facilities and programming to the residents of Fort Pierce. Additionally, Port St. Lucie operates several neighborhood parks, although for the purposes of this report, only those facilities administered by the County's Parks and Recreation Department are evaluated.

Facilities and programs administered by the Parks and Recreation Department include the St. Lucie County Fairgrounds, the 18-hole 72-par championship Fairwinds Golf Course, Lawnwood Football Stadium, Savannas Recreation Area, South County Stadium, and Tradition Field baseball stadium and training facility. Beginning in May 2008, the Special Needs Shelter (Virginia Avenue Recreation Center) facility will provide additional recreation, sports, and health-oriented activities, as well as serve as a special needs shelter for residents who need medical assistance during emergencies. Other notable additions since this Element's inventory was last updated include the opening of Weldon B. Lewis Park in White City, and the ~~expansion~~ opening of Lakewood Regional Park ~~into a Regional Park~~ complete with a sports complex and pool.

The March 2002 *St. Lucie County Community Parks System Master Plan* reviewed the Recreation and Open Space Element against the current conditions and made the following conclusions:

- Existing parks and recreation resources in St. Lucie County generally do not meet the ideal parks system model. (The idealized model is comprised of a combination of parks, natural lands, urban open spaces and other greenspace elements, linked by a network of greenways, trails, bikeways, streets, sidewalks, and transit routes.)
- ~~St. Lucie County's expenditures on parks development and maintenance have not kept pace with its rapid population growth; considerable investments will be needed to meet the growing demand for facilities~~
- The provision of larger parks such as community and urban district parks is the emphasis of the County's parks and recreation system

- The County has generally delegated the provision of neighborhood parks to the municipalities
- Beach access facilities are well-provided for within the County

Currently, the County is only focusing on regional parks and examining the feasibility of future regional park development.

Level of Service Analysis

The Recreation and Open Space Element provides an inventory of the recreation facilities in St. Lucie County last updated January 2001. Policy 9.1.1.1 of the Recreation and Open Space Element and Policy 11.1.1.18 of the Capital Improvements Element directs the Level of Service (LOS) for Community Parks to be 5 acres per 1,000 residents in the unincorporated area. The same policies provide for 5 acres of Regional Parks per 1,000 residents countywide.

Beaches are included as part of the overall Community Park acreage, while Environmentally Sensitive Lands (ESL) are folded into Regional Park acreage. Following is an acreage breakdown of Community and Regional parks as indicated in the current Comprehensive Plan:

Community Park acreage breakdown:	
Beach Access	24
Beach Parks	243
Community Parks	160
Total Acreage	**427**

Regional Park acreage breakdown:	
Regional Park	7,070
ESL	7,697
Total Acreage	**14,767**

Using population projections provided by the University of Florida's Bureau of Business and Economic Research and the Shimberg Center for Affordable Housing, the Level of Service for Community Parks and Regional Parks can be estimated through 2025.

Table 3.6: Park Level of Service Projections

Population Projections			**2005**	**2010**	**2015**	**2020**	**2025**
St. Lucie-Unincorporated			72,764	81,473	87,707	93,398	98,067
St. Lucie County			222,140	298,800	346,200	390,400	429,700
LOS is 5 per 1,000	**ACREAGE**	**SERVICE AREA**					
Community Parks	427	5 ac/1,000 uninc pop	5.87	5.24	4.87	4.57	4.35
Regional Parks	14,767	5 ac/1,000 entire County	66.48	49.42	42.65	37.83	34.37

Source: 2006 University of Florida, Bureau of Business and Economic Research (published February 2007); Unincorporated population projections from Shimberg Center for Affordable Housing
Note: LOS projections based on population projections from BEBR and acreages from existing parks inventory in current Comprehensive Plan and recreation facility criteria from Capital Improvement Element

The Capital Improvements Element includes Beach Access and Beach Parks in its LOS measurement for Community Parks. Applying the 427 acres provided for in the inventory—24 acres (Beach Access) + 243 acres (Beach Parks) + 160 acres (Community Parks)—to the BEBR-estimated 2005 unincorporated population of 72,734, the actual LOS for Community Parks is 5.87 acres per 1,000 residents. It should be noted the Glatting-Jackson 2002 Community Parks System Master Plan stated there were seven community parks totaling 217 acres. However, since the specific park acreages were not delineated, an LOS analysis could not be conducted based upon the Master Plan.

For Regional Parks, the Capital Improvements Element includes Environmentally Sensitive Lands in its LOS measurement. Applying the 14,767 acres provided for in the parks inventory—7,070 acres (regional parks) + 7,697 acres (ESL)—to the BEBR-estimated 2007 countywide population of 271,961, the current LOS for Regional Parks is 54.3 acres per 1,000 residents.

Under current LOS criteria, although there will not be a Regional Parks deficit in either the short or long term planning periods, there will be a slight Community Parks deficit by 2015. This statement needs to be qualified in two capacities. First, this analysis is based on a 2001 inventory that needs to be updated. Second, although the Comprehensive Plan does a commendable job of characterizing the variety of park facilities, the level of service standard remains an acreage-to-population ratio. This methodology does not provide a complete representation of the recreation and open space opportunities available in the County.

Recommendations

The current LOS standard based on general park acreage per 1,000 population is generally recognized as deficient in today's recreation and open space environment. It is recommended St. Lucie County consider new standards which would allow the community to arrive at its own unique blueprint, by taking into consideration the County's changing demographics. A burgeoning Hispanic population, baby-boomers approaching retirement age, and the increasing wellness movement, are all indicators it is the appropriate time to reevaluate the parks and recreation service standards identified in the Comprehensive Plan.

Reviewing and revising definitions of neighborhood, community, and regional parks, as well as passive and active recreation is recommended. Florida's 2000 Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides recommended standards and definitions. These new classifications can be applied to an updated parks inventory, which will provide for a more appropriate LOS measurement.

These and other recommendations are outlined in the *St. Lucie County Community Parks System Master Plan*. The conceptual master plan includes an implementation strategy of proposed urban district parks, sports complexes, and community parks. Some of these, such as the Lakewood Park expansion, are already completed. Many of the recommendations of the plan's vision should be considered for incorporation into this Element when the Comprehensive Plan updated. The implementation strategy includes the following actions:

- Incorporate the County's focus on regional parks.
- Develop regulations for parkland dedications to create small community parks in areas with new development

- ~~Inventory existing park facilities and develop a regular ongoing maintenance program~~
- ~~Develop a strategy for communicating information about generating support for a Parks Bond referendum~~
- Create an interagency parks and recreation facility task force to maximize partnerships
- ~~Prepare a model park development plan for small community parks (public and private) and identify likely locations for the network of small community parks and acquire properties~~
- ~~Acquire parcels for park in central western portion of County, north area (Lakewood), and Westchester~~Tradition~~; complete Master Plan and design plan, and build park~~
- ~~Complete an updated bicycle/pedestrian plan to promote alternative transportation connections to parks~~
- ~~Create~~ Continue management plans for the purchase of ESLs, and plan for sustainable recreation opportunities
- ~~Construct Lawnwood Sports Complex Phase 2~~

Intergovernmental Coordination Element

The purpose of the Intergovernmental Coordination Element is to identify and resolve incompatible goals, objectives and policies and development proposed in the Comprehensive Plan and to determine needs for coordination with adjacent local governments, regional and state agencies.

The St. Lucie Intergovernmental Coordination Element (ICE) is based upon data that includes municipalities within the county, adjacent counties, and adjacent municipalities.

The Comprehensive Plan provides and inventory of all adjacent governments, school boards and other units of local government providing services but not having regulatory authority over the use of land, independent special districts, water management districts, regional planning agencies, and state agencies with which the local government coordinates. The inventory also includes regional and state agencies with land use and/or environmental regulatory authority, and authorities, independent special districts, and utility companies, which provide services within the local jurisdiction.

The ICE briefly describes each entity listed and the existing coordination mechanisms indicating the subject, the nature of the relationship and the office with primary responsibility for coordination.

The ICE complies with most of the Rule 9J-5.015, F.A.C. requirements for Intergovernmental Cooridnation, however the following requirements need to be added to the Comprhehensive Plan to fully comply:

- Coordination with the regional policy plan

- Include policy to ensure adoption of interlocal agreements within one year of adoption of the amended intergovernmental coordination element, pursuant to the requirements of Section 163.3177(6)(h)2., F.S.

- 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;

- 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;

- 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;

Capital Improvements Element

The St. Lucie County Capital Improvements Element provides definitions and review criteria of capital improvements, coordination with the budget, level of service standards, and concurrency management. In 2007 the County prepared an update of the 5 Year Capital Improvement Plan and the Capital Improvements Element to respond to the new requirement of Chapter 163 for an annual update to the Capital Improvements Element.

The County has been effective in coordinating and implementing the Capital Improvements Element and the 5 Year Capital Improvements Plan. There are however some considerations to amend the Capital Improvements Element as follows:

- Consider the feasibility of creating and implementing a concurrency and capacity database.
- Determine a level of service standard for policies 11.1.1.24; 11.1.1.25; and 11.1.1.26
- Establishment of a LOS standard for mass transit Policy 11.1.1.13

Economic Development Element

The Economic Development Element is an optional element not required by Florida Statutes or the Florida Administrative Code. However due to the impact on quality of life for county residents, visitors, and workers alike, economic development is viewed as an integral component of the planning of St. Lucie County's future. The element contains six goals that focus on improving and diversifying the county's economy, expanding the agricultural land base and agriculture industry, expanding the tourism sector, encouraging development patterns that utilize existing public facilities, and improving infrastructure linkages throughout the county. These goals and their supporting objectives and policies highlight the County's efforts to transform its economy from a seasonal, singular-focused economy to an economy that is both diverse in its industry sectors as well as in its ability to provide a stable year-round work environment.

In furtherance of this goal, St. Lucie County has embraced two popular economic development tools, namely branding and cluster development. Along with Indian River and Martin County, St. Lucie County now promotes itself as part of Florida's "Research Coast". This branding highlights the region's desire to shift its image from an agricultural and tourist based economy (Treasure Coast) to an area that is invested in recruiting businesses that offer high-skilled, high-paying, long-term employment opportunities.

Further St Lucie County has created a "Target Industry List" which pinpoints the specific sectors it would like to see relocate to the area. This list is composed of manufacturing, research, and distribution sectors that complement each other and would encourage the creation of industry clusters. Cluster theory is based on the concept that businesses and research centers want to be located in close proximity to similar institutions so that they may take advantage of a skilled workforce, access to specialized higher learning institutions, and adjacency to specialized customers and suppliers. County officials consider the ~~relocation~~ expansion of the Torrey Pines Institute for Molecular Studies to St. Lucie County as the indicator that the County has become the epicenter of the developing life science cluster in the State of Florida. Officials believe that other research centers and for-profit businesses will relocate to St Lucie County to be in close proximity to Torrey Pines. Similarly County officials believe their location, which offers direct access to the population centers of south, central, and northern Florida makes St. Lucie County a prime location for the development of a distribution cluster. In this case, county officials see the opening of ~~Tropicana and~~ Wal-Mart Distribution Center~~s~~ as the start of flourishing distribution cluster.

It is clear that the County's economic profile has shifted from one that is seasonal and requires only a low-skilled workforce. Yet the Economic Development Element provides little opportunity for the success of the county's efforts to be evaluated. This is due to the qualitative nature of the element and its goals, objectives, and policies. Therefore it is recommended that, in particular, the objectives and policies be re-written to allow for a quantitative analysis of the County's economic performance. In addition to setting timelines to achieve the goals of the element, items such as number of businesses (based on US Census NAICS codes), average salary, average payroll, number of workers, average education, and cluster analysis should be reviewed.

Policies should be added to accomplish the following:

- 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).

- 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).
- Continue to support the creation of high-paying jobs that need low-skilled workers.
- Create GIS database tracking clusters by examining the location of related businesses
- 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.
- Continue to ~~M~~monitor the particular incentives that were utilized for business recruitment and track the long-term financial value of the incentives.
- Continue to ~~M~~monitor new and existing businesses recruitment of employees from local colleges and universities
- Monitor the origination of international tourists, to determine in which areas marketing should be focused
- Promote the expansion of eco-tourism by encouraging existing and new hotels to participate in the Florida Green Lodging Program
- Promote the expansion of commercial service at the airport. ~~Create specific timelines to achieve the various components of this goal.~~
- Continue to provide for the identification of desired sites for each targeted industry as well as for other desired contributory business users with the potential for significant employment

Establish grant opportunities for the sustainable re-use of agriculture land. Utilize regulations to deter the development of agriculture land.

Port Sub-Element

The Planning and Zoning Commission expressed a concern about incorporation of the Port Master Plan in one of the major issues workshop. The County serves as the Port Authority for the Port of Ft. Pierce. The County incorporated a Port Sub-element in the Comprehensive Plan in 2002 as required by Florida statutes. Much of the Port Planning Area lies within the City of Fort Pierce and the Fort Pierce Community Redevelopment Area. A small portion of the Port Planning Area lies within unincorporated St. Lucie County and development of this portion is governed by the County's Future Land Use Element, the Port Sub-element, and the County's land development regulations. The Fort Pierce Harbor Advisory Committee, a St. Lucie County Advisory Committee that includes representatives from Fort Pierce, Port St. Lucie, and St. Lucie County, oversees development within the Port Planning Area.

In addition to the Port Master Plan, the County also adopted the Port of Fort Pierce Implementation Plan. The County (also the Port Authority) actively coordinates with the City of Fort Pierce on planning in the Port Planning Area. The County also coordinates as needed on navigational and environmental issues as appropriate.

The objective and policies should be revised as follows in the EAR-based amendments:

- Revise Objective 2.1 to show continuous County support of strengthening coordination and economic development of the Port
- Revise Objective 2.3 to state that the County would attempt to maintain, increase, and promote marine industry and related scientific and commercial activities at the Port of Ft. Pierce so there is no net loss of marine industry.
- Consider removing Objective 2.5 and Objective 5.1 as Port security is largely handled by the U.S. Department of Homeland Security.
- Revised Transportation Element Objective 2.8 should be updated to reflect adoption of the Port Master Plan.

~~A number of objectives have not been fully completed as noted in the matrix in Chapter 4. and the County should consider an implementation schedule of the objectives in the Port Master Plan. This should be done with the City of Fort Pierce and include oversight by the Fort Pierce Harbor Advisory Committee.~~

~~Recommendations for the EAR-based Amendments include:~~

- ~~Include a policy for developing a Port Master Plan implementation schedule to include incomplete activities in the Port Master Plan.~~
- ~~Highlight the role of the Fort Pierce Harbor Advisory Committee in Port planning should in Port Sub-element objectives and policies~~
- ~~Revised Transportation Element Objective 2.8 should be updated to reflect adoption of the Port Master Plan.~~

Rural Land Stewardship Overlay Sub-Element

State Comprehensive Plan Goal 22- Agriculture states that "Florida shall maintain and strive to expand its food, agriculture, ornamental horticulture, aquaculture, forestry, and related industries in order to be a healthy and competitive force in the national and international marketplace." (Fla. Stat. 187.201(22)) A rural land stewardship is a local government, incentive-based planning process that uses innovative and flexible planning and development strategies to protect valuable agricultural and natural resources in rural Florida by providing economic incentives to landowners to direct and concentrate future growth in a way that will be compatible with the rural character and economy.

Elements of an RLSA Program

- Assign value to agricultural and natural resources
- Provide development credits to landowners for voluntarily agreeing to conserve the agricultural and/or natural resources through permanent stewardship easements
- A process for transferring development credits to receiving lands where development rights are increased
- Well planned development achieves the intent of the program

St. Lucie County RLSA

St. Lucie County incorporated an RLSA overlay into its comprehensive plan and adopted correlating land development regulations. The regulations were created to allow the development of Cloud Grove in exchange for restricting the development rights of a portion of the Adams Ranch.

The Stewardship Sending Area comprises of 12,000 acres that is comprises of water retention areas, hydrologic and habitat stewardship areas, and open space. Cloud Grove (the Stewardship Receiving Area) encompasses 6,000 acres within St. Lucie County and another 1,400 of which lie in Indian River County and are not part of the Rural Land Stewardship program. Cloud Grove is a proposed master-planned area of approximately 3.2 million square of commercial, industrial, and institutional uses, 12,000 residential units, open space, and reservoir.

The Stewardship Sending Area must enter into a contract with the County regarding the uses their land. Based upon a matrix which determines the number of credits for cultural heritage, natural resources, or agriculture stewardship, owners of an Stewardship Sending Area (SSA) may development credits for development that may be transferred to a Stewardship Receiving Area. (SRA). One of the key components of the Stewardship Sending Area (SSA) Application is the Natural Resource Index (NRI) Assessment Report. The NRI report details the environmental conditions and credit generation for the first SSA in St. Lucie County, which is proposed for approximately 12,000 acres of the Adams Ranch. The property owner of the SSA agrees to no increase in density or any inconsistent uses beyond those in the SSA credit agreement. A restrictive covenant or perpetual restrictive easement would then be recorded for the SSA.

The Stewardship Receiving Area may be developed in three forms: RLSA Town, RLSA Village, or Compact Rural Development. Design guidelines are provides for in the RLSA Overlay land development regulations.

Currently, the project is on hold. The RLSA program may change significantly as the trade-offs between preservation of large tracts of land for development of large tracts of land well outside the urban service boundary has become better understood. This may include completely removing the current policies from the Comp Plan and Land Development Code and reverting to current policies or replacing them with others in the future. At this time, no changes are recommended for the RLSA Overlay sub-element.

4. Matrix for Evaluating Plan Objectives

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
GOAL 1.1 ENSURE THE HIGHEST QUALITY LIVING ENVIRONMENT POSSIBLE, THROUGH A MIXTURE OF LAND USES REFLECTING THE NEEDS AND DESIRES OF THE LOCAL RESIDENTS AND HOW THEY WANT THEIR COMMUNITY TO DEVELOP. THE GOAL SHALL BE IMPLEMENTED BY STRICTLY ENFORCED BUILDING, ZONING AND DEVELOPMENT CODES BASED ON OBJECTIVES AND POLICIES THAT WILL ENHANCE ST. LUCIE COUNTY'S NATURAL AND MAN-MADE RESOURCES WHILE MINIMIZING ANY DAMAGE OR THREAT OF DEGRADATION TO THE HEALTH, SAFETY AND WELFARE OF THE COUNTY'S CITIZENS, NATIVE WILDLIFE AND ENVIRONMENT, THROUGH INCOMPATIBLE LAND USES.			
Objective 1.1.1: Maintain the Future Land Use Map land with the following use designations to portray the future development patterns of St. Lucie County	Policy 1.1.1.1: The following land use designations/intensities, as indicated on the Future Land Use Maps are provided as the pattern for the future development of the area within unincorporated St. Lucie county....	Objective 1.1.1 This objective is being met by the Comprehensive Plan. Policy 1.1.1.1 This policy is being met by the Comprehensive Plan.	Objective requires no change. ~~Policy should be revised to provide consistency with Land Development Code, particularly provide Land Use Category for AG-1.~~
Objective 1.1.2: Provide in the land development regulations provisions for a compatible and coordinated land use pattern which establishes agriculture as the primary use outside of the urban service boundary and promotes retention of agricultural activities, preserves natural resources and maintains native vegetative habitats.	Policy 1.1.2.1: Require that new developments within the AG-5 and AG 2.5 future land use categories not exceed the gross densities provided in Policy 1.1.1.1. Policy 1.1.2.2: Any application or petition to divide a lot or parcel of record as of January 9, 1990, in the AG-2.5 or AG-5 future land use categories, into more than 8 lots, parcels or tracts, shall be approved only through the planned development process consistent with the other Goals, Objectives and Polices of this Plan, except in those instances where the division of lot or parcel of record as of January 9, 1990, would result in individual parcels or tracts of 20 acres or more in size and no streets roads or other public or private infrastructure are required. If two (2) or more lots, parcels or tracts or combinations of lots parcels or tracts and portions of lots parcels or tracts which are contiguous to other lots parcels or tracts under single or	Policy 1.1.2.1 - Policy being met by County and implemented in the Land Development Code Chapter 3 Zoning. Policy 1.1.2.2 Policy being met by the County. Subdivisions and PUDs are being discussed by Agricultural Steering Committee.	No change required to this objective. Policy 1.1.2.1 No change required to this policy. Policy 1.1.2.2 Consider revisions based upon suggestions made by Agricultural Steering Committee as part of a broader county-wide process to re-evaluate the future of the western lands.

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	common ownership interest and were of record on January 1, 1990, the lands involved shall be considered to be an undivided parcel for the purposes of this Policy, provided however, that lots, parcels or tracts separated by an ingress/egress, access or roadway easement that was of record on January 1, 1990, but specifically excluding any easement limited to utilities, drainage or other non-access purpose, shall not be considered an undivided parcel for the purpose of this Policy. Where any new street, road, or other public or private infrastructure is proposed within the PUD it shall be designed in a manner that provides for the grouping or concentrating of all development areas and activities in order to minimize the cost of providing infrastructure and community services to these areas while maintaining a minimum of 80% Open Space (gross area). Policy 1.1.2.3: All future non-agricultural development within the AG-5 and AG-2.5 future land use categories will be required to preserve open space, which is to be defined to include, but not be limited to, agricultural activities such as groves and range land as well as preservation of natural areas according to the following criteria: a. developments in excess of eight (8) units, or greater than 160 acres in gross area, whichever is more restrictive must retain a minimum of 80% of the project site as open space b. developments of eight (8) units or less, or involving 160 acres or less in gross area, whichever is more restrictive must	Policy 1.1.2.3 - Policy being met by the County. The provisions of this policy however are not incorporated in the LDC. Agricultural Steering Committee review policies on open space.	Policy 1.1.2.3 – Consider revising based upon broader study of western lands and need for clarification. ~~recommendations of the Agricultural Steering Committee and make appropriate adjustments to the Land Development Code.~~

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	retain a minimum of 50% of the project site as open space, provided that this paragraph shall not be applied to avoid the remainder of this policy through further subdivision of land parcels as existed as to record on January 9, 1990. For any planned development project developed within the AG-5 and AG-2.5 future land use categories, a minimum of 35% of the gross project area shall be held in common ownership or management control. Nothing in this Policy is intended to prevent these areas of required common open space from, at the discretion of and acceptance by the appropriate unit of local or state government, being conveyed into public ownership or trust. For any agricultural PUD, equal to or less than 160 acres in gross area or involving eight (8) or less lots or parcels, whichever is more restrictive, the required common open space, may be held in either common or individual interest.		
	Policy 1.1.2.4: Provide the means to manage growth within the agricultural land use categories through the orderly delivery of services concurrent with the impacts of development. It is anticipated that over time portions of the agricultural land use categories will be converted to urban uses as services are provided. However, the physical extension of County provided central sewer and water services shall only occur consistent with the other provisions of this Plan.	Policy 1.1.2.4 - This Policy is being met by the Comprehensive Plan and the enforcement of the Urban Service Boundary.	Policy 1.1.2.4 - No change required to this policy.
	Policy 1.1.2.5: The County shall include in its land development regulations a site assessment process to evaluate the potential conversion of	Policy 1.1.2.5 - This policy is not incorporated in the Land Development Regulations.	Policy 1.1.2.5 – Consider revising based upon ~~recommendations of the~~

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	existing or designated agricultural land uses to non-agricultural land uses in a rational and orderly manner. Such provision shall require as a condition to such conversion that the Board of County Commissioners affirmatively find that the proposed non-agricultural use: a. is compatible with adjacent land uses; b. maintains the viability of continued agricultural uses on adjacent lands; c. contains soils suitable for urban use as defined by the St. Lucie County soil survey; d. is suitable with existing site-specific land characteristics; e. is consistent with comprehensive development plans; f. will have available the necessary infrastructure concurrent with the anticipated demands for development; g. will avoid the extension of the urban services boundary to create any enclaves, pockets, or finger areas; and, h. Could not be feasibly located on non-agricultural land.	This policy will be revised ~~by the Agricultural Steering Committee.~~ After extensive planning and public participation regarding western rural lands.	~~Agricultural Steering Committee and make appropriate adjustments to the Land Development Code.~~ ~~F~~future planning exercises in regard to rural lands.
	Policy 1.1.2.6: Provide adequate buffering and/or setbacks between agriculture and non-agricultural uses to protect such agricultural uses from adverse impacts associated with encroachment of non-agricultural development or creation of nuisances by agricultural operations. Insure that Agricultural Best Management Practices are used.	Policy 1.1.2.6 - This policy is provided for in the Land Development Regulations "Chapter VII - Development Design and Improvement Standards."	Policy 1.1.2.6 - No changes required to this policy.
	Policy 1.1.2.7: Consistent with Objective 1.1.16 allow for eco-tourism uses within the Agricultural areas.	Policy 1.1.2.7 - Eco-Tourism	Policy 1.1.2.7 - Review the

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
		uses are not specified as allowed uses in the Land Development Regulations "Chapter III - Zoning."	Land Development regulations to allow for Eco tourism uses within the Agriculturally designated areas.
Objective 1.1.3: Review and amend, as required, the County's Land Development Regulations which support the implementation of the Future Land Use Element, and the other components of the St. Lucie County Comprehensive Plan.	Policy 1.1.3.1: Adopt and/or amend existing land development regulations to ensure that they contain the specific and detailed provisions necessary to implement the adopted Comprehensive Plan, and which as a minimum include the following: a. Regulate the subdivision of land; b. Regulate the use of land, air, and water consistent with all elements of the St. Lucie County Comprehensive Plan, to ensure the compatibility of adjacent land uses and provide for adequate open space; c. Protect those areas designated for conservation purposes or that contain other special environmental habitat as identified in the Future Land Use and other elements of the St. Lucie County Comprehensive Plan; d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management; e. Protect potable water wellfields and aquifer recharge areas; f. Regulate signage; g. Provide minimum landscaping standards for all development that encourages the use and protection of native and drought tolerant species in lieu of exotic and water consumptive plants; h. Ensure safe and convenient on-site traffic	Objective 1.1.3 - This Objective continues to be implemented in the Land Development Regulations. Policy 1.1.3.1 - The provisions of this policy are incorporated in the Land Development Regulations.	No change required to this Objective and Policy.

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	flow and vehicle parking needs; i. Provide that development orders and development permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this and other elements of the St. Lucie County Comprehensive Plan; j. Provide for procedures and time schedules for acceptance of amendments to the St. Lucie County Comprehensive Plan in accordance with the provisions of Chapter 163.3187, FS.; and k. Minimize noise and light pollution.		
Objective 1.1.4: Require through the County's Land Development Regulations, specific performance criteria [(i.e., architectural, landscaping and separation standards, Transfer of Development Rights (TDR's)], that all new development be compatible with surrounding land uses, both existing and future as represented in this Element.	Policy 1.1.4.1: Encourage the location of urban land use intensities, through the development of density bonus and incentive programs in the Land Development Regulations, to those areas that lie within the defined urban service boundary and discourage the conversion of property in the agricultural and suburban areas to higher intensity urban uses, while still keeping all development authorizations in line with the adopted levels of service within this plan. Policy 1.1.4.2: Require that new development be designed and planned in a manner which does not place an unanticipated economic burden upon the services and facilities of St. Lucie County. Policy 1.1.4.3: Continue to encourage the use of	Objective 1.1.4.1 - This objective is being met by the Land Development Regulations. Policy 1.1.4.1 - This policy is being met by the Land Use Regulations "Chapter VII – Development Design and Improvement Standards" Policy 1.1.4.2 - This policy is being met and implemented in the Land Use Regulations "Chapter VII – Development Design and Improvement Standards and Chapter V Adequate Public Facilities". Policy 1.1.4.3 - This policy is	No change required to this objective. Policy 1.1.4.1 - No change required to this policy. Policy 1.1.4.2 - No change required to this policy. Policy 1.1.4.3 - No change

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	cluster housing and planned unit development techniques to conserve open space and environmentally sensitive areas, through the County's Land Development Regulations which include: a. Minimum acreage requirements necessary to support a viable mixed use community providing sufficient design flexibility to allow innovation and creativity in all forms of planned unit developments; b. Minimum open space ratios of 35% in all planned unit developments and including within the PUD documents assurances that such areas will remain as open space to protect existing native habitat, to provide for minimum setback needs from adjacent uses, and to provide active and passive recreational as well as visual amenities. c. Minimum open space standards; d. Provisions ensuring the long term preservation of remaining open spaces; e. A mixed use district combining residential, commercial, recreational, educational, and other income producing uses providing significant functional and physical integration among uses; f. Minimum standards for the provision of on-site shopping, job opportunities and internal trip capture; and, g. Specific requirements to provide efficient, centralized infrastructure (potable water and sanitary sewer). Include specific restrictions on the use of septic tanks, individual wells, and package plants in planned unit	being met by the Land Use Regulations "Chapter VII – Development Design and Improvement Standards"	required to this policy.

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	developments. Policy 1.1.4.4: Calculate gross residential density on lands that lie above the mean high water elevation and provide for the ability to transfer/cluster residential density from wetland and other sensitive or unique environmental habitats to upland areas on contiguous property.	Policy 1.1.4.4: Policy met.	Policy 1.1.4.4: Revise policy to allow transfer/ cluster residential density to non-contiguous but related property. ~~No change required to this policy~~
Objective 1.1.5: In coordination with the other elements of this plan, future development within the Urban Service Area shall be directed to areas where urban and community services/facilities can be provided in the most efficient and compact manner so as to discourage the proliferation of urban sprawl.	Policy 1.1.5.1: Urban development activities shall be restricted to that area identified as the Urban Service Area (Fig. 1-6a). Urban development activities are defined, for the purpose of this Policy, as any residential development activity in excess of two units to the gross acre, any non-agricultural commercial activity or any non-extractive/non-agriculturally related industrial activity. The Urban Service Area is not intended to be a static line of development. Using the 1990 urban service boundary line as a base, an individual segment of this line may be extended or contracted only once for a distance up to 1,500 feet from that which is indicated on Figure 1-9 without necessitating an amendment to the Comprehensive Plan provided that the urban service area lies contiguous to an existing residential commercial or industrial land use classification; the owner of the contiguous property can ensure the provision of appropriate infrastructure and services, and the resulting change does not detrimentally impact the established character of the area surrounding the area to be included in the urban service boundary. St. Lucie County shall be responsible for maintaining an updated map indicating the location of the 1990 Urban Service Boundary,	Policy 1.1.5.1 - This Objective is being met by the County and implementation of the Urban Service Boundary. This Policy is being met by the County.	No change required to this Objective. Policy 1.1.5.1 - No change required to this policy.

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	including any alterations to it and once every two years include as a part of a Comprehensive Plan Amendment process, the latest Urban Service Area Map. Any modification of the Planned Urban Service Area Boundary beyond 1,500 feet will require a formal amendment through the Comprehensive Plan amendment process.		
	Policy 1.1.5.2: Prior to the issuance of any final development order within the Urban Service Area, the County shall consider the proximity of the proposed development activity to the availability of urban and community services and facilities. Development which requires extending any of these services over or through significant distances of undeveloped land or land not already subject to the issuance of a final development order shall be discouraged until other lands that are more proximate to the existing services have been developed.	Policy 1.1.5.2 – Policy met.	Policy 1.1.5.2 - No changes required to this policy.
	Policy 1.1.5.3: When considering any amendment to the Future Land Use Maps of the County's Comprehensive Plan, the County Commission shall make the following findings, supported by the other elements of this Plan, prior to taking any approval actions granting an individual amendment to the Future Land Use Maps: 1. That the property under land use amendment application is adjacent to, or within no more than 1/4 mile of the same or greater type of land use classification. 2. That the property under land use amendment consideration lies within the Five Year Capital	Policy 1.1.5.3 - The County Commission evaluates amendments to the Future Land Use Map per the provision of this policy.	Policy 1.1.5.3 - No changes required to this policy.

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	Improvement Program of the Water and Wastewater Master Plan for St. Lucie County or otherwise meets the requirements of Policy 1.1.5.4.		
	Policy 1.1.5.4: All new subdivision and site plan development projects that are proposed to take place within the unincorporated area of the County for which water/sanitary sewer service can be provided to the project as identified in Chapter 6A and 6D, the project shall be required to provide a dry-line water/sanitary sewer distribution/collection system, and provide for connection to such available water/sanitary sewer service as such service becomes available. The standard for construction of these systems shall be included as a part of the County's Land Development Regulations or Utility Extension Policy Regulations.	Policy 1.1.5.4 - This policy is being met and provided for in the Land Development Regulations.	Policy 1.1.5.4 - No change required to this policy.
	Policy 1.1.5.5: Within the Urban Service Area as described in Policy 1.1.5.1, where regional water and wastewater utility service is not currently available or planned to be made available within the Five Year Capital Improvement Program of the Water and Wastewater Master Plan for St. Lucie County the County shall not allow for non-residential development, or residential development in excess of two (2) dwelling units per acre unless the following factors are met: a) the proposed development bears the entire fiscal impact of providing its own on-site water and wastewater services; and, b) the developer agrees to connect to a regional water and wastewater system when such system becomes available to the site with none of the	Policy 1.1.5.5 All development required to connect to water and wastewater services except single family residential development and where cost prohibitive.	Policy 1.1.5.5: Revise policy to reflect current County practices.

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	cost for connecting to the regional system being passed on to the regional system.		
	Policy 1.1.5.6: The County's adopted potable water and wastewater master plan shall be considered a part of this plan based on references contained here and in the Infrastructure Element.	Policy 1.1.5.6 - This policy has been met by the County and the Comprehensive Plan.	Policy 1.1.5.6 - No change required to this policy.
	Policy 1.1.5.7: Coordinate with the City of Fort Pierce, the City of Port St. Lucie, the Florida Department of Transportation, St. Lucie Metropolitan Planning Organization, Florida Department of Community Affairs and Treasure Coast Regional Planning Council to annually review the transportation network. The annual review will identify strategies, e.g., Transportation Concurrency Exception Areas, which will allow for LOS standards lower than those listed in Policy 2.1.2.8 to achieve infill and redevelopment Goals, Objectives, and Policies.	Policy 1.1.5.7 - The County meets annually with the agencies and municipalities identified in this policy. Policy is being met.	Policy 1.1.5.7 - No change required to this policy. Additions~~al~~ policies should be added that reflect~~s~~ expanding the TPO's Metropolitan Planning Area (MPA) to study the impacts of land use on the transportation system in the western lands and transfer of development rights from the western lands to inside the urban service boundary.
	Policy 1.1.5.8: The County shall not at public expense construct any new roadways which will extend public facilities to areas not presently served within the Urban Service~~s~~ Area unless such areas are immediately contiguous to existing non-residential or residential urban developments (those areas having density in excess of two (2) dwelling units per acre) or which have been identified by the Metropolitan Planning Organization as part of its area roadway network to meet area wide transportation needs.	Policy 1.1.5.8 - This policy is being met by the County. Expenses for new roadways and provision of public facilities not within the Urban Service Area are the burden of the owner as specified in the Comprehensive Plan and Land Development Regulations.	Policy 1.1.5.8 - No change required to this policy.
	Policy 1.1.5.9: No non-agricultural development shall be permitted outside of the Urban Service Area that does not address all of its community	Policy 1.1.5.9 - This policy being met by the County and	Policy 1.1.5.9 - No change required to this policy.

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	infrastructure impacts, both on-site and off-site. All development outside the Urban Service Area shall pay the entire cost of its fiscal impacts on public facilities and services.	is provided for in the Land Development Regulations.	
	Policy 1.1.5.10: New industrial development shall be located in those areas that are or can be serviced with central water and wastewater facilities consistent with the Water and Wastewater Master Plan for St. Lucie County and will not contribute to the degradation of surficial water quality.	Policy 1.1.5.10 - Per the comprehensive plan and the Land Development regulations all new industrial development shall be located in areas that are or will be serviced by central water and sewer and within the Urban Service Area.	Policy 1.1.5.10 - No change required to this policy.
	Policy 1.1.5.11: The use of individual on-site septic disposal systems for industrial development activities shall be in accordance with all applicable state and local regulations, including but not limited to Rule 10D-6, FAC., and St. Lucie Environmental Control Ordinance 89-02 (wastewater and sewage disposal regulations).	Policy 1.1.5.11 - This policy is being met.	Policy 1.1.5.11 - No change required to this policy.
	Policy 1.1.5.12: As provided for under Policy 1.1.5.2, construction of new residential development at densities greater than two units per acre shall only be permitted when central or on-site water and central or on-site wastewater systems are available or will be provided concurrent with the impacts of development, consistent with the adopted levels of service found in the plan.	Policy 1.1.5.12 - This policy is being met and is provided for in the Land Development Regulations.	Policy 1.1.5.12 - No change required to this policy.
	Policy 1.1.5.13: Existing development will be required to connect to central water and sewer systems when such facilities are made available in accordance with applicable Rules and	Policy 1.1.5.13 – All development except single family development is	Policy 1.1.5.13 – Revise policy to reflect current County practices.

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	Regulations. Policy 1.1.5.14: All new subdivision and site plan development projects that are proposed to take place within the approved service area of any duly authorized water/wastewater utility in St. Lucie County, shall be required to provide a "dry-line" central water and wastewater distribution/collection system, and provide for the connection to centralized systems as they become available. The standards for construction of these systems shall be included as a part of the County's Land Development Regulations. Policy 1.1.5.15: Local utility services (i.e., electric substations, wastewater lift stations, telecommunication sites and other small scale utility service operations) necessary to provide for the utility service needs of the neighborhood area, may be approved without the need to amend the Future Land Use Element so long as the property on which the activity is to take place is less than ten (10) acres in total area. Zoning compliance and review procedures are to be as described in the County's Land Development Regulations.	requires connecting to water and sewer services. Policy 1.1.5.14 - Standards for construction of potable water and wastewater are incorporated in the Land Development Regulations including those for “dry-lines.” Policy 1.1.5.15 - Zoning compliance and review procedures for local utility services are provided for in the Land Development Regulations Chapter VII.	Policy 1.1.5.14 - No change required to this policy. Policy 1.1.5.15 - No change required to this policy.
Objective 1.1.6: St. Lucie County shall require, through the County's Land Development Regulations, the protection of historically significant structures, facilities and locations within the unincorporated areas of the County, as identified by the State of Florida or the Federal Register of Historic Places.	Policy 1.1.6.1: St. Lucie County shall continue, with the assistance of the State of Florida and the St. Lucie County Historical Commission, to identify significant historic resources within the unincorporated areas which are in need of protection and develop management and restoration plans as appropriate. Policy 1.1.6.2: Historic resources shall be protected through designation as historic sites by the State or the County.	Policy 1.1.6.1 – Policy met. Policy 1.1.6.2 - This policy is being met.	Objective requires no change. Policy 1.1.6.1 - No change required for this policy. Policy 1.1.6.2 - No change required for this policy.

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	Policy 1.1.6.3: St. Lucie County shall include within its Land Development Regulations specific actions as prescribed by the Division of Historic Resources of the Florida Department of State, that are to be followed in the event historically significant facilities are discovered through or threatened by the land development process.	Policy 1.1.6.3 ~~-~~ Policy met.~~This policy is not being met. The Land Development Regulations do not incorporate specific actions as prescribed by the State for protection of historic structures.~~	Policy 1.1.6.3 - Review Land Development Regulations to incorporate provisions as specified in this policy.
	Policy 1.1.6.4: Adaptive reuse of historic structures shall be given priority over activities that would harm or otherwise destroy the historic value of such resources.	Policy 1.1.6.4 - This policy is being met.	Policy 1.1.6.4 - No change required to this policy.
	Policy 1.1.6.5: St. Lucie County shall continue to protect historic structures by enforcing Section 4.11.00 of the St. Lucie County Land Development Code.	Policy 1.1.6.5 - This policy is being met by the County.	Policy 1.1.6.5 - No change required to this policy.
	Policy 1.1.6.6: St. Lucie County shall maintain an inventory and map of all archaeological and historical resources within the County.	Policy 1.1.6.6 – The County updates the inventory annually.	Policy 1.1.6.6 - No change required to this policy.
Objective 1.1.7: Future development and redevelopment activities shall be directed to those areas depicted with urban land use designations on the Future Land Use Map and are to be consistent with sound planning principles contained in the goals, objectives, and policies of this plan.	Policy 1.1.7.1: Continue to support and encourage innovative land use development patterns through adequate provision in the County's Land Development Regulations including Planned Unit Developments (PUD), Planned Non-Residential Development (PNRD) and the Planned Mixed Use Development (PMUD) zoning designations.	Policy 1.1.7.1 - Objective is being met by the County and the Comprehensive Plan. This policy is being met. The Land Development Regulations Chapter VII provides for this policy.	Objective requires no change. Policy 1.1.7.1 - No change required to this policy and objective.
	Policy 1.1.7.2: Encourage the use of the Planned Mixed Use Development (PMUD) zoning designation which permits both residential and non-residential development within a single planned development.	Policy 1.1.7.2 - This policy is being met by the Land Development Regulations Chapter III and VI.	Policy 1.1.7.2 - No change required to this policy.
	Policy 1.1.7.3: Continue to support the Mixed Use	Policy 1.1.7.3 - This policy is	Policy 1.1.7.3 - No change

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	activity areas as indicated in the following sub-area Mixed Use activity areas plans as depicted in Figure 1-7a thru 1-7j.	being met per the Comprehensive Plan.	required to this policy.
	Policy 1.1.7.4: The following use intensity definitions shall be used for the purpose of this plan for the Mixed Use activity areas: 1. High Intensity development areas may include the following types of land uses; * FAR = Floor Area Ratio 2. Medium Intensity development areas may include the following types of land uses; Residential Institutional Professional Service/Office General Commercial Public Service/Utility Industrial * FAR = Floor Area Ratio 3. Low Intensity development areas may include the following types of uses; Residential Institutional Professional Service/Office General Commercial Public Service/Utility * FAR = Floor Area Ratio 4. Specific Use Areas: Areas with special or unique local character	Policy 1.1.7.4 - This policy is being met per the Comprehensive Plan and implemented in the Land Development Code Section 7.03.	Policy 1.1.7.4 - ~~No change required to this policy.~~Amend policy to include intensity standards in Comprehensive Plan.

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	may be included within the Mixed Use Designation. These areas, because of conditions unique or peculiar to them alone, have been limited to specific activities and zoning options as set forth in the activity area plans described in Policy 1.1.7.4. Any zoning application not consistent with this policy must be accompanied by a corresponding Comprehensive Plan Amendment indicating the change in intensity classification. Application of the Specific Use Area designation is to be made to those areas recognized by the County as suitable for alternative land use as the full spectrum of community services become available. This designation would serve to prevent the unplanned or premature development of such areas until all services were provided for and are consistent with the Future Land Use development philosophy of St. Lucie County. The terminology used in the Specific Use designation identifies the type of permitted activity, maximum zoning density or maximum zoning intensity. Each Mixed Use Activity area will identify the type of Special Use areas in the legends of each area. Policy 1.1.7.5: St. Lucie County Planning staff shall review on a bi-annual basis, all mixed use activity areas for consistency with the other elements of this plan and to determine if any amendments or further definition of intensity designation is warranted. Any amendments to any mixed use activity area intensity designation shall be processed as an amendment to the	Policy 1.1.7.5 – Policy met.	Policy 1.1.7.5 - No change required to this policy.

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	County's Comprehensive Plan in accord with the applicable standards of Chapter 163, Florida Statutes.		
Objective 1.1.8: Property owner's investments, their quality of life and the single family neighborhood, as a defined residential area, shall be protected from the encroachment of commercial and/or other inappropriate land uses through consistent and predictable application of the Land Development Regulations.	Policy 1.1.8.1: All new subdivisions, planned unit developments and site development plans shall be designed to include an efficient system of internal traffic circulation that does not require internal trips or trips of short duration to be forced onto the major roadway network. Policy 1.1.8.2: All new subdivisions shall be designed so that all individual lots have direct access to the internal street system, and that any lot or property along the periphery of the development is to be buffered from any major roadway and incompatible land uses. Policy 1.1.8.3: Continue to implement the county-wide right-of-way protection regulation and Right-of-Way Dedication Ordinance. Policy 1.1.8.4: Limited development of commercial/non- residential uses will be allowed within areas classified for residential use, provided that these activities are compatible with the adjacent land uses and meet the following standards: a) intent of the commercial use is to provide easily accessible, convenience-type uses to immediately surrounding residents; b) property for which the commercial designation is sought is located on an Arterial or Major Collector; c) conversion of the petitioned property would	Policy 1.1.8.1 - This policy is being met and implemented in the Land Development Code Section 7.05.02 Policy 1.1.8.2 - This policy is being met and implemented in the Land Development Code Section 7.05.02 Policy 1.1.8.3 - This policy is being met and implemented in the Land Development Code Section 7.05.03 Policy 1.1.8.4 - This policy is being met and implemented in the land development Chapter 3 residential Uses. Non residential uses in areas classified for residential use may be allowed by conditional use.	Objective requires no change. Policy 1.1.8.1 - No change required to this policy and objective. Policy 1.1.8.2 - ~~No change required to this policy.~~Consider revising to require that new subdivisions connect to other new and existing subdivisions. Policy 1.1.8.3 - No change required to this policy. Policy 1.1.8.4 - No change required to this policy.

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	not promote any strip commercial use of land; d) use is compatible with surrounding land uses and is provided with adequate screening and buffering of any adjacent residential property; e) The site does not have its primary driveway access onto any local or Minor Collector street; and, f) The property for which the commercial designation is sought does not exceed 10 acres. Policy 1.1.8.5: In addition to any other general standard for change in zoning as may be described in the County's Land Development Regulations, the following specific standards shall be used in determining the suitability of new property(s) for designation as Commercial General (CG) under the County's Land Development Regulations: a) New Commercial General (CG) property should have available to it at the time of any zoning change central water services, or have an executed service agreement for the provision of central water services necessary for both domestic and fire protection purposes. b) New Commercial General (CG) property should not be located within 300 feet of any Aquatic Preserve or other specially designated aquatic habitat or a Category I Wetland as described in Policy 8.1.14.1 of the Conservation Element of this Plan. c) New Commercial General (CG) areas should	Policy 1.1.8.5 - This policy is not implemented in the Land Development Code.	Policy 1.1.8.5 - County should update the Land Development Code to include this Policy in Chapter 11.06.00 AMENDMENTS TO THE CODE AND OFFICIAL ZONING ATLAS or Chapter 3 Zoning.

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	have immediate access to the regional transportation network. d) New Commercial General (CG) property should have a minimum lot size of one (1) acre, unless the property is being added to another existing commercially (general) zoned property.		
	Policy 1.1.8.6: Require effective visual and light diffusion barriers between residential and non-residential uses. Standards and requirements for such barriers are to be included in the landscaping and screening regulations of the St. Lucie County Land Development Regulations.	Policy 1.1.8.6 - This policy is being met and implemented in the Land Development Code 7.09.04(E) GENERAL LANDSCAPING REQUIREMENTS	Policy 1.1.8.6 - No change required to this policy.
	Policy 1.1.8.7: Eliminate future scattered and highway strip commercial development by encouraging the development of commercial centers or nodes consistent with the Future Land Use Map.	Policy 1.1.8.7 - This policy is being met by the Comprehensive Plan and implementation of the County Wide Master Plan.	Policy 1.1.8.7 - No change required to this policy.
	Policy 1.1.8.8: Restrict strip commercial development to those traffic corridors where such development patterns now exist. The depth of these commercial areas should average 600 feet, with the exceptions to be found at points of arterial intersection.	Policy 1.1.8.8 – Policy met.	Policy 1.1.8.8 - No change required to this policy.
	Policy 1.1.8.9: Concentrate tourist and regional service related commercial activities to those areas adjoining the interstate highway system or that have sufficient regional automobile access.	Policy 1.1.8.9 – Policy met.	Policy 1.1.8.9 - No change necessary.
	Policy 1.1.8.10: Interchange development activities should not include commercial activities that are designed to service a small geographic	Policy 1.1.8.10 - Policy met.	Policy 1.1.8.10 - No change necessary.

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	market area. Local service activities should be located at points away from an interchange so as to avoid conflicts between regional and local traffic which can contribute to accelerated degradation of level of service in these areas. Policy 1.1.8.11: Encourage the use of existing commercial and industrial designated lands within the urban service area, through requiring a strict demonstration of service availability, before authorizing Land Use and Zoning amendments in areas not presently indicated as having such a designation.	Policy 1.1.8.11 - Policy met.	Policy 1.1.8.11 - No change necessary.
Objective 1.1.9 Through enforcement of Chapter 6.00.00 of the County's Land Development Code, support criteria and standards for the protection/creation of native plant communities within the County. For the purpose of this plan, Native Plant Communities shall be preserved as defined in the Treasure Coast Regional Planning Council's Regional Policy Plan, Regional Policy 10.1.2.2., "...preserved in viable condition with intact ground cover, understory and canopy."	Policy 1.1.9.1: St. Lucie County shall include within its Land Development Regulations criteria and standards for the protection and preservation of both wetland and upland habitat. The criteria to be included within the County's Land Development Regulations shall be based upon, but not limited to, the following: a) Size of the property on which the development activity is to take place; b) The type quality and sensitivity of the native habitat including nesting and foraging locations found on site; c) Methodologies to be employed in protecting and preserving native habitat; The presence or occurrence of endangered or threatened species on site and methodologies to be employed to ensure their continuing presence on site or mitigation; d) The amount of similar habitat in a state of functional preserve within the same area;	Policy 1.1.9.1 - This policy and objective are being met and implemented in the Land Development Code Chapter VI. Resource Protection Standards. Particularly Section 6.02.03 Wetlands Protection. Section 6.00.00 Vegetation Protection and Preservation, 6.02.00 Environmentally Sensitive Lands, and 6.04.00 Habitat of Endangered or Threatened Species. Also, the County requires Preserve Area Management Plans where applicable. The County should consider amending Policy 1.1.9.1 to include quantitative measurements for upland habitat protection. Also,	Objective requires no change. Policy 1.1.9.1 ~~No change needed for this objective and policy.~~ Amend to include quantitative measurements for upland habitat protection and rarity of the habitat.

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	and, e) Requirements that all necessary environmental assessments be prepared by personnel having the appropriate expertise to make the necessary determinations which shall be submitted in writing to the Board of County Commissioners for review prior to their making a determination regarding any proposed development.	consider adding requirements to consider the rarity of the habitat type at global and state levels using habitat ranking criteria developed by the Florida Natural Areas Inventory (FNAI).	
	Policy 1.1.9.2: In conjunction with the implementation of Policy 1.1.9.1, the County shall by, June 2004, reconsider the establishment of an impact fee collection system for the purpose of habitat acquisition/preservation, in lieu of specific on-site preservation.	Policy 1.1.9.2 – The County is preparing an impact fee for habitat acquisition/preservation and would like to amend this policy to add "where such off-site preservation would be more environmentally beneficial."	Policy 1.1.9.2 – Reset deadlines for completion and amend this policy to add where such off-site preservation would be more environmentally beneficial.
	Policy 1.1.9.3: All development applications that include wetland habitat shall be consistent with all applicable Federal, State and County regulations and the goals, objectives and policies of the County's Comprehensive Plan. The most restrictive of these regulations shall be enforced.	Policy 1.1.9.3 - Policy being met by Comprehensive Plan and Land Development Regulations.	Policy 1.1.9.3 - No changes required to this policy.
	Policy 1.1.9.4: Enforce Section 7.09.00 of the land development regulations to provide that existing on-site native upland habitat be incorporated into required site plans as a part of open space areas, required landscaping or as a part of minimum yard areas so that as much of the identified habitat as is practicable is maintained.	Policy 1.1.9.4 – Policy met.	Policy 1.1.9.4 - No change necessary.
	Policy 1.1.9.5: Enforce Section 6.00.00 of the land development regulations to protect trees and	Policy 1.1.9.5 - Policy met.	Policy 1.1.9.5 - No change necessary.

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	upland habitat by prohibiting the premature clearing of land and the concurrent destruction of native habitats with appropriate fines and mitigation. Policy 1.1.9.6: St. Lucie County shall subject proposed development in areas designated Residential/ Conservation (R/C) on the Future Land Use map to following criteria prior to approval: 1. Residential development shall not exceed one (1) dwelling unit per five (5) gross acres; 2. All development shall be subject to specific building restrictions as further specified in the County's Land Development Regulations. 3. The clearing of trees and other native understory, other than Melaleuca Leucadendra (Punk Tree), Schinus Terebinthefolius (Brazilian Pepper), and Casuarina Spp. (Australian Pine) shall be prohibited, unless specifically permitted through the County's tree protection regulations. 4. The addition or expansion of structures that require development orders or building permits shall be considered on a case-by-case basis. 5. Any residential development proposal in excess of 40 acres, or involving more than 8 units, shall be subject to the County's Planned Development regulations, including all standards of development identified within them, as set forth in the Land Development Regulations for St. Lucie County.	Policy 1.1.9.6 - Policy met. Policy 1.1.9.7 - Policy met.	Policy 1.1.9.6 - No change necessary. Policy 1.1.9.7 – Revise

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	Policy 1.1.9.7: Enforce Section 6.02.02 of the land development regulations to protect the water courses identified below: North Fork of the St. Lucie River - from the Martin County line to the confluence with Five & Ten Mile Creeks Five Mile Creek - from the confluence of the North Fork of the St. Lucie River to the Florida East Coast Railroad, Glades Cut-Off Branch Line. Ten Mile Creek - from the confluence of North Fork of the St. Lucie River to McCarty Road.	However, it would be advantageous to protect the entire waterway rather than sections.	policy to include entire waterways. ~~No change necessary.~~
	Policy 1.1.9.8: Enforce Section 6.00.00 of the County's land development regulations which requires immediate (within 5 days of alteration) reseeding or stabilization of areas cleared for development activities. Clearing for site construction shall not commence until appropriate authorizations for such activities have been granted pursuant to the County's Tree and Habitat protection regulations, reference Policy 1.1.8.6.	Policy 1.1.9.8 –This section is not currently part of the land development code.	Policy 1.1.9.8 - Revise policy to set deadline for amending the land development code for these standards regarding land clearing. ~~No change necessary.~~ Revise to remove specific citation as it may change in the future
	Policy 1.1.9.9: Enforce Section 7.07.07 of the County's land development regulations which require the developer of any site to be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.	Policy 1.1.9.9 – Policy met. Implemented through SFWMD ~~W~~water ~~U~~use permit ~~&~~and ~~our~~ perimeter landscaping buffer requirements.	Policy 1.1.9.9 – ~~No change necessary.~~ Revise to remove specific citation as it may change in the future.
	Policy 1.1.9.10: Continue to require new urban type developments near agricultural areas to avoid adverse impacts on the natural resources essential to production of crops and citrus.	Policy 1.1.9.10 - This policy is being met by the Land Development Code Section 7.10.13 Sewage and Septic	Policy 1.1.9.10 - County to determine if this policy and the LDC to include other adverse impacts

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
		Treatment facilities in Agricultural Zoning Districts. Also implemented through SFWMD district permitting.	Policy 1.1.9.11 - ~~No change necessary.~~ Revise to remove specific citation as it may change in the future.
	Policy 1.1.9.11: Enforce Section 6.06.00 of the County's land development regulations which requires that extraction activities for natural resources be permitted only where compatible with existing and proposed land uses. All operations must be in accordance with all applicable regulatory permitting requirements.	Policy 1.1.9.11 – Policy met and enforced during staff review of development applications.	
	Policy 1.1.9.12: Enforce Section 6.06.00 of the County's land development regulations which require that a reclamation/restoration plan be submitted as part of the required application for an extractive use permit.	Policy 1.1.9.12 – Policy met and enforced during staff review of development applications.	Policy 1.1.9.12 ~~– No change necessary.~~ Revise policy to remove specific citation as it may change in the future.
	Policy 1.1.9.13: Enforce Section 6.05.00 of the County's land development regulations, which require that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within the identified 100 year flood zones is subject to the County's Flood Damage Protection regulations.	Policy 1.1.9.13 – Policy met and enforced during staff review of development applications.	Policy 1.1.9.13 - ~~No change necessary.~~ Revise policy to remove specific citation as it may change in the future.
	Policy 1.1.9.14: Continue to require new development activities to be consistent with the soil conditions in the area in which the activity is proposed. In those instances where soil modifications are necessary, all activities should utilize best management practices as identified by the Soil Conservation Service.	Policy 1.1.9.14 – Policy met. Land Development Code Chapter 7 Development Design and Improvement Standards does not address soil conditions in relation to proposed activities.	Policy 1.1.9.14 – Revise policy to review LDC to include soil conditions in Chapter 7.
	Policy 1.1.9.15: By December 2004, the County	Policy 1.1.9.15 – The County	Policy 1.1.9.15 - Amend policy to review feasibility of

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Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	shall develop and approve a plan to promote (through acquisition) or protect (through incentives), the establishment of designed wildlife corridors connecting viable environmental habitat in order to allow the survival of far ranging species and prevent the isolation of natural communities. This plan is to be developed in cooperation with the Florida Game and Fresh Water Fish Commission, the U.S. Fish and Wildlife Service, the Department of Environmental Regulation, the South Florida Water Management District, Department of Agriculture and Consumer Services, and affected landowners.	is currently considering an environmental land impact fee and has a greenway plan. Specific wildlife corridors have not been identified.	developing wildlife corridors within land preservation and greenway plans.
Objective 1.1.10: St. Lucie County shall continue to protect and manage the unique coastal resources of the County, balancing the need to provide reasonable private property use while assuring a full range of public beach access and recreational facilities for the residents of and visitors to the County.	Policy 1.1.10.1: Continue to enforce the provisions of the Hutchinson Island Residential District as described in the Land Development Regulations. Policy 1.1.10.2: Recognize that in accordance with the regulations of the Hutchinson Island Residential District, as described in the St. Lucie County Land Development Regulations, the maximum hotel/motel density may not exceed the maximum residential densities set forth through the Future Land Use designations, as determined on land above mean high water. Policy 1.1.10.3: Future land development activities within the identified Hurricane Vulnerability Zone shall be consistent with Goal 7.2, its Objectives and Policies, as identified in the Coastal Management Element of the St. Lucie County Comprehensive Plan.	Policy 1.1.10.1 – Policy met. Policy 1.1.10.2 Policy met. Policy 1.1.10.3 – Policy met.	Objective requires no change. Policy 1.1.10.1 - No change necessary. Policy 1.1.10.2 – No change necessary. [County staff to check on. To be reviewed with Major Issue.] Policy 1.1.10.3 - No change necessary.
Objective 1.1.11: St. Lucie County shall continue to work with the interested groups and agencies to increase and broaden the County's	Policy 1.1.11.1: St. Lucie County shall actively assist to the maximum extent practical in the recruitment of clean high growth industrial activities.	Policy 1.1.11.1 - The County is actively targeting Industrial activities that include clean high growth industrial activities.	Objective requires no change. Policy 1.1.11.1 - This policy should more clearly identify clean high growth industrial

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
economic base while expanding existing business and industrial opportunities.	Policy 1.1.11.2: In addition to any other general standard for change in zoning as may be described in the County's Land Development Regulations, the following specific standards shall be used in determining the suitability of new property(s) for designation as Heavy Industrial under the County's Land Development Regulations: 1. Heavy Industrial property should have available to it central water services necessary for both domestic and fire protection purposes. 2. New Heavy Industrial property shall not be located within 1,000 feet of any Aquatic Preserve or other specially designated aquatic habitat or a Category I Wetlands as described in Policy 8.1.14.1 of the Conservation Element of this Plan. 3. New Heavy Industrial property should not be located within the 100 year flood plain. 4. Heavy Industrial property should have available to it heavy rail services for the receipt and distribution of products. 5. Heavy Industrial property should have immediate access to the regional transportation network without the need to travel through residential areas. 6. New Heavy Industrial property should have a minimum lot area of 10 acres. 7. New Heavy Industrial property should not be located within any cone of influence, as identified under the County's wellfield protection program.	Policy 1.1.11.2 - This policy is not incorporated in the Land Development Code Chapter 7.0 Development Design and Improvement Standards. LDC Chapter 7.04 is inconsistent with policy on minimum lot size. <u>Specific regulations should be moved to the Land Development Code and broader language should be provided in the Comprehensive Plan.</u>	activities. Policy 1.1.11.2 - Review Policy or Land Development Code ~~to eliminate~~ or include provisions of this policy in Chapter 7 and provide consistency with LDC.

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	Policy 1.1.11.3: In addition to any other general standard for change in zoning as may be described in the County's Land Development Regulations, the following specific standards shall be used in determining the suitability of new property(s) for designation as Light Industrial under the County's Land Development Regulations: 1. Light Industrial property should have available to it central water services necessary for both domestic and fire protection purposes. 2. New Light Industrial property should not be located within 500 feet of any Aquatic Preserve or other specially designated aquatic habitat or a Category I Wetlands as described in Policy 8.1.14.1.. 3. New Light Industrial areas should have immediate access to the regional transportation network. 4. New Light Industrial property should have a minimum lot size of one (1) acre.	Policy 1.1.11.3 - This policy is not incorporated in the Land Development Code Chapter 7.0 Development Design and Improvement Standards. LDC Chapter 7.04 is inconsistent with policy on minimum lot size.	Policy 1.1.11.3 - Review Policy or Land Development Code to eliminate or include provisions of this policy in Chapter 7 and provide consistency with LDC.
Objective 1.1.12: Pursuant to Chapter 5.00.00 of the Land Development Code, all development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards (which are adopted as part of	Policy 1.1.12.1: Restrict higher densities and intensities of development to urban service areas, where public facilities are available. Policy 1.1.12.2: Time the development of residential, commercial, and industrial land concurrently with provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency	Policy 1.1.12.1 - This policy is being met by the Comprehensive Plan Future Land Use Plan and Urban Service Boundary. Policy 1.1.12.2 - This policy is being met by the land Development Code Chapter V Adequate Public Facilities which addresses Level of	Objective requires no change. Policy 1.1.12.1 - No change required to this policy and Objective. Policy 1.1.12.2 - No change required to this policy.

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.	medical service, and public schools.	Service and Concurrency standards.	
	Policy 1.1.12.3: Permit only those proposed locations of public facilities which: a) maximize the efficiency of services provided; b) minimize their cost; and c) Minimize their impacts on the natural environment.	Policy 1.1.12.3 - This policy is being met by the County Land Use Plan and Urban Service Boundary.	Policy 1.1.12.3 - No change required to this policy.
	Policy 1.1.12.4: Require that all development in areas not provided with central water and sewer services be governed by the provisions of Section 381.272, F.S., regulating on-site sewage disposal systems; and Chapter 10D-6, F.A.C., which regulates the installation of individual sewage disposal facilities.	Policy 1.1.12.4 - This policy is being met and incorporated in the Land Development Regulations Section 7.08.01 Requirements for all Developments.	Policy 1.1.12.4 - No changes required to this policy.
	Policy 1.1.12.5: Prior to the issuance of any final development order within the Urban Service Area, the County shall consider the proximity of the proposed development activity to the availability of urban and community services and facilities. Development which requires extending any of these services over or through significant distances of undeveloped land or land not already subject to the issuance of a final development order shall be discouraged until other lands that are more proximate to the existing services have been developed.	Policy 1.1.12.5 - This policy is being met by the County and Land Development Code Chapter 5 Adequate Public Facilities.	Policy 1.1.12.5 - No changes required to this policy.
Objective 1.1.13: The County shall continue to improve coordination with affected and appropriate governments and	Policy 1.1.13.1: Coordinate requests for development orders or permits, as appropriate, with the City of Fort Pierce, Port St. Lucie, St. Lucie Village, adjacent counties, special districts,	Policy 1.1.13.1 - This policy is being met and incorporated in the Intergovernmental Coordination Element.	Objective requires no change. Policy 1.1.13.1 - No change required for this objective

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
agencies to include their input into the development process and to mitigate potential adverse impacts of future development and redevelopment activities.	the Treasure Coast Regional Planning Council, the South Florida Water Management District and state and federal agencies. Policy 1.1.13.2: By January 31, each year The County shall encourage the various municipal bodies within St. Lucie County, to develop and provide the County a Future Annexation Plan. Policy 1.1.13.3: The County shall encourage the annexation of any isolated enclave area prior to the issuance of any County building authorizations within that enclave. Policy 1.1.13.4: The County shall coordinate the review of all development proposals within the identified area of future annexation with the appropriate municipal body	Policy 1.1.13.2 - This policy is incorporated in the Intergovernmental Coordination Element as a policy. The County has not received annexation plans, but intends to continue to pursue cooperating with the municipalities. Policy 1.1.13.3 - St. Lucie County encourages annexation of isolated enclaves. Policy 1.1.13.4 - The County coordinates review of all development proposals within future annexation areas. The County and the City of Fort Pierce cooperate on development review in areas of future annexation. The County would like to pursue a similar relationship with Port St. Lucie.	and policy. Policy 1.1.13.2 - No change required to this policy. Policy 1.1.13.3 - No changes required to this policy. Policy 1.1.13.4 - No changes required to this policy.
Objective 1.1.14: St. Lucie County shall eliminate or reduce land uses inconsistent with the provisions of the Comprehensive Plan unless otherwise referenced through the vesting of development	Policy 1.1.14.1: St. Lucie County shall by December 31, 2004, develop and implement a program to provide for the recapturing of previously approved development authorizations that have not been permitted for construction, excluding those development units or lots recognized as existing lots of record as further	Policy 1.1.14.1 ~~– Not completed.~~ Implemented through Section 5.03.01 of the Land Development Code (L~~O~~DC).	Objective requires no change Policy 1.1.14.1 -. Revise policy to show ~~new completion date. C~~continuous implementation in the Land

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
rights.	described in the County's Land Development Code. Policy 1.1.14.2: St. Lucie County shall by December 31, 2004, develop and implement a program to provide for specific maximum time periods in which approved development units or non-residential square footage must be constructed or the approvals authorizing its construction shall terminate and the approvals be rescinded.	Policy 1.1.14.2 – ~~Not completed.~~Implemented through Section 5.01.01 of the Land Development Code.	Development Code. Policy 1.1.14.2 - Revise policy to indicate continuous implementation of the land development code. ~~to show new completion date.~~ t
Objective 1.1.15: The County shall continue to provide for the location of only compatible uses of land within the vicinity of the St. Lucie County International Airport.	Policy 1.1.15.1: Enforce Section 4.00.00 of the Land Development Code which identifies those properties likely to be impacted from development activities at the St. Lucie County International Airport and specifies what special measures or activity restrictions will be necessary in the development of these properties to minimize any adverse impacts. Policy 1.1.15.2: Enforce Section 4.00.00 of the Land Development Code which enacts an Airport Height Regulation Ordinance, and encourages as appropriate, the participation of all other effected units of government in the implementation of this ordinance. Policy 1.1.15.3: Verify and relocate as necessary the 65 Lnd line within the Airport Master Plan. Policy 1.1.15.4: St. Lucie County shall continue to	Policy 1.1.15.1 – Policy met. Policy 1.1.15.2 – Policy met. Policy 1.1.15.3 – This policy is being met. Policy 1.1.15.4 - This policy is	Objective requires no change. Policy 1.1.15.1 - No change necessary. Policy 1.1.15.2 – No change necessary. Policy 1.1.15.3 – No change required to this policy. Minor revision to replace Ldn [sic] for DNL (Day/Night Noise Level) Policy 1.1.15.4- No

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	work toward the phasing out of incompatible land uses within the 65 Lnd line as identified in the Airport Master Plan	being met by the County	changes required to this policy. Minor revision to replace Ldn [sic] for DNL (Day/Night Noise Level)
Objective 1.1.16: By June 2004, develop regulations to allow compatible eco-tourism facilities on or near resources preserved for public purpose.		Objective 1.1.16: The land development code was amended to include a zoning designation for areas correlating to areas with the Conservation-Public land use designation which includes facilities related to eco-tourism.	Revise Objective to complete by 2011.~~for new deadline~~
	Policy 1.1.16.1: Require that the proposed facility be consistent with the provisions of the Coastal and Conservation Elements of this Plan.	Policy 1.1.16.1: Not specified in the land development regulations. ~~This objective and policies have not been met.~~	Policy 1.1.16.1 - Set deadline to revise Conservation-Public to include these additional standards. ~~Review Land Development Regulation to include eco-tourism policies per 1.1..16 update and provide dates.~~
	Policy 1.1.16.2: Require that the proposed facility not negatively impact the resource through design standards which consider the carrying capacity of the resource, and the intensity and compatibility of the proposed use.	Policy 1.1.16.2 Not specified in the land development regulations.~~Policy met.~~	Policy 1.1.16.2 – Set deadline to revise Conservation-Public to include these additional standards. ~~No change necessary.~~
	Policy 1.1.16.3: Require that the proposed facility be designed to contribute to the experience offered by the resource.	Policy 1.1.16.3 Not specified in the land development regulations. ~~Policy met.~~	Policy 1.1.16.3 – Set deadline to revise Conservation-Public to include these additional standards. ~~No change necessary.~~
	Policy 1.1.16.4: Require the developer to provide,	Policy 1.1.16.4 Not specified	Policy 1.1.16.4- Set

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	as a part of the application, a study of the resources carrying capacity and to establish a visitor monitoring program to avoid negative bio-physical impacts.	in the land development regulations. ~~Policy met.~~	deadline to revise Conservation-Public to include these additional standards. ~~No change necessary.~~
Objective 1.1.17: Coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.	Policy 1.1.17.1: Future schools shall be allowable uses in all Future Land Use categories within the Urban Service Area except; Industrial (IND), Conservation - Public (Cpub), Residential/Conservation (R/C), Historic (H) and any Special District (SD) which is defined to exclude educational facilities.	Policy 1.1.17.1 – Policy met.	Objective requires no change. Policy 1.1.17.1 – No change required.
	Policy 1.1.17.2: The Future Land Use designation for land on which a school is constructed or planned to be constructed shall be changed to Public Facilities (P/F) Land Use at the earliest opportunity.	Policy 1.1.17.2 – Policy met.	Policy 1.1.17.2 – No change required.
	Policy 1.1.17.3: Schools shall not be located outside the Urban Service Area described in Policy 1.1.5.1 unless (a) the school is to be located on property owned by the School Board on or before January 1, 2001, or (b) it is demonstrated that the projected enrollment is primarily students which live outside of the Urban Service Area and are best served by a school also located outside of the Urban Service Area, or the school's curriculum focuses on agricultural uses consistent with those found in St. Lucie County.	Policy 1.1.17.3 – Policy met.	Policy 1.1.17.3 – No change required.
	Policy 1.1.17.4: Proposed school sites shall meet the following general criteria: a) Adequate public facilities and services, including roads, central water service, central sewer service, and other utilities shall be	Policy 1.1.17.4 – Policy met.	Policy 1.1.17.4 – No change required.

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	available concurrent with the opening of the school; b) There are no significant environmental constraints that would preclude development of a school on the site; c) There are no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master File; d) Soils are suitable or adaptable for the proposed use; e) Required parking and circulation of vehicles on the site can be accommodated; and f) Where feasible, co-location with public facilities such as active parks, libraries, and community centers is considered.		
	Policy 1.1.17.5: As provided in Chapter 1013, Florida Statutes, the Land Development Code may include reasonable development standards and conditions for school site plans in accordance with Chapter 1013 Florida Statutes, so long as those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.	Policy 1.1.17.5 - Land Development Code does not specifically incorporate school development standards as provided in this policy.	Policy 1.1.17.5 - Determine if Land Development code needs to include reasonable school development standards.
	Policy 1.1.17.6: When considering the acquisition and establishment of public facilities such as active parks, libraries, and community centers, the county shall, to the greatest extent possible, select a location which allows for the current or future co-location with a public school.	Policy 1.1.17.6 – Policy met.	Policy 1.1.17.6 – No change required.
	Policy 1.1.17.7: When selecting land for preservation, or passive parks and uses, the	Policy 1.1.17.7 <u>Policy met.</u>	Policy 1.1.17.7 – <u>Consider revising policy as follows:</u>

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
	county shall consider the possibility of co-location with a school.		When selecting land for preservation, or passive parks and uses, the county shall consider the proximity of sites to school.~~No change required~~.
Objective 1.1.18: St, Lucie County shall identify existing and future dredge spoil sites in a manner which does not negatively impact the surrounding area.	Policy 1.1.18.1: St Lucie County shall coordinate with, and assist, the Florida Inland Navigation District in the identification of dredge/spoil disposal sites associated with maintaining the Atlantic Intercoastal Waterway in St. Lucie County. Dredge disposal sites within the jurisdiction of the county should first be used to serve the needs of St. Lucie County and then, if sufficient capacity in the sites exist, extraterritorial depositions may be permitted. Policy 1.1.18.2: St, Lucie County shall, by December 31, 2003, develop local selection criteria that shall ensure the availability of sufficient sites to meet future dredge/spoil disposal needs associated with the County's stormwater improvement programs. The criteria to be established shall at a minimum address and be consistent with all applicable environmental and natural resource protection policies established within this Comprehensive Plan and supporting external documents and plans. The regulations affecting the local selection criteria for dredge/spoil disposal sites shall be included in the St. Lucie County Land Development Code.	Policy 1.1.18.1 – Policy met. Policy 1.1.18.2 - County has developed local selection criteria for dredge spoil sites, they are not in the land development code.	Objective requires no change. Policy 1.1.18.1 – No change required. Policy 1.1.18.2 – Revise Land Development Code to incorporate dredge spoil sites selection criteria.
GOAL 1.2: RECOGNIZE THAT LAND USE AND TRANSPORTATION MUST BE CONSIDERED CONCURRENTLY IN ALL PLANNING, AND TO THE EXTENT FEASIBLE, MODIFY CURRENT LAND USE PATTERNS TO DECREASE DEPENDENCY ON THE AUTOMOBILE IN ORDER TO MINIMIZE THE NEED FOR FUTURE ROADWAY EXPANSION AND PROMOTE THE USE OF ALTERNATE MODES OF TRANSPORTATION.			
Objective 1.2.1: Complete the Transportation/Land Use	Policy 1.2.1.1: Based on the recommendations of the Transportation/Land Use Study, modify Future	Policy 1.2.1.1 – No land use changes recommended in	Objective should be replaced with new County

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
Study and implement policy based on its recommendations.	Land Use designations where feasible.	study.	initiatives. Policy 1.2.1.1 – Policy should be replaced with new County initiative.
	Policy 1.2.1.2: Modify County zoning designations consistent with Future Land Use.	Policy 1.2.1.2 – No land use or zoning changes recommended in study.	Policy 1.2.1.2 - Policy should be replaced with new County initiative.
	Policy 1.2.1.3: Based on the recommendations of the Transportation/Land Use Study, work with Fort Pierce, Port St. Lucie, Martin County, Indian River County and Okeechobee County to modify Future Land Use and zoning where feasible.	Policy 1.2.1.3 – No land use or zoning changes recommended in study.	Policy 1.2.1.3 - Policy should be replaced with new County initiative.
	Policy 1.2.1.4: Encourage development consistent with the recommendations of the Transportation/Land Use Study.	Policy 1.2.1.4 – No land use or zoning changes recommended in study.	Policy 1.2.1.4 - Policy should be replaced with new County initiative.
Objective 1.2.2: Continue to explore planning concepts which provide for fewer and/or shorter automobile trips.	Policy 1.2.2.1: Explore development patterns which allow for employment and shopping opportunities in close proximity to residential uses.	Policy 1.2.2.1 – Policy met through future land use designations.	Objective requires no change. Policy 1.2.2.1 – Revise policy for more specific tasks.
	Policy 1.2.2.2: Provide for transit stop locations within appropriate developments.	Policy 1.2.2.2 – Policy being met.	Policy 1.2.2.1 – No change required.
	Policy 1.2.2.3: Support efforts to provide fixed route transit throughout the County, including light rail service.	Policy 1.2.2.3 – The County already has three fixed route services, and will continue to support light rail services. Policy being met.	Policy 1.2.2.3 – No change required.

Future Land Use			
Goal & Objectives	**Policy**	**Current Conditions**	**Recommendations**
GOAL 1.3: RECOGNIZE AND PLAN FOR UNIQUE AREAS WITHIN THE UNINCORPORATED COUNTY.			
Objective 1.3.1: Identify areas which have common internal characteristics and require planning as contiguous areas. The Indrio Road corridor, White City, the area surrounding the Orange Blossom Mall, North Hutchinson Island, and South Hutchinson Island are examples.	Policy 1.3.1.1: Define the boundaries of appropriate planning areas. Policy 1.3.1.2: Prioritize the identified planning areas for order of consideration. Policy 1.3.1.3: Work with citizens of each area to identify issues and seek solutions which may include changes to local levels of service, available public services including roadways, future land use and zoning.	Objective 1.3.1 ~~–~~ Portions of White City are ~~is~~ now part of Fort Pierce and it's no longer under St. Lucie County jurisdiction. Policy 1.3.1.1 - The County has identified areas which have commons internal characteristics and have required planning as contiguous areas. They include the Hutchison Island Planning area. The County continues to implement this policy. Policy 1.3.1.2 - This policy is being met by the County. Policy 1.3.1.3 – This policy is being met.	Objective 1.3.1 – The objective should be revised to new target areas and incorporate neighborhood planning techniques. Policy 1.3.1.1 - No changes required to this policy. Policy 1.3.1.2 – No changes required to this policy. Policy 1.3.1.3 - No changes required to this policy.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
GOAL 2.1. PROVIDE SAFE AND EFFICIENT INTEGRATED MULTI-MODAL TRANSPORTATION SYSTEM WHICH ADDRESSES THE FUTURE NEEDS OF ST LUCIE COUNTY FOR MOVEMENT OF PEOPLE AND GOODS, AND WHICH CONSIDER SOCIAL, ECONOMIC, ENERGY AND ENVIRONMENTAL EFFECTS OF THE TRANSPORTATION SYSTEM.			
OBJECTIVE 2.1.1: The St. Lucie County transportation system shall be reviewed in coordination with any requested changes to the Future Land Use Element or other related components of this plan. A report on the impacts to the system brought about by any proposed land use changes shall be prepared and presented to the Board of County Commissioners as part of the review of that Land Use change.	Policy 2.1.1.1: In coordination with the St. Lucie MPO, conduct a regular review of accident data and identify above average accident locations. Prepare an annual report on high accident locations including proposed corrective measures and costs. This report will be shared with the St. Lucie County Community Traffic Safety Team, or other appropriate County board or authority, to identify potential funding sources and make changes or improvements to high accident locations.	Policy 2.1.1.1: Policy met.	Objective requires no change. Policy 2.1.1.1: No change necessary.
	Policy 2.1.1.2: In coordination with the St. Lucie MPO develop bi-annual report, on the level of service provided on the St. Lucie County roadway system and identify improvement needs and costs to provide the levels of service listed in Policy 2.1.2.8. Improvement needs will be determined based on and consistent with the 1997 MPO Congestion Management System (as may be amended and incorporated herein by reference) study methodology. This report shall be made available during the summer of each bi-annual reporting period.	Policy 2.1.1.2: St. Lucie Transportation Organization (TPO), previously known as MPO, annually reviews County transportation network. Roadway LOS, identified needs and respective costs identified in the TPO's annual Congestion Management Process.	Policy 2.1.1.2: Update the policy. Revise the policy to develop the LOS report on an annual basis instead of bi-annual basis.
	Policy 2.1.1.3: In coordination with the Florida Department of Transportation and the St. Lucie Metropolitan Planning Organization (MPO), annually review the transportation network and define any areas that may warrant LOS standards lower than those listed in Policy 2.1.2.8, consistent with the provisions of Rule 9J5-0055, Florida Administrative Code, as may be amended.	Policy 2.1.1.3: Policy met.	Policy 2.1.1.3: No change necessary.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 2.1.1.4: In coordination with the Florida Department of Transportation and the St. Lucie Metropolitan Planning Organization (MPO), provide comments and recommendations to the Department of Transportation in the development of the FDOT Annual Work Program. This coordination should be done in the summer of each calendar year in expectation of the presentation of the next years tentative work program by the Department of Transportation in November/December of that year.	Policy 2.1.1.4: Policy met.	Policy 2.1.1.4: ~~No change necessary.~~ Update the policy.
	Policy 2.1.1.5: Facilities currently operating at conditions below those standards listed in Policy 2.1.2.8 shall be maintained at least at their current LOS through development order conditions for roadway improvements within the radius of influence of a proposed development. The radius of influence for a given development shall be further defined in the County's Land Development Regulations traffic monitoring provisions.	Policy 2.1.1.5: Policy met. Programmed roadway improvements within the 5 year CIP will provide acceptable LOS for the following constrained facilities: 25th Street south, Midway Road west of 25th Street, US-1 from Edwards to Prima Vista, and Prima Vista from US-1 to Rio Mar.	Policy 2.1.1.5: No change necessary.
	Policy 2.1.1.6: Utilize the County's closed loop signal coordinated system to maintain the signal control for all roads for which St. Lucie County has operational, maintenance and jurisdictional responsibility.	Policy 2.1.1.6: Policy met.	Policy 2.1.1.6: No change necessary.
	Policy 2.1.1.7: The County recognizes that the Florida Intrastate Highway System (FIHS) is a statewide transportation network that provides for high-speed and high-volume traffic movements for interstate and regional commerce and other long distance trips. The system is intended to accommodate High-Occupancy Vehicles (HOVs), express bus transit and, in some corridors, passenger rail service, and as such should not be	Policy 2.1.17: Policy met.	Policy 2.1.1.7: Revise to include Strategic Intermodal System (SIS) facilities along with FIHS.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	relied upon as a local circulator for trips of local origin or destination. Policy 2.1.1.8: As recognized in policy 2.1.1.6, the Florida Intrastate Highway System (FIHS), shall not be relied upon as a local circulator for trips of local origin or destination within the urban service area of the county. Accordingly, the 2025 Transportation Plan, as contained in this Transportation Element, shall include the identification and development of alternative arterials/collectors within the urban service area of the County to redirect local traffic from having to use the Florida Intrastate Highway System (FIHS).	Policy 2.1.1.8: Policy met.	Policy 2.1.1.8: Update the policy to include the SIS and 2030 RLRTP.
OBJECTIVE 2.1.2: Existing and future roadway deficiencies, based on standards established in this plan shall, be mitigated through a continuous roadway improvement program.	Policy 2.1.2.1: Develop and implement a Transportation Improvement Program (TIP) that is consistent with the goals, objectives and policies of this plan. Update this plan annually in conjunction with review of the capital improvement budget. Policy 2.1.2.2: Review all proposed developments for consistency with the goals, objectives, and policies of this plan and require coordination of traffic circulation plans and improvements with land use, right-of-way and infrastructure plans before development approval. Traffic circulation plans shall include the mitigation of all potential project impacts on the roadway system. Policy 2.1.2.3: Review access driveways and new roadway connections associated with development to assure safety and compatibility with the existing and future roadway network. Impose requirements for conformity, as condition of development approval.	Policy 2.1.2.1: Policy met. Policy 2.1.2.2: Policy met. Policy 2.1.2.3: Policy met. LDC has provisions for driveways and access connections.	~~Objective requires no change.~~Objective should be revised to support infill development~~,~~ and ~~-~~reducing acceptable level of service on constrained roadways. Policy 2.1.2.1: No change necessary. Policy 2.1.2.2: No change necessary. Policy 2.1.2.3: No change necessary.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 2.1.2.4: Except as defined in Policies 2.1.2.6 through 2.1.2.13, maintain the operation of the roadway network for which St. Lucie has operational, maintenance or jurisdictional responsibility at or above the LOS standards as listed in Policy 2.1.2.7.	Policy 2.1.2.4: There are a couple of roadways which are operating below LOS standards.	Policy 2.1.2.4: No change necessary.
	Policy 2.1.2.5: Coordinate with the City of Fort Pierce and the Florida Department of Transportation to meet future corridor capacity needs for U.S. 1. Explore the cost and feasibility of alternative traffic corridors/options through the downtown area of Ft. Pierce.	Policy 2.1.2.5: The County is in coordination with the FDOT and City of Fort Pierce.	Policy 2.1.2.5: No change necessary.
	Policy 2.1.2.6: Coordinate with the City of Port St. Lucie and the Florida Department of Transportation to meet future corridor capacity needs for U.S. 1. Explore the cost and feasibility of alternative traffic corridors/options through the US #1 corridor in Port St. Lucie.	Policy 2.1.2.6: The County is in coordination with the FDOT and City of Port St. Lucie.	Policy 2.1.2.6: No change necessary.
	Policy 2.1.2.7: St. Lucie County adopts the roadway level of service standards for application within the unincorporated areas of St. Lucie County, as set forth in Table 2-4.	Policy 2.1.2.7: Revising the adopted LOS for rural roadways is being discussed.	Policy 2.1.2.7: No change necessary.
	Policy 2.1.2.8: In coordination with the Capital Improvements Element (Policy 11.1.1.17) and the FDOT, the Category "C" public facilities as listed in Table 2-10 shall be classified as backlogged facilities. These roadways or roadway segments will be allowed to increase up to 10% in peak hour, peak direction traffic volume at the adopted level of service of the affected transportation facility. Table 2-10 State Backlogged Facilities	Policy 2.1.2.8: Policy met. An annual LOS determination is made based upon the latest traffic count data collected by the County, the State and the municipalities. The strategies to lower LOS for specific constrained backlog facilities where needed improvement funding	Policy 2.1.2.8: No change necessary.

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<tr><th colspan="4">Transportation Element</th></tr>
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<tr><td></td><td><table>
<tr><td>South US-1</td><td>Edwards Rd</td><td>Midway Road</td></tr>
<tr><td>South US-1</td><td>Midway Road</td><td>Prima Vista Blvd</td></tr>
<tr><td>Kings Highway</td><td>Okeechobee Rd</td><td>North of US-1</td></tr>
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Policy 2.1.2.9: In coordination with FDOT, designate as constrained facilities those roadways in St. Lucie County which operate below acceptable levels of service and where capacity improvements are not feasible due to physical or policy barriers.

Policy 2.1.2.10: Allow no roadway link which is not subject to inclusion in or listed in Table 2-10 to operate at more than ten percent above the levels of service identified in Policy 2.1.2.7. When any County arterial or collector road or segment of such a road is determined to be operating one level of service below its adopted standard, the County shall exercise one of the following options:
a. Enter into a contract that will result in the addition of capacity to the facility within six months of the determination that the facility is operating below its level of service standard, and delay issuance of development orders until the contract has been executed;
b. Enter into an enforceable development agreement that specifies that new development will provide for the upgraded facility;
c. Amend the plan to lower the level of service at the next opportunity; or
d. Not issue any development permits in the impacted area. The purpose of providing for the temporary operation below the adopted</td><td>is not included in 5 Year Capital Improvement Plan, is being examined.

Policy 2.1.2.9:
Policy met.

Policy 2.1.2.10:
There a couple of roadways operating at below adopted LOS standards. The County is planning to improve the LOS standards through the proportionate fair share ordinance, roadway improvements, Transportations System Management (TSM), and Transportation Demand Management (TDM) strategies.</td><td>Policy 2.1.2.9:
No change necessary.

Policy 2.1.2.10:
Continue to improve level of service. The County may consider to designate Transportation Concurrency Management Area (TCEA), if meets the requirement of TCEA.</td></tr>
</table>

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	level of service is to provide a reasonable period of time to restore the level of service through appropriate improvements to roads that are forecast to operate at the adopted level of service, but which may unexpectedly operate at a lower level of service. All development orders issued pursuant to this policy shall be conditioned on the attainment of the adopted level of service. However, this policy shall not impair the county's right to refuse to issue a development order pursuant to this policy if the Board of County Commissioners determines that the resultant lower level of service caused by the proposed development order would constitute a threat to public health or safety." Policy 2.1.2.11: In coordination with FDOT, designate roadways or roadways segments as backlogged or constrained facilities which operate at levels of service as established in policy 2.1.2.7. If so designated the County and the FDOT, the County and the FDOT shall develop a program that addresses how to eliminate the backlog or constraining circumstances associated with the particular roadway or roadway segment.	Policy 2.1.2.11: Policy met. The TPO 's annual roadway prioritization process is used to prioritize backlogged roadways for local, state and federal funding.	Policy 2.1.2.11: No change necessary.
OBJECTIVE 2.1.3: St. Lucie County shall maintain a thoroughfare right-of-way protection plan for the major roadway network based upon the Transportation Element and the Future Land Use Element of this plan.	Policy 2.1.3.1: Prohibit encroachment of development and required setbacks into established present and future rights-of-way and, within the law, require dedication of right-of-way through development orders issued by the County. Policy 2.1.3.2: Review all proposed development plans for impact on the future land use plan and	Policy 2.1.3.1: Policy met. Policy 2.1.3.2: Policy met.	Policy 2.1.3.1: No change necessary. Policy 2.1.3.2 No change necessary.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	assess the capacity needs of each project as it relates to the thoroughfare right-of-way protection plan by requiring a traffic impact analysis, as further described in the County's Land Development Regulations, with proposed development applications.		
	Policy 2.1.3.3: The minimum right-of-way standards shall be used by the County in implementing the thoroughfare right-of-way protection plan described in Objective 2.1.3, and as generally depicted on Figure 2-8:	Policy 2.1.3.3: Policy met.	Policy 2.1.3.3: No change necessary.
	Policy 2.1.3.4: Roadways and roadway corridors shown on the thoroughfare right-of-way protection plan, excluding those that are part of the Florida Intrastate Highway System (FIHS), that are outside of the urban service area of the County shall not be widen or constructed until it is demonstrated to the County that the roadway construction is required to meet the development impacts of the area. Nothing in this Policy shall be construed or otherwise interpreted as to restrict or limit the ability of the County, the State or other lawful entity, to perform routine maintenance, rehabilitation or safety improvements to any roadways or roadway corridor located outside of the urban service area.	Policy 2.1.3.4: Policy met.	Policy 2.1.3.4: No change necessary. Include a revised Right-of-way Protection Map (Figure 2-8).
	Policy 2.1.3.5: Review Bi-Annually the status of the thoroughfare right-of-way protection plan and submit any changes to that plan as necessary to address the mobility needs of the community.	Policy 2.1.3.5: St. Lucie County staff is currently in process of reviewing the right-of-way protection map for consistency with the long range transportation plan and short range corridor plans	Policy 2.1.3.5: No change necessary.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
		within the County.	
GOAL 2.2: ESTABLISH AN INTEGRATED TRANSPORTATION SYSTEM CONSISTENT WITH FUTURE DEVELOPMENT OF THE COUNTY.			
OBJECTIVE 2.2.1: Coordinate the transportation system with the future land use map or map series and ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas.	Policy 2.2.1.1: Include, within the Land Development Regulations, provisions for requiring an adequate number of motorized and bicycle on-site parking spaces for each new site development and provide for safe and efficient movement of vehicles and pedestrians within the site in conjunction with plan review and permitting. Policy 2.2.1.2: Review on-site traffic flow to assure adequate circulation for motorized and non-motorized vehicles and pedestrians is provided. Require signage and roadway specifications that conform to the County's adopted standards. Policy 2.2.1.3: The County shall, by January 2002, review its off-street parking standards to determine what modifications, if any, may be made to those standards that would effectively encourage the use of alternative transportation modes. Policy 2.2.1.4: The County shall, within its land development regulations, include incentives to encourage the use of reduced parking standards in areas of the County designated for Mixed and Planned Unit developments. Policy 2.2.1.5: The County shall, by July 2002, consider the adoption of specific transportation demand management programs to modify peak hour travel demand, reduce the number of vehicle miles traveled per capita within the community	Policy 2.2.1.1: Policy met. LDC has provisions for site plan review. Policy 2.2.1.2: Policy met. LDR has provisions for site plan review for internal traffic circulation. Policy 2.2.1.3: Policy met. Policy 2.2.1.4: The County may want to work with FDOT on the guidelines for Transit Oriented Development (TOD). These would support transit and pedestrian friendly design and encourages reduced parking standards. Policy 2.2.1.5:	Objective requires no change. Policy 2.2.1.1: No change necessary. Policy 2.2.1.2: No change necessary. Policy 2.2.1.3: Update the policy. Policy 2.2.1.4: Consider revising policy to schedule development of TOD guidelines <u>and to coordinate land uses and densities with TOD and TDP.</u> - Policy 2.2.1.5: Revise policy to schedule adoption of TDM measures.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	and region and improve overall system efficiency and enhance safety. These programs and strategies shall be developed In coordination with the Florida Department of Transportation and the St. Lucie Metropolitan Planning Organization (MPO). Policy 2.2.1.6: The County shall, by July 2002, consider the adoption of specific numerical indicators against which the achievement of the mobility goals of the community can be measured, such as modal split, annual transit trips per capita, automobile occupancy rates. These numerical indicators shall be used in prioritizing the annual MPO project priority rankings.	The County needs to adopt TDM measures to reduce traffic congestion and improve the level of service. Policy 2.2.1.6: Policy met.	Policy 2.2.1.6: No change necessary. Add a policy to incorporate guidelines for Transit Oriented Development (TOD) and include provisions in LDC for TOD standards.
OBJECTIVE 2.2.2: The long range transportation needs plan shall be updated on a regular basis.	Policy 2.2.2.1: Revise the transportation element as appropriate upon the completion of the current St. Lucie Urban Area 2025 transportation study, and any subsequent updates to that plan.	Policy 2.2.2.1: St. Lucie County has adopted 2030 RLRTP.	Policy 2.2.2.1: Revise and update the policy according to the 2035 RLRTP to be adopted in 2010.
GOAL 2.3 TO DEVELOP A SAFE BICYCLE AND PEDESTRIAN TRANSPORTATION SYSTEM ACCESSIBLE TO ALL MAJOR PUBLIC AND PRIVATE FACILITIES.			
OBJECTIVE 2.3.1: The bicycle and pedestrian transportation system needs for St. Lucie County shall be identified through the development of a long range master plan that shall be updated on a regular basis.	Policy 2.3.1.1: The County shall, by December 2004, have approved a bicycle and pedestrian transportation plan for all of St. Lucie County. Policy 2.3.1.2: The bicycle and pedestrian transportation plan for St. Lucie County shall include, and address the need for, the integration of both countywide and regional/statewide greenway and trail networks into the overall bicycle and pedestrian plan.	Policy 2.3.1.1: Policy met. The St. Lucie ~~MPO~~ TPO has completed a Bicycle and Pedestrian System Analysis Study to improve the existing bicycle and pedestrian plan and adopted . Policy 2.3.1.2: Policy met.	Objective requires no change. Policy 2.3.1.1: Revise the policy to incorporate the recommendations from the SLC Bicycle Pedestrian, Greenways & Trails study. Policy 2.3.1.2: No change necessary.
OBJECTIVE 2.3.2: **The transportation system**	Policy 2.3.2.1: Include within the Land Development Regulations, design criteria and	Policy 2.3.2.1: Policy met. LDC has	Objective requires no change.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
shall be improved to appropriately accommodate bicycle and pedestrian roadway design and facility requirements.	standards to be used in addressing the needs of bicyclists and pedestrians. Policy 2.3.2.2: In coordination with the St. Lucie MPO, establish a standing advisory committee that provides input and recommendations on the development of a coordinated bicycle and pedestrian transportation plan. The plan should provide access to major public and private facilities including parks, schools, beach accesses and major shopping facilities. Policy 2.3.2.3: The County shall maintain an inventory all significant streets within the MPO area, with particular attention given to hazards, bottlenecks, and barriers to bicyclists. Policy 2.3.2.4: The County shall, by July 2002, develop a bicycle and pedestrian accident recording program to identify road segments and intersections having frequent bicycle and pedestrian-related accidents. Policy 2.3.2.5: Include within the Land Development regulations a requirement that all new development provide bicycle facilities and/or sidewalks along all major collector and arterial roadways within and adjacent to the proposed development project. Policy 2.3.2.6: Coordinate bicycle planning activities with other agencies associated with bicycle planning activities in Okeechobee, Martin and Indian River Counties. Policy 2.3.1.7: Motorized and non-motorized	provisions for pedestrians and bicyclists. Policy 2.3.2.2: Policy met. Policy 2.3.2.3: Policy met. St. Lucie MPO has completed a Bicycle and Pedestrian System Analysis Study. Policy 2.3.2.4: Policy met. Policy 2.3.2.5: Policy met. LDR has provisions. Policy 2.3.2.6: Policy met. Policy 2.3.1.7:	Policy 2.3.2.1: No change necessary. Policy 2.3.2.2: Consider revising policy as follows: In coordination with the St. Lucie TPO, establish an advisory committee that provides input and recommendations on the implementation and updates of a coordinated bicycle and pedestrian transportation plan. ~~No change necessary.~~ Policy 2.3.2.3: Include the recommendations from the Bicycle and Pedestrian System Analysis Study into the Transportation Element. Policy 2.3.2.4: No change necessary. Policy 2.3.2.5: No change necessary. Revise the policy to include

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	transportation needs shall be identified and addressed and met for each new development approval. Policy 2.3.1.8: By January 1, 2002, the County shall consider and implement the necessary land development code amendments to require that all new land development activities include dedicated bicycle and pedestrian facilities on internal arterial and collector roadways. Pedestrian facilities shall be required along all local streets as necessary to support the intensity and density of development.	Policy met. Policy 2.3.1.8: Policy met.	the sidewalks on all internal roadways along with major roadways. Policy 2.3.2.6: No change necessary. Policy 2.3.1.7: No change necessary. Policy 2.3.1.8: Revise policy to show continuous implementation of LDC.
OBJECTIVE 2.3.3: A bicycle transportation system shall be developed into a network connecting all major travel destinations to population concentrations.	Policy 2.3.3.1: Establish bicycle and pedestrian facilities in accordance with AASHTO guidelines around schools, with emphasis placed upon the area encompassing schools that are not serviced by the school bus system. Prioritization for the development of these facilities will be determined by the Board of County Commissioners and shall be based on the St. Lucie MPO Bicycle and Pedestrian Plan.	Policy 2.3.3.1: The County needs to continue working on missing sidewalks and safe routes to school.	Objective requires no change. Policy 2.3.3.1: Consider revising policy to schedule completion of missing sidewalks and providing the safe routes to schools~~.~~
OBJECTIVE 2.3.4: **A usable pedestrian circulation system shall be developed.**	Policy 2.3.4.1: Provide, in association with all new road construction in the urban area, sidewalks along all arterials and collectors identified in the Comprehensive Plan. Pedestrian facilities shall be required along all local streets as necessary to support the intensity and density of development. Policy 2.3.4.2: Provide additional sidewalks, where necessary, to connect or complete either existing or proposed sidewalks in a manner that	Policy 2.3.4.1: Policy partially met. Policy 2.3.4.2: The County is working towards improving its	Objective requires no change. Policy 2.3.4.1: Continue to work towards this policy. Policy 2.3.4.2: Continue to work towards the policy and

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	provides a complete pedestrian circulation system.	sidewalk system.	implementation of St. Lucie ~~M~~TPO Bicycle and Pedestrian Plan.
GOAL 2.4: COORDINATE TRANSPORTATION-RELATED ISSUES WITH THE PLANS AND PROGRAMS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, THE TREASURE COAST REGIONAL PLANNING COUNCIL, THE ST. LUCIE METROPOLITAN PLANNING ORGANIZATION, FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, THE HUTCHINSON ISLAND RESOURCE MANAGEMENT PLAN, ADJACENT MUNICIPALITIES, ADJACENT COUNTIES, AND OTHER PRIVATE TRANSPORTATION-RELATED AGENCIES.			
OBJECTIVE 2.4.1: Common transportation goals, objectives, and policies shall be shared on an on-going basis with the transportation-related agencies listed in Goal 2.4, where common interests are involved.	Policy 2.4.1.1: Review the existing Transportation Goals, Objectives, and Policies of other agencies when revising or altering Goals, Objectives, and Policies for St. Lucie County.	Policy 2.4.1.1: Policy met.	Objective requires no change. Policy 2.4.1.1: No change necessary.
OBJECTIVE 2.4.2: The County shall communicate with the agencies listed in Goal 2.4 regarding transportation activities and planned improvements which may have impacts within their respective jurisdiction and request comments as applicable.	Policy 2.4.2.1: The County shall maintain a mailing list to ensure that all interested agencies listed above are informed of transportation related activities and improvements via copies of correspondence. Policy 2.4.2.2: As a part of the Capital Improvements Element update process, annually review transportation improvements planned for St. Lucie County indicating the agency responsible for the improvement and the estimated date of completion.	Policy 2.4.2.1: Policy met. Policy 2.4.2.2: Policy met.	Objective requires no change. Policy 2.4.2.1: No change necessary. Policy 2.4.2.2: No change necessary.
GOAL 2.5: PROVIDE PUBLIC TRANSPORTATION FOR THE TRANSPORTATION DISADVANTAGED POPULATION OF ST. LUCIE COUNTY IN A SAFE AND CONVENIENT MANNER.			
OBJECTIVE 2.5.1: Address the provision of efficient public transit services based upon existing and proposed major	Policy 2.5.1.2: St. Lucie County shall, by July 2002, in cooperation with the St. Lucie MPO, and other appropriate agencies, analyze the recommendations of the St. Lucie MPO's Transit	Policy 2.5.1.2: Policy met. Currently, the County has four fixed route bus services.	Objective requires no change. Policy 2.4.2.2: No change necessary.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
trip generators and attractors, safe and convenient public transit terminals, land uses and accommodation of the special needs of the transportation disadvantaged in St. Lucie County.	Development Plan (TDP), to determine the future system needs, transit right-of-way needs, level of service standards and the capital expenses necessary for the implementation of a fixed route transit system for the area based on the community's future land use designations and projected population characteristics.		
	Policy 2.5.1.3: Assist the local coordinated community provider in seeking additional state and federal assistance funds in order to provide additional services.	Policy 2.5.1.3: Policy met.	Policy 2.5.1.3: Continue to work towards the policy.
	Policy 2.5.1.4: Assist the Community Transportation Coordinator in seeking additional state and federal assistance funds in order to add vans or other vehicles to handle work trips for the transportation disadvantaged as demand increases.	Policy 2.5.1.4: Policy met.	Policy 2.5.1.4: Continue to work towards the policy.
	Policy 2.5.1.5: Promote the availability of transportation to all transportation disadvantaged, throughout St. Lucie County through sound marketing and public information efforts.	Policy 2.5.1.5: Policy met.	Policy 2.5.1.5: No change necessary.
OBJECTIVE 2.5.2: Maintain coordination and communication among agencies involved in providing transportation to the transportation disadvantaged including Florida Department of Transportation, St. Lucie Metropolitan Planning Organization, St. Lucie	Policy 2.5.2.1: Maintain a mailing list of the agencies enumerated in Goal 2.5.2 to convey information on existing affairs and plans for future activities.	Policy 2.5.2.1: Policy met.	Objective requires no change. Policy 2.5.2.1: No change necessary.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
County, Fort Pierce, St. Lucie Village and Port St. Lucie.			
GOAL 2.6 INCORPORATE THE POTENTIAL FOR MASS TRANSIT INTO LONG RANGE TRANSPORTATION NEEDS.			
OBJECTIVE 2.6.1: Monitor and evaluate the demand for a community-wide mass transit system through the completion of a Transit Feasibility/ Development Study by August 2001 and update this study as required.	Policy 2.6.1.1: Support the results of the monitoring and evaluation of transit demand through transit-incentive policy.	Policy 2.6.1.1: Policy met.	Objective requires no change Policy 2.6.1.1: Update the objective to provide for implementation of the study
	Policy 2.6.1.2: Coordinate with Martin and Indian River Counties, any transit needs evaluation to determine if a regional transit network would be more cost effective and service the overall community more efficiently than separate transit systems within each local jurisdiction.	Policy 2.6.1.2: St. Lucie, Indian River, and Martin Counties developed a 2030 regional long range plan and emphasized on the regional transit needs.	Policy 2.6.1.2: Revise the policy to focus on the coordination efforts among neighboring counties towards regional transit goals
	Policy 2.6.1.3: Encourage the local Community Transportation Coordinator to expand paratransit services to meet the service needs of the transportation disadvantaged residents of St. Lucie County.	Policy 2.6.1.3: Policy met.	Policy 2.6.1.3: No change necessary.
	Policy 2.6.1.4: By December 2002, in coordination with Community Transit or its successor agency, identify and develop opportunities for private sector participation in funding both the coordinated transportation system and public transportation services.	Policy 2.6.1.4: Policy met.	Policy 2.6.1.4: Consider consolidating policies 2.6.1.4, 2.6.1.5, 2.6.1.6 and 2.6.1.7.
	Policy 2.6.1.5: By December 2002, in coordination with Community Transit or its successor agency, identify ways in which to stimulate the use of private funds and services in meeting the need for transportation disadvantaged and public transportation services.	Policy 2.6.1.5: Policy met.	Policy 2.6.1.5: Consider consolidating policies 2.6.1.4, 2.6.1.5, 2.6.1.6 and 2.6.1.7.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 2.6.1.6: By December 2002, in coordination with Community Transit or its successor agency, identify and develop opportunities for establishment or coordination of privately sponsored transportation services in meeting transportation disadvantaged and public transportation needs.	Policy 2.6.1.6: Policy met.	Policy 2.6.1.6: Consider consolidating policies 2.6.1.4, 2.6.1.5, 2.6.1.6 and 2.6.1.7.
	Policy 2.6.1.7: By December 2002, in coordination with Community Transit or its successor agency, search for and identify any realistic public/private partnerships in the provision of transportation disadvantaged services and public transportation services.	Policy 2.6.1.7: Policy met.	Policy 2.6.1.7: Consider consolidating policies 2.6.1.4, 2.6.1.5, 2.6.1.6 and 2.6.1.7.
	Policy 2.6.1.8: By December 2002, in coordination with Community Transit or its successor agency, search for and identify any realistic opportunities for the establishment of public transportation services to serve participants in the State of Florida's Work and Gain Economic Self-Sufficiency (WAGES) and the U.S. Department of Health and Human Services Welfare-to-Work (WtW) or successor welfare reform efforts.	Policy 2.6.1.8: St. Lucie County installed decorative benches on the bus stops. The Work and Gain Economic Self-Sufficiency (WAGES) and the Welfare-to-Work (WtW) are now called Workforce Development of the Treasure Coast and Workforce Florida, Inc. (WFI) respectively.	Policy 2.6.1.8: Add a new policy to improve existing fixed-route bus services. Update program name. ~~Add a new policy to reduce headways, and extend the span of service.~~ Add a new policy to improve amenities at bus stops.
OBJECTIVE 2.6.2: Provide, for the protection of future mass transit, rights-of-way and exclusive mass transit corridors.	Policy 2.6.2.1: As part of the Development Review process, review all future development plans for compatibility with transit and identify those areas which have a high probability for being served by transit. Policy 2.6.2.2: In coordination with the MPO	Policy 2.6.2.1: 2030 LRTP identifies the areas for future transit development, and areas that have potential for transit hubs.	Objective requires no change. Policy 2.6.2.1: Revise policy to review future development plans for compatibility with transit plans in 2030 LRTP.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	explore in which cases and what types of incentives could be provided to encourage the use of high occupancy vehicles and alternative modes of transportation during the planning of transportation system improvements.	Policy 2.6.2.2: Policy met.	Policy 2.6.2.2: No change necessary.
	Policy 2.6.2.3: Analyze the need and locations for HOV lanes and park and ride lots, including right-of-way considerations for all new major arterials and limited access roads to be constructed based on future land uses, projected population distribution and the potential impact of such facilities on the transportation network.	Policy 2.6.2.3: St. Lucie recently has done a park and ride study.	Policy 2.6.2.3: Revise policy for implementation of park and ride study recommendations.
	Policy 2.6.2.4: By January 1, 2003, the County will designate and provide protection for future public transportation corridors. These public transportation corridors shall be based upon the most recent Transit Development Plan (TDP) as approved by the St. Lucie Metropolitan Organization.	Policy 2.6.2.4: Policy met.	Policy 2.6.2.4: Revise policy to show continuous action.
	Policy 2.6.2.5: By January 1, 2003, St. Lucie County will consider a coordinated and consistent policy with the Future Land Use Element to encourage the concentration of land uses, including major generators and attractors such as shopping malls, in order to promote the use of public transportation along designated future public transportation corridors.	Policy 2.6.2.5: Policy met.	Policy 2.6.2.5: Update the policy to continuous coordination.
	Policy 2.6.2.6: By January 1, 2003, St. Lucie County will establish land use, site and building design guidelines for development in future public transportation corridors to assure the accessibility of that new development to public transportation. The safe and convenient location of future public	Policy 2.6.2.6: Policy met. Also, LDC has guidelines for the adoption of the Towns, Villages, and the Countryside Element requires the provision of access and	Policy 2.6.2.6 Update the policy.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	transportation terminals, such as bus stops, with appropriate bicycle/pedestrian connections, will be incorporated into these guidelines.	availability for public transportation to serve the development area.	
OBJECTIVE 2.6.3: St. Lucie County shall support efforts to extend passenger rail service to St. Lucie County.	Policy 2.6.3.1: St. Lucie County shall support the reestablishment of regularly scheduled passenger rail service along the east coast of Florida. Policy 2.6.3.2: St. Lucie County shall support the establishment of rail stations in Ft. Pierce, Port St. Lucie and/or within the County's Urban Service Area.	Policy 2.6.3.1: The need for passenger rail is also identified in 2030 RLRTP.	Objective requires no change. Policy 2.6.3.1: Continue to work with regional transit authorities towards the establishment of passenger rail service.
GOAL 2.7 IT IS THE GOAL OF ST. LUCIE COUNTY TO PROVIDE AIRPORT FACILITIES THAT ARE ADEQUATE TO MEET PRESENT AND FUTURE DEMANDS TO OPERATE GENERAL AVIATION FACILITIES IN A SAFE AND EFFICIENT MANNER WHICH WILL MAXIMIZE EASE OF MOVEMENT OF PEOPLE AND GOODS, AND TO MINIMIZE CONFLICTS WITH ADJACENT LAND USES AND ADVERSE ENVIRONMENTAL IMPACTS.			
OBJECTIVE 2.7.1: By July 2002 St. Lucie County shall prepare and adopt an Update of the existing Airport Master Plan which will include specific recommendations for airport operation and development.	Policy 2.7.1.1: The Master Plan shall guide the County in the development of a state-of-the-art facility serving general aviation and the air transportation needs of the community, consistent with the approved Business Plan for the St. Lucie County International Airport (SLCIA). Policy 2.7.1.2: The Master Plan shall thoroughly review the scope of proposed airport development, as described in the approved Business Plan for the St. Lucie County International Airport in order to minimize environmental impacts, mitigation requirements and contain significant noise impacts within the airports boundaries. Policy 2.7.1.3: The Master Plan shall recognize the fundamental industrial/commercial nature of the airport; allow for appropriate recreational uses	Policy 2.7.1.1: The Airport master plan was updated in 2002. Policy 2.7.1.2: Policy met. Policy 2.7.1.3: Policy met.	Objective to show continuous implementation Policy 2.7.1.1: Revise show continuous implementation of plan. Policy 2.7.1.2: Consider revising according to recommendations in Master Plan. Policy 2.7.1.3: Consider revising according to recommendations in

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	on the airport property that do not conflict with airport operations or safety issues and provide for adequate buffering/ mitigation of those surrounding uses that could be adversely affected through the development of St. Lucie County International Airport.	Policy met.	Master Plan.
	Policy 2.7.1.4: All aviation master plans and related development activities shall be consistent with the St. Lucie County Comprehensive Plan and applicable regional, state and federal plans.	Policy 2.7.1.4: Policy met.	Policy 2.7.1.4: No change necessary.
	Policy 2.7.1.5: The St. Lucie County International Airport shall be developed and operated in conformance with all applicable local, state and federal regulations.	Policy 2.7.1.5: Policy met.	Policy 2.7.1.5: No change necessary.
	Policy 2.7.1.6: St. Lucie County shall work to assure that the surface transportation needs of the St. Lucie County International Airport are considered in and are consistent with the goals, objectives and policies in the St. Lucie County Comprehensive Plan.	Policy 2.7.1.6: Policy met.	Policy 2.7.1.6: No change necessary.
	Policy 2.7.1.7: The Master Plan for the St. Lucie County International Airport shall be updated every five years to evaluate concurrency of actual airport development with the Master Plan and to determine future development concurrent with plans of the Florida Department of Transportation (FDOT), Federal Aviation Administration (FAA), Florida Aviation System and any other plans prepared pursuant to Chapter 380 F.S.	Policy 2.7.1.7: Policy met.	Policy 2.7.1.7: No change necessary.
	Policy 2.7.1.8: The need for expansion shall be monitored on a periodic basis to meet the general	Policy 2.7.1.8: Policy Met	Policy 2.7.1.8: No change necessary.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	aviation needs of the community.		
OBJECTIVE 2.7.2: All aviation facilities and related airport activity shall be located in areas that will not impede the safe and efficient operation of aviation services and service facilities.	Policy 2.7.2.1: The St. Lucie County Comprehensive Plan, Future Land Use Element shall delineate all existing airport locations and ensure that all adjacent areas are restricted to airport compatible land uses. The type and intensity of the adjacent land uses shall be determined based on the classification of the airport. Airport compatible land uses are those uses which, based on the size and use of the particular airport, can coexist without major negative impacts to either the particular land use or the airport itself. In the case of fly in type residential subdivisions, these uses would include residential homes. In the case of larger, more developed airports, these uses should be non-residential and be of a type and nature that should rely on a location adjacent to the airport for a portion of their business or be of a type and nature that would not be negatively affected by the airport operations. In no case should uses which violate any portion of Section 4.00.00 of the St. Lucie County Land Development Code be considered airport compatible.	Policy 2.7.2.1: Policy met.	Objective requires no change: Policy 2.7.2.1: No change necessary.
	Policy 2.7.2.2: St. Lucie County shall make every effort to purchase aviation easements, acquire land and residences and require compatible land uses in areas consistent with the high-noise areas as delineated in the FAR Part 150 Study for St. Lucie County International Airport.	Policy 2.7.2.2: Policy met. In 2006, County received FAA approval of 150 Noise Study.	Policy 2.7.2.2: No change necessary.
	Policy 2.7.2.3: St. Lucie County shall follow existing and projected noise levels as delineated	Policy 2.7.2.3: Policy met.	Policy 2.7.2.3: No change necessary.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	in the FAR Part 150 Study completed for the St. Lucie County International Airport when considering requests for zoning changes and building permits for new construction or major reconstruction and prohibit construction of noise sensitive structures within the 65 Ldn contour of the airport.		
	Policy 2.7.2.4: St. Lucie County shall continue to maintain and enforce the adopted height restriction ordinance consistent with height restrictions as outlined the FAR Part 77 Study for applicable areas adjacent to the St. Lucie County International Airport. St. Lucie County shall follow this ordinance when considering requests for building permits for new construction or major reconstruction and prohibit construction of structures in violation of the height restrictions.	Policy 2.7.2.4: Policy met.	Policy 2.7.2.4: No change necessary.
	Policy 2.7.2.5: St. Lucie County shall review proposed development within and surrounding the airport for compliance with the St. Lucie County International Airport Master Plan and the County's Comprehensive Plan.	Policy 2.7.2.5: Policy met.	Policy 2.7.2.5: No change necessary.
	Policy 2.7.2.6: St. Lucie County shall continue to maintain and enforce, as part of its Land Development Regulations, an airport overlay zoning district which will more clearly delineate restricted land uses within the airport approach paths.	Policy 2.7.2.6: Policy met.	Policy 2.7.2.6: No change necessary.
OBJECTIVE 2.7.3: The County shall strive to generate full use of all County owned airport	Policy 2.7.3.1: Improve and maintain the airport's image with the establishment of an on going improvement program that addresses	Policy 2.7.3.1: Policy met. The Airport Department	Objective requires no change. Policy 2.7.3.1:

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
property for commercial and/or industrial use except on environmentally sensitive or buffer lands.	identification and directional signs, perimeter and interior/ facility landscaping, facility rehabilitation, and general clean up. Policy 2.7.3.2: The County shall encourage the use of non-aviation related lands or those lands identified as incompatible for commercial or industrial use at the airport for appropriate recreation and related public use consistent with federal and state safety/security regulations regarding airports. Policy 2.7.3.3: By July 1, 2002, and then every two years thereafter, review, revise and update as necessary the business plan for the St. Lucie County International Airport. This plan shall include a general marketing plan that will be designed to attract new and retain existing businesses at the airport.	developed the Disadvantaged Business Enterprise Plan for 2006 and 2007. Policy 2.7.3.2: Policy met. Policy 2.7.3.3: Policy met.	No change necessary. Policy 2.7.3.2: No change necessary. Policy 2.7.3.3: Revise to show continuous implementation.
OBJECTIVE 2.7.4: All aviation facilities and related airport activities shall be located in areas which minimize adverse impacts on the environment.	Policy 2.7.4.1: To the maximum extent feasible, aviation facilities or airport related activities shall not be located in areas which would result in alteration, degradation or destruction of wetlands, coastal scrub habitat, the historic coastal ridge or other unique or special habitat protected by the State agencies such as the Florida Department of Environmental Protection (DEP), South Florida Water Management District SFWMD), and Florida Fish and Wildlife Commission. Policy 2.7.4.2: In the event that, any wetland, coastal scrub habitat the historic coastal ridge or other unique or special habitat is degraded or destroyed, St. Lucie County shall ensure that mitigation will occur on the airport property to the maximum extent technically feasible through the	Policy 2.7.4.1: Policy met. Policy 2.7.4.2: Policy met.	Objective requires no change. Policy 2.7.4.1: No change necessary. Policy 2.7.4.2: No change necessary.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	restoration of degraded habitat or enhancement of functions and values provided by existing habitat consistent with requirements of State agencies such as Florida Department of Environmental Protection (FDEP), South Florida Water Management District (SFWMD), and Florida Fish and Wildlife Commission. Policy 2.7.4.3: All post development run-off shall be managed consistent with SFWMD requirements. Policy 2.7.4.4: All aviation related activities shall be in compliance with the ambient Air Quality Standards set forth by the DEP.	Policy 2.7.4.3: Policy met. Policy 2.7.4.4: Policy met.	Policy 2.7.4.3: No change necessary. Policy 2.7.4.4: No change necessary.
OBJECTIVE 2.7.5: All future development of the St. Lucie County Airport and related aviation facilities shall be consistent with all elements of this Comprehensive Plan.	Policy 2.7.5.1: Development at the airport including aviation, commercial, and industrial shall be consistent with all St. Lucie County codes and regulations.	Policy 2.7.5.1: Policy met.	Objective requires no change. Policy 2.7.5.1: No change necessary.
OBJECTIVE 2.7.6: Surface transportation to the St. Lucie County International Airport shall be coordinated with the traffic circulation system identified in the Transportation Element of the St. Lucie County Comprehensive Plan so that levels of service are maintained.	Policy 2.7.6.1: All access routes to the St. Lucie County International Airport will be integrated with all other modes of surface transportation so that levels of service, as provided elsewhere in this plan, are maintained. Policy 2.7.6.2: The County will coordinate intermodal management of surface and water transportation through the St. Lucie Metropolitan Planning Organization (MPO) to ensure the safe and efficient movement of goods and services while maintaining levels of service as provided elsewhere in this plan.	Policy 2.7.6.1: Policy met. Policy 2.7.6.2: Policy met.	Policy 2.7.6.1: No change necessary. Policy 2.7.6.2: No change necessary.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
GOAL 2.8 BY OCTOBER 1, 2001, ST. LUCIE COUNTY SHALL DEVELOP A NEW PORT MASTER PLAN FOR THE PORT OF FT. PIERCE TO REPLACE THE EXISTING 1989 PORT MASTER PLAN.			
OBJECTIVE 2.8.1: Develop the Port Master Plan consistent with Chapter 163....(2)(a-k), Florida Statutes taking into consideration the existing and proposed development plans for the Port area including the 1996 Port of Fort Pierce Charrette report.	Policy 2.8.1.1: The Port Master Plan shall address the environmental conditions of the Indian River Lagoon and its interaction with existing and proposed port activities. Policy 2.8.1.2: The Port Master Plan shall address all aspects of port management and operation including safety and security of commercial, industrial, recreational, and environmental activities. Policy 2.8.1.3: Coordinate with the City of Fort Pierce to ensure consistency with the City's Comprehensive Plan including the Port Sub Element and Coastal Management Element. Policy 2.8.4: Coordinate with the St. Lucie County MPO and other appropriate local, state, and federal agencies to ensure adequate intermodal access and adequacy of public facilities and infrastructure. Policy 2.8.1.5: Develop funding mechanisms to implement the Port Master Plan such as a Tax Increment Financing District, Community Development Area, as well as exploring other funding mechanisms such a grants.	The Port Master Plan was revised in 2002. Policy 2.8.1.1: Policy met. Policy 2.8.1.2: Policy met. Policy 2.8.1.3: Policy met. Policy 2.8.1.4 Policy met. Policy 2.8.1.5: The port is located within the City of Fort Pierce Community Redevelopment Area (CRA), and funding mechanism is available through CRA. The County has acquired assistance and grant funding through outside agencies including the Florida Ports Council, the Florida Department of Environmental	Revise objective to show continuous implementation of Port Master Plan. Policy 2.8.1.1: No change necessary. Policy 2.8.1.2: No change necessary. Policy 2.8.1.3: No change necessary. Policy 2.8.1.4: No change necessary. Policy 2.8.1.5: No change necessary.

Transportation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 2.8.1.6: Throughout the development of the Port Master Plan, ensure and encourage public participation of all affected parties through a formalized public participation process. Policy 2.8.1.7: Upon the completion of the Port Master Plan, make any appropriate amendments to the St. Lucie County Comprehensive Plan.	protection and the FDOT for infrastructure costs. Policy 2.8.1.6: Policy met. Policy 2.8.1.7: ~~County [need staff confirmation]~~ Goals, Objectives, and Policies in the Port Sub Element were adopted in 2002.	Policy 2.8.1.6: No change necessary. Policy 2.8.1.7: No change necessary.

Housing Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
GOAL 5.1 TO PROVIDE GUIDANCE, BASED ON ACCEPTED PLANNING PRINCIPLES, FOR THE PROVISION OF HOUSING RESOURCES FOR ALL CITIZENS THROUGH PUBLIC/PRIVATE COOPERATIVE ARRANGEMENTS.			
Objective 5.1.1 The County shall accommodate a minimum 8,775 new single-family dwelling units and a minimum 1,622 new multifamily dwelling units by the year 2010 in the locations shown on the Future Land Use Map.			Objective 5.1.1 Objective may need to be revised based upon new population projections and an updated affordable housing analysis.
	Policy 5.1.1.1 To provide sufficient land to meet the future housing needs, the Future Land Use Map has designated 1,868 acres to accommodate 9,340 new single-family dwelling units and 754 acres to accommodate a minimum of 6,786 new multifamily dwelling units.	Policy 5.1.1.1 Policy may need to be revised as a result of the adoption of the TVC Element which sets aside 18,000 acres within the urban service boundary in the north county.	Policy 5.1.1.1 Revise policy's figures based on TVC and housing trends.
	Policy 5.1.1.2 The County shall continue to permit high density residential development in Planned Mixed Use Development projects.	Policy 5.1.1.2 Implemented in LDC Section 7.03. This is the breakdown of maximum permitted DU/acres for PMUD: • High Intensity = 15 du/ac • Medium Intensity = 9 du/ac • Low Intensity = 5 du/ac	Policy 5.1.1.2 No change necessary.
Objective 5.1.2 In order to facilitate the development of industries (industrial and commercial) providing numerous positions, the County shall encourage the development of			Objective 5.1.2 Objective requires no change.
	Policy 5.1.2.1 In order to facilitate the location of new commercial and industrial enterprises especially high-tech industries, the county shall designate 1,868 acres of land to accommodate a minimum of 9,340 single-family dwelling units which will	Policy 5.1.2.1 The Economic Development program facilitated the Torrey Pines corporate relocation that is expected to provide nearly 190 new jobs in the life sciences research field.	Policy 5.1.2.1 Consider revising the acreage and number of units based on current economic forecast, housing market trends, and future land use

Housing Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
housing conducive to the attraction of these new industries and which have been identified as a need within St. Lucie County.	encourage the relocation of new businesses.		designations. Also, consider removing "single-family" in order to encourage a variety of housing types.
	Policy 5.1.2.2 The County shall encourage the development of single-family residential dwelling units to be located in the vicinity of new industrial and commercial development.	Policy 5.1.2.2 Policy met.	Policy 5.1.2.2 Consider removing "single-family" in order to encourage a variety of housing types.
Objective 5.1.3 By 2003, the Land Development Regulations shall clearly define incentives to facilitate public and private sector corporation.		Florida Housing Coalition determined affordable housing is not being built in the County by the private sector to meet current or future demand.	Objective 5.1.3 ~~Florida Housing Coalition determined affordable housing is not being built in the County by the private sector to meet current or future demand.~~ Remove 2003 deadline and incorporate "shall continue to provide" language. ~~If inclusionary zoning is mandated (as recommended for consideration in other parts of this EAR), add a policy to this objective that includes expedited permitting for inclusionary housing projects.~~
	Policy 5.1.3.1 The County will continue to review ordinances, codes, regulations and the permitting process for the purpose of identifying excessive requirements, and amending or adding other requirements in order to maintain or increase private sector	Policy 5.1.3.1 LDRs include provisions for density bonuses and transferable development rights.	Policy 5.1.3.1 No change necessary.

Housing Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	participation in meeting the housing needs, while continuing to insure the health, welfare and safety of the residents.		
	Policy 5.1.3.2 The County shall Continue to support incentives including fast track processing to proposed housing developments.	Policy 5.1.3.2 County gives priority review to proposed private sector housing developments that include affordable housing units.	Policy 5.1.3.2 ~~No change necessary.~~Consider establishing an Ad Hoc committee comprised of all the entities that review new developments that are eligible for a priority review, and analyze the current expedited process. Review how many permits were processed in past year and dollar value of the projects. Consider reduced permitting fees on affordable housing permits. The committee would meet once a year.
	Policy 5.1.3.3 The County shall incorporate land development regulations which insure that high density residential developments incorporate accommodations within the development for public transit facilities.	Policy 5.1.3.3 Section V (Adequate Public Facilities) includes provisions for transportation concurrency for all residential development, not just high density. It can be inferred—although not specifically stated—that concurrency in high density residential development would include public transit facilities.	Policy 5.1.3.3 No change necessary.
	Policy 5.1.3.4 By December 31, 2003, the Land Development Regulations shall provide private sector and nonprofit organizations incentives for the provision of affordable housing, including density bonuses.	Policy 5.1.3.4 TVC Ordinance: Outside a Town or Village but still inside the USB using the transferable development value assigned to a parcel of land plus any TDR credits acquired and/or any density bonuses that SLC may provide for affordable housing workforce	Policy 5.1.3.4 Remove 2003 deadline and replace with “shall continue to provide” language.

Housing Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
		housing or mixed uses. Additionally, the 2006 SLC Rural Land Stewardship Overlay Zone LDRs include an affordable housing component.	
GOAL 5.2 TO PROVIDE AN ADEQUATE MIX OF SAFE AND SANITARY HOUSING WHICH MEETS THE NEEDS OF EXISTING AND FUTURE ST. LUCIE COUNTY RESIDENTS.			
Objective 5.2.1 By 2005, the County shall, by using the 2000 Census, analyze the housing needs within the Unincorporated County of all income groups and shall amend the Comprehensive Plan accordingly.			Objective 5.2.1 County staff is currently drafting a report on the existing affordable housing conditions, with corresponding recommendations which should be included for consideration in the EAR-based Amendments. As the timeframe in the Objective has passed, revise to a future date or use generic "shall continue to" language.
	Policy 5.2.1.1 By 2005, the County shall re-examine the housing needs based on the data from the 2000 Census and, as may be necessary, amend the Comprehensive Plan and the Land Development Code to address those needs identified.	Policy 5.2.1.1 Portions of the Housing Element were updated in 2005 and ordinances providing for the TVC and Rural Land Stewardship Overlay District were adopted in 2006.	Policy 5.2.1.1 As the timeframe in the Policy has passed, revise to a future date or use generic "shall continue to" language. Revise or add new policies based on findings in the County's staff report on the housing market status quo.
Objective 5.2.2 By August 1, 2004, the County shall establish a housing data base which includes updated			Objective 5.2.2 As the timeframe in the Objective has passed, revise to a future date or use generic "shall continue to" language.

Housing Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
information from the 2000 Census and other sources about the type, tenure, cost and condition of housing stock in St. Lucie County.	Policy 5.2.2.1 After the housing database is established, the data shall be updated annually to assure that reliable and current data are available. Policy 5.2.2.2 Using the housing database, the County will provide information, technical assistance, and incentives to the private sector and nonprofit organizations to maintain a housing production capacity sufficient to meet the required demand. Policy 5.2.2.3 The Land Development Regulations shall not restrict the location of publicly assisted or low and moderate income based housing within single-family neighborhoods. Policy 5.2.2.4 Rural and farm worker housing locational criteria shall be reviewed for incorporation into the Land Development Regulations by August 1, 2003, according to these general guidelines: A. Rural and farm worker housing should be located near collectors or arterials leading to work sites, shopping and social services; B. It is recognized that rural and farm worker housing often will be dependent on onsite sanitary sewer and potable water supplies.	Policy 5.2.2.1 County monitors status of housing market. Policy 5.2.2.2 Per HB 1375, the County appointed a housing advisory committee to provide input and to review further incentive programs and other activities as appropriate. Policy 5.2.3.3 LDR's do not restrict locations of subsidized, low, or moderate income-based housing. Policy 5.2.2.4 LDR Chapter 7 (Development Design and Improvement Standards) section 10.08 is reserved for rural and farm worker housing standards, but is currently blank. The element cites the Shimberg Center for Affordable Housing estimates for the need for housing for over 8,000 migrant workers.	Policy 5.2.2.1 No change necessary. Policy 5.2.2.2 No change necessary. Policy 5.2.3.3 No change necessary. Policy 5.2.2.4 The importance of agriculture in St. Lucie County is related to the need for farmworker housing. The ~~incidence~~ number of farmworkers in the County should be revisited.
Objective 5.2.3 The County will develop a comprehensive			Objective 5.2.3 Objective requires no change. The County's budget for

Housing Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
housing program to address substandard housing.			condemnation is about $50,000, which has meant usually only a few homes a year can be demolished, but officials are hoping to change that this year by using part of a one-time state community development block grant for demolition.
	Policy 5.2.3.1 The County shall update and maintain the survey, which locates and assesses the substandard, dilapidated housing units in the County.	Policy 5.2.3.1 Code Enforcement Division of Public Works Department continually patrols and monitors structures throughout the County. According to County records, in 2005 there were 48 homes that were found unsafe and suitable for demolition. That number has been cut down in recent years, mostly by owners either repairing or destroying homes on their own, but troubled buildings still remain.	Policy 5.2.3.1 No change necessary.
	Policy 5.2.3.2 Substandard, dilapidated housing will be eliminated thorough demolition or removal.	Policy 5.2.3.2 ~~County prefers working with property owners to encourage rehabilitation rather than demolition, whenever possible. If a violation isn't fixed, a notice to appear is sent for the owner to go before the Code Enforcement Board. If the owner appears and appeals the violation, the board may give extra time for the person to fix it. If the owner doesn't fix the problem within the specified time, they have a fine hearing before the Code Enforcement Board. It's a set dollar amount per day until a maximum of $10,000 is reached (the max is $20,000 for businesses). If 90 days go by with no action, a lien is imposed. Three months after the lien is~~	Policy 5.2.3.2 Revise policy to encourage rehabilitation as the preferred option (rather than demolition), whenever feasible.

Housing Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
		~~recorded, it goes to the County Attorney for review. If the house is in disrepair, county staff must figure out if the cost of repair is more than 50 percent of the home value. If so, it is put on the condemnation list. If the County Commission approves a condemnation, an owner has 30 days to fix the problem.~~	
	Policy 5.2.3.3 The County will seek partnerships with cooperative neighborhood and civic groups to further the elimination of substandard dilapidated housing.	Policy 5.2.3.3 Code Enforcement works with HOAs to provide mediation to owners of blighted properties.	Policy 5.2.3.3 No change necessary.
	Policy 5.2.3.4 Demolition may be undertaken by a public agency, or nonprofit organization set up to meet the goals, objectives and policies of this Element.	Policy 5.2.3.4 County uses the lowest bidding demolition company to destroy homes that have been approved for condemnation. A lien for the cost of the demolition is placed against the owner.	Policy 5.2.3.4 No change necessary.
Objective 5.2.4 By August 1, 2001, the County will establish a Housing Task Force, consisting of public and private sector representatives. This task force will be assigned the task of identifying the housing needs of St. Lucie County for the existing and anticipated populations of St. Lucie County.		Objective 5.2.4 The Affordable, Attainable, Workforce Housing Task Force formed in July 2005. House Bill 1375 provides that membership in local affordable housing advisory committee is increased from 9 to 11 members by adding a citizen who represents essential service personnel as defined in a local housing assistance plan. Local governments that receive a minimum allocation under the SHIP program may have an advisory committee with fewer members.	Objective 5.2.4 Update Objective to continue to maintain Task Force.
	Policy 5.2.4.1 The Housing Task Force shall include a member of the St. Lucie County School Board, and at least one low-income housing representative, at least one building contractor, at least one person with special housing needs, at least one farm worker or	Policy 5.2.4.1 HB 1375 requires an affordable housing advisory committee be formed with specific representation of member categories. It is recommended a<u>n Affordable</u> Housing Advisory Committee be formally created and that it be tasked with meeting the	Policy 5.2.4.1 Revise policy according to HB 1375.

Housing Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	union representative, at least one agricultural employer and at least one social service professional.	requirements of reviewing incentives and regulatory reform as well as serve in the capacity of advisor to the County Commission and to take public input as part of its duties.	
	Policy 5.2.4.2 The Housing Task Force will assess housing needs, including affordable housing, on a regular basis, research issues, and recommend programs to the Board of County Commissioners to meet the housing needs of St. Lucie County residents and annually prepare a report of its findings.	Policy 5.2.4.2 On 10/29/07 the Task Force held a public workshop to discuss a series of proposed affordable housing initiatives.	Policy 5.2.4.2 Upon the creation of a Housing Advisory Committee, revise policy as needed and rename the Housing Task Force.
	Policy 5.2.4.3 The Housing Task Force shall research and prepare a set of recommendations as to the economic impact of all housing types and identify the most appropriate location for the housing types.	Policy 5.2.4.3 Proposed ordinance as recommended by Task Force would require new developments to set aside at least 15% of their homes for affordable housing. (Approved TVC set aside for affordable housing is 8%.) The ordinance would also provide incentives to developers including: (1) affordable housing could be any type allowed under County growth rules, (2) 25%-30% more homes would be allowed on the land (density bonus), and (3) permits would go through faster.	Policy 5.2.4.3 Revise policy to include specific actions to increase supply of affordable housing.
	Policy 5.2.4.4 The Housing Task Force shall support the efforts of the Fort Pierce Housing Authority; and assist in its efforts to determine and develop sites and programs for housing low and moderate-income persons as well as migrant farm workers.	Policy 5.2.4.4 Policy fulfilled through collaborative efforts.	Policy 5.2.4.4 No change necessary.
	Policy 5.2.4.5 The Housing Task Force shall ensure that the provision of affordable housing is sufficient in quantity to serve the	Policy 5.2.4.5 The Task Force determined that while there is a large supply of vacant homes, the purchase prices are still out of reach to	Policy 5.2.4.5 No change necessary.

Housing Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	needs of the existing and anticipated population of St. Lucie County and households with special housing needs.	many households.	
	Policy 5.2.4.6 The Housing Task Force shall provide information to private businesses to ensure that appropriate housing is available.	Policy 5.2.4.6 Developers and builders of workforce housing may also be assisted by the County via construction and development financing; acquisition of building materials; and leveraging other private and public resources.	Policy 5.2.4.6 Revise or add policy to encourage development of employer assisted housing programs and to provide a proactive outreach and marketing strategy on available services.
	Policy 5.2.4.7 The Housing Task Force will encourage private business to work with Farmers Home Administration and other nonprofit organizations in the development and management of housing for farm workers and migrant laborers.	Policy 5.2.4.7 County works with citrus and other agribusiness as well as the Florida Farm Bureau to help achieve policy.	Policy 5.2.4.7 No change necessary.
	Policy 5.2.4.8 The Housing Task Force shall upon completion of a study of the housing needs within St. Lucie County shall develop and provide for the Board of County Commissioners review and approval locational criteria for the location of affordable and migrant farmworker housing.	Policy 5.2.4.8 The importance of agriculture in the County is related to the need for farm worker housing. County is cognizant of housing need for migrant workers in western agricultural areas.	Policy 5.2.4.8 No change necessary.
	Policy 5.2.4.9 If the Housing Task Force determines that a separate organization to meet farm worker needs will be required, the Task Force shall establish or cause to be established such an organization.	Policy 5.2.4.9 County is cognizant of housing need for migrant workers in western agricultural areas.	Policy 5.2.4.9 No change necessary.
Objective 5.2.5 Sites suitable for low and moderate-income			Objective 5.2.5 Objective requires no change. Existing policies may need

<table>
<tr><th colspan="4">Housing Element</th></tr>
<tr><th>Objective</th><th>Measurable Target (Policy)</th><th>Current Conditions</th><th>Comments</th></tr>
<tr><td rowspan="2">housing shall be maintained in the County to meet the current and projected population needs.</td><td></td><td></td><td>to be revised or add new policy to account for the TVC zoning in the northern part of the County.</td></tr>
<tr><td>Policy 5.2.5.1 The County shall maintain or increase the amount of vacant land currently designated on the Future Land Use Map as Residential High (RH) in order to reduce land costs for low and moderate income housing. At least annually the plan shall be amended to add RH designated acreage comparable to the amount that has been developed during the previous year.

Policy 5.2.5.2 The County shall maintain at a minimum 25% surplus of vacant land designated for high and/or medium density residential use on the Future Land Use Map and inside the Urban Service Boundary, in order that an adequate choice of sites for housing is available at all times. At least annually the plan shall be amended to provide for the surplus.</td><td>Policy 5.2.5.1 There are 437.9 acres in the ~~c~~County designated RH. There is also a substantial amount of acreage dedicated to Residential Medium and Residential Urban which are suitable for moderate and low income housing. If new development permits or CO's have been issued in RH areas and no amendments have been adopted that increase the RH land use, that this policy cannot be met.

Policy 5.2.5.2
<table><tr><th>Land Use</th><th>Vacant Acres</th><th>Percent</th></tr><tr><td>RH</td><td>169.2</td><td>4%</td></tr><tr><td>RM</td><td>671.6</td><td>14%</td></tr><tr><td></td><td></td><td>18%</td></tr></table>
Policy not being met. (Currently 7% less vacant land than policy requires.)</td><td>Policy 5.2.5.1 Consider revising since almost any development on vacant land in RH would require LUPA.

Policy 5.2.5.2 Consider revising to a lower minimum threshold.</td></tr>
<tr><td>Objective 5.2.6 The County shall continue to provide regulations that permit mobile homes in the county.</td><td>Policy 5.2.6.1 The RMH-5 zoning or a similar classification shall be retained in the Land Development Regulations.

Policy 5.2.6.2 The Land Development Regulations shall provide provisions allowing a Class A mobile home to be located in any residential zoning district.</td><td>Policy 5.2.6.1 RMH-5 is in Chapter 3 of the established zoning districts.

Policy 5.2.6.2 Mobile homes (other than accessory structures) are only specifically permitted in RVP and RMH-5 zoning districts.</td><td>Objective 5.2.6 Objective requires no change.

Policy 5.2.6.1 No change necessary.

Policy 5.2.6.2 Consider revising policy as appropriate, balancing safety + aesthetics with affordable housing needs.</td></tr>
</table>

Infrastructure Element

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
GOAL 6A.1: PROVIDE NEEDED PUBLIC UTILITIES IN A MANNER THAT RESULTS IN THE MOST EFFECTIVE, ENVIRONMENTALLY SOUND, SAFE AND ECONOMIC POTABLE WATER SYSTEMS CONSISTENT WITH PRESENT DEMAND AND FUTURE GROWTH REQUIREMENTS ANDTHAT PROMOTES ORDERLY, COMPACT URBAN GROWTH.			
Objective 6A.1.1: The County shall provide potable water facilities that do not promote urban sprawl.	Policy 6A.1.1.1: The utility service areas, as delineated in the Water and Wastewater Master Plan, will be determined on the basis of economy and efficient operation but will not promote linear or leapfrog development. The utility service areas shall be reviewed and updated every 5 years (beginning 2002) .	Revised potable water sub element pending adoption.	Policy and objective require no change.
	Policy 6A.1.1.2 Provision of regional (not including package treatment plants) potable water service shall be limited to the utility service availability options set forth in the annual Service Availability Report described in Policy 6D.1.1.1b.	Revised potable water sub element pending adoption.	Policy requires no change.
Objective 6A.1.2 The County shall implement procedures for ensuring that when a development permit is issued, pursuant to the then current Service Availability Report, adequate facility capacity is available or will be available to serve the development concurrent with the impacts, in order to meet the adopted level of service standards.	Policy 6A.1.2.1 All development will be specifically conditioned on the availability of services necessary to maintain level of service standards as adopted within this Comprehensive Plan.	Revised potable water sub element pending adoption.	Policy and objective require no change.
	Policy 6A.1.2.2 The level of service standard for those areas of the unincorporated County served by Ft. Pierce Utilities Authority shall be 332 gallons per capita per day (Ft. Pierce Utilities Authority, 1999).	Revised potable water sub element pending adoption.	Policy requires no change.

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 6A.1.2.3 The level of service standard for potable water systems other than those owned and operated by Ft. Pierce Utilities Authority shall be permanent and seasonal residents - 100 gpcd, employees - 120 gpcd and school students - 20 gpcd (gallons per day per capita).	Revised potable water sub element pending adoption.	Policy requires no change.
	Policy 6A.1.2.4 The County shall include in the annual Service Availability Report an update of all improvements, expansions, or increases in the capacities of facilities of the various potential suppliers of service to the unincorporated areas of the County to ensure compatibility with the established level of service standards for such facilities.	Revised potable water sub element pending adoption.	Policy requires no change.
	Policy 6A. 1.2.5 The County shall prepare annual summaries of capacity and demand information for each facility of the various potential suppliers of service to the unincorporated areas of the County.	Revised potable water sub element pending adoption.	Policy requires no change.
	Policy 6A. 1.2.6 Development within the unincorporated areas of the County will only be permitted when such development ties into or makes provision for tying into a regional or sub-regional system that is available as set forth in the annual Service Availability Report.	Revised potable water sub element pending adoption.	Policy requires no change.
	Policy 6A. 1.2.7 The County shall require that developments of regional impact determine the available quantity and quality of water resources for treatment to potable water beneath the development; determine the effect of withdrawal on surrounding environment, users and potential users; and make such information available to the County.	Revised potable water sub element pending adoption.	Policy requires no change.
Objective 6A. 1.3 The County will	Policy 6A.1.3.1 By December 2003, the County will form a	Revised potable water	Policy and objective require no

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
establish and maintain a five-year and twenty-year schedule of capital improvement needs for the public facilities in the recognized County service areas.	committee, composed of representatives from the appropriate County departments, for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year capital improvement schedule.	sub element pending adoption.	change.
	The following public facility improvements within a facility type are to be considered in the following order of priority, as determined by the Board of County Commissioners: A. Replacement of obsolete or worn out facilities, including repair, remodeling and renovation of facilities that contribute to achieving and/or maintaining levels of service. B. New facilities that reduce or eliminate existing deficiencies in levels of service. C. New facilities that provide the adopted levels of service for new growth during the next five fiscal years, as updated by the annual review of the Capital Improvements Element. D. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of achieving and/or maintaining levels of service. E. New facilities that exceed the adopted levels of service for new growth during the next five fiscal years by either: 1. providing excess public facility capacity that may be needed by future growth beyond the next five fiscal years, or 2. providing higher quality public facilities that are contemplated in the County's normal design criteria for such facilities.	Revised potable water sub element pending adoption.	Policy requires no change.

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	F. Facilities not described in Subsections A through E, above, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to July 31, 1990. G. All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State agencies or the South Florida Water Management District that affect, or will be affected by, the proposed capital improvement. H. Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.		
	Policy 6A.1.3.3 In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the Board of County Commissioners will schedule capital improvements to serve developments in the following order of priority: A. previously approved orders permitting new development, B. new orders permitting redevelopment, and C. new orders permitting new development.	Revised potable water sub element pending adoption.	Policy requires no change.
Objective 6A.1.4 The County shall take steps to insure that entities in the unincorporated County are adequately served, and in order to protect our drinking water shall investigate needs for waste disposal	Policy 6A.1.4.1 The County shall encourage interlocal agreements between FPUA and Martin County for an emergency connection at the County line on Hutchinson Island.	Revised potable water sub element pending adoption.	Policy and objective require no change.

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
other than septic tanks and sewage systems.			
Objective 6A.1.5 The County shall coordinate with the other potential providers of central potable water service within the unincorporated areas of the County so that the extension of, or increase in the capacity of, facilities to meet future potable water capacity is available when needed.	Policy 6A.1.5.1 Prior to issuance of a building permit, the County shall require that all applicants provide verification that water service can be provided in conformance with the policies in this plan and that adequate system capacity is available if a central system is to be utilized.	Revised potable water sub element pending adoption.	Policy and objective require no change.
GOAL 6A.2 THE COUNTY SHALL AGGRESSIVELY IDENTIFY, PROTECT, CONSERVE, AND BEST UTILIZE THE COUNTY=S AVAILABLE WATER SUPPLY RESOURCES.			
Objective 6A.2.1 By December 31, 2004 , the County will update the wellfield protection plan for public potable water supply sources in or adjacent to the unincorporated County.	Policy 6A.2.1.1 By December 2003, the County shall in conjunction with FDEP, SFWDM, County Public Health Unit, and existing utility systems, determine and map the location of all existing public potable water supply wells which are permitted to withdraw 100,000 gpd or greater. The County shall annually update this map and keep copies of this map on file.	Revised potable water sub element pending adoption.	Policy and objective require no change.
	Policy 6A.2.1.2 The County shall in conjunction with FDEP, SFWMD, County Public Health Unit, utilities and other potential providers of central potable water service establish the probable location of public potable water supply wells in the County.	Revised potable water sub element pending adoption.	Policy requires no change.
	Policy 6A.2.1.3 The County shall in conjunction with SFWMD, USGS, or other agencies, establish the shallow aquifer characteristics of proposed public potable water supply wells to allow approximation of the zones of influence of public potable water supply wells and shall	Revised potable water sub element pending adoption.	Policy requires no change.

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	develop regulations or restrictions, consistent with, and in coordination with existing State regulations to discourage or restrict the location of new or expanded activities that would or could impact upon the public potable water supply wells.		
	Policy 6A.2.1.4 The County shall identify land uses which may not be compatible with, and may contribute to the degradation of, public potable water supply wells.	Revised potable water sub element pending adoption.	Policy requires no change.
	Policy 6A.2.1.5 The County shall condition the issuance of development orders or permits on demonstration of the compatibility of the proposed land uses with existing or future public potable water supply wells.	Revised potable water sub element pending adoption.	Policy requires no change.
	Policy 6A.2.1.6 By July 2004 , the County shall establish a fee system to provide funding for development and implementation of a wellfield protection plan.	Revised potable water sub element pending adoption.	Policy requires no change.
Objective 6A.2.2 The County shall continue to develop a comprehensive water conservation program incorporating, at a minimum, the following policies.	Policy 6A.2.2.1 The County shall continue to require water saving devices in new construction, consistent with the requirements of the Florida Building Code.	Revised potable water sub element pending adoption.	Policy and objective require no change.
	Policy 6A.2.2.2 The County shall enforce the landscaping portion of the existing land development regulations and on an ongoing basis require more exacting provisions for native landscaping plants and xeriscaping.	Revised potable water sub element pending adoption.	Policy requires no change.
	Policy 6A.2.2.3 The Land Development Regulations shall require wastewater reuse plans for new sewage treatment plants operating above 250,000 gallons per day. Any new reuse plan shall be approved by the FDEP.	Revised potable water sub element pending adoption.	Policy requires no change.
			Policy requires no

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 6A.2.2.4 The County shall encourage reuse and reclamation of water for irrigation, landscape, agriculture, and industry as an alternative to the use of potable water supplies.	Revised potable water sub element pending adoption.	change.
	Policy 6A.2.2.5 The County shall provide for education of the public concerning the need for water conservation and the use of gray water for irrigation.	Revised potable water sub element pending adoption.	Policy requires no change.
	Policy 6A.2.2.6 No Conditional Uses for sand mining and no rezonings to Industrial, Extraction (IX) will be granted within public potable water supply recharge areas designated through the Wellfield Protection Ordinance; when the information is available to designate aquifer recharge areas, this policy will be revised through a Comprehensive Plan Amendment to include those areas.	Revised potable water sub element pending adoption.	Policy requires no change.
Objective 6A.2.3 By December 2005, the County shall implement the Upper East Coast Water Supply Plan, prepared by the SFWMD, by amending the land development regulations to identify water available and allocation rates to protect natural systems from competing water uses.	Policy 6A.2.3.1 For normal, average rainfall years, water availability, use, allocation, and management plans, the County shall prevent the increasing water demands from reducing the important ecological, recreational and navigational values provided by the natural systems.	Revised potable water sub element pending adoption.	Policy and objective require no change.
	Policy 6A.2.3.2 Water use, allocation, and management plans for emergency drought and flood situations shall avoid irreversible impacts on ecological systems and minimize long term adverse impacts.	Revised potable water sub element pending adoption.	Policy requires no change.
	Policy 6A.2.3.3 The County shall not rely upon water supply sources outside its jurisdictional boundaries to meet the water supply needs of new growth and	Revised potable water sub element pending adoption.	Policy requires no change.

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	development until water availability, use, allocation and management plans have been adopted for the proposed source area which specifically allocate water for such use.		
GOAL 6A.3 THE COUNTY SHALL INSTITUTE A PROGRAM TO IDENTIFY THE AVAILABILITY OF PUBLIC POTABLE WATER SUPPLIES REQUIRED TO PROVIDE FOR THE GROWTH NEEDS IN THE UNINCORPORATED COUNTY			
Objective 6A.3.1 In cooperation with the SFWMD, the County shall, by December 2002, complete a master plan which determines and quantifies groundwater resources available to growth areas in both the surficial and Floridian aquifers, evaluates methods of treatment, considers environmental impact, considers alternative financing options, and provides a schedule for County acquisition of water service.	Policy 6A.3.1.1. The County shall continually update the Water and Wastewater Master Plan to identify and provide for public water supplies to include: A. Identification of areas of high growth potential which are (or will be) isolated by existing service areas, natural geographic boundaries, political boundaries, low growth potential areas, or other demarcations. B. Projection of population growth in these areas. C. Inventory of existing water treatment plants within the area, their condition, and their potential for acquisition. Establishment of needs of a public water system, based on level of service, provision of service by potential suppliers of water and population as established above.	Revised potable water sub element pending adoption.	Policy and objective require no change.
	Policy 6A.3.1.2 The County shall as part of the Master Plan Update process, authorize or cause to be authorized, a treatment and transport study to determine the recommended methods for supplying water treatment and transport, if necessary, for each service area identified under Policy 6D.3.1.1. The studies will include: A. Review of needs, based on projected population and level of service. B. An inventory of available water quantity and quality	Revised potable water sub element pending adoption.	Policy requires no change.

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	data. C. An analysis of potential aquifer sources, well locations, treatment methods, environmental effects, waste disposal considerations, and economic costs and efficiencies. D. Recommended method of treatment. E. An evaluation of environmental effects, waste disposal considerations, and costs. F. Identification of transfer needs and alternatives to deliver treated or raw water from the source to the distribution system. G. An application to SFWMD for water withdrawal from the selected aquifer(s). A recommendation for wellfield location, configuration, source aquifer, number and spacing of wells.		
Objective 6A.3.2 The County shall provide, where feasible, public water supply service within the unincorporated areas of the County; criteria for evaluating the feasibility of providing such public water service will be part of each Water Master Plan Update.	Policy 6A.3.2.1 The County shall authorize engineering and financial studies for areas identified under Policy 6D.3.1.1, which studies will include: A. Review of area needs and time frame for development. B. Preliminary identification of facility development necessary to meet the needs and timing of provision of public water service. C. Preliminary cost estimates and a schedule of capital expenditure projects financial considerations, including recommended method of funding, rate structure and revenue projections.	Revised potable water sub element pending adoption.	Policy and objective require no change.
			Policy requires no

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 6A.3.2.2 The cost of all new potable water infrastructure and distribution systems shall be borne by those who directly benefit from the improved facilities.	Revised potable water sub element pending adoption.	change.
	Policy 6A.3.2.3 In order to provide the most cost effective and efficient provision of public water service within the unincorporated areas of the County, the County shall communicate with the other potential providers of public water service regarding availability of and willingness to provide public water service from such providers to meet the needs of development within the unincorporated areas of the County.	Revised potable water sub element pending adoption.	Policy requires no change.
	Policy 6A.3.2.4 By December 31, 2005, in order to provide maximum coverage of potable water delivery on South Hutchinson Island Service Area, for the 5-year planning period and through buildout of the area, the County shall implement the Water and Wastewater Master Plan by determining if the following identified facility needs and/or improvements will be required: A. The acquisition of the FPUA water lines on South Hutchinson Island. B. The acquisition of the MCU water lines on South Hutchinson Island. C. Increase the capacity of the existing distribution system by increasing the diameters and interconnecting FPUA and MCU water systems on South Hutchinson Island. D. Install a water transmission main across the Indian River Lagoon at a feasible location that will eventually interconnect with Port St. Lucie Utilities.	Revised potable water sub element pending adoption.	Policy requires no change.

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	E. Enter into a bulk water purchase agreement with MCU. F. Enter into a bulk water purchase agreement with FPUA. G. Construct and operate a County owned Water Treatment Plant on South Hutchinson Island.		
	Policy 6A.3.2.5 By December 31, 2005, in order to provide maximum coverage of potable water delivery within the North County Service Areas, for the 5-year planning period and through buildout of the area, the County shall implement the Water and Wastewater Master Plan by determining if the following identified facility needs and/or improvements will be required: A. Expansion of the Holiday Pines WTP into a Regional Water Treatment Plant, increasing the facility by 0.75 mgd by 2005, 1.75 mgd by 2008 and 2.75 by 2015. B. The installation of a Floridian Well. C. Expand the distribution system along Indrio Road from US Highway #1 to I-95 Interchange, along US Highway No. 1 to Harbor Branch and St. Lucie Village, to the St. Lucie Airport Industrial Park. D. Provide service to the existing developments within the North County Service Area. E. Research and provide alternative raw water sources from either Surficial Wells or Floridian Aquifer Wells. F. Construct and operate, by 2020, a new regional water treatment plant to be located south of Indrio Road and east of Taylor Dairy Road. G. Create a program for disposal of Reverse Osmosis	Revised potable water sub element pending adoption.	Policy requires no change.

Potable Water Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	concentrate from the Holiday Pines Water Treatment Plan and proposed Regional Water Treatment Plant		
	Policy 6A.3.2.6 By December 31, 2005, in order to provide maximum coverage of potable water delivery within the North Hutchinson Island Service Area, for the 5-year planning period and through buildout of the area, the County shall implement the Water and Wastewater Master Plan by determining if the following facility needs and/or improvements will be required: A. Implement the following planned water system improvements 1. Construct a 1.0 MG water storage tank and re-pump facility at the Bryn Mawr Site. 2. Rehabilitate/replace portions of the existing distribution system. 3. Replace portions of the water line distribution system. B. Interconnect the existing system with Vero Beach to insure future delivery of services. C. Direction drill from the North County.	Revised potable water sub element pending adoption.	Policy requires no change.

Solid Waste Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
GOAL 6B.1 PROVIDE THE MOST COST-EFFECTIVE SOLID WASTE MANAGEMENT, TRANSPORTATION AND DISPOSAL FACILITIES FOR ST. LUCIE COUNTY.			
Objective 6B1.1: Establish standards for level of service.	Policy 6B.1.1.1: To ensure sufficient capacity at the landfill through the year 2037, establish the following standards for level of service for the County's solid waste facilities: A. 5.39 pounds of Class I solid waste per capita County-wide per day at the landfill; B. Maintain at least two years of landfill lined cell disposal capacity; C. Maintain at least twenty years of landfill raw land capacity.	Policy met.	Objective and policy require no change.
	Policy 6B.1.1.2: Maintain Interlocal Agreements between the County and all municipalities within the County.	Policy met.	Policy requires no change.
	Policy 6B.1.1.3: Inspect a minimum of three random Class I loads per week.	Policy met.	Policy requires no change.
	Policy 6B.1.1.4: Continue to implement the most cost effective alternative solid waste management practices that would extend the useful life of the landfill. These alternatives include, but are not-limited to: resource recovery, volume reductions by solid waste generators, volume reduction at transfer stations, separation of solid wastes at the source, composting recycling centers, public information programs, and operational changes which could improve efficiency.	Policy met.	Policy requires no change.
	Policy 6B.1.1.5: Continue to evaluate the costs of resource recovery, extended landfilling, and the combination of other alternatives to establish a 20 year horizon need.	Policy met.	Policy requires no change.

Solid Waste Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 6B.1.1.6: Through the development of educational and operational programs, actively encourage the removal of recyclables from the solid waste streams in the County to the maximum extent practicable.	Policy met.	Policy requires no change.
	Policy 6B.1.1.7: Develop and implement incentive programs at the landfill for the removal of recyclable materials by both individuals and corporations.	Policy met.	Policy requires no change.
Objective 6B.1.2: Increase reduction of waste stream as technologies allow it to happen.	Policy 6B.1.2.1: Continue an education program focusing on informing the public about household hazardous waste, proper disposal methods and less environmentally harmful substitutes for these products.	Policy met.	Objective and policy require no change.
	Policy 6B.1.2.2: Continue inspection or screening system to exclude obviously suspect items from the landfill. Drums, tanks from unknown sources, waste pesticides, or chemicals and residues from spill clean-ups are a few of the normally suspect items.	Policy met.	Policy requires no change.
	Policy 6B.1.2.3 Continue investigation of plasma arc gasification technology as a means to potentially eliminate or reduce the need for landfill disposal.	Policy met.	Policy requires no change.

Drainage Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
GOAL 6C.1: IT IS THE GOAL OF ST. LUCIE COUNTY TO ENSURE THE PROVISION OF AN ADEQUATE STORMWATER DRAINAGE AND MANAGEMENT SYSTEM THAT IS BOTH TECHNICALLY AND ECONOMICALLY FEASIBLE IN MEETING THE EXISTING AND FUTURE NEEDS OF THE COMMUNITY.			
Objective 6C.1.1: By January 31, 2003, the County shall complete the Geographic Information System based Stormwater Mapping System.	Policy 6C.1.1.1 Upon the completion of the Stormwater Mapping System master plan for the County, the County shall revise minimum levels of service for each defined drainage basin and shall incorporate those levels of service into this Comprehensive Plan.	Objective 6C.1.1: Completed. ~~This has been created according to SLC, but cannot be found on SLC website.~~	Change objective to "County shall annually update the Geographic Information System based Stormwater Mapping System." Policy requires no change.
	Policy 6C.1.1.2 To ensure that St. Lucie County maintains sufficient stormwater runoff , the following level-of-service standard shall be utilized in determining the appropriate amount of runoff for a project: Stormwater Master Plan B Level of Service Standards Structure/Facility 10 yr., 24 hr. 10 yr., 72 hr 100 yr., 72 hr. Houses/Building <FFE[1] <FFE <FFE Evacuation Routes[2] 1/2W[3] <0.5 ft. <1.0 ft. Arterial Roads[4] 1/2W <0.5 ft. <1.0 ft. Other Roads[5] <0.5 ft. <0.75 ft. <1.5 ft. 1 Peak flood stages less than first (finished) floor elevation based on available data. 2 Evacuation routes as defined by the County and the Treasure Coast Regional Planning Council 3 Flooding limited to each side of the road such that 2 of the roadway width (W) or one travel lane is not flooded.	Policy met.	Objective and policy require no change.

Drainage Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	4 Roads with four or more travel lanes, or roads that are only access to a respective area/development (secondary evacuation routes). 5 Other roads which are not critical for evacuation, but which will be used to estimate encroachment on FFEs.		
	Policy 6C.1.1.3 When the level of service standards are revised for drainage subsequent to the completion of the County-wide Stormwater Mapping System(as indicated in Policy 6C.1.1.1), the level of service standard shall include performance standards for water quality and flood control for each basin. Appropriate local and state regulations specifying stormwater quality standards shall be incorporated by reference into the drainage level of service standard to measure performance of systems, which are designed to remove pollutants from run-off. Appropriate regulations specifying ambient water quality standards shall be referenced to prevent further degradation of surface and groundwaters by run-off from stormwater facilities built prior to stormwater quality regulations taking effect in 1982.	Policy has not been carried out.	Consider removing policy.
	Policy 6C.1.1.4 The level of service standard in Policy 6C.1.1.2 shall be applicable to all commercial, industrial and residential development activities within the Unincorporated St. Lucie County.	Policy met.	Policy requires no change.
	Policy 6C.1.1.5 The County shall continue to coordinate efforts with all appropriate authorities in regard to water storage and capacity enhancements for the North Fork of the St. Lucie River, including those portions within the designated aquatic preserve.	Policy currently being implemented.	Policy requires no change.

Drainage Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
Objective 6C.1.2 The County will maintain an inventory of flood prone areas located within its jurisdiction.	Policy 6C.1.2.1 The County shall maintain an inventory of flooding complaints	Policy met.	Policy requires no change.
	Policy 6C.1.2.2 The County shall request the South Florida Water Management District, North St. Lucie River Water Control District and Ft. Pierce Farms Water Control District establish system-wide water level monitoring stations in order to provide the data base necessary for the development of adequate stormwater management programs.	Policy met.	consider including USGS
Objective 6C.1.3 The County shall enforce existing Land Development Regulations which support the protection and maintenance of the natural functions (flow and storage) of the 100-year floodplain and other natural drainage features.	Policy 6C.1.3.1 The County shall continue to enforce the Land Development Regulations regulating construction standards within the 100 year flood plain.	Policy met.	Objective and policy require no change.
	Policy 6C.1.3.2 The County shall provide direction and guidance to the general public on stormwater and floodplain management issues.	Policy met.	Policy requires no change.
Objective 6C.1.4 The County, in conjunction with the South Florida Water Management District, shall review and evaluate existing drainage studies and plans within the County's jurisdiction to determine their relevance to the current stormwater regulations.	Policy 6C.1.4.1 The County shall request that the South Florida Water Management District continue to update the inventory of groundwater levels within the County.	Policy met.	Objective and policy require no change.

Drainage Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 6C.1.4.2 All development will be specifically conditioned on the availability of services necessary to maintain level of service standards as adopted within this Comprehensive Plan.	Policy met.	Policy requires no change.
GOAL 6.C.2 IT IS THE GOAL OF ST. LUCE COUNTY TO IMPLEMENT A COUNTY-WIDE DRAINAGE SYSTEM FOR URBAN AND NONURBAN AREAS.			
Objective 6C.2.1 The County will continue to implement the master drainage plan.	Policy 6C.2.1.1 The County will continue to seek funding from State/federal grants and/or assessments in the area served by drainage improvements.	Policy met.	Objective and policy require no change.
	Policy 6C.2.1.2 No development authorizations shall be issued unless there is provided to St. Lucie County assurance that all required drainage improvements will be provided for both on-site and off-site.	Policy met.	Policy requires no change.
	Policy 6C.2.1.3 No final certificate of occupancy, as may be further defined in the Land Development Regulations, shall be issued until all drainage improvements, both on-site and off-site, for the particular development have been inspected and approved by St. Lucie County, or other appropriate authority.	Policy met.	Policy requires no change.
GOAL 6C.3 IT IS THE GOAL OF ST. LUCIE COUNTY TO ENSURE THAT THE SURFICIAL GROUNDWATER QUALITY IS THE HIGHEST POSSIBLE FOR POTABLE PURPOSES.			
Objective 6C.3.1 To improve the water quality level of areas that fail to meet potable standards, and to prevent the further contamination of the surficial aquifer.	Policy 6C.3.1.1 The County shall continue to enforce the Land Development Regulations, including regulations governing the protection of potable wellfields from possible sources of contamination.	Policy met.	Objective and policy require no change.

Drainage Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 6C.3.1.2 The Land Development Regulations shall require wastewater reuse plans for new sewage treatment plants operating above 250,000 gallons per day. Any new reuse plan shall be approved by FDEP.	Policy met.	Revise policy to add: "…and SFWMD, in accordance with the Upper East Coast Water Supply Plan.
	Policy 6C.3.1.3 The County shall develop a series of stormwater attenuation areas to reduce the impacts of agricultural fertilizers and other related chemical applicants on the existing potable wellfields in the eastern portion of the County.	This is currently being implemented with the C-23, 24 and 25 reservoirs.	Revise to "The County shall continue developing and maintaining a series of stormwater attenuation areas to reduce the impacts of agricultural fertilizers and other related chemical applicants on the existing potable wellfields in the eastern portion of the County.
	Policy 6C.3.1.4 The County shall continue to cooperate with the South Florida Water Management District in the identification and closure of free flowing artesian wells.	Policy met.	Policy requires no change.
	Policy 6C.3.1.5 The County Land Development Regulations shall continue to include comprehensive stormwater management including consideration of the following:	Policy met.	Consider incorporation LID (low impact design) stormwater management and

Drainage Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	1. the use of stormwater detention and/or retention; 2. streambank and shoreline buffer zones; 3. general design and construction standards for onsite stormwater management.		pervious pavement utilization into LDRs
	Policy 6C.3.1.6 The County shall assist the Federal Government, State of Florida and the South Florida Water Management District in their effort to improve the water quality of the primary drainage systems through the implementation of Chapter 17-40, FAC and Chapter 17-25 FAC.	Policy met.	Include independent drainage districts.
Objective 6C.3.2 The County shall enforce the Land Development Regulations for regulating land use and development to protect the functions of natural groundwater recharge areas.	Policy 6C.3.2.1 The County will protect the functions of natural groundwater aquifer recharge of designated public potable water supply wells by enforcing the Wellfield Protection Ordinance contained within the Land Development Code.	Policy met.	Policy and objective require no change.
	Policy 6C.3.2.2 The County will continue to work with the St. Lucie County Public Health Unit, Environmental Health Section, by verifying the issuance of the septic tank permit before a building permit is issued.	Policy met.	Update St. Lucie County Public Health Unit to St. Lucie County Health Department.
	Policy 6C.3.2.3 The County will continue to assist the St. Lucie County Public Health Unit, Environmental Health Section, with the Hazardous Waste Verification Program by continuing to require all Occupational License applicants (except Home Occupations) to receive Public Health Unit approval prior to issuance of an Occupational License.	Policy met.	Update St. Lucie County Public Health Unit to St. Lucie County Health Department.
	Policy 6C.3.2.4 No Conditional Uses for sand mining and no rezonings to Industrial, Extraction (IX) will be granted	Policy met.	Policy requires no change.

Drainage Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	within public potable water supply recharge areas designated through the Wellfield Protection Ordinance.		
	Policy 6C.3.2.5 The County shall continue to cooperate with the South Florida Water Management District in the identification and closure of free flowing artesian wells.	Policy met.	Policy is a repeat of Policy 6C.3.1.4, policy can be removed.
	Policy 6C.3.2.6 The County shall cooperate with the South Florida Water Management District in the implementation of the Upper East Coast Water Supply Plan.	Policy met.	Policy requires no change.

Sanitary Sewer Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
GOAL 6D.1 THE COUNTY SHALL PROVIDE NEEDED PUBLIC UTILITIES IN A MANNER WHICH PROVIDES THE MOST EFFECTIVE, ENVIRONMENTALLY SOUND, SAFE AND ECONOMIC WASTE WATER TREATMENT SYSTEM AND PROMOTES ORDERLY, COMPACT URBAN GROWTH.			
Objective 6D.1.1 Sanitary sewer facilities shall be provided by the County in a manner that shall not promote urban sprawl.	Policy 6D.1.1.1 The utility service areas, as delineated in the Water and Wastewater Master Plan, will be determined on the basis of economy and efficient operation but will not promote linear or leapfrog development. The utility service areas shall be reviewed and updated every 5 years (beginning 2002).	Revised sanitary sewer sub element pending adoption.	Policy and objective require no change.
	Policy 6D.1.1.1b The County will determine the most cost effective and efficient means of providing sanitary sewer service to all areas of the urban service area as depicted in Policy 1.1.5.1 of the Future Land Use Element and in a manner that will not promote linear or leapfrog development consistent with Policy 1.1.5.2 of the Future Land Use Element. The County utility department will publish on an annual basis a Service Availability Report setting forth the availability of sanitary sewer service from the various potential suppliers of such service to the unincorporated areas of the County that meets the requirements of Goal 6D.1 and this Policy.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
	Policy 6D.1.1.2 Provision of centralized (not including package treatment plants) sanitary sewer service shall be limited to the utility service availability options set forth in the annual Service Availability Report described in Policy 6D.1.1.1b.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
	Policy 6D.1.1.3 The County shall investigate alternate methods of waste disposal other than septic tanks.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
Objective 6D.1.2 The County shall implement procedures for ensuring that when a development permit is issued, pursuant to then current	Policy 6D.1.2.1 Levels of service for on-site improvements, including sewer connection lines, shall be as required of the developer in the land development regulations.	Revised sanitary sewer sub element pending adoption.	Policy and objective require no change.

Sanitary Sewer Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
Service Availability Report, adequate facility capacity is available or will be available when needed to serve the development, concurrent with the impacts, in order to meet adopted level-of-service standards.			
	Policy 6D.1.2.2 The level of service standard for those areas of the unincorporated County served by Ft. Pierce Utilities Authority shall be 380 gallons per capita per day (Ft. Pierce Utilities Authority 1988 Water and Wastewater Master Plan, July, 1988).	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
	Policy 6D.1.2.3 The standards for level of service for sanitary sewer systems other than those owned and operated by Ft. Pierce Utilities Authority shall be Permanent & Seasonal Residents - 85 gpcd; Employee - 102 gpcd and school student - 17 gpcd.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
	Policy 6D.1.2.4 The County shall include in the annual Service Availability Report an update of all improvements, expansions, or increases in the capacities of facilities, of the various potential suppliers of service to the unincorporated areas of the County to ensure compatibility with the established level of service standards for such facilities.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
	Policy 6D.1.2.5 The County shall prepare annual summaries of capacity and demand information for each facility of the various potential suppliers of service to the unincorporated areas of the County.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
	Policy 6D.1.2.6 Development within the unincorporated areas of the County will only be permitted when such development ties into or makes provision for tying into a regional or sub-regional system that is available as set forth in the annual Service Availability Report.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.

Sanitary Sewer Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 6D.1.2.7 The County shall condition development orders to provide that when a regional sanitary sewer system is available, the development will be required to tie into it. Issuance of development orders or permits will be further conditioned on demonstration of compliance with applicable federal, state and local permit requirements for on-site wastewater treatment systems.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
Objective 6D.1.3 The County will establish and maintain a five-year and twenty-year schedule of capital improvement needs for sanitary sewer facilities in recognized County service areas.	Policy 6D.1.3.1 The following public facility improvements within a facility type are to be considered in the following order or priority, as determined by the Board of County Commissioners: A. Replacement of obsolete or worn out facilities, including repair, remodeling and renovation of facilities that contribute to achieving and/or maintaining levels of service. B. New facilities that reduce or eliminate existing deficiencies in levels of service. C. New facilities that provide the adopted levels of service for new growth during the next five fiscal years, as updated by the annual review of the Capital Improvements Element. D. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of achieving and/or maintaining levels of service. E. New facilities that exceed the adopted levels of service for new growth during the next five fiscal years by either: 1) providing excess public facility capacity that may be needed by future growth beyond the next five fiscal years, or 2) Providing higher quality public facilities that are contemplated in the County's normal design criteria for such facilities.		Policy and objective require no change.

Sanitary Sewer Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	F. Facilities not described in Subsections A through E, above, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to July 31, 1990. G. All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State agencies or the South Florida Water Management District that affect, or will be affected by, the proposed capital improvement. H. Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.		
	Policy 6D.1.3.2 In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the Board of County Commissioners will schedule capital improvements to serve developments in the following order of priority: A. previously approved orders permitting new development, B. new orders permitting redevelopment, and C. new orders permitting new development.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
Objective 6D.1.4 The County will enforce the mandatory requirements for design, operation, and maintenance of on-site wastewater treatment systems.	Policy 6D.1.4.1 The County shall develop and implement guidelines for on-site disposal systems. These guidelines will include: establishing general requirements for the construction, use, and abandonment of on-site sewage disposal systems; providing for permits with conditions and approvals; providing for standards for the approval of applications for an on-site sewage disposal system; providing for conditions under which on-site sewage disposal systems shall not be used; providing for system size determination; providing for soil classification data; providing for percolation tests; providing for alternative	Revised sanitary sewer sub element pending adoption.	Policy and objective require no change.

Sanitary Sewer Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	systems; and, providing for permit fees.		
	Policy 6D.1.4.2 The County shall, in conjunction with the Public Health Department, limit use of on-site wastewater treatment systems to the following conditions: Existing septic tank and package treatment plants may remain in service until such time as centralized service is made available; Use of septic tank systems concurrent with on-site potable water wells for new single family detached residential development shall be limited, depending on soil and water table conditions, and shall be in compliance with State regulations; Use of small package treatment plants shall be limited to use where central facilities are not available in the rural County area and shall be limited to use in order to provide pre-treatment of sewage where required for particular industries or commercial uses prior to discharge into regional systems in the sanitary sewer areas if such a system is available; and Interim wastewater plants may be used for residential developments until central sewer service is available; in compliance with Section 381.272(1), F.S., all applicable guidelines shall be followed and all subdivisions must provide sewer utility easements and rights-of-way and the developer should give advance notice to purchasers of lots.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
	Policy 6D.1.4.3 The County shall require that construction of new residential development at densities greater than two units per acre only be permitted when central water (including package treatment plants) and central sewer (including package treatment plants) systems are available or will be provided concurrent with the impacts of development.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.

Sanitary Sewer Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 6D.1.4.4 The County shall coordinate with appropriate federal and State agencies, and amend local ordinances to require that issuance of permits for replacement or expansion of existing on-site wastewater treatment systems is conditioned upon compliance with current regulatory requirements and water quality standards.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
Objective 6D.1.5 The County shall provide for the coordination of the extension or increase in the capacity of existing facilities as well as the provision of new facilities to meet future needs through development and adoption of a Sanitary Sewer Master Plan. Prior to the completion of the Master Plan, residential development in excess of two units per acre and all other development shall not be permitted if it is intended to be served by on-site septic systems.	Policy 6D.1.5.1 The County shall require that all building permit applicants prior to permit issuance verify that sewer service can be provided in conformance with the policies in this plan and that adequate system capacity is available if a central system is to be utilized.	Revised sanitary sewer sub element pending adoption.	Policy and objective require no change.
GOAL 6D.2 BY THE YEAR 2003, ST. LUCIE COUNTY WILL ENSURE WASTEWATER SERVICE FOR SUB-REGIONAL OR REGIONAL AREAS TO MEET EXISTING AND PROJECTED DEMANDS IN THOSE AREAS.			
Objective 6D.2.1 Every 5-years beginning in 2005, the County will evaluate the County-wide master plan for wastewater in the unincorporated County areas.	Policy 6D.2.1.1 The County shall implement the master plan update for wastewater by 2002. Every 5-years the county shall review and update the master plan to include the following: A. An inventory of the existing package plants and wastewater treatment facilities in the unincorporated area of St. Lucie County. This inventory is to assess their current flow, committed flow, condition, useful life, ability to expand, and general need to connect to a regional system.	Revised sanitary sewer sub element pending adoption.	Policy and objective require no change.

Sanitary Sewer Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	B. Redefine the potential service areas. C. Provide population projections for the service areas based on the population projections used in the development of this Comprehensive Plan. D. Estimate the size of necessary treatment facilities. E. Suggest general locations for any new treatment facilities. F. Identify any remaining potential utility acquisitions. G. Provide budget estimates for the necessary capital improvements associated with the development of the County utility system, or components thereof. H. Examine the existing wastewater service rate structure and connection fee charges to determine an estimate of potential revenues generated by a particular construction project. I. Estimate operating costs for the facilities. J. Provide an outline of financing options and implementation guidelines.		
	Policy 6D.2.1.2 In order to provide maximum coverage of wastewater service within the South Hutchinson Island service area for the 5-year planning period and through buildout of the area, the County shall implement the Water and Wastewater Master Plan, by maintaining the current operation of the South Hutchinson Island Wastewater Treatment facility.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
	Policy 6D.2.1.3 By December 31, 2005, in order to provide maximum coverage of potable water delivery within the North County Service Areas, for the 5-year planning period and through buildout of the area, the County shall implement the Water and Wastewater Master Plan, by determining if the following identified facility needs and/or improvements will be required: A. Expansion of the Holiday Pines WWTP into a Regional	Revised sanitary sewer sub element pending adoption.	Policy requires no change.

Sanitary Sewer Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Wastewater Treatment Plant, increasing the facility from the current 0.210 mgd capacity to 5.0 mgd capacity by 2005. B. Construct and operate by 2010, a new regional wastewater treatment plant to be located south of Indrio Road and east of Taylor Dairy Road. This facility shall at construction contain: 1. Initial capacity of 1.5 mgd by 2010. 2 increase capacity to 2.5 mgd by 2020. 3. Provide equipment capable of treating the wastewater product to unrestricted public access irrigation. 4. Install a 0.3 mgd process train by 2015. C. Provide service to the existing developments within the North County Service Area.		
	Policy 6D.2.1.4 By December 31, 2005, in order to provide maximum coverage of potable water delivery within the North Hutchinson Island Service Area, for the 5-year planning period and through buildout of the area, the County shall implement the Water and Wastewater Master Plan, by determining if the following facility needs and/or improvements will be required: A. Expand the existing facility from 0.5 mgd capacity to 0.75 mgd by 2012. B. Expand the existing facility from 0.75 mgd capacity to 1.0 mgd by 2020. C. Connect those facilities that have private package plants on North Hutchinson Island to the expanded North Hutchinson Island Wastewater Treatment Facility. D. Replace the 6-inch force main north of the Hibiscus Lift Station with an 8-inch force main by 2005. E. Design and construct the Queens Cove wastewater	Revised sanitary sewer sub element pending adoption.	Policy requires no change.

Sanitary Sewer Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	collection system including lift station and force main by 2010. F. Design and construct the Bimini Drive, Bermuda Drive and Marina Drive wastewater collection system including lift station and force main by 2010. G. Design and construct the Ft. Pierce Shores wastewater collection system including lift station and force main by 2010. H. Extend the existing 8-inch force main from Bryn Mawr north to the County line and construct a lift station by 2020. I. At buildout of North Hutchinson Island expand the existing facility from 1.0 mgd to 1.5 mgd.		
Objective 6D.2.2 The following locations are targeted for higher intensity development or are currently experiencing problems with existing sewer systems and shall have central sanitary sewer service provided: **A. That area surrounding the I-95-Indrio Road Interchange.** **B. That area surrounding the I-95-White City Road Interchange, west of I-95.** **C. That area along U.S. 1 in the Savannas area.** **D. That area along County Road 707 between the Savannas State Reserve and the Indian River Lagoon.** **E. The date by which service will be provided will be determined in the Sanitary Sewer Master**	Policy 6D.2.2.1 The County shall study the development areas listed in *Objective 2.2*, to establish growth projections, required facility sizes, and a schedule of capital improvements.	Revised sanitary sewer sub element pending adoption.	Policy and objective require no change.

Sanitary Sewer Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
Plan Update, as amended from time to time. All amendments to the dates by which service will be provided will be incorporated into this sub-element through the comprehensive plan amendment process.			
	Policy 6D.2.2.2 The County shall undertake projects which shall be in accordance with the schedule of capital improvements.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
	Policy 6D.2.2.3 The County shall give priority to projects needed to correct existing deficiencies in the formulation and implementation of the annual work programs.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
	Policy 6D.2.2.4 The County shall consider initiating negotiations with other sanitary sewer service providers to serve those County areas that could be reasonably and cost effectively served by the other sanitary sewer service providers, either existing or proposed.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
	Policy 6D.2.2.5 The recipients of service shall be responsible for its cost.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.
Objective 6D.2.3 Upon completion of the update to the County-wide Water and Wastewater Master Plan, initiate programs to acquire private utilities serving the unincorporated area that are capable of expansion and of sustaining themselves with revenues.	Policy 6D.2.3.1 The County shall study those existing private utilities of appreciable service area size to determine their value and revenue-producing potential. In addition, needed capital improvements and service area expansion potential should be considered.	Revised sanitary sewer sub element pending adoption.	Policy and objective require no change.
	Policy 6D.2.3.2 The County shall consider for acquisition those private utilities which would benefit the public welfare through acquisition by the County.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.

Sanitary Sewer Sub-Element			
Goals & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 6D.2.3.4 When areas previously served by package treatment plants are connected to a central system, it shall not be the responsibility of the central system to purchase these package treatment plants or incur the cost associated with removal.	Revised sanitary sewer sub element pending adoption.	Policy requires no change.

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Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
GOAL 7.1 BALANCING GROWTH AND COASTAL RESOURCES. ALL DEVELOPMENT PROPOSED IN THE FUTURE LAND USE ELEMENT IN THE COASTAL AREA SHALL OCCUR IN A MANNER WHICH PROTECTS, CONSERVES, AND ENHANCES THE NATURAL RESOURCES OF THE COASTAL AREA AND THE ENVIRONMENTAL, SOCIAL AND ECONOMIC BENEFITS ATTRIBUTED TO THEM.			
Objective 7.1.1: **Future Development in the Coastal Area. St. Lucie County shall continue to protect the natural resources of the coastal area from adverse impacts caused by future development through the implementation and strengthening of existing environmentally related laws and the assignment of appropriate Future Land Use designations.**			Objective requires no change.
	Policy 7.1.1.1: Future development in the coastal area shall be limited to those land uses which are resource dependent or compatible with the physical and environmental characteristics of the coastal area, or to those uses which can occur without degradation of important environmental values or interference with legally used public access to coastal area shorelines.	1. On-going.	1. No change needed.
	Policy 7.1.1.2: All land development regulations adopted pursuant to this element shall be consistent with: a. The Future Land Use Element and Map; b. The County's Hutchinson Island Residential Development Ordinance; c. Vested development rights; d. The County's Hutchinson Island Coastal Area Protection Ordinance, and the Sea Turtle Protection Ordinance; and e. The goals, objective and policies of this Element and the Conservation Element concerning the protection, appropriate use, and conservation of natural resources.	2. On-going.	2. No change needed.
	Policy 7.1.1.3: Erosion control measures shall be limited to those that do not interfere with the natural resources and processes of the coastal	3. On-going.	3. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	area.		
	Policy 7.1.1.4: Future development or redevelopment within the coastal area shall provide infrastructure to service the development or redevelopment at the Level of Service standards adopted in the appropriate elements of this Comprehensive Plan, and which is consistent with the coastal resource protection, access, and safe evacuation requirements of this Comprehensive Plan, and as further provided for in the Capital Improvements Element.	4. On-going.	4. No change needed.
	Policy 7.1.1.5: The County shall continue to coordinate with appropriate state agencies in meeting the goals and policies of the Indian River Lagoon Aquatic Preserves Management Plan, the North Fork of the St. Lucie River Aquatic Preserve Management Plan, the Indian River Lagoon Surface Water Improvement and Management Plan, and the Indian River Lagoon Comprehensive Conservation & Management Plan. Coordination will consist of, at a minimum, continual participation on applicable committees and task forces as well as the provision of administrative and fiscal support.	5. On-going.	5. No change needed.
	Policy 7.1.1.6: The County shall provide eco-tourism opportunities within the coastal area in a manner that does not degrade or reduce the long-term viability of the functions and values of coastal waters and adjacent	6. On-going.	6. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	uplands. Lands purchased through federal, state and local natural resource protection programs shall provide public access and recreational improvements in a manner that minimizes impacts to the natural areas and does not compromise the long term viability of the protected resources.		
	Policy 7.1.1.7: St. Lucie County shall conduct a study that results in the provision of an eco-tourism zoning designation and land development standards that provide for the development of sustainable eco-tourism support facilities.	7. This is not yet completed and the policy does not establish a timeframe for the completion of the study.	7. Amend policy to include timeframe for completion of the study.
Objective 7.1.2: **Protecting Wetlands and Wildlife Habitat. The County shall support the protection, conservation, or enhancement of coastal uplands and wetlands. The County shall include within its Land Development Regulations criteria and standards for the protection and enhancement of the remaining native plant communities in the County. There shall be no net loss of existing wetland functions and values which are regulated by federal and state agencies. The land development regulations shall include open space requirements, upland buffers and clustering of units as means to protect existing wetlands.**			Objective: Amend to include an option for mitigation for unavoidable impacts.
	Policy 7.1.2.1: The County shall continue to implement and enforce land development regulations that require the use of native or drought tolerant vegetation adapted to existing soil and climatic conditions in landscaping in the coastal area.	1. On-going	1. No change needed.
	Policy 7.1.2.2: The County shall require the removal and eradication of all nuisance and exotic vegetation such as Australian pine, Brazilian pepper, and Melaleuca during construction of new development and replacement with plant species that are consistent with Policy 7.1.2.1.	2. LDC 7.09.05 Removal of exotic vegetation required in the current code.	2. No change needed.
	Policy 7.1.2.3: The County shall continue to implement and	3. LDC 6.02.02 C.1. Minimum buffer criteria established in	3. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	enforce land development regulations which require a minimum fifty (50) foot buffer zone of native upland and transitional vegetation along rivers, creeks, and estuaries, to be maintained from the landward extent of state waters or from mean high water of the rivers, creeks, and estuaries, whichever is greater. However, setbacks for the North Fork of the St. Lucie River shall be governed by those set out in the Land Use Element to the extent that those requirements may be more restrictive.	the current code.	
	Policy 7.1.2.4: A buffer zone of native upland edge (i.e., transitional) vegetation shall be provided and maintained around isolated wetlands and deepwater habitats which are constructed or preserved on new development sites. The buffer zone may consist of preserve or planted vegetation but shall include canopy, understory, and ground cover of native species only. The edge habitat shall begin at the upland limit of any wetland or deepwater habitat. As a minimum, ten (10) square feet of such buffer shall be provided for each linear foot of wetland or deepwater habitat perimeter that lies adjacent to uplands. This upland edge habitat shall be located such that no less than fifty (50) percent of the total shoreline is buffered by a minimum width of ten (10) feet of upland habitat.	4. LDC 6.02.03 F. establishes required buffering. The policy should be redrafted to provide more clarity relating to permitting authority and applicable habitats. Although the County does not regulate ponds or wetlands, they do have the authority to require installation of vegetative transitional buffers adjacent to wetlands and submerged lands, whether the submerged lands be naturally occurring or manmade.	4. The policy statement could be simplified to state that "The Land development regulations shall require the installation of a native vegetative transitional buffer adjacent to all wetlands and submerged lands, whether the submerged lands be naturally occurring or manmade, on all new development sites." ~~No change needed.~~
	Policy 7.1.2.5: All mosquito impoundments shall be assessed to determine if they provide multiple functions of marine fisheries habitat, water quality enhancement, and adequate	5. The County Mosquito Control District has done a number of independent studies which identify specific benefits from its	5. Amend policy to reflect study results.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	mosquito control. Particular attention shall be given to the differences between impoundments that are managed versus those that are breached or unmanaged.	impoundment reconnection, restoration and management practices. Since all impoundments are managed in similar manner, those same benefits are assumed to accrue in all reconnected impoundments, although not every impoundment has been independently studied, due to funding limitations. Comparative studies of managed and unmanaged-isolated, and unmanaged-breached impoundments have also been done, in the past. Such studies, and recent modeling, have shown the culvert reconnection program provides equivalent or better hydrological communication, water quality, biota, and sediment accretion rates, as unmanaged-breached impoundments. Unmanaged-isolated impoundments have been studied for pre- and post-hydrological reconnection effects, and in every case, biodiversity has increased, and mangrove and marine herbaceous shrubs have replaced poorly-functioning exotic-plant-impacted, isolated systems. Mosquito control has been found to be adequately provided by	

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
		reconnected, managed impoundments, but not by unmanaged-breached and unmanaged isolated impoundments. All publicly-owned coastal wetlands are providing adequate mosquito control; however, private-ownership of unmanaged coastal wetlands is limiting mosquito control effectiveness.	
	Policy 7.1.2.6: The County shall, through the development review process, in cooperation with the appropriate wetland regulatory agencies, continue to conserve and protect coastal wetlands from detrimental physical and hydrological alteration and prohibit unmitigated encroachment into coastal wetlands. The regulation of activities in, on or over wetlands or other surface waters and the management and storage of all surface waters shall be pursuant to applicable Local, State and Federal requirements. The most restrictive of these shall be enforced. County regulations shall include criteria to evaluate and preserve wetlands, based upon their functional characteristics including types, size, values, functions, conditions and location.	6. On-going.	6. No change needed.
	Policy 7.1.2.7: The County shall continue to evaluate erosion problems and implement erosion control measures, along Indian River Drive	7. On-going.	7. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	south of Ft. Pierce. Erosion control measures shall be consistent with Policy 7.1.2.1.		
	Policy 7.1.2.8: There shall be no-net loss of existing wetlands which are regulated by federal and state agencies. The County shall implement this policy through the site plan and building application permitting. Any approved mitigation plan shall result in a no loss of wetlands acreage or function within St. Lucie County, unless waived by the Board of County Commissioners.	8. On-going.	8. No change needed.
	Policy 7.1.2.9: The County shall support and implement programs, in line with the administrative and fiscal constraints of the County, to restore, enhance, and maintain the functions and values of natural waterways and adjacent upland habitats within the coastal area. Through state and local programs, St. Lucie County will continue to encourage the preservation and enhancement of floodplain wetland functions through public purchase and restoration of the floodplain wetlands and adjacent upland buffers along the North Fork of the St. Lucie River and the Indian River Lagoon, including their natural tributaries.	9. On-going.	9. No change needed.
	Policy 7.1.2.10: Management and recreation development plans for lands purchased through state and local natural resource protection programs (Environmentally Significant Lands, Save Our Coasts, Preservation 2000) shall only	10. On-going	10. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	allow for development that minimizes impacts to natural resources and does not degrade the long-term viability of existing natural resources on the site. Where possible all plans should assist to restore the biodiversity of plant and animal species in the coastal area while providing reasonable public access.		
Objective 7.1.3: **Protection of Living Marine Resources. St. Lucie County shall protect, conserve, or enhance living marine resources and continue to implement regulations to reduce adverse impacts caused by development.**			Objective requires no change.
	Policy 7.1.3.1: The County shall continue to implement the sea turtle protection ordinance. The Sea Turtle Protection Ordinance shall be periodically reviewed and updated as necessary to ensure adequate protection for sea turtles in St. Lucie County.	1. On-going.	1. No change needed.
	Policy 7.1.3.2: The St. Lucie County Manatee Protection Plan, dated March 1, 2002, is hereby included within this Comprehensive Plan by Reference. All development activities affected by this plan shall be governed accordingly.	2. On-going.	2. No change needed.
	Policy 7.1.3.3: The County shall cooperate with the appropriate regulatory and management agencies to implement comprehensive and coordinated management plans for the Indian River Lagoon in order to improve the biological health of the Lagoon.	3. On-going.	3. No change needed.
	Policy 7.1.3.4: St. Lucie County shall continue periodic	4. On-going.	4. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	monitoring of seagrass bed conditions within the County. The County shall protect shorelines containing significant seagrass habitat and shall seek to restore seagrass coverage, where possible.		
	Policy 7.1.3.5: St. Lucie County shall assist the FDEP upon request in establishing well marked stacking and mooring areas for ships and boats in order to protect reefs and seagrass beds.	5. On-going.	5. No change needed.
	Policy 7.1.3.6 : Specific and cumulative impacts of navigation improvements to the Ft. Pierce Inlet upon the Sabellariid worm reefs shall be evaluated to ensure the maintenance of viable natural and educational functions of the reefs. The County shall support the mapping of the natural reefs abutting the Atlantic Ocean shoreline and the establishment of appropriate protective measures for these reefs.	6. The County has not evaluated the impacts of the navigation improvements; no information is provided on any specific agency that has conducted this evaluation.	6. Amend policy to reflect evaluations that have been conducted or delete the first sentence. No change required for the second sentence.
	Policy 7.1.3.7: Spoil islands shall be retained in public ownership and modified to serve as green areas, bird roosting, nesting, and feeding areas and, when appropriate, water-dependent recreation areas. Revegetation efforts on all spoil islands will utilize 100 percent native vegetation adapted to existing soil and climatic conditions and will include the elimination of exotic species if required by the appropriate State agency. The disposal of spoil material shall be consistent with Policy 7.1.4.5	7. On-going.	7. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 7.1.3.8: Efforts between the County and local interest groups shall be made to designate the St. Lucie nearshore and Oculina Reefs federal marine sanctuaries in accordance with the Federal Marine Sanctuary Program with the intent of reaching this designation by January 1, 2003.	8. Designation not achieved.	8. Amend policy to include a future date, or amend to reflect that the County will support all measures to protect the reef.
	Policy 7.1.3.9: Alternative sources for borrow material for the Ft. Pierce Feeder Beach Restoration Project shall be evaluated, to eliminate the degradation of nearshore and offshore natural reefs.	9. Ongoing. In 1995 and 1996, one of the County's consultants, Coastal Tech, did a fairly detailed off-shore Geotechnical borrow area investigation that ultimately led to the permitting of Capron Shoal as the main borrow material to use on Ft. Pierce Beach. In 2003, another consultant, Taylor Engineering, Inc., prepared a draft feasibility report to evaluate potential sand by-passing alternatives at Ft. Pierce Inlet. That study is still in progress. In concert with the South County beach project another fairly detailed Geotechnical Investigation of off-shore borrow material was performed by County consultant, Coastal Planning & Engineering, Inc. Their report was completed in 2006. Coastal Tech has taken over this effort which will further expand the level of detail.	9. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 7.1.3.10: The County shall discourage development activities on submerged lands.	10. On-going.	10. No change needed.
	Policy 7.1.3.11: The County shall continue efforts to reconnect all impounded marshes to the Indian River Lagoon.	11. On-going.	11. No change needed.
	Policy 7.1.3.12: The County shall coordinate with pertinent state and regional agencies to identify natural area greenways and wildlife corridors to link existing public parks, preserve areas and similar public areas for conservation and habitat preservation purposes through the creation of a system of natural area greenways and wildlife corridors that will protect ecological communities in the coastal area. The greenway system shall also encourage non-motorized transportation through the connection of sidewalks and bike lanes and by locating greenway hubs in close proximity to mass transit stops.	12. On-going.	12. No change needed.
	Policy 7.1.3.13: The County shall continue the acquisition of environmentally significant lands to preserve, protect and restore the biological diversity, integrity and productivity of ecological communities.	13. On-going. The policy should be revised to acknowledge both acquisition and preservation.	13. ~~No change needed.~~Add "preservation" to policy.
	Policy 7.1.3.14: The County shall cooperate with and assist the Florida Department of Environmental		14. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Protection, the U.S. Fish and Wildlife Service and the National Marine Fisheries Commission in the implementation of protective and recovery programs for the West Indian Manatees, Sea Turtles, and other listed species. Policy 7.1.3.15: The County shall require that land development projects within the coastal area demonstrate non-degradation of water quality for all discharges into receiving waters designated as "Conditionally Approved" or "Approved" Department of Environmental Protection Shellfish Harvesting Area.	14. On-going. 15. On-going.	15. No change needed.
Objective 7.1.4 **St. Lucie County shall strive to obtain or maintain water quality and trophic state index classifications of "good" for the Indian River Lagoon, Five Mile Creek, Ten Mile Creek, and the North Fork of the St. Lucie River. The County shall enact appropriate regulations which provide for the maintenance or improvement of water quality.**	Policy 7.1.4.1 No new untreated point source discharges into coastal waters for stormwater runoff & wastewater effluent will be permitted. Policy 7.1.4.2: In order to reduce the impact of effluent from sewage treatment plants on the lagoon, all existing regulated wastewater plants in the unincorporated areas of Hutchinson Island shall connect to regional waste treatment facilities within the applicable service areas, unless accepted by St. Lucie County through a Policy 7.1.4.3: New causeways across the Indian River	Objective requires no change. . On-going. 2. Policy incomplete, it ends mid-sentence. 3. On-going.	1. No change needed. 2. Complete the policy statement. 3. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Lagoon shall be prohibited in order to reduce further constriction of water circulation. New infrastructure must be demonstrated to meet all of the measures spelled out in Goal 7.1.		
	Policy 7.1.4.4: In order to reduce non-point source pollutant loadings and improve the functioning of the County's drainage system, the County shall continue to use a franchise hauler to collect residential solid waste in the urban unincorporated County.	4. On-going.	4. No change needed.
	Policy 7.1.4.5: All spoil from the dredging of the lagoon shall be placed on uplands once an upland site is established.	5. On-going.	5. No change needed.
	Policy 7.1.4.6: The County shall prohibit shoreline alteration and construction which degrades existing estuarine productivity with exceptions such as necessary access to marine resources, and the abatement of serious and significant erosion, when the projects are not expected to result in long-term or permanent degradation of water quality or habitat value.	6. On-going.	6. No change needed.
	Policy 7.1.4.7: The County shall continue to address point and non-point pollution problems through its stormwater management program. The County shall request assistance from appropriate agencies in addressing high priority problems through Federal, State and Regional programs that provide technical and fiscal resources.	7. On-going.	7. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 7.1.4.8: The County shall continue to address water quality problems identified in the data and analysis section of this element through: a. continual cooperation in SWIM programs; b. the implementation of the St. Lucie County Stormwater Master Plan; c. enforcement of regulations to improve control of illegal dumping into canals, ditches and waterways, and increase implementation of urban and agricultural best management practices; d. Aggressively lobbing and taking leadership to plan and locate water preserve facilities within St. Lucie County by January 1, 2005. Facilities will be built in order to attenuate storm water discharge, eliminate agricultural pollutants, and manage salinity in the St. Lucie River and the Indian River Lagoon. e. Public purchase and protection of upland buffer area along all natural waterways.	8. On-going. d. lobbing should be lobbying. The Final Project Implementation Report (PIR) for the CERP IRL-South Plan is completed.	8. Amend section d. to fix the typo by changing lobbing to lobbying. Update the section to reflect the current state of the proposed IRL-South projects.
	Policy 7.1.4.9: The County shall continue to construct stormwater management improvements in a manner that enhances receiving waters and provides habitat for native animal and plant species.	9. On-going	9. No change needed.
	Policy 7.1.4.10: The County shall increase public awareness about the Indian River Lagoon and the North Fork of the St. Lucie River, their diverse resources and value, as well as threats to these resources. Increase public awareness of and involvement in programs to protect,	10. On-going	10. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	enhance and restore the estuaries, including efforts to reduce the impacts of storm-water and fresh-water discharges. Policy 7.1.4.11: The County shall continue to evaluate and update the Stormwater Master Plan to address water quality issues.	11. On-going.	11. No change needed.
Objective 7.1.5: **Beaches and Dunes. St. Lucie County shall provide for the protection and restoration of beaches and dunes. A comprehensive beach and dune management program shall be adopted by 2003 which enhances the natural functioning of the beach-dune system while reducing unnatural disturbances of the primary dune.**		LDC Section 6.02.01 E. Beach and Dune Protection includes restrictions and criteria in order to protect against erosion, maintain habitat value and productivity, maintain natural scenic values, prevent damage to beach and dune vegetation, and promote natural rebuilding of the dune through wind forces.	Objective: Amend reflect the enforcement and maintenance of the adopted beach and dune management program.
	Policy 7.1.5.1: The County shall prohibit construction seaward of the Coastal Construction Control Line including construction of coastal or shore protection structures, except where the Florida Department of Environmental Protection has issued the applicable permit authorizing that construction.	1. On-going.	1. No change needed.
	Policy 7.1.5.2: Techniques for inlet maintenance which provide for long-term beach stability through facilitation of normal littoral processes shall be supported.	2. On-going.	2. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 7.1.5.3: The beach renourishment projects currently recommended by the U.S. Army Corps of Engineers and Florida Department of Environmental Protection shall be supported if shown to comply with the measure of Goal 7.1. Mitigation must be in kind, acre for acre or greater.	3. On-going.	3. No change needed.
	Policy 7.1.5.4: The County shall require provisions for public access to beaches renourished at the public's expense.	4. On-going.	4. No change needed.
	Policy 7.1.5.5: Access to the beach for new development will be confined to elevated walkways that protect dune systems, subject to the Florida Department of Environmental Protection approval.	5. On-going, this is contained in LDC 6.02.01 E.1. Dune preservation restriction zone.	5. No change needed.
	Policy 7.1.5.6: The County shall enforce regulations which prohibit motor vehicles on public lands within the coastal strand and scrub upland habitats that lie east of the Coastal Construction Control Line, unless authorized by the appropriate Federal, State, or local agency.	6. On-going, this is contained in LDC 6.02.04 Regulation of Motorized Vehicles in Environmentally Sensitive Areas	6. No change needed.
Objective 7.1.6: **The County shall implement and strengthen regulations that provide for the protection, preservation, or sensitive reuse of historic resources in the coastal area, including the adoption of a historic**		Code Chapter 1.10-2 St. Lucie County Historic Preservation Ordinance was adopted in 2006.	Objective: Amend to reflect the enforcement and the maintenance of the adopted historic preservation ordinance.
	Policy 7.1.6.1: As an alternative to preserving historic or archaeological sites, excavation of a site	1. On-going, this is contained in Art. V Sec.1-10.2-19	1. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
preservation ordinance by 2002.	conducted by the Florida Division of Historic Resources or their approved alternate prior to development shall be allowed. Should a site be scientifically excavated then development may proceed without preserving the site unless found to be of great significance.	Certificate to dig, required for all activities that may reveal or disturb an archaeological site in an archaeological zone	
	Policy 7.1.6.2: In the case of historic or archaeological sites, vegetation removal shall be prohibited unless the vegetation to be removed is a part of a bona fide scientific excavation or is a part of an approved development plan.	2. On-going, a certificate to dig may be made subject to specified conditions	2. No change needed.
	Policy 7.1.6.3: Donations of significant historic or archaeological sites shall be considered for acceptance by the Board of County Commissioners.	3. On-going, this is reflected in Art III Sec. 1-10.2-12 (10) Historic Preservation Committee shall have power to review and make recommendations regarding the acceptance of donations of real property to the Board.	3. No change needed.
	Policy 7.1.6.4: The criteria for the identification of historic resources shall be developed for incorporation into the Historic Preservation Ordinance required pursuant to the Future Land Use Element.	4. Criteria had been established in Art IV Sec. 1-10.2-13.	4. Update the policy to reflect current conditions.
	Policy 7.1.6.5: The following shall be accomplished: a. The identification, designation, and mapping of any structures or sites that meet the criteria developed pursuant to Policy 7.1.6.4, for incorporation into the Historic Preservation Ordinance required pursuant to	5. Art IV Sec. 1-10.2-14 (4) Designation reports include identification and mapping. Art III 1-10.2-12 (16) Nominations of local property to National Register.	5. Redraft policy to reflect current conditions.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	the Future Land Use Element; and b. The submission of a list of any such designated historic resources to the U.S. Department of the Interior for inclusion of the National Register of Historic Places.		
	Policy 7.1.6.6: A list of historic resources shall be continually updated as appropriate.	6. On-going.	6. No change needed.
	Policy 7.1.6.7: Historic resources and their environments should be included and protected in public acquisition programs for recreation, open space and conservation.	7. On-going.	7. No change needed.
	Policy 7.1.6.8: By December 31, 2002, the County shall enact regulations that will further protect the integrity of sites identified by St. Lucie County as significant historic resources. At a minimum the regulations shall provide that: a. No existing archaeological sites shall be excavated, scraped, leveled, or altered without supervision of a professional archaeologist utilizing acceptable techniques; b. An archaeological survey may be required as part of development reviews; c. If evidence of historical or archaeological value is exposed through construction or site preparation, work on that location will be temporarily suspended until evaluated by the County or their designees.	8. The Historic Preservation Ordinance was adopted in 2006.	8. Amend the policy to reflect current conditions.
Objective 7.1.7: **As outlined in the marina siting**		The marina siting study is the Boating Facility Siting	Objective: Amend to state title of study.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
study, St. Lucie County shall balance the need for environmental protection and restoration with the demands for public, as well as private boating facilities.		Component of the Manatee Protection Plan.	
	Policy 7.1.7.1: The County shall require prospective marina developers to complete the "Preliminary Screening Checklist For Marinas" and review the information with the County Planning Manager to discuss the potential issues for development of marinas in the Indian River Lagoon and North Fork of the St. Lucie River. An official pre-application meeting should be held with the St. Lucie County Planning Manager for early identification of siting issues.	1. On-going.	1. No change needed.
	Policy 7.1.7.2: Marinas shall be compatible with the St. Lucie County Future Land Use Map and natural resource protection standards in terms of the types and intensities of uses and the provision of methods to off-set and mitigate impacts to natural coastal area resources.	2. On-going.	2. No change needed.
	Policy 7.1.7.3: New marina facilities shall be located in areas that minimize adverse environmental impacts.	3. On-going.	3. No change needed.
	Policy 7.1.7.4: St. Lucie County shall encourage the expansion of existing marina facilities and any new water dependent development to take place in disturbed areas.	4. On-going.	4. No change needed.
	Policy 7.1.7.5: Adequate and effective measures shall be	5. On-going.	5. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	taken to prevent contamination of area waters from spillage or tank storage leakage. A fuel spill operations and contingency plan will be prepared for all new fueling operations in St. Lucie County. The plan will include operation and safety procedures and contingency plans for clean-up of a potential spill.		
	Policy 7.1.7.6: Due to the direct economic impact of the marine industry, St. Lucie County shall encourage continued orderly growth of this industry in a manner that maintains the economic value of coastal resources.	6. On-going.	6. No change needed.
	Policy 7.1.7.7: Public marinas, beaches, and other recreational facilities shall be sited with access to major transportation systems, including non-motorized facilities and existing and proposed mass transit stops.	7. On-going.	7. No change needed.
	Policy 7.1.7.8: New and expanded marina facilities shall utilize dry storage, where possible. St. Lucie County shall encourage the use of dry storage in a manner that protects coastal resources and adjacent lands. Review of proposed dry storage area shall consider setbacks, height limitations, parcel size, color, maintenance, etc.	8. On-going.	8. No change needed.
	Policy 7.1.7.9: St. Lucie County shall consider zoning classifications for marina development and adopt performance standards and other	9. On-going.	9. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	controlling measures cited in the marina siting study for implementation through the development review process.		
GOAL 7.2: REDUCING VULNERABILITY TO HURRICANES. ST. LUCIE COUNTY SHALL STRIVE TO PROTECT THE PEOPLE AND PROPERTY IN ST. LUCIE COUNTY FROM THE EFFECTS OF HURRICANE STORM DAMAGE. ST. LUCIE COUNTY SHALL WEIGH FUTURE DEVELOPMENT AS TO THE IMPACT IT WOULD HAVE ON THE COUNTY'S ABILITY TO PROTECT THE PEOPLE AND PROPERTY IN ST. LUCIE COUNTY FROM THE EFFECTS OF HURRICANE STORM DAMAGE.			
Objective 7.2.1: **The County shall address development and redevelopment in the coastal area in the County's Hurricane Evacuation Plan.**	Policy 7.2.1.1: The coastal high hazard area shall be defined as all of those properties located within a category one evacuation area. This area includes all mobile home parks, the barrier islands, and any area shown on the Army Corp of Engineers Hurricane Surge Maps as being susceptible in a category one storm surge.	1. A new definition of Coastal High Hazard Area (CHHA) has been adopted by the State. Pursuant to Chapter 163.3178(2)(h) F.S., the "Coastal High Hazard Areas" (also referred to as the high-hazard coastal areas) means the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.	Objective requires no change. 1. Amend the policy to reflect the new definition.
	Policy 7.2.1.2: New sanitary sewer facilities in the hurricane vulnerability zone shall be flood- proofed to prevent inflow and insure that raw sewage does not leak from them during flood events.	2. On-going.	2. No change needed.
	Policy 7.2.1.3: The construction of County-funded public facilities in the coastal high hazard area shall be prohibited, unless the facility is necessary for public access, natural resource restoration or enhancement, or to provide for	3. On-going.	3. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	recreational facilities and other appropriate water dependent facilities.		
	Policy 7.2.1.4: New development and redevelopment within V or A flood zones as designated by the Federal Emergency Management Agency shall employ building construction techniques which are consistent with the requirements of the Federal Emergency Management Agency Flood Insurance Program and the County's Coastal Construction Code.	4. On-going.	4. No change needed.
	Policy 7.2.1.5: The County shall prohibit the use of public funds for infrastructure expansion or improvements in coastal high hazard areas unless such funds are necessary to: a. Provide services to existing development (structures approved for development prior to the adoption of this Comprehensive Plan); b. Provide adequate evacuation in the event of emergency; or c. Provide for appropriate water dependent uses including the restoration or enhancement of natural resources within the coastal area.	5. This policy is the same as policy 7.4.1. There is no need to duplicate it here.	5. Remove this policy it is a duplication of 7.4.1
Objective 7.2.2: **The County shall promote the construction of publicly owned buildings that can be safely utilized as public hurricane shelters.**	Policy 7.2.2.1: County-funded buildings shall include the function of public hurricane shelter in their design. Some of the elements to be considered in the design are: a. Flooding potential; b. Accessibility;	1. On-going.	Objective requires no change. 1. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	c. Rain surcharge on roofs; d. Window/door glass exposures; e. The use of dedicated roll up/down hurricane shutters; f. Adequate sanitary facilities; g. Emergency power supply; and h. Emergency water supply.		
	Policy 7.2.2.2: Request in writing that other governmental entities in the County design new buildings consistent with Policy 7.2.2.1 when practicable and ask the County's Emergency Management Director to review and comment on proposals for new public buildings.	2. On-going.	2. No change needed.
	Policy 7.2.2.3: Structural and functional designs of County buildings shall be reviewed and retrofitted for public shelters where it is cost effective and/or practical.	3. On-going.	3. No change needed.
	Policy 7.2.2.4: All new residential development in excess of fifty units in areas subject to coastal flooding shall provide shelter space for twenty percent of the residents at a spacing requirement of forty square feet per person, or demonstrate the availability of the shelter space.	4. On-going.	4. No change needed.
Objective 7.2.3: **The County shall maintain the worst case 22.5 hour hurricane evacuation time.**		The Treasure Coast Hurricane Evacuation Plan indicates that the County currently has a long response evacuation time of 12 hours for Category 3 and higher	Objective: no change is required.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
		hurricanes. The FDCA report on Integrating Hazard Mitigation into Comprehensive Planning recommends "The County shall continue to maintain or improve hurricane evacuation times, with a maximum allowable clearance time of 12 hours."	
	Policy 7.2.3.1: Midway Road, and Prima Vista Boulevard shall be improved as soon as economically feasible so as to achieve and maintain a Level of Service D.	1. On-going.	1. Amend policy to reflect the current state of any improvements.
	Policy 7.2.3.2: Prior to the completion of the improvements described in Policy 7.2.3.1, the direction of traffic flow for one eastbound lane of each of these roadways (Midway Road, Port St. Lucie Boulevard, and Prima Vista Boulevard) shall be reversed, if necessary, during periods of emergency evacuation.	2. On-going.	2. No change needed.
	Policy 7.2.3.3: St. Lucie County shall continue to implement the Treasure Coast Hurricane Evacuation Plan.	3. Ongoing. The Treasure Coast Transportation Analysis Hurricane Evacuation Study Update 2003 is the full title of the report.	3. No change needed.
	Policy 7.2.3.4: St. Lucie County shall require environmental impact studies and appropriate mitigation for any capital projects within the coastal area.	4. On-going.	4. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 7.2.3.5: All hurricane evacuation studies and plans conducted by or for the County shall be provided to the Treasure Coast Regional Planning Council, nearby counties, and all municipalities within St. Lucie County for review for consistency with regional and local plans. Conversely, St. Lucie County shall request for purposes of review, all hurricane evacuation studies and plans for nearby counties, municipalities within St. Lucie County, and the Treasure Coast Regional Planning Council.	5. On-going.	5. No change needed.
	Policy 7.2.3.6: If the Florida Department of Transportation, in conjunction with Martin County, decides to widen the Jensen Beach Bridge to South Hutchinson Island, discuss possible St. Lucie County participation in the project with the appropriate parties.	6. On-going.	6. No change needed.
Objective 7.2.4: **The County shall provide immediate response to post-hurricane situations through the implementation of post-disaster response and redevelopment plans as set forth in the Treasure Coast Hurricane Evacuation Plan.**	Policy 7.2.4.1 After a hurricane, but prior to re-entry of the population into evacuated areas, a special meeting of the Board of County Commissioners shall be convened to hear preliminary damage assessments, appoint a Recovery Task Force, and consider a temporary moratorium on building activities not necessary for the public health, safety,	1. On-going.	Objective requires no change, but The Treasure Coast Transportation Analysis Hurricane Evacuation Study Update 2003 is the full title of the report. 1. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	and general welfare.		
	Policy 7.2.4.2 A Recovery Task Force shall be named to include the Community Development Director, Emergency Management Director, County Engineer, and Sheriff, and other members as directed by the Chairman of the County Commission. Staff shall be provided by the departments whose directors sit on the Task Force. The Task Force shall be disbanded after implementing its responsibility.	2. On-going.	2. No change needed.
	Policy 7.2.4.3: The responsibilities of the Recovery Task Force shall include: review and issuance of emergency building permits; coordination with state and federal officials to prepare disaster assistance applications; analysis and recommendation of hazard mitigation options to the County Commission, including reconstruction or relocation of damaged public facilities; development of a redevelopment plan; and recommendation of amendments to the Comprehensive Plan, Local Peacetime Emergency Plan, and other appropriate policies and procedures.	3. On-going.	3. No change needed.
	Policy 7.2.4.4: The following post-emergency activities shall be pursued: immediate repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long-term	4. On-going.	4. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.		
	Policy 7.2.4.5: If appropriate to rebuild structures which suffer damage in excess of fifty (50) percent of their appraised value, current requirements shall be met including those enacted since construction of the structure including the Coastal Construction Control Line.	5. On-going.	5. No change needed.
	Policy 7.2.4.6 Structures which suffer repeated damage to pilings, foundations, or load bearing walls and are proposed to be rebuilt shall be required to rebuild landward of their current location or modify the structure to delete the areas most prone to damage.	6. On-going.	6. No change needed.
	Policy 7.2.4.7: Repair or reconstruction of seawalls shall be accompanied by beach fill or other appropriate material authorized by the appropriate Federal or State permitting agencies.	7. On-going.	7. No change needed.
	Policy 7.2.4.8: The County shall assess the value of all structures in the coastal high hazard area and the utility of the land for public assess, and evaluate the potential for acquisition, relocation, or other appropriate measures in line with fiscal constraints when post disaster opportunities arise.	8. On-going.	8. No change needed.
	Policy 7.2.4.9:	9. On-going.	9. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	The Recovery Task Force shall review all interagency hazard mitigation reports as they are produced and make recommendations for amendments to the comprehensive plan accordingly.		
GOAL 7. 3 THE AMOUNT OF PUBLIC ACCESS TO OCEANIC, ESTUARINE, AND RIVERINE COASTAL RESOURCES SHALL BE INCREASED.			
Objective 7.3.1: **The County shall not experience a net loss of public beach, lagoon, and river access. The County shall continue to increase the number of parking spaces, lagoonal shoreline access, boat ramps, and non-boat fishing access points. Programs for the acquisition of public access facilities shall be consistent with the financing ability of the County.**	Policy 7.3.1.1: The County shall enact regulations which provide for the maintenance of existing legally used public access to the beach and lagoon shoreline by new development, and require that existing legally used public beach access points be identified on the site plans for new beachfront development with continuation of the access point relocation of it on the site, or donation of it to the County. Policy 7.3.1.2: The County shall require parking for and access to all public recreation facilities. Policy 7.3.1.3: By December 31, 2001, a study of those areas along State Road A1A where paved parking could be provided for access to either the beach or lagoon shall be completed. The study shall be presented to the County Commission for inclusion in the Capital Improvements Element of this Comprehensive Plan and subsequent implementation in a year decided upon by the Commission.	1. On-going. 2. ~~On-going.~~Some facilities are walkable and require no parking. 3. The County is no longer considering additional paved parking facilities. ~~This study has not been completed.~~	Revise objective to maintain parking rather than increase parking spaces.~~Objective requires no change.~~ 1. No change needed. 2. Consider revising to provide parking as needed. ~~No change needed.~~ 3. Amend the policy to reflect the County's current policy on beach parking. ~~to include future date for completion or delete the policy.~~

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 7.3.1.4: The recommendations of the County's Boating Facility Siting Plan shall be utilized for the identification of those areas most appropriate for the location of additional boat ramps for access to coastal waters.	4. On-going.	4. No change needed.
GOAL 7.4 PUBLIC FACILITIES SHALL BE ADEQUATE AND AVAILABLE TO SERVE THE RESIDENTS OF AND VISITORS TO THE COUNTY'S COASTAL AREA.			
Objective 7.4.1 **The appropriate Level of Service standards within this Comprehensive Plan (including those in the Capital Improvement Element and Traffic Circulation Element) and the standards under this objective shall be applied to infrastructure facilities during the development approval process. The service area and phasing of such facilities shall be consistent with the goals, objectives, and policies of this and all other elements of this Comprehensive Plan.**			Objective requires no change.
	Policy 7.4.1.1: The County shall prohibit the use of public funds for infrastructure expansion or improvements in coastal high hazard areas unless such funds are necessary to: a. Provide services to existing development (structures approved for development prior to the adoption of this Comprehensive Plan); b. Provide adequate evacuation in the event of emergency; or c. Provide for appropriate water dependent uses including the restoration or enhancement of natural resources within the coastal area.	1. On-going.	1. No change needed.
	Policy 7.4.1.2 The County shall develop criteria for use in the implementation of the regulations required in Policy 7.4.1.1 above.	2. The implementation criteria has not been developed.	2. Amend the policy to establish a date for the development of the criteria.
	Policy 7.4.1.3: The County shall cooperate with State and Federal guidelines for all beach renourishment projects which are consistent with the St. Lucie County Comprehensive	3. On-going.	3. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Plan. Beach renourishment projects shall have a design life of at least five years.		
	Policy 7.4.1.4: The County shall prohibit development proposals that would reduce the level of service provided by an adjacent renourished beach below locally determined criteria.	4. ~~On-going.~~No specific level of service used for beach renourishment.	4. ~~No change needed.~~Revise according to current County criteria.
	Policy 7.4.1.5: The County shall limit future development within water and sewer service areas to the capacity of the facilities to supply the appropriate Level of Service standards established in this Comprehensive Plan.	5. On-going.	5. No change needed.
	Policy 7.4.1.6: The County shall require turn lanes, parking lanes, or other paved areas, particularly at appropriate intersections, for new or improved roads, which can be used to increase the number of traffic lanes for hurricane evacuation.	6. On-going.	6. No change needed.
	Policy 7.4.1.7: Drainage systems within the coastal area that are operating below the Level of Service standards shall be maintained in accordance with the Drainage Sub-Element of this Comprehensive Plan.	7. On-going.	7. No change needed.
	Policy 7.4.1.8: The County shall coordinate with the U.S. Army Corps of Engineers and the State of Florida to implement the Fort Pierce Inlet Management Plan, and shall act as local sponsor when the Fort Pierce Inlet	8. On-going.	8. No change needed.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Management Plan is consistent with all provisions of the St. Lucie County Comprehensive Plan. Policy 7.4.1.9: Public restroom and water disposal facilities shall be provided at waterfront developments accessible by the boating public.	9. This is not reflected in the LDC.	9. Amend the policy to reflect a date for adoption of this in the land development code.
GOAL 7.5 BY OCTOBER 1, 2001, ST. LUCIE COUNTY SHALL DEVELOP A NEW PORT MASTER PLAN FOR THE PORT OF FORT PIERCE TO REPLACE THE EXISTING 1989 PORT MASTER PLAN.			
		The 2002 update of the Port of Fort Pierce Master Plan was adopted by the St. Lucie County Board of Commissioners, Ordinance 02-014. The Master Plan provides general goals, objectives and policies to encourage gentrification of the port through a mix of recreational, commercial residential and industrial uses. The plan was also written to strengthen local control over the port uses, and provide flexibility to ensure governmental coordination. The Port Master Plan reflects a vision of how the Port could capitalize on its unique potential for diversified maritime and other waterfront uses of both a public and	Update Goal to ~~reflect current condition~~ show continuous implementation of Port Master Plan.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
		private nature. That vision sees the Port as a distinctive destination, serving as a catalyst for complementary and recreational development.	
Objective 7.5.1: **Incorporate into the Port Master Plan existing and proposed expansions including the 1996 Port of Fort Pierce Charrette report.**	Policy 7.5.1.1: Develop the Port Master Plan consistent with Chapter 163.3178(2)(a-k). Policy 7.5.1.2: The Port Master Plan shall address the environmental conditions of the Indian River Lagoon and its interaction with existing and proposed port activities. Policy 7.5.1.3: The Port Master Plan shall address all aspects of port management and operation including safety and security of commercial, industrial, recreational, and environmental activities. Policy 7.5.1.4: Coordinate with the City of Fort Pierce to ensure consistency with the City's Comprehensive Plan including the Port Sub Element and Coastal Management Element. Policy 7.5.1.5: Coordinate with the St. Lucie County MPO and other appropriate local, state, and federal agencies to ensure adequate intermodal access and adequacy of public	1. The update of the Master Plan has been adopted. 2. The update of the Master Plan has been adopted. 3. The update of the Master Plan has been adopted. 4. The update of the Master Plan has been adopted. 5. The update of the Master Plan has been adopted.	Objective: Amend to reflect current conditions. Policies 1 -7 should be amended ~~to reflect the current conditions. A policy needs to be incorporated~~ to adopt the Master Plan; ~~including its data and analysis, and the goals, objectives and policies, into this Plan~~ by reference.

Coastal Management Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	facilities and infrastructure. Policy 7.5.1.6: Develop funding mechanisms to implement the Port Master Plan such as a Tax Increment Financing District, Community Development Area, as well as exploring other funding mechanisms such as grants. Policy 7.5.1.7: Throughout the development of the Port Master Plan ensure and encourage public participation of all affected parties through a formalized public participation process.	6. The update of the Master Plan has been adopted. 7. The update of the Master Plan has been adopted.	

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
GOAL 8.1 THE NATURAL RESOURCES OF ST. LUCIE COUNTY SHALL BE PROTECTED, APPROPRIATELY USED, OR CONSERVED IN A MANNER WHICH MAXIMIZES THEIR FUNCTIONS, AND VALUES.			
Objective 8.1.1: **Air quality within St. Lucie County shall meet or surpass National Air Quality Standards (NAAQS) for all pollutants measured by the Florida Department of Environmental Protection.**			Objective requires no change.
	Policy 8.1.1.1: Annually review existing air quality reports and confer with the FDEP on the source(s) of air quality violations and the proper abatement methods. If needed, regulations will be developed to enforce clean air standards.	1. On-going.	1. No change needed.
	Policy 8.1.1.2: St. Lucie County shall facilitate development that maximizes energy efficiency and sustainability. This shall include implementing Land Development Code standards that promote the types of land use patterns and development techniques that will reduce the total fossil fuel energy required to build and maintain urban land uses. This shall include standards that promote mixed land use patterns, urban infill, and public transit and provide non-motorized interconnections between land use types to reduce auto dependency and vehicle miles traveled.	2. This is not reflected in the LDC or in the Future Land Use Element.	2. Amend the Policy ~~to~~ for ~~establish a date for~~ incorporation in the LDC by December 2010.~~,~~ ~~t~~This should also be reflected in the Future Land Use Element.
	Policy 8.1.1.3: The County land development regulations shall address requirements to reduce the amount of total suspended particulates from construction activities. At a minimum, construction practices including but not limited to seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activities shall be undertaken within five (5) working days of completion of clearing work.	3. This is on-going and established in Code Sec. 1-7.7-12 which requires erosion and sediment control plan.	3. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 8.1.1.4: The County land development regulations shall address excessive dust and suspended particulates with regard to site clearing and stabilization, vegetation removal, and other factors associated with construction. Policy 8.1.1.5: The County shall enact additional land development regulations which prevent air pollution if FDEP air quality report indicates that NAAQS are not being met.	4. On-going. 5. On-going.	4. No change needed. 5. No change needed.
Objective 8.1.2: **The County shall continue to enforce land development regulations which require the conservation, appropriate use, and protection of surface waters.**	Policy 8.1.2.1: The County land development regulations shall address comprehensive stormwater management including the following: a. The use of stormwater detention and/or retention; b. Streambank and shoreline buffer zones; c. General design and construction standards for on-site stormwater management; d. Best management practices for urban and agricultural development; and e. standards for new discharges to Outstanding Florida Waters. Policy 8.1.2.2: St. Lucie County shall continue to implement stormwater improvement projects consistent with the Stormwater Management Plan and apply for state and federal funding programs to supplement local programs in the implementation and construction of stormwater management projects.	1. On-going. 2. On-going.	Objective requires no change. 1. No change needed. 2. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 8.1.2.3: St. Lucie County shall evaluate the use of the following mosquito control techniques during the development of the new stormwater regulations: a. Maintenance of any required littoral areas and upland buffers; b. A one (1) foot, or other appropriate buffer between the bottom of stormwater ponds and the water table; and c. Fish ponds for use during low water periods.	3. On-going.	3. No change needed.
	Policy 8.1.2.4: St. Lucie County shall request from the South Florida Water Management District with appropriate administrative and/or fiscal support, a project which evaluates the economic and environmental feasibility of a reservoir in the County. At a minimum, the project should consider reductions of freshwater inputs and stormwater pollutants to the surface waters within the County, as well as conservation of water resources.	4. The Indian River Lagoon South Plan (*IRL - South Plan)* is a component of the federal Comprehensive Everglades Restoration Program (CERP). Several features of the IRL-South Plan fall within St. Lucie County, specifically the C-23/24 North Reservoir, the C-23/24 South Reservoir , the C-23/24 Stormwater Treatment Area, the Cypress Creek Complex - Natural Storage and Treatment Area, the C-25 Reservoir, the C-25 Stormwater Treatment Area, the North Fork Floodplain Restoration and the Muck Remediation Plan.	4. Amend this policy to reflect the current status of these projects and include a policy to indicate that as the acquisition and implementation of these projects moves forward, effective coordination efforts with the SFWMD and ACOE will established to facilitate the development of these projects.
	Policy 8.1.2.5: The land development regulations stormwater management provisions shall require a vegetated and functional littoral zone to be established as part of the surface water management system of upland	5. This is not incorporated in the LDC or reflected in the drainage policies of this Plan.	5. Amend policy to include a date ~~fro~~ for incorporation in the LDC by December 2010.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	water bodies occurring on development sites.		
	Policy 8.1.2.6: St. Lucie County shall encourage the preservation of natural scenic views of natural waterways through the site plan review process.	6. On-going.	6. No change needed.
	Policy 8.1.2.7: The County shall not support the reclassification of any surface water body within County boundaries to acknowledge lower water quality conditions, unless necessary to protect the public health, safety, or welfare. The County shall support any effort to reclassify surface water bodies to accommodate higher standards.	7. On-going.	7. No change needed.
	Policy 8.1.2.8: The County shall take an active role in the funding and development of appropriate attenuation facilities and ecosystem restoration projects in the County in order to eliminate pollutant flows into the Indian River Lagoon National Estuary and the St. Lucie River.	8. On-going.	8. No change needed.
	Policy 8.1.2.9: St. Lucie County shall restrict the construction of artificial waterways (canals) which provide access to any of the rivers, streams, creeks, canals, or other waters of the State or their tributary systems for the purposes of navigation, aesthetics, recreation, and or enhancement of property.	9. On-going.	9. No change needed.
	Policy 8.1.2.10: The County shall maintain, and where unacceptable, improve surface water quality within St. Lucie County according to South Florida Water Management and Florida Department of Environmental Protection regulations and	10. On-going.	10. No change needed, but consideration may be given to amending the policy to define what the County would consider

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	standards. Policy 8.1.2.11: St. Lucie County shall support and assist with projects that further the South Florida Ecosystem Restoration Initiative goals to restore and maintain ecosystem elements most resembling natural, healthy functions of a complex balanced aquatic system.	11. On-going.	"unacceptable" water quality and what improvements they would implement. 11. No change needed.
Objective 8.1.3: **The County shall continue to enforce land development regulations which require the protection and maintenance of the natural functions (flow and storage) of the 100-year floodplain.**	Policy 8.1.3.1: The County's land development regulations shall include the use of programs to protect or maintain floodplain, such as reduced parking, conservation easements, and cluster site planning and micro-siting of buildings. The County shall continue to strictly enforce regulations that direct development away from floodplains and provide upland buffers along the floodplain. Policy 8.1.3.2: The County shall continue to acquire floodplain through the Environmentally Significant Lands Program and cooperative agreements with state and federal acquisition programs. Policy 8.1.3.3: Appropriate floodplain management initiatives for unincorporated areas which may impact or be beneficial to other areas within the watersheds shall be developed.	1. On-going. 2. On-going. Land within the floodplain is being acquired through the Local Mitigation Strategy and for conservation, mosquito control and greenway purposes (not through the Environmentally Significant Lands Program.)	Objective requires no change. 1. No change needed. 2. Revise policy to note correct programs and purpose. ~~No change needed.~~ 3. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
		3. On-going.	
Objective 8.1.4: **The County shall continue to enforce Wetland Protection Standards within the land development regulations which require the preservation, creation and restoration of wetlands in a manner that results in no-net loss of function and value within the County's jurisdiction.**			Objective requires no change.
	Policy 8.1.4.1: The land development regulations shall require the following information on site plans for new development: a. The location and extent of wetlands located on the property; b. Measures to assure that normal flows and quality of water will be provided to maintain wetlands after development; and c. Measures to mitigate for any unavoidable wetland impacts proposed as part of the development.	1 On-going.	1. No change needed.
	Policy 8.1.4.2: The land development regulations shall provide criteria for: a. Project modification measures to reduce wetland loss and degradation. All projects shall be required to maximize design modifications to ensure wetland impacts are avoided or minimized; b. The evaluation of proposed wetland alteration for permitted uses; c. The mitigation of wetlands alteration which include, but are not limited to, the restoration of disturbed wetlands, creation of additional wetlands, or enhancement of functions and values provided by existing habitats.	2. On-going.	2. No change needed.
	Policy 8.1.4.3: The County shall continue to require a minimum fifty (50) foot buffer zone of native upland and transitional vegetation along rivers, creeks, and	3. On-going, LDC 6.02.02 C.1. establishes the minimum buffer criteria.	3. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	estuaries, to be maintained from the landward extent of state waters or from Mean High Water of the rivers, creeks, and estuaries; whichever is greater. However, setbacks for the North Fork of the St. Lucie River shall be governed by those set out in the Land Use Element.		
	Policy 8.1.4.4: The land development regulations shall require a buffer zone of native upland edge (i.e., transitional) vegetation to be planted or maintained around wetland and deepwater habitats which are constructed or preserved on new development sites. The buffer zone may consist of preserved or planted vegetation but shall include canopy, understory, and ground cover of native species only. The edge habitat shall begin at the upland limit of any wetland or deepwater habitat. As a minimum ten square feet of such buffer shall be provided for each linear foot of wetland or deepwater habitat perimeter that lies adjacent to uplands. This upland edge habitat shall be located such that no less than 50 percent of the total shoreline is buffered by a minimum width of ten feet of upland habitat.	4. On-going, LDC 6.02.03 F. establishes this required buffering. The policy should be redrafted to provide more clarity relating to permitting authority and applicable habitats. Although the County does not regulate ponds or wetlands, they do have the authority to require installation of vegetative transitional buffers adjacent to wetlands and submerged lands, whether the submerged lands be naturally occurring or manmade.	4. The policy statement could be simplified to state that "The Land development regulations shall require the installation of a native vegetative transitional buffer adjacent to all wetlands and submerged lands, whether the submerged lands be naturally occurring or manmade, on all new development sites." ~~No change needed.~~
	Policy 8.1.4.5: The County shall cooperate with the Florida Department of Environmental Protection, South Florida Water Management District (SFWMD), and the U.S. Army Corps of Engineers on their dredge and fill permitting responsibilities by providing comments where appropriate on any applicable County wetland regulation.	5. On-going.	
	Policy 8.1.4.6: The land development regulations shall include the use of programs to protect or maintain wetlands, such as reduced paving, conservation easements,		5. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	cluster site planning and micro-siting of buildings. Policy 8.1.4.7: The County shall provide appropriate administrative support in the acquisition of additional wetlands and uplands as part of the Savannas State Reserve. Policy 8.1.4.8: The County shall support wetland mitigation programs by federal and state agencies that will not weaken local regulatory authority and will ensure no net loss of wetland functions and provide for a measured increase in restored wetland function and acreage. Any wetland impact occurring within St. Lucie County shall be mitigated within St. Lucie County, unless waived by the Board of County Commissioners. Policy 8.1.4.9: The County shall continue to identify and analyze wetland areas which should be considered environmentally sensitive. The County shall provide for the protection, appropriate use and conservation of these areas based on criteria which consider the administrative and fiscal constraints of the County. Potential mechanisms shall include acquisition, restriction or prohibition of activities, and incentives to protect and maintain wetlands. Policy 8.1.4.10: No new untreated point source discharges into estuarine and coastal waters, for stormwater run-off, will be permitted. Policy 8.1.4.11: The County shall require that setback requirements from open bodies of water are maintained by continued implementation of the Land Development	6. On-going. 7. On-going. 8. On-going. 9. On-going. 10. On-going.	6. No change needed. 7. No change needed. 8. No change needed. 9. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Regulations. Policy 8.1.4.12: The County shall require the identification of on site wetlands for all new applications for development or construction. Protection of wetlands and other surface waters is preferred to destruction and mitigation due to the temporal loss of ecological value and uncertainty regarding the ability to recreate certain functions associated with these features. Mitigation will be considered only after the applicant has complied with the land development code requirements regarding the avoidance and minimization of wetland impacts. In certain cases mitigation cannot offset impacts sufficiently to approve a project. Such cases may include activities which degrade Outstanding Florida Waters, adversely impact habitat for listed species, or impact wetlands or other surface waters not likely to be successfully recreated. The current condition and value of wetlands functions will be considered in determining if proposed adverse impacts and mitigation measures to off-set wetland impacts are reasonable. Policy 8.1.4.13: The County shall require that all on-site wetlands be preserved unless the applicant demonstrates that practicable use of the property cannot otherwise occur. If wetland impacts are determined unavoidable, wetland mitigation shall first be provided on-site to the maximum extent possible prior to considering offsite mitigation. All wetlands and adjacent buffers preserved on the development site shall be protected by a conservation easement that is dedicated to a government agency or other entity acceptable to the Board of County Commissioners. Said conservation easement shall	11. On-going. 12. On-going. 13. On-going.	10. No change needed. 11. No change needed. 12. No change needed. 13. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	provide for the protection and perpetual maintenance of the wetland. Policy 8.1.4.14: When it is determined that a wetland violation has occurred, restoration shall be required before any development permits are issued, or within 90 days, whichever occurs first. Policy 8.1.4.15: The County shall conduct a study to identify wetland areas of special concern, and special protective measures to ensure that the biological, scenic qualities of these wetland areas are maintained.	14. On-going. 15. Although the policy is specific to wetlands, this is an on-going process through the county-wide native habitat inventory in 1992. In June of 2004, this was updated to 1) evaluate and quantified losses in native habitat since 1992; 2) identified publicly-owned conservation lands within the county, and inventoried and quantified the natural communities on these public properties; and 3) identified and prioritized lands for preservation through on-site inventories and utilization of a geographic information system (GIS) based analysis. Wetlands of special concern not defined.	14. No change needed. 15. Consider revising the policy to state that the County will continue to protect high quality habitats and wetlands. ~~reflect current status of the program and add a policy to reflect that this program will continue to be updated and appropriate policies developed based on the information presented with each update.~~
Objective 8.1.5: **The County shall continue to enforce land development**			Objective requires no change.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
regulations which require the conservation, appropriate use, and protection of the quality and quantity of groundwater.	Policy 8.1.5.1: St. Lucie County shall enforce the Well Field Protection program standards, including: a. Assure adequate and safe water supplies to present and future citizens of the County; b. Comply with Federal and State regulations in the best interests of the County and its future growth and development; c. Avoid crisis water supply situations through careful groundwater resources planning and conservation; d. Identify and protect the functions of public well field areas, including recharge of those areas, and provide incentives to keep the present and future public well fields compatible with the needs expressed in a. above; e. Ensure that new development is compatible with existing local and regional water supply capabilities; and f. Protect present and future public well fields against depletion and contamination through appropriate regulation, incentives, and cooperative agreements.	1. On-going, this is established in LDC 6.03.00 Wellfield Protection which protects health of residents by regulating contaminants and design, location and operation of development, land uses and activities which may impair existing and future public water supply wells.	1. No change needed.
	Policy 8.1.5.2: St. Lucie County shall cooperate with federal, state, and local agencies in monitoring groundwater levels and quality.	2. On-going.	2. No change needed.
	Policy 8.1.5.3: St. Lucie County shall request appropriate administrative and financial support from the SFWMD to identify potable water supply areas. Upon completion of such a study, identified areas shall be presented to the County Commission to be adopted as an amendment to the Land Development Code along with policies to protect the functions of these areas, such as maximizing	3. County completed amendments for the 10-yeasr Water Supply Plan.	3. ~~[Need to confirm with staff]~~ Revise to reflect current 10-year Water Supply Plan.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	stormwater retention to minimize drainage. Policy 8.1.5.4: St. Lucie County shall continue to cooperate with SFWMD to properly seal active drainage wells and abandoned free-flowing artesian wells without permits. Policy 8.1.5.5: The County shall conduct a study to identify existing and potential threats to the quality of waters within the Taylor Creek Wellfield Protection Area. The study shall be forwarded to the Board of County Commissioners with recommendations for any corrective measures required to safeguard the Taylor Creek Wellfield Protection Area.	4. On-going. 5. [Need to confirm with staff]	4. No change needed. 5. [Need to confirm with staff] 6. Add a new policy stating that the County shall adopt the Regional Water Supply Plan into the Infrastructure Element of this Plan as required by Florida Statute. 7. Add a policy reflecting that the County will coordinate with the SFWMD in regional water supply planning efforts. 8. Add a policy reflecting that the County will coordinate with local municipalities and the SFWMD in alternative water supply planning efforts.
Objective 8.1.6: **The County shall protect and conserve the natural functions of soils which includes at a**	Policy 8.1.6.1:	1. On-going.	Objective requires no change. 1. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
minimum, the following policies and regulations.	The County shall require through the land development regulations the consideration of hydrologic, topographic, and vegetative cover factors in the site plan review process of proposed developments. Policy 8.1.6.2: The County shall enforce regulations which prohibit the use of off-road vehicles in areas identified as environmentally sensitive pursuant to policies under Objective 8.1.12 or that are subject to soil erosion. For the purposes of this policy, the Savannas State Reserve, Atlantic Coastal Ridge, and dunes on Hutchinson Island shall be considered environmentally sensitive. Policy 8.1.6.3: Assist the St. Lucie County Soil and Water Conservation District in those activities directed at minimizing soil erosion. Policy 8.1.6.4: The County shall coordinate with other agencies and organizations to initiate a data collection program to acquire water quality and turbidity information at five year intervals, as it relates to soil erosion. Policy 8.1.6.5: Clearing of native vegetation on newly platted subdivision lots prior to the issuance of a building permit for construction on the single family lot shall be limited to that which is necessary for roads, utilities installation and drainage.	2. On-going, established in LDC 6.02.04 Regulation of Motorized Vehicles in Environmentally Sensitive Areas 3. On-going. 4. On-going. 5. On-going.	2. No change needed. 3. No change needed. 4. No change needed. 5. ~~No change needed.~~ Clarify to state that vegetation removal permit is required.
Objective 8.1.7: **The County shall continue to regulate mining to ensure the**			Objective requires no change.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
conservation, appropriate use, and protection of minerals in a manner that safeguards the entire County's remaining natural resources, including ground and surface waters and upland plant communities.	Policy 8.1.7.1: The land development regulations shall include criteria developed as a result of a continuing monitoring and evaluation program of the County's drainage systems, wetlands, and other surface waters. Mechanisms to maintain the functioning of drainage systems, wetlands, and surface waters that existed prior to resource extraction shall be developed.	1. Ongoing, LDC 6.06.00 Mining, includes restrictions, regulations and conditions on mining permit. Specifically, B.9. Criteria for reviewing the reclamation plan, assures that groundwater quality is maintained and surface water not degraded.	1. No change needed.
	Policy 8.1.7.2: The land development regulations shall include locally determined criteria for buffers which address sight, sound, and airborne particulate matter between resource extraction activities and adjacent existing and future land uses. The airborne particulate matter criteria shall also address trucking operations access points to be utilized as part of the mining operation.	2. On-going, established in LCD 6.06.00 B.1.c. Setbacks and buffers.	2. No change needed.
	Policy 8.1.7.3: The land development regulations shall include locally determined criteria which specifies suitable conditions for reclamation. These criteria shall address the potential for landforms capable of supporting diverse and beneficial land uses, time limits on implementation of reclamation, revegetation to minimize wildlife habitat lost, and shoreline treatments for water bodies which address appropriate safety and environmental considerations.	3. On-going through LDC 6.06.00 Mining.	3. No change needed.
	Policy 8.1.7.4: The land development regulations shall encourage the use of recycled materials for roadway construction, where practicable.	4. On-going.	4. No change needed.
	Policy 8.1.7.5:	5. This policy is not in sync	5. Need to establish

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	At a minimum mining shall not be permitted in the following environmentally sensitive areas: a. The North and South Savannas; b. Atlantic Coastal Ridge; c. Within any identified environmentally sensitive area or within two hundred (200) feet of such an area; d. Coastal High Hazard Area; e. Hutchinson Island; or f. Environmentally sensitive areas as defined under Objective 8.1.12.	with LDC 6.06.01 B.11. Environmentally Sensitive Areas.	consistency in the criteria.
Objective 8.1.8: **The County shall protect native upland habitats, and shall prevent the net loss of listed species and their habitat. This shall be accomplished through the County Environmentally Significant Lands Acquisition program, ongoing natural resource protection programs and the implementation of land development regulations.**	Policy 8.1.8.1: The County shall require all nuisance and invasive exotic vegetation (e.g. Brazilian pepper, Australian pine and Melaleuca) be removed and eradicated at the time of development or redevelopment of a non-residential use and residential site plan projects and, where appropriate, replaced with native or drought tolerant species that are adapted to existing soil and climatic conditions. Policy 8.1.8.2: The County shall require the protection of endangered and threatened plant and animal populations and the conservation of the native habitat, including intact canopy, understory and ground cover; upon which these populations depend for survival. Possible mechanism would include: a. Assisting in the application of and compliance with federal and state regulations; b. Consulting with appropriate federal and state agencies during development reviews when endangered or threatened species may be onsite; c. Establishing management programs with incentives for private landowners to protect or	1. On-going through LDC 7.09.05 Removal of exotic vegetation and point L. Standards for Native and Drought Tolerant Vegetation 2. On-going.	Objective requires no change. 1. No change needed. 2. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	conserve habitats, such as reduced parking, landscaping, or credit for park and recreation impact fees; d. Using conservation easements, cluster site planning and micro-siting of buildings; and e. Assisting the state in developing an education program to promote the preservation of endangered and threatened species.		
	Policy 8.1.8.3: Lands acquired through the County's Environmentally Significant Lands Program for preservation shall be preserved and managed for the long term viability of the listed species.	3. On-going.	3. No change needed.
	Policy 8.1.8.4: The land development regulations shall include criteria which allow utilization of Transfer of Development Rights (TDRs) or other flexible methods of land development transfer that would direct development from unsuitable lands to those most suitable for active use.	4. Section 4.04.05 allows a transfer of development rights program within North County Special Area Plan (within regulations for the Towns, Villages, and Countryside.) Also, within 4.05 Rural Land Stewardship Overlay Zone.	4. No change needed.
	Policy 8.1.8.5: The County shall require all development, to proceed in a manner compatible with the conservation of wildlife and natural systems. All lands within development sites proposed as conservation and open space areas shall be held in single-ownership by a homeowners association or other entity that will be responsible for the longterm maintenance of the conservation or open space area. Open space and conservation areas shall not include lands utilized to meet the minimum lot size requirements.	5. On-going.	5. ~~No change needed.~~ Consider changing "long - term" to perpetual.
	Policy 8.1.8.6:	6. On-going, LDC 7.09.05 L.	

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	The County shall require the use of native or drought tolerant vegetation adapted to existing soil and climatic conditions in landscaping.	Standards for Native and Drought Tolerant Vegetation.	6. No change needed.
	Policy 8.1.8.7: St. Lucie County shall review as part of each Evaluation and Appraisal Review of the Comprehensive Plan, beginning in scheduled review of 2007, the existing criteria and standards for the protection of the remaining native plant communities within the County. For the purpose of this plan, native plant communities shall be preserved in viable condition with intact ground cover, understory and canopy. The criteria and standards shall include the preservation of viable native plant communities occurring within areas required to be maintained in order to meet other minimum development standards, such as setback, open space, landscaped areas.	7. On-going; the standards established through-out Chapter VI have been reviewed as a part of this EAR process.	7. Amend the policy to reflect the next review date or just delete the date since the policies states "shall review as part of each Evaluation and Appraisal Review of the Comprehensive Plan". <u>Also, consider defining "intact ground cover," native plant communities, and refer to standard references such as the Florida Native Areas Inventory (FNAI).</u>
	Policy 8.1.8.8: The County shall require the submission of an environmental impact report, which addresses concerns for habitat preservation and species protection for projects greater than ten acres, or that are located on the barrier island, the Atlantic Coastal Ridge or are adjacent to public conservation lands.	8. Section 11.02.09 (A) 5. states that whenever submission of a site plan is required, an environmental impact report shall be provided if the proposed development meets any of the following: the property is ten acres or over; the property, regardless of its size, contains any wetland or; the property is identified on the "Inventory of Native Ecosystems for St. Lucie County," or; the proposed development is located in whole or part within the 100 Year Flood Plain, or; the	8. Establish consistency with the Policy and the LDC.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
		property is located anywhere on North or South Hutchinson Island.	
	Policy 8.1.8.9: The County shall acquire and support the public acquisition of a diversity of natural habitat types to ensure maximum diversity of native wildlife species.	9. On-going, one of the goals of the Environmentally Significant Lands Program is to preserve unique ecological communities and protect endangered and threatened species.	9. No change needed.
	Policy 8.1.8.10: Land use decisions shall consider the effects of development impacts on fish, wildlife and habitat and the cumulative impact of development and redevelopment upon wildlife habitat. In cases where rare, endangered, threatened or species of special concern are known to be present, a condition of approval will be that a management plan prepared and approved by appropriate state and federal agencies be completed prior to development approval. Classification of listed fish, wildlife and habitat is defined by the Federal government, the State of Florida, including the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory. In addition, this policy shall apply to any species or native habitat the Treasure Coast Regional Planning Council determines to be regionally rare, endangered or threatened with extinction. To ensure adequate protection, protected plants and animals, which cannot be provided with sufficient undisturbed habitat to maintain the existing population in a healthy, viable state on site, shall be effectively relocated in accordance with local, state and federal regulations.	10. The last sentence, in reference to protected plant and animal species, states "shall be effectively relocated in accordance with local, state and federal regulations". There are not adopted relocation regulations for every protected plant and animal species. Also, state and federal agencies do not prepare these management plans.	10. Amend the policy to reflect these shall be effectively relocated in accordance with adopted regulations when available; or accordance with the best management practices as provided by the USFWS, FFWCC, the FDACS or other appropriate natural resource protection agency. The policy should also reflect development applicant responsibility for preparation of management plans.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 8.1.8.11: The County shall continue to support the County Land Acquisition Selection Committee whose function is to utilize the 1992 Upland and Wetland Inventory and federal, state, and local resources, to formulate a master acquisition list of lands having native upland habitat. The overall objective is to ensure the preservation of a minimum of 12,500 acres of the 1992 remaining native upland habitat, with the highest priority being those classified as endangered or threatened as well as those properties having habitats that are facing destruction as a result of urban development and which recognizes relationships to those areas of native habitat already under public and/or private preservation,	11. The June 2004 St. Lucie County Native Habitat Inventory Final Report updates the 1992 inventory.	11. Amend policy to reflect June 2004 Final Report findings and to establish updated acquisition goals and to remove reference to the Land Acquisition Selection Committee.
	Policy 8.1.8.12: The County shall by July 1, 2001, reappoint a Land Acquisition Finance Committee whose function shall be to develop a recommendation as to how to fund the master acquisition list formulated pursuant to Policy 8.1.8.11. The Committee may be organized as a subcommittee of the Land Acquisition Selection Committee. The Committee shall monitor the current and future finances of the Environmentally Significant Lands program.	12. Updated to reflect current status of the program.	12. Amend the policy to reflect the current status of the program, ~~and~~ establish a current goal, and remove reference to Land Acquisition Selection Committee.~~.~~
	Policy 8.1.8.13: The County shall continue to request assistance in public acquisition of natural areas under federal, state and regional programs including, but not limited to Preservation 2000, Florida Forever, Florida Communities Trust, Conservation and Recreation Lands, and Save Our Rivers programs.	13. On-going.	13. No change needed.
	Policy 8.1.8.14: The County shall provide multiple use opportunities		

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	on County-owned natural preserve areas consistent with natural resource protection and conservation, to provide for passive recreation, wildlife habitat, watershed protection, erosion control, maintenance or enhancement of water quality, aquifer recharge protection, or other such functions.	14. On-going.	14. No change needed.
	Policy 8.1.8.15: The land development regulations shall provide that existing on-site native upland habitat be incorporated into required site plans as a part of open space areas in lieu of the installation of new plant materials to meet the minimum site plan requirements.	15. On-going.	15. No change needed.
	Policy 8.1.8.16: The County shall require clustering of dwelling units and/or open space for land development projects which contain environmentally sensitive lands and critical habitats within its project boundaries, in order to preserve these resources.	16. On-going through LDC 6.04.00 C.4. Clustering of development	16. No change needed.
	Policy 8.1.8.17: Habitats supporting endangered and threatened species should be preserved, protected and managed so as to continue the value of the habitat to the endangered and threatened species found to be dependent on it.	17. On-going.	17. No change needed.
	Policy 8.1.8.18: The County shall consider the abundance, status, and distribution of endangered ecosystems and other environmentally sensitive lands when reviewing land use proposals and acquisitions.	18. On-going.	18. No change needed.
	Policy 8.1.8.19: St. Lucie County shall assist to prevent the destruction of Florida's Cypress Strands through		

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Land Development regulations that prohibit the use of Cypress Mulch for any non-residential landscaping areas or projects. The use of cypress mulch is also to be discouraged on all residential projects.	19. On-going through LDC 7.09.04 L.3. Mulching standards.	19. No change needed.
Objective 8.1.9: **The County shall develop a hazardous waste management program for the proper recycling, storage, collection, and disposal or transfer of hazardous materials and wastes.**	Policy 8.1.9.1: The County shall establish a storage transfer facility for household and small quantity generators of hazardous wastes.	1. On-going.	Objective requires no change. 1. No change needed.
	Policy 8.1.9.2: The County shall develop emergency response plans to handle accidents involving hazardous materials or wastes.	2. On-going.	2. No change needed.
	Policy 8.1.9.3: The County shall continue the recycling program which includes public education on the beneficial use of hazardous wastes using publicized lists of approved recyclers and by subscription to the Southern Waste Information Exchange.	3. On-going	3. No change needed.
	Policy 8.1.9.4: The County shall continue to support State sponsored Amnesty Days to collect hazardous wastes in the County; and shall evaluate the need for scheduling local Amnesty Days.	4. On-going and drop-off of HHW at County landfill available.	4. No change needed.
	Policy 8.1.9.5: The County shall implement an employee training program to properly identify and inspect wastes before they enter the landfill and implement an inspection or screening program to exclude hazardous items such as drums, tanks from unknown sources, waste pesticides, or chemicals	5. On-going.	5. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	from spill cleanups. Policy 8.1.9.6: The County shall participate with the FDEP and other local governments in the region to develop a regional hazardous waste transfer and storage facility and collection network, if appropriate. Policy 8.1.9.7: The County shall seek funding from FDEP's Local Hazardous Waste Collection Grants Program to manage hazardous wastes. Policy 8.1.9.8: The County shall conduct a Countywide underground storage tank assessment and assist any owner in seeking funding to respond to any groundwater contamination resulting from leaking tanks. Policy 8.1.9.9: The County shall continue a public education program regarding household hazardous wastes, the proper methods of their disposal and alternative non-hazardous substitutes in cooperation with schools, news media, and civic organizations, and in conjunction with Amnesty Day awareness programs.	6. On-going. 7. On-going. 8. On-going. 9. On-going.	6. No change needed. 7. No change needed. 8. No change needed. 9. No change needed.
Objective 8.1.10: **The County land development regulations shall require the conservation, appropriate use and protection of current and projected potable water sources.**	Policy 8.1.10.1: The County shall prepare and adopt an emergency water management conservation plan in cooperation with SFWMD. Policy 8.1.10.2:	1. On-going through Chapter 1-20.5, Article II, the water shortage plan. 2. This is reflected in the	Objective requires no change. 1. No change needed. 2. Amend policy to establish

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	The land development regulations shall require wastewater reuse plans for new sewage treatment plants operating above 250,000 gallons per day. Any new reuse plan shall be approved by FDEP. Policy 8.1.10.3: The County shall implement a public education program regarding various methods of water conservation at the household and small business level.	Sanitary Sewer Element but not in the LDC. 3. On-going.	a date for incorporation into the LDC. 3. No change needed.
Objective 8.1.11: **St. Lucie County shall promote the protection of natural buffer areas to lessen the adverse effects which adjacent developments might have on the managed conservation areas, such as the Savannas State Preserve, Ft. Pierce Inlet State Park, and lands purchased for preservation purposes through Federal, State and local land acquisition programs.**	Policy 8.1.11.1: St. Lucie County shall cooperate with the FDEP in their management programs that provide for the protection of native habitats within the County. Policy 8.1.11.2: All appropriate land development regulations required by this Comprehensive Plan shall include the protection of native habitats, including those identified in the Recreation and Open Space Element. Policy 8.1.11.3: Proposed land use activities adjacent to public natural area conservation and recreation lands, shall be limited to activities that will not degrade the natural physical, biological, aesthetic, or recreational functions of such lands. Policy 8.1.11.4: Land use applications, including site plan removal and construction permit application materials, shall identify public and semi-public conservation and	1. On-going. 2. On-going. (This is not a particularly clear policy. Protecting native habitat is covered by other policies in the Comprehensive Plan.)~~, may want to consider redrafting it for more clarity on the intent.)~~ 3. On-going.	Objective requires no change. 1. No change needed. 2. The County may want to consider redrafting the policy for more clarity on the intent or consider removal if redundant. ~~No change needed.~~ 3. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	recreation lands on or adjacent to the development site.	4. The phrase "site plan removal and construction permit application materials" is confusing.	4. Re-draft the policy to modify the identified phrase for more clarity on application types. Consider changing "removal" to "approval" and eliminate "semi-public" from the policy.
Objective 8.1.12: **The biodiversity of the County's natural areas shall be protected and enhanced through public land acquisition, conservation easements, land development regulations, and implementation of Management Plans prepared for public owned and managed natural areas. The County shall enact, enforce, and continually review and update land use regulations and land management plans that provide for the protection of natural resources.**			Objective requires no change.
	Policy 8.1.12.1: The County shall continually evaluate the Resource Protection Standards section of the land development regulations and update any portion of the standards that do not adequately protect the County's natural resources.	1. On-going.	1. No change needed. (May want to consider establishing a date or timeframe for the evaluation of Chapter 6, such as annually, to ensure and be able to track evaluations.)
	Policy 8.1.12.2: All appropriate land development regulations required by this Comprehensive Plan shall include the protection of environmentally sensitive upland and wetland areas.	2. On-going. (This is not a particularly clear policy, may want to consider redrafting it for more clarity on the intent and what is meant by appropriate land development regulations.)	2. Consider revising the policy as follows: All applicable land development regulations required by this Comprehensive Plan shall address the preservation and protection of environmentally sensitive upland and wetland areas.
	Policy 8.1.12.3: St. Lucie County will continue to cooperate with adjacent local governments to conserve, appropriately use, or protect ecological greenways located within more than one jurisdiction.	3. On-going.	3. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 8.1.12.4: In addition to other conservation policies, any proposed development situated within Imperiled and Critically Imperiled vegetative communities, as defined by the Florida Natural Areas Inventory, including but not limited to scrub, maritime hammock, coastal dune; and all jurisdictional wetlands shall be considered Environmentally Sensitive Areas for conservation, appropriate use, and protection to further the goals, objectives, and policies of this Element and County land development regulations. Development proposals within these areas shall adhere to the following conditions: a) Proposed development projects within a defined Environmentally Sensitive Area, as described above, must submit as part of the site plan approval process an Environmental Assessment Report. The report shall contain: 1. An inventory of existing vegetation and wildlife based on a field survey; 2. An identification of wildlife or vegetation listed as endangered, threatened or a species/plant of special concern: 3. An assessment of the land that will identify the location of all environmentally sensitive habitat or vegetation and will contain a plan to protect the resource; 4. An analysis of the functional viability and quality of the various habitats; 5. A discussion of the impacts, both positive and adverse, on the resources; 6. A discussion of how the proposed development plan maximizes efforts to avoid and minimize adverse impacts to the environment; 7. A discussion concerning whether there is any potential for irreplaceable or irretrievable	4. On-going.	4. Consider revising as follows: In addition to other conservation policies, any proposed development situated within Imperiled and Critically Imperiled vegetative communities, as defined by the Florida Natural Areas Inventory, and wetlands shall be considered Environmentally Sensitive Areas for conservation, appropriate use, and protection to consistent with the goals, objectives, and policies of this Element and County land development regulations. ~~No change needed.~~ Consider moving items a) and b) to the Land Development Code.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	environmental damage; and 8. If reasonable use of the property cannot occur without adversely impacting on-site natural resources, a mitigation plan shall be required that describes actions to be taken that replace those functions and values of the resource as a result of impacting the resource. b) Those Environmentally Sensitive Areas identified as worthy of preservation may require a clustering of allowable density to more suitable areas for development. Only footpaths or entryways will be permitted in such areas.		
	Policy 8.1.12.5: Proposed site clearing activities within the known range of endangered or threatened species or where such species are expected to occur based upon habitat suitability and species ranges shall be surveyed by qualified environmental consultants and/or government ecologists prior to approval and commencement of such activities to determine whether or not populations of endangered, threatened or plant and animal species of special concern occur.	5. On-going through LDC 6.04.00	5. No change needed.
	Policy 8.1.12.6: Where feasible, the County shall protect critical habitat through acquisition, establishment of public or private conservation easements, purchase of development rights, or through other available means as deemed appropriate.	6. On-going.	6. No change needed.
	Policy 8.1.12.7: No fill or regrading of property shall be allowed except to establish required road elevations for driveways, unless the environmental assessment shows that fill or regrading will not adversely affect the environment and fill is available on site.	7. On-going.	7. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 8.1.12.8: All native upland and wetland habitats, including Environmentally Sensitive Areas as defined in Policy 8.1.12.5, to be preserved as part of a development project shall be protected through a conservation easement or other method acceptable to the County. The proposed preservation areas shall be designated on all site plan and permit application materials.	8. On-going through LDC 6.04.01 C.3.	8. No change needed.
	Policy 8.1.12.9: St. Lucie County shall support nature based eco-tourism activities on public preserves that are primarily designed for appreciation of the County's native habitats and wildlife species that can be accomplished in a manner that does not disrupt wildlife or negatively impact their habitat. The type of recreational activity deemed appropriate for the County's public preserves will depend on the type of native vegetative community on the site. This includes, but is not limited to, hiking, wilderness camping, canoeing, swimming, and wildlife viewing. Activities centers, including, educational centers, museums, and botanical centers will be provided at suitable locations throughout the County. All eco-tourism facilities shall be operated in a manner that does not degrade or reduce the inherent natural functions and values of the natural resources utilized for the eco-tourism use. County owned or managed lands purchased through public land acquisition programs targeting the protection of the natural resources shall only provide access and recreational opportunities that can be provided without degradation of the native plant communities and listed plant and animal species values.	9. On-going.	9. May want to qualify the following sentence in this policy "Activities centers, including, educational centers, museums, and botanical centers will be provided at suitable locations throughout the County" with a qualification of where appropriate and when funds become available.
	Policy 8.1.12.10:	10. ~~The policy does not~~	10. ~~Amend the policy to~~

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Lands purchased through the County's Environmentally Significant Lands program shall be monitored for visitor impacts which threaten natural areas. If impacts to natural areas are identified a plan shall be prepared to mitigate or eliminate the negative impacts.	~~qualify who will monitor, how this will be done or clarify how a determination may be made that natural areas are threatened.~~ The County will monitor environmentally significant lands.	~~assign responsibility and define how impacts will be monitored and assessed.~~ No change necessary.
Objective 8.1.13: **The County shall develop a greenway plan to facilitate the implementation of ecological and recreational greenways within its jurisdiction. At a minimum the plan shall include a map of existing and proposed greenways, identify gaps in the greenway network, and set forth strategies for the maintenance and expansion of the existing network.**	Policy 8.1.13.1: The County shall coordinate with the state and federal land acquisition programs to encourage connectivity between privately and publicly owned recreational and conservation lands. Policy 8.1.13.2: The County shall pursue grants from local, state, federal, and private organizations to plan and assemble the greenway network. Policy 8.1.13.3: The County shall encourage multi-use of greenways, as appropriate; to facilitate the development of shared recreation and wildlife corridor ecological greenways. Policy 8.1.13.4:	3. On-going. 4. This has not been incorporated into the LDC. 5. Beautification projects are included in the County's Capital Improvement Program. ~~On-going through the Scenic Highway Committee (the Corridor Management Entity) is working on this.~~	Objective: Amend to reflect the November 2007 draft of St. Lucie County Bicycle, Pedestrian, Greenways & Trails Master Plan (Glatting Jackson Kercher Anglin, Inc.) is completed and posted on the County's website. 1. No change needed. 2. No change needed. 3. No change needed. 4. Amend the policy to establish a date to

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	The County shall establish guidelines within the Land Development Code that facilitate usable open space that is accessible to cyclists and pedestrians. Non-paved bicycle and pedestrian access shall be encouraged between uses where paved access would negatively impact existing habitats.		incorporate into the LDC. This should also be reflected in the Park and Recreation Element.
	Policy 8.1.13.5: The County shall develop a beautification and improvement program for areas used by the general public (e.g. roads, sidewalks, bicycle paths, pedestrian walkways, parks and open space areas) to enhance vehicular and non-vehicular movements. The program shall encourage planting standards that promote the use of appropriate native plants in road and utility rights-of-way to restore the original native plant community to the extent practicable.		5. Consider revising the policy as follows: To the extent feasible, the County shall beautify and improve areas used by the general public (e.g. roads, sidewalks, bicycle paths, pedestrian walkways, parks and open space areas) to enhance vehicular and non-vehicular movements. The program shall encourage planting standards that promote the use of appropriate native plants in road and utility rights-of-way to restore the original native plant community to the extent practicable ~~No change needed.~~
	Policy 8.1.13.6: The County shall utilize, where possible, existing rights-of-way as wildlife corridors and pedestrian areas.	6. On-going.	6. No change needed.
	Policy 8.1.13.7: The County shall coordinate with appropriate state and federal agencies to identify natural area greenways and wildlife corridors to link existing	7. On-going.	7. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	public parks preserve areas and similar areas for conservation and habitat preservation purposes. Policy 8.1.13.8: The County shall consider incentives that encourage the granting of conservation easements for natural linear greenways and/or scenic drives. Policy 8.1.13.9: The County shall support the reconnection of impounded wetlands to the Indian River Lagoon to improve the productivity of estuaries; and the implementation of adaptive management strategies for saltwater marshes and mangrove systems which are consistent with Best Management Practices for mosquito control. Policy 8.1.13.10: The County shall promote the maintenance of native plant communities in a contiguous manner to provide wildlife corridors and pedestrian pathways.	8. On-going. 9. On-going. 10. On-going.	8. Consider revising as follows: The County shall promote the preservation of contiguous native plant communities to provide wildlife corridors and pedestrian pathways.~~No change needed.~~ 9. No change needed. 10. No change needed.
Objective 8.1.14: **St. Lucie County shall by December 2004, amend its land development regulations to include a locally developed and regulated wetland classification system for purposes of protecting wetland functions and values within the unincorporated areas of St. Lucie County based upon a wetland**	Policy 8.1.14.1: As a part of the locally developed and regulated wetland classification system described in Objective 8.1.14. St. Lucie County shall use the following general classification system for the purposes of protecting wetland functions and values within the	1. The Land development regulations have not been amended to reflect this**.** At this time the UMAM, not the WRAP, is the analysis methods employed by the	Objective: Amend to reflect current status. The wetland classification survey has been completed. 1. Amend policy to include a future date for adopting into the land development regulations that protect wetland functions and values, eliminate the requirement that a

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
classification survey of all areas in the unincorporated areas of St. Lucie County to be completed by July 2004, consistent with the Policies cited below.	unincorporated areas of St. Lucie County. This classification system is to include a qualitative assessment of the value of the wetlands and shall be based upon the standard WRAP analysis methods employed by the State of Florida. a) Category I wetlands - shall include any wetlands having hydrological connection to natural surface water bodies; any isolated wetland 20 acres or larger; or wetlands containing Strategic Habitat Conservation Areas as identified by the Florida Wildlife Conservation Commission. b) Category II wetlands - shall include any isolated wetlands which have been connected to other surface water drainage and are greater than or equal to five acres, or are less than 20 acres and do not qualify as Category I wetlands; c) Category III wetlands - shall include isolated wetlands less than five (5) acres that do not qualify as Category I or II wetlands. St. Lucie County shall require identification of Category I, II, and III wetlands prior to staff review of all land development proposals, including future land use, zoning, and site plan or construction applications. Except for those development proposals seeking a Final Development Order approval, as defined under Policy 11.1.3.6, a formal jurisdictional line determination shall not be required as part of this review's. Lucie County shall by December 2004, amend its land development regulations to provide for the implementation of standards and regulations to enforce this policy.	State of Florida	<u>classification survey be done, and to align with state and federal regulations and processes.</u>
	Policy 8.1.14.2: The County shall not permit development in a Category I or II wetland or any wetland buffer associated with these wetlands, except as follows: a) Clearing and /or constructing of walking trails; b) Construction of boardwalks/catwalks for direct	2. This is not reflected in the LDC.	2. Establish consistency with the LDC.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	access to water bodies; construction of wildlife management shelters, footbridges, observation desks and similar structures not requiring a dredge or fill for their placement; and c) Clearing and/or construction of electric/ cable utility, stormwater management, water or wastewater infrastructure as needed to provide public service that does not impair the long term viability of the wetland system. d) Alteration is permissible within Category I and II wetlands, and the required wetland buffer. as necessary for the above activities if: 1. No other reasonable alternative exists and avoidance cannot be achieved; 2. Such activity is consistent with other policies of the Comprehensive Plan; 3. Such activity complies with the requirements of all Federal, State and Local agencies claiming jurisdiction over wetland alteration and adequate mitigation of any adverse hydrological and physical alterations is provided. 4. No more than 1 percent of any Category I wetland is impacted, except as noted in Policy 8.1.14.3; 5. No more than 15 percent of any Category II wetland is impacted, except as noted in Policy 8.1.14.3; 6. Appropriate mitigation is provided. Policy 8.1.14.3 In addition to the alteration provisions of Policy 8.1.14.3(c), alteration of a Category I or II wetland may be allowed when no other reasonable alternative exists and avoidance and minimization of impacts cannot otherwise be achieved. Any provision of this Comprehensive Plan or the land development code related to the preservation of a Category I or II wetland that precludes all	3. This is not reflected in the LDC.	3. Establish consistency with the LDC.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	reasonable economically viable use of the property or would prohibit a reasonable public use of the property and which if applied would result in a compensable taking of the property may be waived to the extent necessary to provide the minimum reasonable use, public or private, of the property. These provisions shall only be waived following the review and approval of the Board of County Commissioners, or their designee, in a manner set forth in the Land Development Code. The standards for the granting of any waiver shall be set forth in the Land Development Code and shall be consistent with the general standards and intent of the Comprehensive Plan		
	Policy 8.1.14.4: Alteration of a Category III wetland may be allowed when no reasonable alternative exists and avoidance and minimization of impacts cannot be achieved. Any provision of this Comprehensive Plan or the land development code related to the preservation of a Category III wetland that precludes all reasonable economically viable use of the property or would prohibit a reasonable public use of the property and which if applied would result in a compensable taking of the property may be waived to the extent necessary to provide the minimum reasonable use, public or private, of the property. These provisions shall only be waived following the review and approval of the Board of County Commissioners, or their designee, in a manner set forth in the Land Development Code. The standards for the granting of any waiver shall be set forth in the Land Development Code and shall be consistent with the general standards and intent of the Comprehensive Plan.	4. This is not reflected in the LDC.	4. Establish consistency with the LDC.
	Policy 8.1.14.5:	5. This is not reflected in the	5. Establish consistency

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	The County shall require a minimum 50-foot buffer between Category I and II wetlands and new development activity in order to protect water quality, preserve natural functions, and preserve wildlife habitat. The buffer, as measured landward from the approved jurisdictional line, shall be maintained in a natural vegetative state and be free of exotic and nuisance species as defined by the Florida Pest Council.	LDC.	with the LDC.
	Policy 8.1.14.6: All new development on lots less than 5 acres and not containing a Category I or II wetland shall provide a minimum 25-foot buffer between the wetland jurisdictional line and the area of development. The buffer, as measured landward from the approved jurisdictional line, shall be maintained in a natural vegetative state and be free of exotic and nuisance species as defined by the Florida Pest Council. No development shall occur within the wetland buffer except as identified in 8.1.14.2.	6. This is not reflected in the LDC.	6. Establish consistency with the LDC.
	Policy 8.1.14.7: St. Lucie County shall assess the specific and cumulative impacts of all proposed new development or redevelopment activities, including single family building permits, on all wetlands that may be located on the property in order to ensure that the natural functions of the wetlands are protected and conserved through the implementation of wetland protection standards which shall include consideration of the types, values, functions, sizes conditions and locations of wetlands.	7. On-going.	7. No change needed.
	Policy 8.1.14.8: Removal, encroachment, or alternation of Category	8. This is not reflected in the LDC.	8. No change needed.

Conservation Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	III wetlands may be allowed with the extent of such activities being determined on a case- by-case basis in conjunction with applicable regulatory agencies and in the interest of public benefit.		

Recreation and Open Space Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
GOAL 9.1 PROVIDE ADEQUATE RECREATION FACILITIES AND OPEN SPACE AREAS THAT OFFER A BROAD RANGE OF ACTIVITIES TO ALL CITIZENS AND VISITORS OF ST. LUCIE COUNTY.			
Objective 9.1.1 Active and passive recreation facilities and open space areas for the residents and visitors of St. Lucie County shall be provided in a manner consistent with the level of service standards set forth in this element. Consistency with these standards shall be maintained in subsequent years.	Policy 9.1.1.1 Level of Service for Recreation and Open Space shall be as follows: • Community parks: 5 acres/1000 residents in the unincorporated area. • Regional parks: 5 acres/1000 residents countywide.	Policy 9.1.1.1 Glatting Jackson's 2002 Community Parks System Master Plan found there are not enough parklands or facilities countywide to serve either existing or future populations. Since the Comprehensive Plan does not provide a clear definition for "Community" or "Regional" parks, it is difficult to delineate the park's inventory for LOS analysis.	Objective 9.1.1 Objective requires no change. Policies should be revised as follows: Policy 9.1.1.1 Using an LOS standard based solely on park acreage per 1,000 population is generally recognized as archaic. County should consider additional standards such as service area / radius. Moreover, the County should review and revise definitions of neighborhood, community, and regional parks, and passive and active recreation.
	Policy 9.1.1.2 Accept and achieve the level of service standards as set forth in this and the Capital Improvements Elements, through an equitable and systematic land acquisition and development program.	Policy 9.1.1.2 Glatting Jackson's 2002 Community Parks System Master Plan concluded parks are needed in the northern and central western areas of the County.	Policy 9.1.1.2 Revise policy to include those proposed ~~future~~ parks and ~~implantation~~ implementation program outlined in the 2002 Community Parks System Master Plan.
	Policy 9.1.1.3 The County will continue to correct and improve upon existing deficiencies through additional land acquisition and development, and through expansion or renovation of existing parks and recreational facilities through projects	Policy 9.1.1.3 Expenditures on parks development and maintenance have not kept pace with its rapid population growth; considerable investments will be needed to meet the growing demand for facilities. Deferred investments have resulted in the	Policy 9.1.1.3 Revise policy to include those proposed ~~future~~ parks and ~~implantation~~ implementation program outlined in the 2002

Recreation and Open Space Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	specified in the Capital Improvement Element.	need for structural and aesthetic improvements at most park facilities in order to improve their functionality and attractiveness.	Community Parks System Master Plan.
	Policy 9.1.1.4 All areas having the Conservation Public Land Use designation will be used solely for preservation and/or passive recreation. No residential or commercial development will be permitted other than development typically related to park service and security functions.	Policy 9.1.1.4 Implemented. The County has a large number of conservation areas which preserve a considerable amount of upland and wetland habitat.	Policy 9.1.1.4 No change necessary.
Objective 9.1.2 Through the use of public funds, gifts, contributions, mandatory fees and/or deductions, cooperative agreements, or other means, St. Lucie County will coordinate public and private resources to meet the recreation and open space needs of its residents and visitors.	Policy 9.1.2.1 The County shall pursue development and enhancement of its recreational programs in the following programs: A. Continue to administer the countywide parks impact fee in order to partially fund new park development. B. Supplement facility needs through interlocal agreements, operational practices, user fees and public/private cooperative efforts.	Policy 9.1.2.1 A. Impact fees continue to be used to fund projects. According to the FY 2008-2012 CIP, $8,595,906 from park impact fees will be used towards the Parks & R~~r~~ecreation Department's overall $20,072,981 budget. B. Partnerships with municipalities appear to be working well. Continued communication should occur to identify potential shared facilities as they are developed. Partnerships with the School Board are defined through several interlocal agreements~~; however, there is considerable room to expand opportunities to share facilities.~~.	Objective 9.1.2 Objective requires no change. Policies should be revised as follows: Policy 9.1.2.1 Revise policy to include the other major funding sources including Parks MSTU and "Investment for the Future" program.
	Policy 9.1.2.2 The County shall use monies collected from the parks impact fee to	Policy 9.1.2.2 Impact fees used in part to acquire open space and natural preservation	Policy 9.1.2.2 Revise policy to include the other major

Recreation and Open Space Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	acquire additional open space and natural preservation areas and to develop necessary facilities.	areas and to develop necessary facilities. (See current conditions for Policy 9.1.2.1.A). Funding also comes from the "Investment for the Future" program, the County's general fund, and grants. On November 5, 2002, the County's voters approved a referendum authorizing the County to establish a Municipal Service Taxing Unit for parks that would levy an ad valorem tax at a rate not to exceed a ¼ mill per year up to 20 years. Collection of the imposed millage began in fiscal year 2003-2004. Major expenditure plans for the Parks MSTU includes the acquisition and development of Lakewood Park and major renovations at Lawnwood Park.	funding sources identified in current conditions.
	Policy 9.1.2.3 The County shall continue to work with other units of local government to provide for the reciprocal use of recreation, school and other facilities.	Policy 9.1.2.3 The County coordinates activities with Fort Pierce and Port St. Lucie, as well as the School Board and various nonprofit organizations. Partnerships with municipalities appear to be working well; however, continued communication should occur to identify potential shared facilities as they are developed. Partnerships with the School Board are defined through several interlocal agreements. Lawnwood and South County Stadiums continue to be the host site for high school football and soccer games.	Policy 9.1.2.3 No change necessary.
	Policy 9.1.2.4 The County shall allow, to the extent legally possible, and whenever practical, other governmental agencies, such as the St. Lucie County School Board, to use the St. Lucie County Sports Complex.	Policy 9.1.2.4 When the New York Mets are not training, the Sports Complex is used for a variety of events including trade shows, annual festivals, carnivals, and concerts. In addition, several baseball tournaments are also held there throughout the year. The School Board generally uses other venues	Policy 9.1.2.4 Update facility name to "Tradition Field Sports Complex~~.~~" and add as "financing feasible."

Recreation and Open Space Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
		such as Lawnwood Stadium and South County Regional Stadium.	
	Policy 9.1.2.5 The County shall maintain a detailed Recreation and Open Space Inventory that indicates the general location of existing and proposed sites and facilities as well as functional classification, nature of improvements, usage, size, priority, and other appropriate considerations.	Policy 9.1.2.5 The March 2002 Community Parks System Master Plan provides a list of and map of existing and proposed parks.	Policy 9.1.2.5 Provide updated inventory and map when Comprehensive Plan is amended.
Objective 9.1.3 St. Lucie County shall provide vehicular and pedestrian access to all public recreation facilities, including barrier free design features at entrance points to facilities such as buildings used for group assembly, spectator seating areas, and beaches and shores.	Policy 9.1.3.1 Acquire and develop easements or rights of way as required to provide adequate access for public recreation facilities. Construct access ways which are compatible with the character and needs of the facility, as well as being harmonious with surrounding development patterns.	Policy 9.1.3.1 Glatting Jackson's 2002 Community Parks System Master Plan found the number and availability of safe, wide sidewalks to be inadequate throughout most areas in the County. Bike lanes exist or are planned for many arterials in the County; multi-use trails are extremely limited. In 2006, a paved entrance road was installed at the Savannas Recreation Area.	Objective 9.1.3 Objective requires no change. Policies should be revised as follows: Policy 9.1.3.1 The adoption and implementation of Bicycle, Pedestrian, Greenways & Trails Master Plan will improve the status quo.
	Policy 9.1.3.2 Continue to provide public access to Atlantic Ocean beaches, and continue to give careful consideration to providing related parking areas and dune cross over facilities without disturbance to the dune environment, natural habitats, and designated areas of particular concern.	Policy 9.1.3.2 Beach access facilities are well-provided for within the County. The county's aggressive 'Investment for the Future' program has resulted in improved access to the local beaches, construction of additional boat ramps and improvements to existing ones.	Policy 9.1.3.2 No change necessary.
Objective 9.1.4 By January 2002, update the Countywide Facilities Master Plan.			Objective 9.1.4 Revise objective to reference March 2002 Community Parks System Master Plan rather than Facilities Master

Recreation and Open Space Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
			Plan.
	Policy 9.1.4.1 Assess the County's recreational needs based on this Level of Service Standards as defined in this plan.	Policy 9.1.4.1 County uses 2002 Community Parks System Master Plan rather than Facilities Master Plan as its inventory.	Policy 9.1.4.1 Update Policy to reflect current recreation and open space inventory method.
	Policy 9.1.4.2 Continue to seek funding for acquisition and development of recreational infrastructure.	Policy 9.1.4.2 The 5-year CIP identifies scheduled improvements / acquisitions and funding for these parks and recreation projects. The Parks and Recreation Department's Administrative Division manages these projects to completion and generates quarterly cost and revenue analysis reports.	Policy 9.1.4.2 No change necessary.
	Policy 9.1.4.3 Provide recreational infrastructure as required.	Policy 9.1.4.3 In 2006, the County opened Weldon B. Lewis Park, a 12.7 acre facility that includes a Bermuda soccer/football open field, restrooms, tot lot, and environmental lands. Some notable projects reflected within the current Parks and Recreation CIP include improvements to Lakewood Park, Open Space Park, Lincoln Park Community Center Improvements, and Ravenswood Pool Splash Park.	Policy 9.1.4.3 Revise policy to specify type of infrastructure referenced and to specify that the improvements would for County park facilities. ~~No change necessary.~~
Objective 9.1.5 Develop and implement strategies to encourage eco-tourism in St. Lucie County.			Objective 9.1.5 Objective requires no change. Policies should be revised as follows:
	Policy 9.1.5.1 Identify appropriate sites to develop as eco-tourism destinations.	Policy 9.1.5.1 Currently, there are nine eco-sites open: Pinelands, Indrio Savannas, Oxbow Eco-Center, Ocean Bay, Spruce Bluff, Coon Island, Blind Creek, Wildcat Cove, and Sweetwater Hammock.	Policy 9.1.5.1 No change necessary.

Recreation and Open Space Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	Policy 9.1.5.2 Provide required infrastructure to attract visitors to and protect eco-tourism destinations.	Policy 9.1.5.2 ~~The St. Lucie County Environmental Learning Center (Oxbow Eco-Center) is situated on a 220-acre preserve on the North Fork of the St. Lucie River. In a partnership between St. Lucie County and the South Florida Water Management District, the property was purchased using Environmentally Significant Lands and Save Our Rivers funding respectively. The land is managed and preserved to sustain its native wildlife, utilizing boardwalks, trails, bridges, and observation towers that allow visitors to fully experience nature without disrupting it. The Center was constructed using 'green building technologies,' and is a model for sustainability.~~ Infrastructure is in place before sites are opened to the public.	Policy 9.1.5.2 No change necessary.
	Policy 9.1.5.3 In conjunction with the County's Tourist Development Office, publicize the improved eco-tourism sites and St. Lucie County as an eco-tourism destination.	Policy 9.1.5.3 Eco-tourism has increased in St. Lucie County due to the increase in resource based recreational opportunities on ESL Lands. Collections of the Tourist Development Tax have shown a positive trend in terms of promoting new attractions such as the St. Lucie Marine Center (which houses Smithsonian Marine Ecosystem Exhibit), a new fairground with an equestrian arena, and the Oxbow A-31 (children's) Environmental Learning Center. The stlucieco.gov website has a section dedicated to the County's ecotourism offerings. Cultural Affairs Council has been a catalyst for the development of certain eco-tourism activities including ranch tours, bird watching, and nature trails.	Policy 9.1.5.3 No change necessary.
Objective 9.1.6 Develop and			Objective 9.1.6 Objective requires no change.

Recreation and Open Space Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
implement strategies to adequately manage Environmentally Sensitive Lands in St. Lucie County.			Policies should be revised as follows:
	Policy 9.1.6.1 Encourage the State of Florida to provide future funding for management of Environmentally Sensitive Lands.	Policy 9.1.6.1 Environmental Resources Department, originally formed from the County's Environmentally Sensitive Lands program approved by County voters, by a 1994 bond referendum, receives most of its revenue through the County's General Fund and not through the State of Florida.	Policy 9.1.6.1 No change necessary.
	Policy 9.1.6.2 Seek funding from outside sources for improvement and management of Environmentally Sensitive Lands.	Policy 9.1.6.2 Staff regularly applies for outside funding via grants and underwriting. Recent examples include a grant received for the removal of exotic plant species on Bluefield Natural Area, Ancient Oaks, and St. Lucie Village Heritage Park. The County also received a restoration grant for Paleo Hammock Addition.	Policy 9.1.6.2 No change necessary.
	Policy 9.1.6.3 Budget for personnel and equipment for management of Environmentally Sensitive Lands to ensure that these lands are preserved, enhanced, and developed for uses that will maintain wildlife habitat, open space, aesthetic value, and passive recreation.	Policy 9.1.6.3 The Environmental Lands Division of the Environmental Resources Department manages the natural resources of the County through the ESL program. Implementation of management plans and activities to provide protection and maintenance of natural communities through the use of historical fire relationships and the eradication of exotic plant and wildlife. The division also provides passive recreational opportunities and educational training classes to the general public on local wildlife and their habitats.	Policy 9.1.6.3 No change necessary.
Objective 9.1.7 Provide for an integrated system of Greenways and			Objective 9.1.7 Revise objective and subsequent policies to this Element—as well as to the

Recreation and Open Space Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
Trails in St. Lucie County.			Transportation and Conservation Elements—that guide the development and implementation of the November 2007 St. Lucie County Bicycle, Pedestrian, Greenways & Trails Master Plan.
	Policy 9.1.7.1 By July 1, 2002, finalize the Greenways and Trails Master Plan for St. Lucie County.	Policy 9.1.7.1 The ~~November 2007 draft of~~ St. Lucie County Bicycle, Pedestrian, Greenways & Trails Master Plan (Glatting Jackson Kercher Anglin, Inc.) was adopted in May 2008. ~~has been posted on the County's website.~~	Policy 9.1.7.1 Revise policy to ~~include new name and date of proposed Greenways Master Plan.~~implement adopted master plan.
	Policy 9.1.7.2 Seek funding from outside sources for development and management of Greenways and Trails.	Policy 9.1.7.2 Funding opportunities outlined in the Bicycle, Pedestrian, Greenways & Trails Master Plan. These include: Coastal Partnership Initiative Grant, Cultural Facilities Program, Florida Forever Program (FCT), Florida Recreation Development Assistance Program (FRDAP), Green & Trails Acquisition Program, Historic Preservation – Special Category Grant, Land & Water Conservation Fund (LWCF), Lowes Neighborhood Grant, Recreational trails Program (RTP), South Florida Water Management District (SFWMD), Transportation Enhancement Program (TEP), Urban & Community Forestry, Waterways Assistance Program (FIND)	Policy 9.1.7.2 Revise policy to correct name of the master, plan and reference specific funding sources, as well as underscore the importance of regional cooperation through agencies such as Martin County MPO, cities within St. Lucie County, SFWMD, etc.

Intergovernmental Coordination Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
GOAL 10.1 ESTABLISH EFFECTIVE COORDINATION MEASURES AMONG ALL PERTINENT PUBLIC AND QUASI-PUBLIC ENTITIES TO BEST MAINTAIN ST. LUCIE COUNTY'S QUALITY OF LIFE AND EFFICIENT USE OF RESOURCES.			
Objective 10.1.1 St. Lucie County shall establish specific means of coordination with adjacent municipalities; with local, state, and federal agencies who have permitting and regulating authority; and with quasi-public entities which provide services but lack regulatory authority in St. Lucie County; with County volunteer groups; and with interested citizen groups who have notified the County of their interest.	Policy 10.1.1.1 Coordinate with the Treasure Coast Regional Planning Council, Martin County, and the cities of Port St. Lucie and Fort Pierce to complete the ongoing Alternate Land Use Study.	Policy 10.1.1.1 – Study not completed.	Policy 10.1.1.1 Replace policy with new County initiative.
	Policy 10.1.1.2 Notify in writing the cities of Fort Pierce, Port St. Lucie, and St. Lucie Village of all applications for rezoning and land use amendments which are contiguous to their borders or within an area of planned annexation.	Policy 10.1.1.2 - This policy is being met by the County.	Policy 10.1.1.2 – No change required to this policy.
	Policy 10.1.1.3 Through the development review process, coordinate all development in the unincorporated County with local governments that are adjacent to or will be impacted by the development.	Policy 10.1.1.3 - This policy is being met by the County.	Policy 10.1.1.3 – No change required to this policy.
	Policy 10.1.1.4 Charge the County Administrator with continuing responsibility for developing and enforcing an effective intergovernmental coordination program for St. Lucie County.	Policy 10.1.1.4 - This policy is being met by the County. The County Administrator oversees and enforces intergovernmental coordination.	Policy 10.1.1.4 – No change required to this policy.
	Policy 10.1.1.5 Support the Treasure Coast Council of Governments to provide a regular formal forum in which to deal with issues unique to Martin, St. Lucie, Indian River, and Okeechobee Counties.	Policy 10.1.1.5 - This policy is being met by the County.	Policy 10.1.1.5 – No change required to this policy.
	Policy 10.1.1.6 Continue cooperative education programs between the County and regulatory agencies to inform the public and development community about applicable laws and regulations. This could be accomplished by including brief informational pamphlets in utility bills or other	Policy 10.1.1.6 – Website now provides various information for the public	Policy 10.1.1.6 – Update policy to reflect current technology~~.~~ Including expanding information and links on the County website.

Intergovernmental Coordination Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	means of widespread general circulation.		
	Policy 10.1.1.7 By January 31st of each calendar year, formally request in writing that Fort Pierce, Port St. Lucie and St. Lucie Village designate their anticipated future annexation areas, inform the County as to the nature of such plans, and provide further notification in the event there is change to these plans.	Policy 10.1.1.7 – The County updates municipal boundaries yearly. Fort Pierce provides monthly updates and has a joint planning agreement for annexation. Improved communication with Port St. Lucie is desired on annexation issues.	Policy 10.1.1.7 – Revise policy for regular communication on annexation plans.
	Policy 10.1.1.8 Continue to review transportation service volumes and levels of service as they relate to state roads, and coordinate with the FDOT relative to state level of service standards.	Policy 10.1.1.8 - This policy is being met by the County. The County does review levels of service of for concurrency and impacts on local and state roads.	Policy 10.1.1.8 – No change required to this policy.
	Policy 10.1.1.9 Coordinate with communities within the unincorporated area as they explore the impacts of incorporation.	Policy 10.1.1.9 – Policy met	Policy 10.1.1.9 – No change necessary.
	Policy 10.1.1.10 By January 1, 2003 meet with representatives of Fort Pierce, Port St. Lucie and St. Lucie Village to identify potential joint planning areas. Annexation and joint infrastructure are to be considered and discussed; more specifically, the following areas may be considered: Fort Pierce – Areas adjoining Okeechobee Road from Hartman Road to Eleven Mile Road. Area adjoining existing city limits. Port St. Lucie – Existing enclaves LTC Ranch/Midway Road area I-	Policy 10.1.1.10 – Policy met. LTC Ranch is now within Port St. Lucie. Increased cooperation and communication with Port St. Lucie is desired.	Policy 10.1.1.10 – Revise policy to show maintenance of joint planning agreements, continuous cooperation and updated list of subject areas.

Intergovernmental Coordination Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	95/Gatlin Boulevard area St. Lucie Village No areas identified. Policy 10.1.1.11 By January 1, 2003, establish procedures to deal with future municipal incorporation proposals.	Policy 10.1.1.11 – Not complete.	Policy 10.1.1.11 – Revise policy to set new deadline.
Objective 10.1.2 The County shall coordinate the revision of level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities; and coordinate on the provision of public facility improvements with the capital facility plans of any other governmental entity providing public facilities within St. Lucie County.	Policy 10.1.2.1 Concurrency Management procedures, as outlined in the Capital Improvements Element, will be implemented by August 1, 1990, to ensure that required services will be available when needed. Policy 10.1.2.2 Establish a Planning Forum, to meet at least quarterly, to coordinate programs of infrastructure development and improvement between the County, the municipalities, and interested public groups so that adopted levels of service can be maintained throughout the entire County. Policy 10.1.2.3 Use the Treasure Coast Regional Planning Council for informal mediation when conflicts with other local governments do not appear as if they would be otherwise resolved.	Objective 10.1.2 This objective is being met. Policy 10.1.2.1 This policy has been met. Policy 10.1.2.2 – Planning Forum not formed. The County would like to continue pursuing forum. Policy 10.1.2.3 – This policy is being met.	Objective 10.1.2 – No changes required to this Objective. Policy 10.1.2.1 – Revise policy to provide deadline for establishing the Planning Forum. Policy 10.1.2.3 – No change required to this policy.
Objective 10.1.3 The Director of Community Development shall continue to be responsible for coordination of County activities with the comprehensive plans of adjacent municipalities, St. Lucie County, the adjacent counties, and other units of local government such as the School Board providing services but not having	Policy 10.1.3.1 Continue to receive and review copies of all proposed plan or rezoning amendments for areas adjacent to St. Lucie County boundaries. Policy 10.1.3.2 Continue to request liaisons regarding proposed plan or rezoning amendments with the St. Lucie County School Board, St. Lucie County Fire District, South Florida Water Management District, Treasure Coast Regional Planning Council, Fort Pierce Utilities Authority, Florida Power and Light, and adjacent local	Policy 10.1.3.1 – This policy is being met. Policy 10.1.3.2 - This policy is being met.	Policy 10.1.3.1 – No change required to this policy. Policy 10.1.3.2 – No change required to this policy.

Intergovernmental Coordination Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
regulatory authority over the use of land.	governments.		
	Policy 10.1.3.3 In conjunction with other affected parties, including interested public groups, continue to evaluate existing interlocal agreements when the Capital Improvements Element is undergoing annual review to determine if current funding is proportional to services rendered.	Policy 10.1.3.3 – This policy is being met.	Policy 10.1.3.3 – No changes required to this policy.
	Policy 10.1.3.4 Continue to coordinate closely with the School Board on the location of future school locations in relation to the projected population and land use.	Policy 10.1.3.4 – This policy is being met.	Policy 10.1.3.4 – No change required to this policy.
	Policy 10.1.3.5 Continue to support joint use agreements between the County and the School District.	Policy 10.1.3.5 – This policy is being met.	Policy 10.1.3.5 – No change required to this policy.
Objective 10.1.4 By August, 1990, the County, through the County Administrator, shall establish an intergovernmental coordination process to ensure full consideration is given to the impacts of developments proposed in the County Comprehensive Plan on other governmental entities and vice versa.	Policy 10.1.4.1 Support the development and adoption of interlocal agreements with the affected municipalities to coordinate the management of the St. Lucie River, Indian River Lagoon (including the Intracoastal Waterway), and Savannas.	Policy 10.1.4.1 – This policy is being met.	Objective 10.1.4 - Update objective to provide continuity of set date.
	Policy 10.1.4.2 Continue to work with the Treasure Coast Regional Planning Council to identify regional issues and to assist in the periodic updating of the Comprehensive Regional Policy Plan.	Policy 10.1.4.2 - This policy is being met.	Policy 10.1.4.2 – No change required to this policy.
	Policy 10.1.4.3 Agree to abide by regulations of the municipalities when developing within their corporate limits.	Policy 10.1.4.3 – This policy is being met.	Policy 10.1.4.3 – No change required to this policy.
Objective 10.1.5 Review port activities in coordination with the Comprehensive Plan of	Policy 10.1.5.1 The Board of County Commissioners shall coordinate with the City of Fort Pierce, other governmental entities, and	This policy and objective are being met.	No changes required to this policy and objective.

Intergovernmental Coordination Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
Fort Pierce.	interested public groups to resolve problems related, but not limited to, transportation, development and land use, natural and man-made hazards and disasters, and protection of natural resources at the port.		

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
GOAL 11.1 TO PROVIDE PUBLIC FACILITIES NECESSARY TO ACHIEVE AND MAINTAIN ADOPTED LEVEL OF SERVICE STANDARDS CONCURRENT WITH DEMAND THROUGH FISCALLY SOUND CAPITAL IMPROVEMENT PROGRAMMING AND BUDGETING.			
Objective 11.1.1: Define types of public facilities, establish standards for level of service for each type of public facility, and determine what capital improvements are needed in order to achieve and maintain standards (as well as to repair or replace existing public facilities).	Policy 11.1.1.1: Public facilities means the capital improvements and systems of each of the following: arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, parks and recreation, libraries, jails, courthouse facilities, administrative facilities, mosquito control, Port of Ft. Pierce, St. Lucie County International Airport, public education and public health facilities and shall include land, structures, the initial furnishings and equipment, design, permitting, and construction costs. Other "capital" costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered in the County's annual budget, but such items are not "public facilities" for the purposes of this Comprehensive Plan, or the issuance of development orders.	Policy 11.1.1.1 – Policy met.	Policy 11.1.1.1 – No change required.
	Policy 11.1.1.2: The County shall establish standards for levels of service for four categories of public facilities, as follows: A. Category A Public Facilities are arterial and collector roads, mass transit, stormwater management, potable water,	Policy 11.1.1.2 – Policy met.	Policy 11.1.1.2 – no change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	sanitary sewer, solid waste, and parks and recreation facilities used for concurrency and owned or operated by St. Lucie County, all of which are addressed in other elements of this Comprehensive Plan. B. Category B Public Facilities are libraries, corrections, courthouse, administration, mosquito control, Port of Ft. Pierce, and St. Lucie County International Airport as owned, operated or developed by St. Lucie County. Category B Public Facilities are not used for concurrency purposes as provided for in the Concurrency Management System. C. Category C Public Facilities are arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, and parks and recreation facilities used for concurrency and owned or operated by Federal, State or municipal governments, independent districts, and private organizations, all of which are addressed in other elements of this Comprehensive Plan. D. Category D Public Facilities are public health and public education facilities owned or operated by Federal, State, or municipal governments, independent districts, and private organizations. Category D Public Facilities are not used for concurrency purposes as provided for in the Concurrency Management System.	Public educational facilities considered for concurrency purposes.	Public educational facilities should be considered in the Category C Public facilities and should be considered for concurrency purposes.
	Policy 11.1.1.3: The quantity of public facilities	Policy 11.1.1.3 - Policy met.	Policy 11.1.1.3 – County

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	necessary to eliminate existing deficiencies and to meet the needs of future growth shall be determined for every type of public facility by the following calculation: Q = (S x D) - E. The calculation will be used for existing demand in order to determine existing deficiencies. The calculation will be used for projected demand in order to determine needs of future growth. The estimates of projected demand will account for demand that is likely to occur from previously issued development orders as well as future growth. Public facilities to serve demand from previously issued development orders shall be included in "D" (demand) in the preceding calculation.		should revise this policy to include in the calculation consideration for existing development orders.
	Policy 11.1.1.4: The public facility formula will be used for current demand in order to determine existing deficiencies. The public facility formula will be used for projected demand in order to determine needs of future growth. The estimates of projected demand will account for demand that is likely to occur from previously issued development orders as well as future growth.	Policy 11.1.1.4 - Policy met.	Policy 11.1.1.4 - No change required.
	Policy 11.1.1.5: Demand that is likely to occur from previously issued development orders will be addressed by the County "reserving" capacity of public facilities for development orders that were issued by the County prior to the adoption of this Comprehensive Plan and that are determined to have vested rights for purposes of the concurrency management system.	Policy 11.1.1.5 – Policy being met.	Policy 11.1.1.5 – County should revise the policy to include a Certificate of Concurrency Public Facilities Reservation for the increased demand from previously issued development orders.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	The County requires persons with legitimate and substantial vested rights to continue development in good faith in order to reserve capacity of public facilities. The County will not reserve capacity of public facilities for previously issued development orders that do not have vested rights for purposes of concurrency management, and/or which do not continue development in good faith. Policy 11.1.1.6: There are three circumstances in which the standards for levels of service are not the exclusive determinant of need for a public facility: A. Calculated needs for public facilities in coastal high hazard areas are subject to all limits and conditions in the Conservation and Coastal Management and Future Land Use Elements of this Plan (see Policy 11.1.5.1). B. Replacement of obsolete or worn out facilities, and repair, remodeling and renovation, will be determined by the Board of County Commissioners upon the recommendation of the County Administrator. C. Public facilities that provide levels of service in excess of the standards adopted in this Plan may be constructed or acquired at any time as long as both conditions 1) and 2) and at least one of the conditions 3) through 5) are met: 1) the facility does not make financially infeasible any public facility of the same type that is needed to achieve or maintain the standards for levels of service adopted in this Plan,	Policy 11.1.1.6 – Policy met.	Policy 11.1.1.6 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	2) the facility does not contradict, limit or alter the achievement of the overall goals, objectives and policies of this Plan, 3) the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service, 4) the excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date, 5) the asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation, recreation or protection of high hazard coastal areas.		
	Policy 11.1.1.7: Any public facility that is determined to be needed as a result of the factors listed in Policy 11.1.1.6 shall be included in the regular Schedule of Capital Improvements contained in this Capital Improvements Element. All capital improvements projects for such public facilities shall be approved in the same manner as the projects that are identified according to the public facility formula described in Policy 11.1.1.3.	Policy 11.1.1.7 - Policy met.	Policy 11.1.1.7 - No change required.
	Policy 11.1.1.8: The determination of location of improvements to expand public facilities will take into consideration projected growth patterns. Where applicable, public facility improvements will be coordinated with the capital facility plans of any other governmental entity providing public facilities within St. Lucie County.	Policy 11.1.1.8 – Policy met.	Policy 11.1.1.8 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	Policy 11.1.1.9: All public facility improvements that are based on achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan are included in the financially feasible Schedule of Capital Improvements contained in this Capital Improvements Element. The relative priorities among types of public facilities (i.e., roads, drainage, aviation, etc.) are established by adjusting the standards for levels of service and the available revenues until the resulting public facilities needs became financially feasible. Legal restrictions on the use of many revenue sources limit the extent to which types of facilities may be prioritized because they do not compete for the same revenues. During each annual prioritization process, no further prioritization among types of public facilities in the Schedule of Capital Improvements are financially feasible, programmed for improvement, and will be completed according to the Schedule. Each year, however, prioritization among types of facilities is redetermined by reaffirming or revising standards for level of service within the constraints of available restricted revenues.	Policy 11.1.1.9 – Policy met. All public facility improvements are included in the Schedule of Capital Improvements.	Policy 11.1.1.9 – No change required.
	Policy 11.1.1.10: The following public facility improvements within a facility type are to be considered in the following order of priority, as determined by the Board of County Commissioners: A. Replacement of obsolete or worn out facilities, including repair, remodeling and renovation of facilities that contribute to achieving and/or maintaining levels of service.	Policy 11.1.1.10 – Policy met.	Policy 11.1.1.10 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	B. New facilities that reduce or eliminate existing deficiencies in levels of service. C. New public facilities, and improvements to existing public facilities, that eliminate public hazards not otherwise eliminated by improvements prioritized according to Subsections a or b, above. D. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next five fiscal years, as updated by the annual review of this Capital Improvements Element. St. Lucie County may acquire land or right-of-way in advance of the need to develop a facility for new development. The location of facilities constructed pursuant to this Subsection shall conform to the Future Land Use Element, and specific project locations shall serve projected growth areas within the allowable land use categories. E. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of achieving and/or maintaining levels of service. F. New facilities that exceed the adopted levels of service for new growth during the next five fiscal years by either: 1) providing excess public facility capacity that may be needed by future growth beyond the next five fiscal years, or 2) providing higher quality public facilities than are contemplated in the County's normal design criteria for such facilities.		

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	G. Facilities not described in Subsections A through E, above, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to July 31, 1990. I. Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.		
	Policy 11.1.1.11 St. Lucie County adopts the following roadway level of service standards for application within the unincorporated areas of St. Lucie County, as setforth in Table 11-10, and Table 2-4:	Policy 11.1.1.11 – Policy met.	Policy 11.1.1.11 – No change required.
	Policy 11.1.1.12: When any County arterial or collector road or segment of such a road is determined to be operating one level of service below its adopted standard, the County shall exercise one of the following. A. Enter into a contract that will result in the addition of capacity to the facility within six months of the determination that the facility is operating below its level of service standard, and delay issuance of development orders until the contract has been executed; B. Enter into an enforceable development agreement that specifies that new development will provide for the upgraded facility; C. Amend the Comprehensive Plan to lower the level of service at the next opportunity; or D. Not issue any development permits in the	Policy 11.1.1.12 – Should be updated as necessary.	Policy 11.1.1.12 – Review this policy as necessary to keep with updates.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	impacted area. The purpose of providing for the temporary operation below the adopted level of service is to provide a reasonable period of time to restore the level of service through appropriate improvements to roads that are forecast to operate at the adopted level of service, but which may unexpectedly operate at a lower level of service. All development orders issued pursuant to this policy shall be conditioned on the attainment of the adopted level of service. However, this policy shall not impair the County's right to refuse to issue a development order pursuant to this policy if the Board of County Commissioners determines that the resultant lower level of service caused by the proposed development order would constitute a threat to public health or safety. The standards for levels of service for Category A Public Facilities, Mass Transit, shall be as follows:		
	Policy 11.1.1.13: No mass transit level of service has been established although the need has been recognized for various areas of the county. When mass transit service becomes feasible and prior to its becoming available in the County, the level of service will be set by plan amendment.	Policy 11.1.1.13 – A transit level of service has not been established yet.	Policy 11.1.1.13 – Consider revising to schedule establishment of a mass transit LOS.
	Policy 11.1.1.14: The standards for levels of service for Category A Public Facilities, County Stormwater Management Systems and other major stormwater conveyance systems, shall be the 10 year/1 day storm event.	Policy 11.1.1.14 - Policy met.	Policy 11.1.1.14 – No change required.
	Policy 11.1.1.15: The standard for level of service for Category A Public Facilities, County Potable	Policy 11.1.1.15 – Policy met.	Policy 11.1.1.15 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	Water Systems, shall be 88 gallons per capita per day.		
	Policy 11.1.1.16: The standard for level of service for those areas of the unincorporated County served by sanitary sewer systems owned by Fort Pierce Utilities Authority shall be 130 gallons per capita per day.	Policy 11.1.1.16 – Policy met.	Policy 11.1.1.16 – No change required.
	Policy 11.1.1.17: The standards for level of service for Category A Public Facilities, County Solid Waste, shall be as follows: A. 9.31 pounds of solid waste per capita County-wide per day at the landfill. B. Seven years of permitted landfill disposal capacity at current fill rates. C. Thirty years of landfill raw land capacity at current fill rates.	Policy 11.1.1.17 – Policy met.	Policy 11.1.1.17 – No change required.
	Policy 11.1.1.18: The standards for level of service for Category A Public Facilities, County Parks and Recreation, shall be as follows: Recreation facilities (i.e., buildings and improvements) are included in the cost of park land. A. Regional/metropolitan = 5 acres per 1,000 population County-wide. B. Community park land = 5 acres per 1,000 population in the unincorporated area.	Policy 11.1.1.18 – Policy met.	Policy 11.1.1.18 – No change required.
	Policy 11.1.1.19: The standard for level of service for community parks will be applied in increments of 10 acre parks.	Policy 11.1.1.19 – Policy met.	Policy 11.1.1.19 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	Policy 11.1.1.20: The standards for level of service for Category B Public Facilities, Libraries, shall be as follows: .525 square feet of library per capita; and, 1.45 books per capita.	Policy 11.1.1.20 – Policy met.	Policy 11.1.1.20 – No change required.
	Policy 11.1.1.21: The standard for level of service for Category B Public Facilities, Corrections, shall be as follows: 0.004 beds per capita.	Policy 11.1.1.21 – Policy met.	Policy 11.1.1.21 – No change required.
	Policy 11.1.1.22: The standard for level of service for Category B Public Facilities, Courthouse, shall be as follows: .839 square feet per capita	Policy 11.1.1.22 – Policy met.	Policy 11.1.1.22 – No change required.
	Policy 11.1.1.23: The standard for level of service for Category B Public Facilities, Administrative and Maintenance, shall be as follows: 1.253 square feet per capita	Policy 11.1.1.23 – Policy met.	Policy 11.1.1.23 – No change required.
	Policy 11.1.1.24: A specific standard for level of service for Category B Public Facilities, Mosquito Control, has not been determined, but specific capital improvements have been included within the capital needs listing in order that the listing be comprehensive.	Policy 11.1.1.24 – Policy met.	Policy 11.1.1.24 - No change required.
	Policy 11.1.1.25: A specific standard for level of service for Category B Public Facilities, Airport, has not been determined. The capital improvement projects included within the capital facilities needs listing are shown in order that the	Policy 11.1.1.25 – Policy met.	Policy 11.1.1.25 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	listing be comprehensive. Future Airport Capital Projects will be identified as part of the updated Airport Master Plan to be completed in accord with Objective 2.2.1 of the Transportation Element.		
	Policy 11.1.1.26: A specific standard for level of service for Category B Public Facilities, Port of Ft. Pierce, has not been determined. The capital improvement projects included within the capital facilities needs listing relate to channel maintenance and are shown in order that the listing be comprehensive. Future Airport Capital Projects will be identified as part of the updated Airport Master Plan to be completed in accord with Objective 2.2.1 of the Transportation Element.	Policy 11.1.1.26 – Policy met.	Policy 11.1.1.26 – No change required.
	Policy 11.1.1.27: The County shall continue to require new development to meet level of service standards for both on and off -site improvements, including local streets, water and sewer connection lines, stormwater management facilities, and open space.	Policy 11.1.1.27 – Policy met.	Policy 11.1.1.27 – No change required.
	Policy 11.1.1.28: The standards for, peak direction, peak hour level of service for Category C Public Facilities, Federal and State Roads, shall be as follows: A. In coordination with FDOT, the following facilities shall be classified as backlogged/constrained facilities and shall increase no more than five (5) percent in peak hour, peak direction traffic volume through the end of the fiscal year (FY) indicated for improvement, and then be	Policy 11.1.1.28 – Policy met.	Policy 11.1.1.28 – The county should update this policy to provide new dates for planned improvement of facilities.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	maintained at level of service "D" peak season, peak hour or better thereafter:		
Objective 11.1.2: Provide needed public facilities that are within the ability of the County to fund the facilities from County revenues, development's proportionate share and contributions and grants or gifts from other sources.	Policy 11.1.2.1: The estimated costs of all needed capital improvements shall not exceed conservative estimates of revenues from sources that are available to the County pursuant to or not precluded by current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue. Policy 11.1.2.3: The County will allocate the costs of new public facilities on the basis of the benefits received by existing and future residents so that current residents will not subsidize new development. Policy 11.1.2.4: A. Future development Future development shall pay for 100% of the capital improvements needed to address the impact of such development. Future development's proportion of the cost of capital improvements needed to address the impact of such development shall be determined, in part, by the County's impact fee ordinances and supporting studies, which shall include credits for other payments by future development. Impact fees, enterprise fund user charges, connection fees, and other user fees paid by new development shall be reviewed every two years to assure that provision of capital improvements needed to address the impact of future development will not increase ad valorem tax	Objective 11.1.2. – Objective being met. Policy 11.1.2.1 – Policy met. Policy 11.1.2.3 – Policy met. Policy 11.1.2.4 – Policy met.	Objective 11.1.2 – No change required Policy 11.1.2.1 – No change required. Policy 11.1.2.3 – No change required. Policy 11.1.2.4 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	rates. Upon completion of construction, "future" development becomes "present" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in subsection B below. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes. Future development shall not pay impact fees for the portion of any capital improvements that reduces or eliminates existing deficiencies. B. Existing development Existing development shall pay for the capital improvements to facilities that reduce or eliminate existing deficiencies, and some or all of the replacement of obsolete or worn out facilities. Existing development's payments may take the form of user fees, special assessments, and taxes.		
	Policy 11.1.2.5: Both existing and future development may have part of their costs paid by grants, entitlements or provision of public facilities from other levels of government and independent districts.	Policy 11.1.2.5 – Policy met.	Policy 11.1.2.5 – No change required.
	Policy 11.1.2.6: Capital improvements may be financed, and debt shall be managed as follows: A. Public facilities financed by County enterprise	Policy 11.1.2.6 – Policy met.	Policy 11.1.2.6 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	funds (i.e., automated services, potable water, sanitary sewer and solid waste) shall be financed by: 1) Debt to be repaid by user fees and charges for enterprise services, or 2) Current assets (i.e., reserves, surpluses and current revenue), or 3) A combination of debt and current assets. B. The financing of the capital cost of public facilities with non-enterprise funds (i.e., roads, stormwater management and parks) shall be from current revenue, equity or debt, or a combination of current revenue, equity and debt, whichever may be most cost effective and consistent with prudent asset and liability management, given the useful life of the assets to be financed and efficient use of the County's debt capacity. C. All development orders issued by the County which require public facilities that will be financed by debt shall be conditioned on the issuance of the debt, or the substitution of a comparable amount of non-debt revenues.		
	Policy 11.1.2.7: The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County is unable to pay for the subsequent annual operating and maintenance costs of the facility.	Policy 11.1.2.7 – Policy met.	Policy 11.1.2.7 – No change required.
	Policy 11.1.2.8: The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County is unable to pay for the subsequent annual operating and maintenance costs of the facility.	Policy 11.1.2.8 – ~~Policy met.~~ Repeat of 11.1.2.7 policy.	Policy 11.1.2.8 ~~– No change required.~~ Remove policy as it is a repeat.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	Policy 11.1.2.9: In the event that sources of revenue listed under the heading "Costs and Revenues by Type of Public Facility" of this Element require voter approval in a local referendum that has not been held, or a referendum is held and is unsuccessful, this Comprehensive Plan will be amended to include one or more new revenue sources which shall not increase the county's existing debt. Alternatively, this Comprehensive Plan may be amended to adjust for the lack of revenues, in any of the following ways: 1. Increase the use of other sources of revenue. 2. Reduce the standard for levels of service for one or more public facilities. 3. Decrease the cost, and therefore the quality, of some types of public facilities while retaining the quantity of the facilities that is inherent in the standard for levels of service. 4. A combination of the above alternatives.	Policy 11.1.2.9 - Policy met.	Policy 11.1.2.9 – No change required.
	Policy 11.1.2.10: All development orders issued by the County which require Category A public facilities that will be financed by sources of revenue which require voter approval in a local referendum that is yet to be held shall be conditioned on the referendum being approved, or the substitution of other sources of revenue to ensure that facilities are provided concurrent with need.	Policy 11.1.2.10 – Policy met.	Policy 11.1.2.10 – No change required.
	Policy 11.1.2.11: Recognizing that future funding opportunities may be less than or greater than originally anticipated and that overall the County	Policy 11.1.2.11 – Policy met.	Policy 11.1.2.11 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	will operate within a constrained financial setting, the first priority for allocation of monies for capital purposes is for the maintenance of the County's present facilities so as to ensure proper protection of the investments in such facilities.		
Objective 11.1.3: Within the County's financial capability, provide needed capital improvements for repair or replacement of obsolete or worn out facilities, eliminating existing deficiencies, and meeting the needs of future development and redevelopment caused by previously issued and new development orders.	Policy 11.1.3.1: The County shall provide, or arrange for others to provide, the public facilities listed in the Schedule of Capital Improvements of this Capital Improvements Element.	Policy 11.1.3.1 – Policy met.	Policy 11.1.3.1 – The policy should be updated to specify "others" as state or federal agencies, private or public entities.
	Policy 11.1.3.2: Pursuant to Section 163.3187, Florida Statutes, the Schedule of Capital Improvements may be amended two times during any calendar year, and as allowed for emergencies, developments of regional impact, and certain small scale development activities.	Policy 11.1.3.2 – Policy met. Schedule of Capital Improvements was last updated in 2007.	Policy 11.1.3.2 – No change required.
	Policy 11.1.3.4: Pursuant to Section 163.3177, Florida Statutes, the Schedule of Capital Improvements may be adjusted by ordinance not deemed to be an amendment to the Comprehensive Plan for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the Schedule of Capital Improvements.	Policy 11.1.3.4 – Policy met. All adjustments to the Schedule of capital improvements are through Ordinance.	Policy 11.1.3.4 – No change required.
	Policy 11.1.3.5: The County shall adopt a capital budget as part of the annual budgeting process that includes all the capital improvements projects listed in the Schedule of Capital Improvements for expenditure during the appropriate fiscal year, except that the County may omit from its annual	Policy 11.1.3.5 – Policy met.	Policy 11.1.3.5 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	budget any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year. The County may also include in the capital appropriations of its annual budget additional public facility projects that conform to Policy 11.1.1.10.E.		
	Policy 11.1.3.6: The impacts of development on public facilities within St. Lucie County are found to occur at the same time as development authorized by a final development order. The Board defines final development order as a building permit, conditional use approval, Board of Adjustment approval, or any other development order which has an immediate and continuing impact upon the infrastructure. The County shall determine, prior to the issuance of final development orders, whether or not there is sufficient capacity of Category A and Category C public facilities to meet the standards for levels of service for existing population and the proposed development concurrent with the proposed development.	Policy 11.1.3.6 – Policy met.	Policy 11.1.3.6 – No change required.
	Policy 11.1.3.7: A preliminary development order is defined as a DRI Development approval, zoning approval, preliminary plat approval, preliminary development plan approval, Plan amendment approval, preliminary Planned Unit Development approval, or any other development order other than a final development order and for which there are not found to be any impacts of development.	Policy 11.1.3.7 – Policy met.	Policy 11.1.3.7 – No change required.
	Policy 11.1.3.8: The standards for levels of service of Category A and Category C public	Policy 11.1.3.8 – Policy met. Policy does not consider	Policy 11.1.3.8 – Policy should be revised to

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	facilities shall be applied to the issuance of development orders on the following geographical basis: A. Public facilities which serve the entire County shall achieve and maintain the standard for levels of service on a County-wide basis. No development order shall be issued in any part of unincorporated St. Lucie County if the standard for levels of service is not achieved and maintained throughout the County for the following public facilities: 1) Solid Waste 2) Regional Parks B. Public facilities which serve less than the entire County shall achieve and maintain the standard for levels of service within their assigned service area as defined by the Board of County Commissioners. No development order shall be issued in an assigned service area or impact area if the standards for levels of service are not achieved throughout the assigned service area or impact area for the following public facilities: 1) Arterial and Collector Roads: In order to achieve and maintain the level of service standards as adopted in the Transportation Element, developments shall address the mitigation of all potential project impacts on the roadway network in their traffic circulation plans. 2) Stormwater Management Systems: Drainage Sub-Basin	School Concurrency level of service in the A and C Category.	consider schools level of service as criteria for issuance of development orders.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	3) Potable Water Systems: Treatment Plant Service Area 4) Sanitary Sewer Systems: Treatment Plant Service Area 5) District Parks and Recreational Facilities: Planning Area		
Objective 11.1.4: Coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements that maintains adopted level of service standards and meets existing and future facility needs.	Policy 11.1.4.1: All Category A public facility capital improvements shall be consistent with the goals, objectives and policies of the appropriate elements of this Comprehensive Plan. Policy 11.1.4.2: The County shall integrate its land use planning and decisions with its plans for public facility capital improvements by using the policies listed in this section of the Capital Improvements Element. The location of, and level of service provided by projects in the Schedule of Capital Improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Future Land Use Element of	Policy 11.1.4.1 – Policy met. Policy 11.1.4.2. – Policy met.	Policy 11.1.4.1 – No change required. Policy 11.1.4.2 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	this Comprehensive Plan. Individual land use decisions shall be consistent with the Comprehensive Plan and the ability of the County to provide and maintain level of service. Policy 11.1.4.3: The County shall amend its land development regulations to provide for a system of review of various applications for development orders which applications, if granted, would impact the levels of service of Category A and Category C public facilities as defined in Policy 11.1.1.2. Such system of review shall assure that no final development order shall be issued which results in a reduction in the levels of service identified in Policies 11.1.1.12 through 11.1.1.35. The land development regulations shall address the following, at a minimum, in determining whether a development order can be issued. A. No final development order shall be issued by the County unless there shall be sufficient capacity of Category A and Category C public facilities to meet the standards for levels of service for the existing and committed development and for the proposed development according to the following deadlines: 1) Prior to the issuance of a building permit for the following public facilities: (a) Potable water. (b) Sanitary sewer. (c) Solid waste. 2) Prior to the issuance of the building permit, assurance as to the completion for the following public facilities within the next twelve months must be	Policy 11.1.4.3 – Policy met. Policy does not consider capacity of schools within Category A and C.	Policy 11.1.4.3 – No change required. Policy should be amended to include public schools capacity.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	provided: (a) Arterial and collector roads. (b) Storm water management. B. The capacity of Category A and Category C public facilities shall be determined for preliminary development orders according to one of the following: 1) The applicant may request a determination of such capacity as part of the review and approval of the preliminary development order provided that: 2) Notwithstanding the procedures outlined in Policy 11.1.4.3.(B)(1), all approvals at the preliminary development order stage shall include a condition that the final development order containing a specific plan for development, including the densities and intensities of development, will not be issued unless public services and facilities exist or are assured to be available to meet or exceed the level of service standards concurrent with the impacts of development. 3) The applicant may elect to request approval of a preliminary development order without a determination of capacity of Category A and Category C public facilities provided that any such order is issued subject to requirements in the applicable land development regulation or to specific conditions contained in the preliminary development order that:		

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	Policy 11.1.4.4: Impact fee ordinances shall require the same standard for the level of service as is required by Policies 11.1.1.12 through 11.1.1.35.	Policy 11.1.4.4 – Policy met.	Policy 11.1.4.4 – No change required.
	Policy 11.1.4.5: The annual budget shall include in its capital appropriations all projects in the Schedule of Capital Improvements that are planned for expenditure during the next fiscal year.	Policy 11.1.4.5 – Policy met.	Policy 11.1.4.4 – No change required.
	Policy 11.1.4.6: The County's annual multi-year Capital Improvement Program (CIP) shall be prepared in conjunction with the annual review and update of the Capital Improvements Element. The CIP shall contain all of the projects listed in the Schedule of Capital Improvements of the updated version of the Capital Improvements Element.	Policy 11.1.4.6 – Policy met. The 5 year Capital Improvement Plan and Capital Improvements Element were updated 2007.	Policy 11.1.4.6 – No change required.
	Policy 11.1.4.7: The Capital Improvements Element shall be reviewed and updated annually. Beginning in April of each year, the element shall be updated in conjunction with the County's budget process and the release of the official population estimates and projections by the Bureau of Economic and Business Research (BEBR) of the University of Florida. The update shall include: A. Revision of population projections to reflect both the official projections from B.E.B.R. and formally adopted local estimates prepared by the Community Development Department,	Policy 11.1.4.7 – Policy met. Capital Improvements Element was updated 2007.	Policy 11.1.4.7 – No change required.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	B. Update of inventory of public facilities, C. Update of costs of public facilities, D. Update of Public Facilities Requirements analysis (actual levels of service compared to adopted standards), E. Update of revenue forecasts, F. Revision and development of capital improvement projects for the next five fiscal years, G. Update of analysis of financial capacity, and H. Update of analysis of any pending public education and public health facility impacts on infrastructure		
	Policy 11.1.4.8: The County shall establish and maintain a Concurrency Implementation and Monitoring System. The System shall consist of the following components: A. Annual report on the capacity and levels of service of public facilities compared to the standards for levels of service adopted in Policies 11.1.1.12 through 11.1.1.35. This report will function as a public information source to summarize the actual capacity of public facilities, and forecast the capacity of public facilities for each of the five succeeding fiscal years. The forecast shall include an updated Schedule of Capital Improvements. The annual report shall also summarize and forecast capacities and levels of service for comparison to the standards adopted in Policies 11.1.1.12 through 11.1.1.35, but such portion of the annual report shall be for information	Policy 11.1.4.8 – The County would like to establish a database to fulfill the requirements of the Concurrency Implementation and monitoring system based upon up-to-date information on public facilities.	Policy 11.1.4.8 – Schedule completion date for establishing a database.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	purposes only and shall not pertain to the issuance of development orders by the County. B. Public Facility Capacity Review. The County shall use the procedures specified in Policy 11.1.4.3, above, to enforce the requirements of Policies 11.1.3.6 through 11.1.3.8, and to assure that public facilities and services needed to support development are available concurrent with the impacts of such developments. A separate record shall be maintained during each fiscal year to indicate the cumulative impacts of all development orders approved during the fiscal year-to-date on the capacity of public facilities as set forth in the most recent annual report on capacity and levels of service of public facilities. The land development regulations of the County shall provide that applications for development orders that are denied because of insufficient capacity of public facilities may be resubmitted after a time period to be specified in the land development regulations. Such time period is in lieu of, and not in addition to, other minimum waiting periods imposed on applications for development orders that are denied for reasons other than lack of capacity of public facilities. Land development regulations shall require that development commence within a specified time after a development order is issued, or the development order shall expire, subject to reasonable extensions of time based on criteria included in the regulations. The land development regulations also shall provide for the County to reserve capacity for		

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	approved final development orders for a specified period of time. C. Review of Changes in Planned Capacity of Public Facilities. The County shall review each amendment to this Capital Improvement Element, in particular any changes in standards for levels of service and changes in the Schedule of Capital Improvements, in order to enforce the requirements of Policy 11.1.3.5. D. Concurrency Implementation Strategies. The County shall annually review the concurrency implementation policies that are incorporated in this Capital Improvements Element: (1) Standards for levels of service are phased to specific fiscal years in order to provide clear, unambiguous standards for issuance of development orders. (See Policies 11.1.1.12 through 11.1.1.35.) (2) Standards for levels of service are applied within appropriate geographical areas of the County. Standards for County-wide public facilities are applied to development orders based on levels of service throughout the County. Standards for public facilities that serve less than the entire County are applied to development orders on the basis of levels of service within assigned service areas. (See Policy 11.1.3.8.) (3) Standards for levels of service are applied according to the timing of the impacts of development on public		

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	facilities. Final development orders, which impact public facilities in a matter of months, are issued subject to the availability of water, sewer, and solid waste facilities prior to the issuance of the building permit, and other public facilities (i.e., roads, parks, and drainage) must be available within twelve months of the issuance of the building permit. Preliminary development orders can be issued subject to public facility capacity, but the capacity determination expires in two years. As an alternative, the determination of public facility capacity for preliminary development orders can be waived with an agreement that a capacity determination must be made prior to issuance of any final development order for the subject property. Such a waiver specifically precludes the acquisition of rights to a final development order as a result of the issuance of the preliminary development order. (See Policies 11.1.3.6 and 11.1.3.7.) (4) Levels of service are compared to adopted standards on an annual basis. Annual monitoring is used, rather than case-by-case monitoring, for the following reasons: a) annual monitoring corresponds to annual expenditures for capital improvements during the County's fiscal year; b) annual monitoring covers seasonal variations in levels of service; and c) case-by-case monitoring would require		

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	applicants for development orders or the County to conduct costly, time-consuming research which would often be partially redundant of prior research, or involve disparate methodologies and produce inconsistent results. (5) Public facility capital improvements are prioritized among competing applications for the same amount of facility capacity according to the criteria in Policy 11.1.1.10. If any applications have to be deferred to a future fiscal year because of insufficient capacity of public facilities during the current fiscal year, the applications to be deferred will be selected on the basis of rational criteria as determined by the Board of County Commissioners.		
Objective 11.1.5: The County shall protect the coastline and avoid loss of life and property in coastal areas by minimizing land development and public facilities in coastal high hazard areas.	Policy 11.1.5.1: Publicly funded infrastructure shall not be constructed within the Coastal High Hazard Area unless the expenditure is for: A. Restoration or enhancement of natural resources or public access; B. Land application of treated effluent disposal (irrigation) on public and private open spaces; C. Flood-proofing water and sanitary sewage facilities; D. The development or improvement of a facility which will serve a crucial need by ameliorating the evacuation time of residents of the County; E. Reconstruction of seawalls that are essential	Policy 11.1.5.1 – Policy met.	Policy 11.1.5.1 Policy should be revised to consider reconstruction of public facilities already in Coastal High Hazard Areas which might be damaged or destroyed.

Capital Improvements Element			
Goal & Objectives	Measurable Target	Current Conditions	Comments
	to the protection of existing public facilities or infrastructure; F. The retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or G. Port facilities.		

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
Objective 12.1.1: Develop and implement activities designed to improve the overall prosperity of St. Lucie County and its residents	Policy 12.1.1.1: Attract investors to help diversify the industrial base, broaden the economic tax base and strengthen the job market.	Policy 12.1.1.1: Policy achieved. The Economic Development Council of St. Lucie County, Inc. (EDC) and St. Lucie County ("SLC") staff have been successful in recruiting several businesses from SLC's 'Target Industry List'.	Policy 12.1.1.1: Policy requires no change.
	Policy 12.1.1.2: Encourage redevelopment projects that will promote economic development opportunities.	Policy 12.1.1.2: Policy not achieved. Underdevelopment, rather than redevelopment, of industrial and commercial spaces has been identified as a deterrent to economic development opportunities.	Policy 12.1.1.2: Policy should be amended to encourage new development.
	Policy 12.1.1.3: Develop a program for projects in order to encourage investment and assist targeted industries in the approval process.	Policy 12.1.1.3: Policy achieved. SLC's Economic and Strategic Development department offers a Job Growth Investment Grant ("JGIG"). The grant assists targeted industry companies with job creation, capital investing, and wages that are new or relocating. The department also manages the Economic Development Ad Valorem Tax Exemption Program, which is designed to assist economic development through exempting certain property taxes.	Policy 12.1.1.3: Policy requires no change.

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 12.1.1.4: Place a high priority on infill projects that are consistent with the smart growth policies of St. Lucie County. Policy 12.1.1.5: Encourage more construction of executive housing stock that will assist in the attraction of higher paying job opportunities.	Policy 12.1.1.4: Policy not achieved and smart growth policies do not exist as a separate document. See comment for Policy 12.1.1.2. Policy 12.1.1.5: ~~Policy not achieved. The provision of executive housing stock is no longer viewed as an incentive for higher paying job development. Sufficient executive housing is available in neighboring municipalities and counties.~~ County has achieved a variety of housing types.	Policy 12.1.1.4: Policy should be amended. See comment for Policy 12.1.1.2. Policy 12.1.1.5: ~~Policy should be amended to encourage the construction of affordable and/or work force housing.~~ No change necessary.
Objective 12.2.1: **Support efforts to diversify St. Lucie County's economy and to make the county an effective competitor.**	Policy 12.2.1.1: Develop an area-wide land use plan that will increase opportunities for business and industry consistent with smart growth principles. Policy 12.2.1.2: Recruit businesses from the target industry sectors that will provide year-round employment opportunities. Policy 12.2.1.3: Identify locations for and encourage development of economic clusters for business and industry that would benefit from being located near related industries in the area.	Policy 12.2.1.1: Policy achieved through the Future Land Use Element of the Comprehensive Plan. Policy 12.2.1.2: Policy achieved. SLC recruited businesses from the Target Industry List including Torrey Pines Institute for Molecular Studies and the Wal-Mart Distribution Center. Policy 12.2.1.3: Policy achieved. SLC identified areas such as Tradition, Florida Atlantic University ("FAU") / Harbor Branch Oceanographic Institution	Policy 12.2.1.1: Policy requires no change. Policy 12.2.1.2: Policy requires no change. Policy 12.2.1.3: Policy requires no change.

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
		("HBOI") campus, and the Airport West Industrial Park for cluster development.	
	Policy 12.2.1.4: Encourage the development of clusters of industries such as aerospace, aquaculture, research and development at appropriate locations in St. Lucie County.	Policy 12.2.1.4: Policy Achieved. See Comment for Policy 12.2.1.3.	Policy 12.2.1.4: Policy should be amended to list the six clusters from the "Target Industry List": Manufacturing facilities; Finance & Insurance Services; Information Industries; Professional, Scientific & Technical Services; Management & Distribution; and, Administrative & Support Services.
	Policy 12.2.1.5: Prepare and maintain an inventory of incentives, business programs, and housing stock, and available sites to accommodate new businesses and business expansions in St. Lucie County.	Policy 12.2.1.5: Policy achieved. Information is available on-line at the EDC's and SLC's websites and in the "Discover New Business Horizons" brochure.	Policy 12.2.1.5: Policy requires no change.
	Policy 12.2.1.6: Support public/private partnerships and communications and provide for an atmosphere for international trade and tourism to occur.	Policy 12.2.1.6: The EDC is a public/private partnership between the County, two municipalities and private donors. One of its goals is to promote SLC's Foreign Trade Zones ("FTZ"). SLC's Tourism Council has advertised in international travel publications and information is available in German and French on their	Policy 12.2.1.6: Policy should be amended so that international trade is evaluated separately from international tourism.

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
		website.	
	Policy 12.2.1.7: Assist in the promotion, development and implementation of Foreign Trade Zone services in St. Lucie County.	Policy 12.2.1.7: Policy achieved. SLC's Economic and Strategic Development department has information available online in regards to SLC's FTZ 218.	Policy 12.2.1.7: Policy should be amended to reflect SLC staff's desire to change the status of the FTZ from distribution only to distribution and manufacturing.
Objective 12.2.2: **Establish procedures and tools to encourage business development and assist economic development in St. Lucie County.**	Policy 12.2.1.1: Establish a point person or inter-agency and inter department permitting team whose purpose is to facilitate the movement of targeted economic development projects through the regulatory process.	Policy 12.2.1.1: Policy not achieved. Fast track permitting has been instituted for business licensing; however no special permitting processes that target industrial and/or commercial developments have been instituted.	Policy 12.2.1.1: Policy should be amended to specify Staff's recommendation for pre-approved site plans for industrial and commercial buildings.
	Policy 12.2.2.1: Establish a toolbox to assist developers and businesses in locating appropriate facilities for their needs and to provide all necessary statistical information to encourage outside investors to locate in St. Lucie County.	Policy 12.2.2.1: Policy Achieved. See Comment for Policy 12.2.1.5.	Policy 12.2.2.1: Policy requires no change.
	Policy 12.2.2.2: Promote and encourage the implementation of the Treasure Coast and the St. Lucie County Comprehensive Economic Development Strategy (CEDS)	Policy 12.2.2.2: Policy Achieved.	Policy 12.2.2.2: Policy should be amended to reflect that the 2007 -2012 strategy plan was completed in September 2007.
Objective 12.2.3: **Encourage the provision of appropriate educational opportunities, programs, and facilities to meet business and**	Policy 12.2.3.1: Encourage the development of more vocational programs to meet business and industry needs.	Policy 12.2.3.1: Policy achieved. In 2007 Indian River Community College began offering five 4-year Bachelor Degree Programs	Policy 12.2.3.1: Policy requires no change.

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
industry needs.		that focus on the need of business and industry needs.	
	Policy 12.2.3.2: Encourage the cultivation of education/business partnerships to develop education and training support programs that will benefit businesses and employees.	Policy 12.2.3.2: Policy achieved. FAU partnered with HBOI to develop a joint campus. FAU's Treasure Coast Campus has a Corporate Partners Program whose purpose is to foster education/business partnerships.	Policy 12.2.3.2: Policy requires no change.
	Policy 12.2.3.3: Encourage education and training programs that encourage high-tech, and research and development businesses and industry to locate in St. Lucie County.	Policy 12.2.3.3: Policy achieved. FAU's Center of Excellence in Biomedical and Marine Biotechnology at the FAU/HBOI campus and the University of Florida – Institute of Food and Agricultural Sciences Indian River Research and Education Center ("UF/IFAS IRREC") are two highly acclaimed programs that encourage businesses from the "Target Industry List" to locate in SLC.	Policy 12.2.3.3: Policy requires no change.
	Policy 12.2.3.4: Encourage and support research and development opportunities provided by Harbor Branch Oceanographic Institution, USDA laboratory, IFAS, Smithsonian Institute, FAU, and University of Florida, to encourage and enhance clustering of high tech industry, and to support the expansion of manufacturing, agriculture /aquaculture, marine and tourism industries in St. Lucie County.	Policy 12.2.3.4: Policy achieved.	Policy 12.2.3.4: Policy requires no change.

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
Objective 12.2.4: **Assist the agency charged with the marketing and promotion of St. Lucie County in the development and implementation of marketing efforts.**	Policy 12.2.4.1: Assist in marketing St. Lucie County as a location with opportunities for business location, relocation, or expansion, including international trade.	Policy 12.2.4.1: Policy achieved through the substantial information easily accessible on-line at the EDC's and SLC's websites and in the "Discover New Business Horizons" brochure. Further, SLC actively participates in the "Florida's Research Coast" branding.	Policy 12.2.4.1: Policy requires no change.
	Policy 12.2.4.2: Increase cooperation between public agencies and private organizations to present a unified positive image of St. Lucie County.	Policy 12.2.4.2: Policy achieved through the "Discover New Business Horizons" brochure published in 2006 by the EDC and SLC. Further, SLC staff works with the Treasure Coast Regional Planning Council in implementing the 2007-2012 Comprehensive Economic Development Strategy. Also in an effort to develop the Life Sciences Cluster, SLC works with leaders of the research institutions, universities, and private developers to promote a positive image of SLC.	Policy 12.2.4.2: Policy requires no change.
	Policy 12.2.4.3: Encourage the provision of executive style housing to attract companies which employ high skill, high wage workers.	Policy 12.2.4.3: Policy not achieved. See Comment for Policy 12.1.1.5.	Policy 12.2.4.3: See Comment for Policy 12.1.1.5.
Objective 12.3.1: **Increase and diversify the agricultural economic base**	Policy 12.3.1.1: Develop specialty foods, farmer's market products, and food processing industries to increase and diversify the agricultural economic base.	Policy 12.3.1.1: Policy not achieved. SLC has not been successful in revitalizing the abundant agricultural land that is underutilized due to	Policy 12.3.1.1: Policy should be amended to focus on the SLC's "Target Industry List" and emphasize production of

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
		canker and economic forces.	biofuels.
	Policy 12.3.1.2: Encourage, maintain, and expand industries, such as the equine industry and aquaculture industry, to increase and diversify the agricultural economic base.	Policy 12.3.1.2: Policy not achieved in regards to the equine industry. SLC has not been successful in developing and/or expanding an equine industry. Policy achieved in regards to aquaculture industry via the continued growth of research institutions such as FAU/HBOI and UF/IFAS IRREC.	Policy 12.3.1.2: Policy should be amended to remove the equine industry as a target industry. Further the policy should be amended to specify the development of biofuels, aquaculture businesses rather than research institutions.
	Policy 12.3.1.3: Encourage and support agricultural and aquaculture research and education programs and development activities.	Policy 12.3.1.3: Policy achieved. See comment for Policy 12.3.1.2.	Policy 12.3.1.3: Policy requires no change.
Objective 12.4.1: **Maintain and improve existing features that contribute to the attraction of tourists.**	Policy 12.4.1.1: Protect St. Lucie County's natural resources and countryside to ensure their continued existence for the benefit and enjoyment of future residents and visitors.	Objective 12.4.1: Tourism remains one of the top industries within the County. Through room revenues, tourism has a total economic impact of millions of dollars in the County. Policy 12.4.1.1: Policy Achieved. Examples of resource protection include the SLC's active support of the Comprehensive Everglades Restoration Program, partnership with the Smithsonian Institution in support of the St. Lucie County Marine Center, and	Objective 12.4.1: Objective requires no changes. Policy 12.4.1.1: Policy requires no change.

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 12.4.1.2: Protect and reuse St. Lucie County's historic sites and buildings to preserve its heritage, promote economic development, enhance quality of life, and add to the tourist experience. Policy 12.4.1.3: Support local initiatives to preserve St. Lucie County's art, architecture, natural and cultural heritage.	the SLC's Parks and Recreation Department's development and management of the Savannah's Recreations Area. Policy 12.4.1.2: Policy Achieved. SLC supports the preservation and reuse of Navy UDT-SEAL Museum, PGA Historical Center, Seven Gable House Visitor Center, St. Lucie County Historical Museum, Zora Neale Hurston Dust Tracks Heritage Trail. Information in regards to all of the above sites is available on the SLC Tourism Council's website. Policy 12.4.1.3: Policy achieved. SLC's Cultural Affairs Council is active in its role of preservation and promotion of SLC's art, architecture, natural and cultural heritage.	Policy 12.4.1.2: Policy should be amended to appoint an interagency team or person between the Cultural Affairs Council, Tourism Council, and Economic and Strategic Development department to ensure the promotion of cultural offerings is promoted in SLC's economic development and tourism efforts. Policy 12.4.1.3: Policy requires no change.
Objective 12.4.2: **Initiate marketing efforts and seek new opportunities to promote tourism**	Policy 12.4.2.1: Market St. Lucie County as a vacation destination with, multiple outdoor recreation and natural resources, historic sites, cultural activities and facilities.	Objective 12.4.2: The County is undertaking an expansion of tourism promotion by partnering with local businesses, regional organizations and even international groups. Policy 12.4.2.1: Policy achieved via SLC's Tourism	Objective 12,4,2: Revise objective to show continuous action. Policy 12.4.2.1: Policy requires no change.

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 12.4.2.2: Promote cooperative efforts between public agencies and private organizations to present a unified positive image of St. Lucie County. Policy 12.4.2.3: Develop ecotourism opportunities to help extend the tourist season in St. Lucie County, help sustain large areas of open space, preserve natural habitat, discourage sprawling, low density development, and broaden the economic base. Policy 12.4.2.4: Promote and market entertainment and sports activities in St. Lucie County domestically and internationally to increase the County's tourism market.	Council's website. The website offers information on topics such as golf, eco tourism, water activities, Mets baseball, and cultural activities. Policy 12.4.2.2: Policy achieved. SLC continues to work with organizations such as the New York Mets, St. Lucie Mets, and the PGA Learning Center in an effort to cross-promote these organizations and present an overall positive image of SLC. Policy 12.4.2.3: Policy achieved. SLC's Environmental Learning Center (Oxbow Eco-Center) is situated on a 220-acre preserve on the North Fork of the St. Lucie River. In a partnership between SLC and the South Florida Water Management District, the property was purchased using Environmentally Significant Lands and Save Our Rivers funding respectively. The land is managed and preserved to sustain its native wildlife, utilizing boardwalks, trails, bridges, and observation towers that allow visitors to	Policy 12.4.2.2: Policy requires no change. Policy 12.4.2.3: Policy requires no change. Policy 12.4.2.4: Policy

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 12.4.2.5: Encourage and strengthen the role of sports activities in the economic development by attracting and soliciting amateur and professional regional multi-sports events, including regional equestrian competitions and sports fishing tournaments, throughout the county. Policy 12.4.2.6: Encourage and strengthen the role of the arts in economic development by attracting and accommodating amateur and professional arts events and businesses throughout the county.	fully experience nature without disrupting it. Policy 12.4.2.4: Policy achieved. SLC Tourism Council's website has downloadable brochures available in German and French that promote SLC, Martin and Indian River Counties. The Tourism Council's website also offers information in English for the New York Mets, St. Lucie Mets, PGA Learning Center, performing art centers, and movie theaters. Policy 12.4.2.5: Policy achieved. SLC has supported various sporting events including golf, amateur and professional baseball, and fishing tournaments. Policy 12.4.2.6: Policy achieved. Through its Cultural Affairs department and Arts in Public Places committee SLC has supported public art, historic heritage programming, and other cultural events.	requires no change. Policy 12.4.2.5: Policy should be amended to reflect SLC's current interest in sport's activities. Policy 12.4.2.6: Policy requires no change.
Objective 12.5.1:	Policy 12.5.1.1: Encourage the use of compact,	Policy 12.5.1.1: Policy	Policy 12.5.1.1: Policy

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
Promote patterns of development that allow public services and facilities to be provided more cost-effectively.	mixed-use development.	achieved through the Land Development Code.	requires no change.
	Policy 12.5.1.2: Coordinate land use planning and the provision of public facilities.	Policy 12.5.1.2: Policy achieved through elements of the Comprehensive Plan.	Policy 12.5.1.2: Policy requires no change.
	Policy 12.5.1.3: Simplify and shorten the review and approval process while ensuring that the public health, safety, and welfare are not compromised.	Policy 12.5.1.3: Policy not achieved. A fast track zoning permitting process has not been established.	Policy 12.5.1.3: Policy should be amended to impose a specific timetable for the creation of a “fast-track” zoning review.
	Policy 12.5.1.4: Develop and utilize appropriate business incentive programs that will attract outside businesses and assist in the retention and expansion of existing businesses.	Policy 12.5.1.4: Policy achieved. SLC’s Economic and Strategic Development department offers a Job Growth Investment Grant ("JGIG"). The grant assists targeted industry companies with job creation, capital investing, and wages that are new or relocating. The department also manages the Economic Development Ad Valorem Tax Exemption Program, which is designed to assist economic development through exempting certain property taxes. In order to retain businesses already located in SLC, the Business Retention Expansion (BRE) Program’s goals are to remove local obstacles that prevent existing firms from remaining	Policy 12.5.1.4: Policy requires no change.

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
		in operation in the community and help in businesses become more competitive. BRE is a collaborative effort of ~~SLC's Economic and Strategic Development department,~~ the .Workforce Development Board of the Treasure Coast, the Economic Development Council of St. Lucie County and St. Lucie County's Chamber of Commerce. The Board of County Commissioners also approved impact fee reimbursements for certain targeted industries.	
Objective 12.6.1: Encourage and support improved infrastructure linkages between business centers, educational facilities, and residents.	Policy 12.6.1.1: Improve transportation opportunities throughout St. Lucie County in order to provide improved access to industry and commercial locations for other businesses and the labor force, and provide easier access to educational facilities.	Policy 12.6.1.1: Policy achieved through the Transportation Element of the Comprehensive Plan.	Policy 12.6.1.1: Policy requires no change.
	Policy 12.6.1.2: Improve and expand the water and sewer system to allow for adequate capacity for future economic growth.	Policy 12.6.1.2: Policy achieved as water and sewer services are expanded as necessary to meet concurrency requirements.	Policy 12.6.1.2: Policy requires no change.
	Policy 12.6.1.3: Expand the water and sewer system to encompass all industrial and commercial land use areas located within the urban service area and utilize grant funds when available.	Policy 12.6.1.3: Policy achieved. See comment for Policy 12.6.1.2.	Policy 12.6.1.3: Policy requires no change.

Economic Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 12.6.1.4: Encourage and improve the use of the St. Lucie County International Airport as a first class general aviation facility, to improve safety for existing and new flight training facilities, to improve access for business and industry, to improve access for residents, and to encourage outside investors to locate in the area.	Policy 12.6.1.4: ~~Policy on~~ Policy being implemented through the Airport Master Plan.	Policy 12.6.1.4: Policy requires no change.

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
Goal 1: **Responsibility for the Port** **The overall responsibility for the management of the Port of Ft. Pierce is vested by law with the St. Lucie County Commission and should be managed in the public interest of all the citizens of St. Lucie County.** **Objective 1.1:** **St. Lucie County, working with the City of Ft. Pierce, interested agencies and private property owners and consistent with the Port enabling laws and the constitutional and statutory protections for the rights of existing private property owners, should ensure that the public interest and quality of life is protected when exercising public control of port property.**	Objective 1.1 The County works with the City of Fort Pierce and appropriate agencies in review of development activities in the Port. Policy 1.1.1: St. Lucie County shall explore and consider all options for the management and operations of the Port of Ft. Pierce in cooperation with the municipalities and local officials. These discussions shall take place prior to December 2004 through wither a task force or joint workshop of the elected officials. Policy 1.1.2: St. Lucie County shall maintain the necessary oversight of the Port of Ft. Pierce to ensure compliance with applicable state law governing deepwater ports and to guarantee the financial feasibility of any publicly funded infrastructure within the port. Policy 1.1.3: St. Lucie County shall determine whether to initiate actions necessary to acquire public ownership of those areas in the port determined to be in the public interest. Policy 1.1.4: St. Lucie County shall coordinate with the City of Fort Pierce, other affected local governments, the Treasure Coast Regional Planning ~~c~~Council and the Florida Seaport Transportation and Economic Development Council (FSTED). Policy 1.1.5: St. Lucie County, operating through its existing and future legal authorities, shall initiate discussions with the City of Ft. Pierce, with other public agencies, and with the private business sector to create the legal agreements,	Policy 1.1.1 The Fort Pierce Harbor Advisory Committee is a joint committee with representatives from St. Lucie County, the City of Fort Pierce, and the City of Port St. Lucie. The committee reviews development applications within the Port Planning Area. Policy 1.1.2 Policy met. The County continues to ~~cooperation~~ comply with state law regarding deepwater ports. Policy 1.1.3 The County has included in its Capital Improvement Plan funds for land acquisition in the Port. Policy 1.1.4. The County coordinates with these bodies. Policy 1.1.5 The County coordinates with the City of Fort Pierce on a regular basis and continues participation in	Policy 1.1.1: ~~Revise policy to include role of Fort Pierce Harbor Advisory Committee.~~ No change necessary. Policy 1.1.2 No change necessary. Policy 1.1.3. Revise policy to show continuous action regarding land acquisition. Policy 1.1.4 No change necessary. Policy 1.1.5 No change necessary.

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	memoranda of understanding, and joint planning agreements necessary to implement the goals, objectives, and policies of the Master Plan for the Port of Ft. Pierce.	the Fort Pierce Harbor Advisory Committee.	
Goal 1B: **The Port of Ft. Pierce shall establish a general master development map for the Port that establishes a general Port Planning Area boundary and a Port Operations Area boundary to provide elected officials, prospective investors, port facility developers, and the public a clear understanding of the physical location of the activities that could be accommodated In the Port of Ft. Pierce. The general master development map for the Port of Ft. Pierce Is not to be used alone but rather In conjunction with the other development policies found in this plan and the applicable Local Comprehensive Plans for St. Lucie County and the of Ft. Pierce.** **Objective 1b.1:** **The general master development map for the Port of Ft. Pierce shall be as Depicted in Figure F and F1. The land use activities shown in this general plan of**	Policy 1b.1.1: The general land use classification is to be used to determine consistency between the General Master Development Map for the Port of Ft. Pierce and the applicable local government comprehensive plan. The Port of Ft. Pierce will coordinate with the City of Ft. Pierce and St. Lucie County to determine whether the Port General Master Development Plan is consistent with the City and the County Comprehensive Plan Future Land Use designations for the Port Planning Area. To the extent any inconsistencies between the General Master Development Plan for the Port and the City or County Comprehensive Plan are identified, the Port of Ft. Pierce will request that the City of the County amend their Comprehensive Plans to ensure consistency. Policy 1b.1.2: The Port of Ft. Pierce shall support development activity such as mega yacht construction and maintenance, commercial uses, marine research facilities, or expansion of tourist/recreational uses, depending on market conditions. Policy 1b.1.3: The Port of Ft. Pierce shall support development of tourist, commercial and recreational uses primarily in the northern third of the undeveloped property in the Port Operations Area as shown in Figure F. This development shall be consistent with the adopted Local Comprehensive Plans for St. Lucie County and the City of Ft. Pierce, including but not limited to	Objective 1b.1: The County follows the Port Pierce Master Plan when considering development applications within the Port Planning Area. Policy 1b.1.1 No comprehensive plan amendments have been initiated to correct any inconsistencies. Policy 1b.1.2 The Port of Ft. Pierce Master Plan calls for such uses. Policy 1b.1.3 No development applications have been received requesting these uses.	Policy 1b.1.1 The policy should be revised to set a deadline for correcting inconsistencies. Policy 1b.1.2 No change necessary. Policy 1b.1.3 No change necessary.

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
development shall comply with applicable State, County and Municipal laws including the applicable Local Comprehensive Plans for St. Lucie County and the City of Ft. Pierce, adopted pursuant to Chapter 163, Florida Statutes	the Future Land Use, Transportation and Coastal Management Elements. Policy 1b.1.4: All activities within the Port Planning Area shall comply with the applicable State and County laws and the applicable plans and regulations of the City of Ft. Pierce or St. Lucie County including but not limited to, the adopted Future Land Use Maps of the Local Comprehensive Plans for St. Lucie County and the City of Ft. Pierce, as depicted in the attached Figure G, G1 and G2. Policy 1b.1.5: The Port of Ft. Pierce shall continue to support limited cargo operations in the Port Operations Area, as described in Policy 2.1.2. Policy 1b.1.6: By March 1st of each year, the Port of Ft. Pierce shall submit to the County Administrator or his designee an updated five (5) year capital budget/improvement plan for the Port. To the extent that local funds are required to address a capital improvement need, the Board of County Commissioners shall be requested to provide the necessary funding to meet that need. Nothing in this policy shall be construed as to prohibit the Board of County Commissioners from requesting that the City of Ft. Pierce, the Ft. Pierce Community Redevelopment Agency, or any other appropriate agency or entity assist in funding one or more capital improvement project(s) within the Port Area since the port planning area within the City Limits of Ft. Pierce lies entirely within the Ft. Pierce Community Redevelopment Area.	Policy 1b.1.4 The County monitors activities related to the Port and follows the Comprehensive Plans of the City of Fort Pierce and St. Lucie County. Policy 1b.1.5 Cargo operations ongoing within the Port Operations Area. Policy 1b.1.6 The St. Lucie County Port Division submits requests yearly.	Policy 1b.14 No change necessary. Policy 1b.1.5 No change necessary. Policy 1b.1.6 No change necessary.

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 1b.1.7: Recognizing that the majority of the lands, excluding water and roadways, In the Port Planning Area, Including the Port Operations Area, are not In public ownership, should the County acquire additional lands in the Port Operations Area, the Master Plan for the Port of Ft. Pierce will be amended to reflect a revised capital improvements plan and the Port of Ft. Pierce will request that the Board of County Commissioners make any necessary amendments to the St. Lucie County Comprehensive Plan and, if necessary, that the Ft. Pierce City Commission make any necessary amendments to the Ft. Pierce Comprehensive Plan to address all identified capital needs. Nothing in this policy shall be constructed as~~s~~ to prohibit the Board of County Commissioners from requesting that the City of Ft. Pierce, the Ft. Pierce Community Redevelopment Agency, or any other appropriate agency or entity assist in funding one or more capital improvement project(s) within the Port Area since the Port Planning Area within the City Limits of Ft. Pierce lies entirely within the Ft. Pierce Community Redevelopment Area.	Policy 1b.1.7 The County has included in it Capital Improvement Plan funds for land acquisition.	Policy 1b.1.6 No change necessary.
Goal 2: **Port Activities** **The quality of life for St. Lucie County residents will be strengthened and maintained by enhancing the economic viability, attractiveness,**	Policy 2.1.1: The Port of Ft. Pierce shall encourage the development, renovation and improvement of port facilities to maximize current potential, including rehabilitation and modernization of existing buildings consistent with the goals of the City of Ft. Pierce downtown redevelopment plan.	Objective 2.1 An economic development plan was developed in 2002 to study the mega yacht industry.	Objective 2.1 Update objective to Show continuous action working with government and private entities. Consider removing language on economic development plan as these activities are

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
environmental quality, and social benefits associated with activities at the Port of Ft. Pierce. **Objective 2.1:** **The Port of Ft. Pierce should strengthen the economic development activities in the Port Operations Area by working with federal, state and local government, the private sector, and other interested parties to formulate an economic development plan by 2004 that will foster new jobs that exceed the County's average annual wage and enhance the community's prosperity.**	Policy 2.1.2: The Port of Ft. Pierce will continue as a deepwater port that will accommodate limited cargo operations. Gentrification of cargo areas shall be emphasized and flexibility shall be retained in the Berth 1 area to allow either limited cargo operations or marine industries or a combination of both. All such uses shall be consistent with the general mix of uses described herein and compatible with adjacent land uses and natural resources. Policy 2.1.3: Future public infrastructure improvements in the Port Planning Area will be made consistent with the Port Master Plan. Policy 2.1.4: St. Lucie County, working with federal, state and local governments, the private sector, and other interested parties, may provide incentives for jobs that exceed the County's average annual wage. Policy 2.1.5: The Port of Ft. Pierce, working with federal, state and local governments, the private sector, and other interested parties, will encourage port industries to develop job training programs and use the local workforce to the fullest extent possible.	Policy 2.1.2 No gentrification has been completed. Flexibility retained in Berth 1 for limited cargo operations. Policy 2.1.3 Planned improvements are consistent with the Port Master Plan. Proposed capital improvements include improvements at Taylor Creek, the North Entrance and for some spoil sites. Policy 2.1.4 No incentives have been extended, however, the County may consider extending incentives on a case by case basis. Policy 2.1.5: No job training programs have been developed, however, the County would like to continue to support development of job training and economic development in the Port Planning Area.	covered in the Economic Development Element. ~~implement the economic development plan.~~ Policy 2.1.2 Consider revising if gentrification not reasonably expected or set date for requiring gentrification. Policy 2.1.3 No change necessary. Policy 2.1.4 No change necessary. Policy 2.1.5 No change necessary.
Objective 2.2:			

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
The Port of Ft. Pierce in cooperation with the City of Ft. Pierce and other governmental bodies, shall assist in the development of high quality design standards to ensure that port facilities in the Port Operations Area are compatible with the use of the surrounding area in the City of Ft. Pierce as downtown waterfront development.	Policy 2.2.1: The Port of Ft. Pierce, in cooperation with other governmental bodies, the private sector, and other interested parties, should develop and maintain aesthetically pleasing public port facilities and landscaping to encourage new and expanded business development. Policy 2.2.2: The Port of Ft. Pierce, in cooperation with other governmental bodies, should ensure that port facilities are aesthetically compatible with all newly renovated areas of downtown Ft. Pierce and other adjacent neighborhood areas in conjunction with the City of Ft. Pierce regulations. Policy 2.2.3: Existing activities within the Port of Ft. Pierce Operations Area that are determined to be inconsistent with future uses of the Port should be identified and removed through the negotiated purchase of property or business, code enforcement activities, private/public partnerships, grants, other mechanisms by the appropriate unit of government, or eminent domain.	Objective 2.2 No specific design standards have been completed. Policy 2.2.2 No aesthetic improvements have been planned. The County intends to coordinate with the City of Fort Pierce on any improvements. Policy 2.2.3 The County works with property owners to encourage uses allowed within the Port Master Plan.	Objective 2.2. Schedule completion of design standards plan. Policy 2.2.2 No change required. Policy 2.2.3 No change necessary.
Objective 2.3: **The Port of Ft. Pierce, working with federal, state and local governments, the private sector, and other interested parties, shall maintain, increase, and promote marine industry and related scientific and commercial activities at the Port of Ft. Pierce so there is no net loss of marine industry.**	Policy 2.3.1: The Port of Ft. Pierce, in cooperation with other governmental bodies, the private sector, and other interested parties, shall accommodate water-related marine activities such as mega yachts, restaurants, hotels, tall sailing vessels, boat service and repair yards, marina facilities, and related service activities within the Port Planning Area for the benefit of residents and visitors to the community. Policy 2.3.2: The Port of Ft. Pierce, in cooperation with other governmental bodies, the private sector, and other interested parties, shall	Objective 2.3 No studies have been completed documenting existing industries, additions, or loss of industries. Policy 2.3.2 Most of the land within the Port Area lies within the City of Fort Pierce.	Objective 2.3 Revise objective to state that the County acting as the Port Authority will attempt to maintain, increase, and promote the marine industry and related scientific and commercial activities at the Port of Ft. Pierce so there is no net loss of marine industry. ~~No change necessary. Add policy to inventory~~

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	accommodate water-related marine activities such as mega yachts, marine research vessels, tail sailing vessels, restaurants, hotels, and related service activities within the Port Planning Area for the benefit of the residents and visitors to the community.	The City of Fort Pierce has adopted the Port Master Plan by reference into its Comprehensive Plan.	~~businesses by type in order to track success in the Port.~~
	Policy 2.3.3: The Port of Ft. Pierce, in cooperation with other governmental bodies, the private sector, and other interested parties, shall protect, maintain, and promote marine industry activity from encroachment or displacement by incompatible land uses.	Policy 2.3.3 The County and the City of Fort Pierce have a joint planning agreement to share information on planning activities. These activities allow for adherence to the Port Master Plan. Also the Fort Pierce Harbor Advisory Committee reviews development applications.	Policy 2.3.2 No change necessary.
	Policy 2.3.4: The Port of Ft. Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties, shall encourage the location of additional marine science facilities In the Port Planning Area that are compatible with the Smithsonian and the Harbor Branch Oceanographic Institution.	Policy 2.3.4 Both the Smithsonian and the Harbor Branch Oceanographic Institution has locations within the Port Planning Area.	Policy 2.3.2 No change necessary.
	Policy 2.3.5: The Port of Ft. Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties, shall encourage the location and development of a mega yacht facility that serves as the anchor tenant in the Port Operations Area.	Policy 2.3.5 There is no mega yacht facility that acts that the anchor tenant.	Policy 2.3.4 Revise policy for continuous cooperation with these institutions.
			Policy 2.3.5 Keep policy or

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
			revise according and consider as an addition to an implementation schedule.
Objective 2.4: **The Port of Ft. Pierce shall allow and support extension of water-dependent recreational and ecotourism uses in the Port Planning Area.**	Policy 2.4.1: The Port of Ft. Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties, shall encourage recreational uses within the Port Planning Area. Policy 2.4.2: The Port of Ft. Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties, shall maintain a public education and information program for the commercial and recreational boating activities on and adjacent to the Port Planning Area to alert and advise those users of the environmentally sensitive resources in the area.	Objective 2.4 No extension of water dependent or ecotourism uses has occurred. However, this is a continuing priority for the County. Policy 2.4.2 The County coordinated with appropriate agencies on environmental concerns in the Port.	Objective 2.4 ~~The objective should be kept, however, the County should consider an implementation schedule worked out with the City of Fort Pierce for Port Master Plan goals and objectives.~~ No change necessary. Policy 2.4.2 No change necessary.
Objective 2.5: **The Port of Ft. Pierce, In compliance with federal, state, and local laws, shall work with appropriate public safety entities to revise the port security management plan for the Port Operations Area by December 2003.**	Policy 2.5.1: The Port of Ft. Pierce shall use its best efforts to ensure that port security will protect port users and citizens from crime or terrorism concerns and prevent any increase in criminal activity or enterprises. Policy 2.5.2: The Port of Ft. Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties, shall develop a public education program for the port security management plan to ensure that the owners, users, other responsible parties, and members of the public understand port security.	Objective 2.5 The Port Security Plan has not been revised. Security of the Port is the responsibility of the U.S. Department of Homeland Security. Policy 2.5.2 No education program~~s~~ has been developed for the Port.	Objective 2.5 Consider removing the objective as security is the responsibility of the US Department of Homeland Security. ~~Objective to add new complete date for security plan.~~ Policy 2.5.2 ~~Revise policy to set date for completion of education program.~~ Consider revising.
Goal 3:	Policy 3.1.1: The Port of Ft. Pierce, working with	Objective 3. The County	Objective 3. No change

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
Environmental Protection **The Indian River Lagoon Is recognized as the most biodiverse estuary In North America and as an Important component of the local economic base and the overall quality of life In the community. As such, the Integrity of the Indian River Lagoon shall be protected by correcting any detrimental effects caused by current operations and ensuring long-term development and Improvement activities are consistent with all local, state and federal environmental laws and regulations.** **Objective 3.1:** **The Port of Ft. Pierce, working with federal, state, and local governmental bodies, the private sector, and other interested parties, shall ensure the protection and restoration of the Indian River Lagoon and avoid future degradation of the Lagoon's ecological health due to port activities.**	federal, state and local governmental bodies, the private sector, and other interested parties, will regulate discharges coming from port activities into the Indian River Lagoon to prevent air and water pollution in violation of any adopted federal, state, or local laws or regulations. Existing port businesses should be retrofitted to reduce pollution in the Indian River Lagoon. Policy 3.1.2: The Port of Ft. Pierce, working through the Comprehensive Plans and Land Development Regulations of the appropriate local general purpose government, shall address excessive freshwater inflows originating from the Port Planning Area to minimize their impacts on estuarine salinity, consistent with guidelines being developed by the U.S. Army Corp of Engineers and the South Florida Water Management District in the Indian River Lagoon – South Feasibility Study Draft (2001). Policy 3.1.3: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall limit inputs of suspended materials, nutrient inflows, and toxic substances from the Port Planning Area into the Indian River Lagoon to state and federal approved limits. Policy 3.1.4: The Port of Ft. Pierce shall work with other governmental bodies, private interests, and other interested parties to enforce existing laws and prevent exotic invasive species from entering the Indian River Lagoon via ship's ballast and bilge water or cargo or any other method. Policy 3.1.5: The Port of Ft. Pierce will develop a	actively coordinates with the City of Fort Pierce and appropriate agencies on issues related to the integrity of the Indian River Lagoon. Policy 3.1.2 The County supports USACOE efforts to implement the study. Study and implementation plan were completed in 2002. Policy 3.1.3 The County coordinates with the appropriate agencies. Policy 3.1.4 The County coordinates with the appropriate agencies. Policy 3.1.5 No specific	necessary. Policy 3.1.2 Revise policy to show final data and note implementation plan. Policy 3.1.3 No change required. Policy 3.1.4 No change required. Policy 3.1.5 The County

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	port area maintenance program to ensure environmental compliance by the Port and for any activities occurring within the Port Planning Area.	maintenance program has been developed.	should set a date for completion of a maintenance program.
Objective 3.2: **The Port of Ft. Pierce with work with other governmental bodies, private interests, and other interested parties, to prevent detrimental effects on the Indian River Lagoon caused by port activities by supporting estuarine diversity and the protection, maintenance, and enhancement of the population of endangered and threatened species.**	Policy 3.2.1: The Port of Ft. Pierce shall work with other governmental bodies, private interests, and other interested parties to preserve and restore seagrass beds and mitigate any permitted losses to existing seagrass beds caused by port activities to the maximum extent possible. Policy 3.2.2: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall protect endangered and threatened mammals, fish, reptiles, amphibians, and ~~i~~invertebrates from port activities in the Indian River Lagoon. Policy 3.2.3: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall take appropriate actions to protect and conserve fin and shellfish resources in the Indian River Lagoon fro mage due to port activities.	Objective 3.2 The County coordinates with the appropriate agencies. Policy 3.2.2 The County coordinates with the appropriate agencies. Policy 3.2.2 The County coordinates with the appropriate agencies.	Objective 3.2 No change necessary. Policy 3.2.2 No change necessary. Policy 3.2.2 No change necessary.
Objective 3.3: **The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall protect and maintain the existing natural coastal areas and resources within the Port Planning Area.**	Policy 3.3.1: The Port of Ft. Pierce, working with the Comprehensive Plan and Land Development Regulations of the appropriate local general purpose government, shall address maintenance and reduction of existing air quality emissions from port activities to ensure that new emissions from the Port meet applicable air quality standards.	Objective 3.3.1 The County actively coordinated with appropriate agencies and the Fort Pierce Harbor Advisory Board on natural resources within the Port area. Policy 3.3.1 The County and the City of Fort Pierce have a joint planning agreement in place for coordination. The	Objective 3.3 Objective requires no change. Policy 3.3.1 The No change necessary.

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
		County supports adherence to air quality standards.	
	Policy 3.3.2: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall create a scientific advisory committee, composed of researchers and managers from the Smithsonian Institute, Harbor Branch Oceanographic Institution, and other regional marine research institutions, to provide scientific advice on port operations and activities (commercial, industrial and recreational) that may impact the Indian River Lagoon.	Policy 3.3.2 No committee formed.	Policy 3.3.2 The County should ~~consider revising to~~ determine if a scientific advisory committee is needed in addition to existing County advisory committees which over see port planning and environmental issues.
	Policy 3.3.3: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will develop a list of best management practices for environmental protection which have been used successfully by other Ports to ensure efficient and effective management of port operation activities while providing environmental protection.	Policy 3.3.3 The County follows Best Management Practices of the South Florida Water Management District.	Policy 3.3.3 No change necessary.
	Policy 3.3.4: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, should encourage the use of an absorbing type system of bulkheading where possible to protect the natural coastline in the port and surrounding areas.	Policy 3.3.4 Bulkheading encouraged to the fullest extent possible.	Policy 3.3.4 No change necessary.
	Policy 3.3.5: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will, by January 2006, identify, acquire (if necessary) and permit a permanent spoil disposal site for materials dredged from the port planning area.	Policy 3.3.5 The County has planned for new spoil sites in its Capital Improvement Plan.	Policy 3.3.5 Revise policy to maintain spoils sites.
Objective 3.4:	Policy 3.4.1: The Port of Ft. Pierce, working with	Objective 3.4 The County	Objective 3.4 No change

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
In keeping with the St. Lucie County Manatee Protection Plan (MPP), the Port of Ft. Pierce will work with other governmental agencies and private interests to improve protection of the manatees and enforcement of existing related laws within the Port Planning Area.	other governmental bodies, private interests, and other interested parties, will adjust future and proposed dock design and construction to be consistent with manatee protection measures.	adheres to the MPP. Policy 3.4.1 The land development regulations have not been revised for manatee protection.	necessary. Policy 3.4.1 Revise policy to set deadline revising land development regulations regarding docks for manatee protection.
	Policy 3.4.2: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will conduct maintenance dredging in the Port Planning Area in a manner that is consistent with manatee protection measures.	Policy 3.4.2 The County conducts maintenance dredging consistent with the manatee protection measures.	Policy 3.4.2 No change necessary.
	Policy 3.4.3: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will conduct activities involving expansion of ship berths and maintenance of channels in a manner that is consistent with manatee protection measures in the Port Planning Area.	Policy 3.4.3 All expansion of ship berths and maintenance of channels done consistent with MPP.	Policy 3.4.3 No change necessary.
	Policy 3.4.4: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will conduct activities involving explosives in a manner that is consistent with manatee protection measures in the Port Planning Area.	Policy 3.4.4 Policy met.	Policy 3.4.4 No change necessary.
	Policy 3.4.5: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will conduct activities involving sediment removal and disposal in a manner that is consistent with manatee protection in the Port Planning Area.	Policy 3.4.5 Policy met.	Policy 3.4.4 No change necessary.

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
	Policy 3.4.6: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will protect and/or mitigate seagrass beds and submerges aquatic vegetation that serve as manatee habitat in the Port Planning Area. Policy 3.4.7: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will help to develop guidelines and establish an education program for crew procedures regarding observing and avoiding manatees when arriving and departing from docks in the Port Planning Area.	Policy 3.4.6 The County coordinates as necessary regarding protection of seagrass bed and aquatic vegetation. Policy 3.4.7 No education programs developed.	Policy 3.4.6 No change necessary. Policy 3.4.7 Revise policy to set deadline for education program.
Goal 4: **Public Access** **The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall enhance public access to the Port Planning Area.** **Objective 4.1:** **The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall develop an integrated open space system to provide public access between those portions in the Port Planning Area that are open to the public and the surrounding**	Policy 4.1.1: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall facilitate public access to short-term parking. Policy 4.1.2: The Port of Ft. Pierce shall encourage unobstructed public access to designated public fishing areas. Policy 4.1.3: The Port of Ft. Pierce shall cooperate with and support efforts of other interested governmental bodies in providing access to unobstructed scenic views of the Indian River Lagoon. Policy 4.1.4: The Port of Ft. Pierce shall	Objective 4.1 The Port Master Plan provides for increased public access. No new public access areas have been developed since adoption of the Port Master Plan. Policy 4.1.2 No specific public fishing areas have been designated. Policy 4.1.2 The County has a joint planning agreement with the City of Fort Pierce. The County supports unobstructed scenic views in new development within the Port. Policy 4.1.4 The County has	Objective. 4.1 Plans for increased public access should be ~~included in an implementation schedule.~~coordinated with the Coastal Management Element. Policy 4.1.2 Designation of public fishing areas should be ~~included in implementation schedule.~~coordinated with the Coastal Management Element. Policy 4.12. No change necessary.

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
community.	encourage the City, County, and State to improve and maintain an orderly network of streets and entrances to access port facilities. Policy 4.1.5: The Port of Ft. Pierce shall develop an integrated open space system along the waterfront of the Port Operations Area, with the exception of areas where such access would pose a safety or security concern or where it would Interfere with approved port activities. Policy 4.1.6: The Port of Ft. Pierce shall encourage multi-use marine recreational activities, walkways, and multiuse path within the open space system in the Port Planning Area and provide linkages with the network in Fort Pierce.	planned improvements to the north entrance in its Capital Improvement Plan. Policy 4.1.5 An integrated open space system has not been developed. Policy 4.1.6 Multi-use marine recreational activities included in Port Master Plan, but have not been constructed.	Policy 4.1. No change necessary. Policy 4.1.5 ~~Include an open space system in the implementation schedule.~~ Consider revising to coordinate with the Recreation and Open Space Master Plan. Policy 4.1.6 No change necessary.
Goal 5: **Emergency Management** **The public will be protected In various emergency situations through cooperation between the Port of Ft. Pierce and other governmental bodies to achieve maximum levels of safety and to restrict commerce of hazardous materials In the Port of Ft. Pierce.**	Policy 5.1.1: The Port of Ft. Pierce shall comply with the comprehensive emergency management plans of appropriate local general purpose government to ensure safe evacuation of the Port during times of a hurricane or other disasters. Policy 5.1.2: The Port of Ft. Pierce shall work with	Objective 5.1 Consider removing the objective as security is the responsibility of the US Department of Homeland Security.- ~~St. Lucie County, the three municipalities within the County, the local business community, and non-profit organizations joined together to develop a countywide Local Mitigation Strategy (LMS). The purpose of the St.~~	Objective 5.1 Consider removing the objective as security is the responsibility of the US Department of Homeland Security.~~ No change necessary.~~ Policy 5.1.2 No change necessary.

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
Objective 5.1: **The Port of Ft. Pierce, working with regional and state emergency management agencies, private interests, and other interested parties, shall identify new and existing procedures to ensure public safety in the event of a hurricane or other natural disaster.**	the City of Ft. Pierce and St. Lucie County to ensure that all development activities within the Port Planning Area, including the Port Operations Area, are consistent with State of Florida's policies on development within areas identified as Coastal High Hazard Areas. New residential uses within areas designated as Coastal High Hazard as defined in Rule 9J-5, FAC., shall be discouraged.	~~Lucie County LMS is to develop a unified approach among County and municipal governments for dealing with hazards and hazard mitigation challenges.~~ Policy 5.1.2 The Port Planning area lies primarily within the Coastal High Hazard Area. No new residential uses have been proposed.	
Objective 5.2: **The Port of Ft. Pierce, working with other governmental bodies, shall comply and cooperate to ensure that adequate procedures are in place to respond to a hazardous material spill.**	Policy 5.2.1: The Port of Ft. Pierce shall comply with the processes of federal, state, and local governments for safe and expedient cleanup of hazardous spills. Policy 5.2.2: The Port of Ft. Pierce shall cooperate with governmental bodies to provide complete and timely information to the public in the event of a hazardous materials accident.	Objective 5.2 No hazardous spills have been reported. Policy 5.2.2 No hazardous spills have been reported.	Objective 5.2 No change necessary. Policy 5.2.2 No change necessary.
Goal 6: **Landside Infrastructure** **Landside and waterside infrastructure serving the Port of Ft. Pierce should meet the Port's future requirements in a manner consistent with the abilities of the appropriate agencies to provide the services needed to support approved port activities.** **Objective 5.1:** **The Port of Ft. Pierce, working**	Policy 6.1.1: The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, should limit increased traffic congestion in the Port Planning Area an on roadways adjacent to the Port Planning Area consistent with the adopted levels of service in the Comprehensive Plan of the appropriate local general purpose government. Policy 6.1.2: The Port of Ft. Pierce should enhance and expand activities that tie the Port to the St. Lucie County Airport and coordinate with the Florida Department of Community Affairs (DCA), the Governor's Office of Tourism, Trade	Objective 6.1 The Port coordinates with the City of Fort Pierce, FDOT and the St. Lucie TPO on transportation issues. Policy 6.1.1 The County continues to coordinate capital improvement planning with the appropriate agencies. Policy 6.1.2 The County coordinates regional transportation and	Objective 6.1.No change necessary. Policy 6.1.1 No change necessary. Policy 6.1.2 This policy should be split into two policies to address its two

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
with regional and state emergency management agencies, private interests, and other interested parties, shall identify new and existing procedures to ensure public safety in the event of a hurricane or other natural disaster..	and Economic Development (OTTED), Florida Department of Transportation (FDOT) and the Florida East Coast (FEC) Railroad, Tri-rail and other possible rail services, in order to encourage multimodal development, maximize intermodal transportation connections, and facilitate the continued economic growth, development, and vitality of St. Lucie County. Beginning in December 2003 and continuing annually thereafter, the Port of Ft. Pierce shall prepare a State of the Ports Report to demonstrate to the public how activities of both facilities are furthering the quality of life of St. Lucie County residents. Policy 6.1.3: The Port of Ft. Pierce, working with other governmental bodies, should facilitate expansion of public transit to and from the Port Planning Area.	transportation to the Port through the Transportation Element and through the St. Lucie TPO. The State of the Ports report has not been completed. The County Administrator regularly addresses the Fort Pierce Harbor Advisory Board. Policy 6.1.3 The County supports the expansion the public transit, however, new investment ~~is~~ in public transit will be limited until financially feasible.	major actions: coordinating transportation to the Port and communication of Port activities. Revise policy to current methods of communication on Port activities. Policy 6.1.3 Revise policy to include language "as financially feasible."
Goal 7: **Navigation Channels** **Navigation channels serving the port's maritime and recreational activities shall meet existing and limited future needs as outlined In this plan.** **Objective 7.1:** **The Port of Ft. Pierce shall maintain the maximum channel depth at 28 feet with its current width as identified on the Army Corps of Engineer's Project Condition**	Policy 7.1.1: The Port of Ft. Pierce shall coordinate with the U.S. Army Corps of Engineers and the Florida Inland Navigation District to provide for the maintenance of the navigation channels, including location of spoil disposal sites. Policy 7.1.2: The Port of Ft. Pierce shall coordinate with the U.S. Coast Guard in the placement and maintenance of the navigational aids within the port area. Policy 7.1.3: The Port of Ft. Pierce, working with other governmental bodies, the private sector, and other interested parties, will, by January 2006, identify, acquire (if necessary) and permit a permanent spoil disposal site for materials dredged from the Port Planning Area.	Objective 7. Maximum depth maintained. Policy 7.1.2 The County coordinates with the Coast Guard as necessary on navigational aids. Policy 7.1.3 The County has planned new spoil sites in its Capital Improvement Plan.	Objective 7: Requires no change. Policy 7.12 No change necessary. Policy 7.1.3 No change necessary.

Port Sub-Element			
Goal & Objectives	**Measurable Target**	**Current Conditions**	**Comments**
Survey dated August 2001 (attached as Figure H).			
Objective 7.2: **The Port of Ft. Pierce shall seek to improve the condition of Taylor Creek from the S-50 Spillway to the Intracoastal Waterway through maintenance dredging and water quality improvement projects.**	Policy 7.2.1: The Port of Ft. Pierce shall request that St. Lucie County include as part of its Capital Improvements Programs, funding for the restoration and improvement of Taylor Creek through maintenance dredging and water quality Improvement projects to supplement funds received from other agencies.	Objective 7.2 and Policy 7.2.1 The County has included in their Capital Improvement Plan funds for Taylor Creek dredging.	Objective 7.2 Revise Objective to state that the County will pursue funding for Taylor Creek dredging as necessary. Policy 7.2.1 Revise to include new projects in reference to Taylor Creek.

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
GOAL TO PROVIDE A RURAL LAND STEWARDSHIP AREA (RLSA), PURSUANT TO CHAPTER 163.3177(11)(D), F.S, IS TO PROTECT AND CONSERVE AGRICULTURAL LANDS AND TO PROMOTE AGRICULTURAL VIABILITY WITHIN SSAS, TO DIRECT INCOMPATIBLE USES AWAY FROM WETLANDS AND UPLAND HABITAT, 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.			
Objective 1 Establish the general purpose and structure to implement the St. Lucie County Rural Land Stewardship Area Overlay.		Objective 1 The policies under Objective 1 provide for the general purpose of the RLSA. The regulations were to created to allow the development of Cloud Grove in exchange for restricting the development rights of Adams Ranch. Currently, the project is on hold. The County intends to initiate a rural, western lands study in concert with DCA to assess current policies regarding rural lands. The study which will include public participation will begin before or during the EAR-based amendments process.	Objective 1. The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 1.1 To promote a dynamic balance of land uses in the St. Lucie County RLSA that collectively contribute to a viable agricultural industry, protection and conservation of natural resources, sustainable mixed-use development, and enhancement of economic prosperity and diversification, St. Lucie County hereby establishes the RLSA Overlay. The County shall adopt specific Land Development Regulations for the RLSA Overlay (RLSA LDRs) to implement the goals, objectives and policies of the RLSA Overlay	Policy 1.1 The County adopted land development regulations for the RLSA Overlay in Ordinance No. 06-030.	Policy 1.1 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 1.2 The intent of the RLSA Overlay is to protect and conserve natural resources and retain and promote viable agriculture by promoting sustainable mixed-use	Policy 1.2 The RLSA Overlay meets the criteria of 163.311(11)d.	Policy 1.2 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	development as an alternative to low-density single use development, and provide a system of compensation to private property owners for the voluntary elimination of certain land uses in order to protect and conserve natural resources, open space and viable agriculture in exchange for transferable Credits that can be used to entitle such sustainable development. The strategies herein are based on the principles of Florida's Rural Land Stewardship Act, found in Section 163.3177(11)(d) F.S. The RLSA Overlay 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.		~~recommended at this time.~~
	Policy 1.3 Within the RLSA Overlay, the creation of Stewardship Sending Areas (SSAs) and Stewardship Receiving Areas (SRAs) results in a conservation and development pattern for the RLSA Overlay, when considered as a whole, that protects the environment, promotes the continuation of agriculture, and accommodates growth in a sustainable fashion. Together, SSAs and SRAs result in a sustainable form of development, whereby large areas of environmentally and agriculturally valuable lands are restricted from development through SSAs and sustainable, mixed-use development is accommodated through SRAs. The combination of SSAs and SRAs facilitate the implementation of innovative planning and flexible development strategies described in § 163.3177 (11)(d),	Policy 1.3 Agricultural uses are the primary intended use in the SSA. One of the requirements for the SSA Designation was the submittal of a Land Management Plan. Included in the Plan are pasture and range management as well as crop management. The existing SSA also provides water retention areas, Hydrologic and Habitat Stewardship areas and open space. The SRA will encompass a mix of uses including residential, office and retail, light industrial, open space, and paths for bicyclists and pedestrians.	Policy 1.3 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	F.S. and Rule 9J-5.006(5)(l), F.A.C.		
	Policy 1.4 This RLSA Overlay to the Future Land Use Map is depicted on the Rural Land Stewardship Overlay Map (Overlay Map) (RLSA Figure 1), adopted herein as RLSA Figure 1. The Overlay Map (RLSA Figure 1) is an adopted overlay to the Future Land Use Map (FLUM). Any additional lands proposed to increase the overall acres of the RLSA Overlay boundary as shown on RLSA Figure 1 shall require a Comprehensive Plan amendment. Pursuant to 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, Overlay Map (RLSA Figure 1), and official Zoning Map at such time as any other updates are made to the FLUM, Overlay Map (RLSA Figure 1) and official Zoning Map.	Policy 1.4 Current SSA and SRA shown on Overlay Map.	Policy 1.4 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 1.5 Stewardship Credits are created from any lands within the RLSA that are to be kept in permanent agriculture, open space or conservation uses. These lands will be identified as Stewardship Sending Areas (SSAs). All privately owned lands within the RLSA are eligible for designation as an SSA.	Policy 1.5 Policy met by requirements of Ordinance No. 06-030 RLSA Overlay.	Policy 1.5 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 1.6 The range of Stewardship Credit Values is hereby established using the specific methodology set forth on the Stewardship Credit Worksheet (Worksheet), adopted herein as RLSA Figure 2. The	Policy 1.6 Policy reflected in RLSA Overlay Ordinance 06-030. The LDRs reference Worksheet A for methodology and additional procedures for SSA designation as noted in items (1)-(4).	Policy 1.6 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	RLSA LDRs shall include the methodology as shown on the Worksheet (RLSA Figure 2) and related procedures for SSA designation. Such procedures shall include but shall not be limited to the following: (1) The applicant shall provide the following information with the SSA Application for the County's review and consideration: the legal description of the lands proposed to be designated as an SSA, the number of SSA credits to be generated by those lands, the proposed SSA Credit Agreement and Stewardship Easement Agreement applicable to such lands, on the application form as prescribed by the RLSA LDRs. (2) After approval by the St. Lucie County Board of County Commissioners (BOCC) of the SSA Application, the final SSA Credit Agreement with the legal description of the lands designated as an SSA, the number of SSA credits granted, and the Stewardship Easement Agreement applicable to such lands, shall be provided by County staff to the St. Lucie County Property Appraiser and the SSA applicant. The Stewardship Easement Agreement for that SSA shall be recorded within one-hundred (120) days by the SSA applicant in the public records of St. Lucie County. (3) A perpetual Stewardship Easement Agreement shall be recorded for each SSA, in accordance with the approved SSA Credit Agreement, shall run with the land and shall be in favor of St. Lucie		~~recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	County and one of the following additional grantees: Department of Environmental Protection, Department of Agriculture and Consumer Services, South Florida Water Management District, or a recognized statewide land trust. 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. (4) An approved SSA Application creates the Stewardship Credits, which shall become effective once the corresponding Stewardship Easement Agreement is recorded in the public records of St. Lucie County. For each SSA, the SSA Credit Agreement will identify the specific land management measures that will be undertaken and the party responsible for such measures, including performance standards and annual compliance requirements.		
	Policy 1.7 The natural resource value of land within the RLSA is measured by the Stewardship Factors Index (Index) set forth on the Worksheet (RLSA Figure 2). The Index establishes the relative natural resource value by objectively measuring characteristics of land and assigning an index based on each characteristic. The	Policy 1.7 Policy met in RLSA Overlay Ordinance No. 06-030.	Policy 1.7 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	sum of these factors is the index value for the land. Both the characteristics used and the factors assigned thereto were established after review and analysis of detailed information about the natural resource attributes of land within the RLSA so that development could be directed away from important natural resources. In addition, an Agriculture Factor is established to incentivize the conservation of agriculture lands. The characteristics of the Index Factors (as shown in RLSA Figure 2) measured are: Stewardship Overlay Designation, Listed Species Habitat, Soils/Surface Water, Land Use/Land Cover and existing agriculture activities.		
	Policy 1.8 A Natural Resource Index Map (adopted herein as RLSA Figure 3) indicates the Natural Resource Stewardship Index value for all land within the RLSA Overlay, based on data and analysis assimilated into the GIS database at the time of the Overlay preparation. The data factors and associated values are derived from those on the Credit Worksheet (RLSA Figure 2). Credits from any lands designated as SSAs, will be based in part upon the Natural Resource Index (NRI) values in effect at the time of designation. Any change in the characteristics of land due to alteration of the land prior to the establishment of an SSA that either increases or decreases any Index Factor will result in an adjustment of the factor values and a corresponding adjustment in the Credit value. St. Lucie County shall,	Policy 1.8 Policy met in RLSA Overlay Ordinance No. 06-030.	Policy 1.8 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	through the RLSA LDRs, adopt procedures to be used by applicants to demonstrate NRI values at the time of SSA application.		
	Policy 1.9 The number of Credits generated through designation as an SSA is established in a calculation as follows, and as set forth on RLSA Figure 2: 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 Plus (if any): Cultural Heritage Stewardship Credits (if applicable): Acreage X .5 = # of Stewardship Credits for Cultural Heritage The methodology for the calculation of Stewardship Credits is based upon: 1) the Natural Resource or Agriculture Index Factor Value of the land being designated as an SSA; and 2) the number of Sending Area Land Use Layers eliminated from that land	Policy 1.9 Methodology used in designation of SSA (Adams Ranch Stewardship.)	Policy 1.9 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 1.10 The St. Lucie County Rural Land Stewardship Area (RLSA) Sending Area Land Use Layer Matrix, adopted herein as RLSA Figure 4, lists uses and activities allowed within Stewardship Sending Areas (SSAs) within the Overlay. Similar uses are grouped together in one of	Policy 1.10 No official agreement has been made for a RLSA.	Policy 1.10 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	six separate layers in the Sending Area Land Use Layer Matrix (RLSA Figure 4). Each layer is discrete and may be removed as part of the SSA approval process, sequentially and cumulatively, in the order presented in the Sending Area Land Use Layer Matrix (RLSA Figure 4), starting with the residential layer (Layer One) and ending with the restoration and natural resource layer (Layer Six). If a layer is removed, all uses and activities listed in that layer are eliminated and are no longer available for that portion of the SSA. 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 to arrive at a total Stewardship Credit Value of the land being designated as an SSA.		
	Policy 1.11 Credits can be transferred only to lands within the RLSA that meet the suitability criteria set forth in Objective 4 Policies and designated as "Open" on RLSA Figure 1. The development of such lands as RLSA Towns, RLSA Villages and Compact Rural Developments shall only be through approved Stewardship Receiving Areas (SRAs).	Policy 1.11 Provided for in RLSA Overlay Ordinance.	Policy 1.11 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 1.12 The RLSA Overlay in the Comprehensive Plan enables the creation, transfer and use of Credits and the designation of SSAs and SRAs. St. Lucie County shall, through the RLSA LDRs, also adopt procedures for applications and	Policy 1.12 Provided for in RLSA Overlay Ordinance.	Policy 1.12 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	approvals.		
	Policy 1.13 Stewardship Credits will be exchanged for mixed-use development entitlements to be used in an SRA on a per acre basis, as described in Policy 4.17, for the creation of sustainable communities in accordance with RLSA Figure 5, through the SRA Application process as set forth in the RLSA LDRs. The creation, transfer or use of Stewardship Credits shall not require a Comprehensive Plan Amendment.	Policy 1.13 Provided for in RLSA Overlay Ordinance.	Policy 1.13 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 1.14 Land becomes designated as an SRA upon the effective date of an ordinance adopted by the BOCC, pursuant to Section 163.3177(11)(d), F.S., approving an SRA Application by the property owner. The permitted land use on a parcel of land located within an SRA shall be specified in the ordinance reflecting the total number of Stewardship Credits assigned to the parcel of land, in accordance with the Receiving Area Characteristics Chart set forth in Policy 4.6 and in RLSA Figure 5.	Policy 1.14 No ordinance passed.	Policy 1.14 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 1.15 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. Stewardship Credits shall only be used within approved SRAs.	Policy 1.15 Provided for in RLSA Overlay Ordinance.	Policy 1.15 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 1.16 Pursuant to Section 163.3177(11)(d)6., F.S., the RLSA enables St. Lucie County to realize the long-term vision and goals for the 25-year or greater projected population of the-RLSA, which are to protect and conserve large areas of environmental, cultural, historical and	Policy 1.16 Population was calculated.	Policy 1.16 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	agricultural land, and to accommodate population in concentrated areas of mixed-use and sustainable communities.		
	Policy 1.17 Pursuant to Section 163.3177(11)(d)6., F.S., the adoption of this RLSA Overlay, by ordinance, establishes the methodology for the creation, conveyance, and use of—Stewardship Credits. The RLSA LDRs shall establish the approval process for implementation.	Policy 1.17 Methodology included in sub-element and LDRs establish the approval process.	Policy 1.17 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~.
	Policy 1.18 The first area within the St. Lucie Rural Lands Stewardship Area Overlay consists of 22,384 acres, commonly known as the Adams Ranch and Cloud Grove properties, as shown on the Future Land Use Map and RLSA Figure 1 (The Adams Ranch Stewardship). The Adams Ranch Stewardship is a "pilot program" for St. Lucie County. The Adams Ranch is of cultural significance in St. Lucie County, and is highly valued for its natural resources and agriculture operations. The total SRA development potential allowed for the 22,384 acre Adams Ranch Stewardship shall be limited to a maximum of 13,428 residential units and the non-residential uses required to support mixed-use communities as defined by RLSA Figure 5.	Policy 1.18 Adams Ranch Stewardship designated in Sub-element and LDR figures.	Policy 1.18 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time~~.
	Policy 1.19 The St. Lucie Rural Land Stewardship Area Overlay was designed to implement the multiple visions of both St. Lucie County and the Committee for Sustainable Treasure Coast (2005), specifically as a tool to protect agriculture and natural resources, and provide for a sustainable pattern of growth in the rural area. A comprehensive review of the	Policy 1.19 Review to be completed in 2012.	Policy 1.19 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	Overlay shall be prepared for and reviewed by St. Lucie County and the Department of Community Affairs no later than the five-year anniversary of the adoption of the Overlay. The purpose of the review shall be to assess the participation in and the effectiveness of the Overlay implementation in meeting the Goal, Objective and Policies set forth herein. The specific measure of review shall be as follows: 1. The amount and location of land designated as SSAs 2. The amount and location of land designated as SRAs 3. The number of Stewardship Credits generated, assigned or held for future use 4. A comparison of the amount, location and type of agriculture that existed at the time of the Overlay adoption and time of review 5. The amount, location and type of restoration through participation in the Stewardship Credit system since its adoption Working with the agricultural community and professional associations, additional incentives to support and promote the continuation of the agricultural industry in St. Lucie County.		
	Policy 1.20 Prior to the review identified in Policy 1.19, the St. Lucie County Rural Land Stewardship program shall be limited to no more than 3 SRA applications of any type (whether RLSA Town, RLSA Village or CRD), including any expansion of the RLSA area which includes additional potential	Policy 1.20 No additional applications or extensions are being considered.	Policy 1.20 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	SSA or SRA lands.		
	Policy 1.21 If future expansion of the St Lucie County Rural Land Stewardship program beyond the 22,384 acre "pilot program" Adams Ranch Stewardship area is proposed, the proposed application shall include a larger planning analysis and additional visioning. This analysis and visioning shall include opportunities for landowner, stakeholder and other citizen involvement, with respect to how the proposed expansion area relates to the Adams Ranch Stewardship area and long-term planning for applicable rural lands outside the urban services boundary. Any such larger planning analysis and additional visioning that may take place shall not affect the Adams Ranch Stewardship area, including but not limited to, consideration and final action on applications for Stewardship Sending Areas, Stewardship Receiving Areas, infrastructure, development orders and development agreements.	Policy 1.21 No additional extensions being considered.	Policy 1.21 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
Objective 2 Establish incentive-based policies to protect and conserve agricultural lands and open space, continue the viability of agricultural production and preserve cultural heritage in St. Lucie County.		Objective 2. The policies under Objective 2 provide for incentives.	Objective 2 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 2.1 Agriculture is an important aspect of St. Lucie County's quality of life and economic well-being. Agricultural activities shall be protected from duplicative regulation, and in accordance with the Florida Right to Farm Act.	Policy 2.1 This Sub-element does not conflict with the Florida Right to Farm Act.	Policy 2.1 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
		Policy 2.2 Sub-element and ordinance do not	Policy 2.2 The County

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	Policy 2.2 Notwithstanding the provisions of Policies 3.5 and 3.6, nothing herein or in the implementing RLSA LDRs shall restrict lawful agricultural activities and conditional uses, as set forth in RLSA Figure 4, on lands within the RLSA Overlay that have not been approved as SSAs pursuant to Policies 1.5 and 1.6.	restrict lawful agricultural activities.	intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 2.3 Agricultural lands will be protected and conserved by creating incentives that encourage a property owner to voluntarily eliminate the right to convert agricultural land to non-agricultural uses in exchange for Stewardship Credits.	Policy 2.3 Provided in RLSA Overlay Ordinance.	Policy 2.3 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 2.4 Agriculture lands protected and conserved through the creation and transfer of Stewardship Credits shall be designated as Stewardship Sending Areas (SSAs).	Policy 2.4 Provided in RLSA Overlay Ordinance.	Policy 2.4 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 2.5 Agriculture is a benefit to St. Lucie County as it provides open space, recharges groundwater, provides employment and conserves and protects floodplains. If agriculture activities are protected and conserved by designating agriculture lands as an SSA through the removal of land use layers more intensive than agriculture as set forth on RLSA Figure 4, Stewardship Credits shall be granted as specified in these goals, objectives and policies.	Policy 2.5 Provided for in Figure 4 matrix in Sub-element.	Policy 2.5 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~.
	Policy 2.6 Preservation and conservation of lands with cultural heritage significance within the RLSA shall be encouraged. Designation as cultural heritage shall apply to lands that have been recognized as	Policy 2.6 Provide for in RLSA Overlay Ordinance.	Policy 2.6 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	being culturally significant to St. Lucie County for fifty years or more, historically significant structures, facilities and locations as identified by the Florida Department of State, State Historic Preservation Officer, the National Register of Historic Places, or the St. Lucie County Commission. St. Lucie County shall, through the RLSA LDRs, require any SSA application that includes supporting data and analysis, and requests Cultural Heritage Credits, be reviewed by the St. Lucie County Historical Commission for recommendation to the BOCC. All significant structures, facilities and locations shall be mapped and tabulated in acres. An applicant shall provide research, data and analysis to support an SSA Application that includes Cultural Heritage Stewardship Credits. Cultural heritage designation approved by the BOCC in an SSA shall be granted .5 Credits per acre, which can only be granted once for any particular SSA.		~~recommended at this time.~~
Objective 3 Establish policies to protect and conserve water quality and quantity, as well as listed animal and plant species and their habitats by directing incompatible uses away from wetlands and upland habitat through the establishment of Hydrologic Stewardship Areas, Habitat Stewardship		Objective 3. The policies under Objective 3 provide for conservation of natural resources.	Objective 3. The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 3.1 Protection and conservation of water quality and quantity shall occur through the classification of Hydrologic Stewardship Areas (HYSAs), to be implemented by the designation of SSAs within the RLSA Overlay. HYSAs are delineated on the Overlay Map~~.~~ (RLSA Figure 1) These lands form the primary	Policy 3.1 Provide for in RLSA Overlay Ordinance.	Policy 3.1 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
Areas, and Water Retention Areas, where lands are voluntarily included in the Rural Land Stewardship Area Overlay.	wetland hydrologic systems in the RLSA. The Overlay provides an incentive to permanently protect and conserve HYSAs by the creation and transfer of Credits, elimination of permitted land uses (as described in RLSA Figure 2), and establishment of protection and conservation measures described in Objective 1 Policies. Not all lands within the delineated HYSAs are comparable in terms of their natural resource value; therefore the Index shall be used to differentiate higher value from lower value lands for the purpose of the RLSA Overlay~~.~~		
	Policy 3.2 Listed animal and plant species and their habitats shall be protected and conserved through the classification of Habitat Stewardship Areas (HSAs), to be implemented by the designation of SSAs within the RLSA Overlay. HSAs are delineated on the Overlay Map~~.~~ (RLSA Figure 1) HSAs are privately owned agricultural and/or natural areas, which include areas with characteristics that make them suitable habitat for listed species. The Overlay provides an incentive to permanently protect and conserve HSAs by the creation and transfer of Credits, resulting in the elimination of permitted land uses (as described in RLSA Figure 2) and the establishment of protection and conservation measures described in Objective 1 Policies. Not all lands within the delineated HSAs are comparable in terms of their habitat value; therefore the Index shall be used to differentiate higher value from lower value lands for the purpose of	Policy 3.2 Provided for in RLSA Overlay Ordinance.	Policy 3.2 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	the RLSA Overlay~~.~~		
	Policy 3.3 Further protection and conservation for surface water quality and quantity shall be through the classification of Water Retention Areas (WRAs), to be implemented by the designation of SSAs within the RLSA Overlay. WRAs are delineated on the Overlay Map (RLSA Figure 1). WRAs are privately owned lands that function as agricultural water retention and conveyance areas, man-made water bodies or other water storage areas. In some instances, these WRAs may contain native wetland or upland vegetation; in other cases they may contain above ground water bodies and/or exotic vegetation. WRA's may continue to be used for agricultural, surface water retention, treatment and/or conveyance, habitat and passive recreational uses. When located adjacent to or included within an SRA, acreage within that WRA may only be counted as Open Space, where the same acreage is not relied upon to generate Stewardship Credits for development within the SRA. The Overlay provides an incentive to permanently protect and conserve WRAs by the creation and transfer of Credits, elimination of incompatible uses, and establishment of protection, appropriate recreational uses and conservation measures described in Objective 1 Policies. Not all lands within the delineated WRAs are comparable in terms of their natural resource value; therefore the Index shall be used to differentiate higher value from lower value lands for the	Policy 3.3 Provided for in RLSA Overlay Ordinance.	Policy 3.3 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	purpose of the RLSA Overlay.		
	Policy 3.4 Uses as listed in the Sending Area Land Use Layer Matrix (RLSA Figure 4), may be voluntarily eliminated in HYSAs, HSAs and WRAs in exchange for Stewardship Credits to the property owner through the removal of one or more land use layers as described in Policy 1.10.	Policy 3.4 Not specified in ordinance. No official agreement in place.	Policy 3.4 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 3.5 Compensation to the property owner may occur through one or more of the following mechanisms: creation and transfer of Stewardship Credits, payment for the purchase of conservation easements, payment for the purchase of a less than fee interest in the land, or through other acquisition of land or interest in land through a willing seller program.	Policy 3.5 Not specified in ordinance. To be done administratively.	Policy 3.5 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 3.6 Unless such layers are voluntarily eliminated pursuant to Policy 3.4, agriculture and all other allowed uses would continue to be an allowed use within HYSAs and HSAs, pursuant to the Agriculture Group classifications described in the Sending Area Land Use Layer Matrix (RLSA Figure 4). In existing Ag 1 areas within HYSAs and HSAs, all such activities are permitted to continue, and may convert from one type of Agriculture to another and expand to the limits allowed by applicable permits.	Policy 3.6 Policy met. Specified in land management program for proposed RLSA.	Policy 3.6 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 3.7 Ag 2 includes permitted land uses as defined in the Sending Area Land Use Layer Matrix (RLSA Figure 4). In existing Ag 2 areas within HYSAs, WRAs and HSAs, such activities are permitted to continue, and may convert from one type of Agriculture to another and expand to the	Policy 3.7 Policy met.	Policy 3.7 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	limits allowed by applicable permits. Once the Stewardship Credit System is utilized and an owner receives Stewardship Credits by the establishment of an SSA that removes Ag 1 uses, no conversion of Ag 2 to Ag 1 will be allowed.		
	Policy 3.8 In certain locations (having an NRI value of 1.4 or below) there may be the opportunity for natural resource creation, restoration and enhancement. Examples include, but are not limited to, conversion of citrus grove to pasture having habitat value, creation of upland/wetland habitat, increased hydro period or water storage, enhanced wildlife corridors or habitat function, or as part of a designated Comprehensive Everglades Restoration Program project. If the SSA applicant agrees to complete restoration improvements and the eligibility criteria are satisfied, and the restoration plans and specifications are approved by the BOCC through the SSA Application process, three (3) additional Credits per acre shall be authorized at the time of SSA approval, to be awarded when the restoration work has been completed in accordance with the approved plans and specifications (and other applicable permits, if any). The specific process for restoration incentive credits shall be included in the SSA Application section of the RLSA LDRs. This policy does not preclude other forms of compensation for restoration, which may be addressed through public-private partnership agreement such as a developer contribution agreement or SSA Credit	Policy 3.8 Provided for in RLSA Overlay Ordinance.	Policy 3.8 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	Agreement.		
	Policy 3.9 If an SSA applicant can demonstrate that lands within the RLSA function, or could function with improvements, as a wildlife corridor or interconnected environmental system, and the plans and specifications are approved the BOCC through the SSA Application process, 0.5 additional Stewardship Credits per acre shall be authorized at the time of SSA approval by the BOCC. The criteria to determine whether to approve a wildlife corridor or interconnected environmental system shall be included in the SSA Application section of the RLSA LDRs.	Policy 3.9 Criteria for wildlife corridors provide for in RLSA Overlay Ordinance.	Policy 3.9 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 3.10 Water Retention Areas (WRAs), as generally depicted on the RLSA Overlay Map (RLSA Figure 1), are areas that have been, and may continue to function for, agricultural water retention, treatment and/or conveyance, habitat, and passive recreational uses. WRAs can be permitted to provide such functions for new uses of land allowed within the Overlay. WRAs may be incorporated into an SRA master plan to provide water management functions for properties within such SRA, in accordance with SFWMD permitting requirements, and may also be used for habitat and passive recreational activities, but are not required to be designated as an SRA in such instances. When located adjacent to or included within an SRA, acreage within that WRA may only be counted as Open Space where the same acreage is not relied upon to generate Stewardship Credits for development within the SRA. WRA	Policy 3.10 Provided for in RLSA Overlay Ordinance.	Policy 3.1 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	boundaries are understood to be approximate and are subject to refinement in accordance with SFWMD permitting.		
	Policy 3.11 During permitting to serve new uses, additions and modifications to WRAs may be required or desired, including but not limited to changes to control elevations, discharge rates, storm water pre-treatment, grading, excavation or fill, to be used for water management, habitat and passive recreation. Such additions and modifications shall be allowed subject to review and approval by the SFWMD in accordance with SFWMD permitting requirements. 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 Overlay that will provide comparable habitat function.	Policy 3.11 Additions and modifications provided for in RLSA Overlay Ordinance.	Policy 3.11 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~.
	Policy 3.12 To the extent any new landfills, utility transmission lines, and/or public roads are sought to be constructed on HYSAs, HSAs, WRAs and other lands that are voluntarily included in SSAs, through the use of the exercise of the power of eminent domain, any condemning authority shall, before the exercise of such eminent domain power, consider the following factors as required by Florida law in determining which route or land to condemn: 1) availability of alternative routes; 2) costs; 3) environmental factors; 4) long-range area planning; and 5) safety considerations. The protection of natural resources is the constitutionally declared public policy of the	Policy 3.12 No eminent domain exercised.	Policy 3.12 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	State of Florida, and the promotion of such policy may be considered in any condemnation action affecting designated SSAs in a manner not inconsistent with the factors enumerated in this section. Electric transmission lines sited pursuant to the Transmission Line Siting Act shall follow the applicable provisions of Chapter 403.501 – 403.536, F.S.		
	Policy 3.13 The inclusion of lands in designated SSAs provides a public benefit, and the private stewardship and management of these lands and resources are deemed to promote the public policy of St. Lucie County and the State of Florida. Accordingly, the protection of the environmental, agricultural and cultural resources of designated SSA lands shall be considered before any public ownership or public management of such SSA lands is formally instituted. The County hereby establishes a presumption that lands within a designated SSA shall not be condemned by the County or any County agency, except as necessary for the expansion of County or state transportation facilities (CR 68 or SR 70), as any other involuntary acquisition would be contrary to the purposes and intent of the rural land stewardship program and Chapter 163.3177(11)(d), F.S. Further, to the extent that the County or a County agency does condemn any lands within a designated SSA, the valuation of such lands shall not be diminished by the SSA Stewardship Easement Agreement.	Policy 3.13 There are no plans to condemn property for roadways.	Policy 3.13 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
Objective 4 Establish	Policy 4.1 Innovative land use planning	Policy 4.1 The RLSA Overlay Ordinance	Objective 4 The County

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
policies to accommodate future population growth through sustainable development patterns, while discouraging urban sprawl, providing for the utilization of innovative land use planning techniques and promoting economic diversification through the establishment of Stewardship Sending Areas and corresponding Stewardship Receiving Areas.	techniques which facilitate a sustainable form of development shall be implemented by the establishment of SRAs and corresponding SSAs within the RLSA Overlay. Within the RLSA Overlay, considered as a whole, the establishment of SSAs will result in large areas of land for permanent environmental, cultural and agricultural uses, and the development within SRAs will result in a functional mix of uses, interconnectivity and multi-modes of transportation, and be in the form of RLSA Towns, RLSA Villages or Compact Rural Developments (CRD), in accordance with policies 4.6.1, 4.6.2 and 4.6.3. St. Lucie County shall facilitate uses that enable diversification of the economic base of the RLSA. The County shall, through the RLSA LDRs, adopt additional incentives to encourage and support the diversification and vitality of the rural economy including but not limited to, development regulations that allow a variety of development types, expedited permitting review, and targeted capital improvements.	provides for Towns, Villages, and Compact Rural Development. Additional incentives not included in LDRs. County will consider suggestions of Agricultural Steering Committee.	intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~ Policy 4.1 Consider amending to provide incentives to stimulate rural economy based upon Agricultural Steering Committee recommendations.
	Policy 4.2 The County shall promote the agricultural economy by creating incentives that encourage a property owner to voluntarily eliminate the right to convert agricultural land to other uses as shown in the Sending Area Land Use Layer Matrix, RLSA Figure 4 (through the removal of layers 1, 2 and 3), in exchange for Stewardship Credits, through the establishment of SSAs.	Policy 4.2 Provided for in Figure 4 of this Sub-Element. Layer 3 not specified in Figure 4.	Policy 4.2 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.3 The St. Lucie County Business	Policy 4.3 The Economic Development	Policy 4.2 The County

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	Incentives Overview, October, 2004, outlines the County's incentives and inducements for economic development within the County. The Treasure Coast Regional Planning Council's Comprehensive Economic Development Strategy (CEDS) and Research Coast Economic Development Plan, January 2006, may be used to provide guidance in promoting economic activity within SRAs, in addition to other resources. The strategies set forth in the Economic Element of the Comprehensive Plan are also to be utilized in promoting economic activity within SRAs.	Element in the EAR-based amendments will provide more specific guidance on target industries which may guide development in the SSA.	intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.3.1 Extended incentives such as job growth investment grants, ad valorem tax adjustments and "fast track" permitting to businesses that locate in accordance with the requirements of Policies 4.6, 4.6.1, 4.6.2 and 4.6.3 shall be encouraged.	Policy 4.3.1 No incentives extended to SRA.	Policy 4.3.1 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.3.2 The development of industry and business by supporting public/private partnerships to build the necessary infrastructure shall be encouraged.	Policy 4.3.2 No partnerships established.	Policy 4.3.2 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.3.3 Initiatives to attract industries that create full-time, year-round, high-wage and high-quality jobs shall be encouraged.	Policy 4.3.3 No initiatives extended. LDRs requires 500,000 gross square feet for target industry.	Policy 4.3.3 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.4 All privately owned lands within the RLSA which meet the criteria set forth herein and are designated on the Overlay Map (RLSA Figure 1), as "Open" are eligible for designation as an SRA, except land	Policy 4.4 Policy met.	Policy 4.4 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	delineated as a HYSA or HSA, or land that has been designated as a Stewardship Sending Area (SSA). Land proposed for SRA designation shall meet suitability criteria and other standards described in these Objective 4 Policies.		~~recommended at this time.~~
	Policy 4.5 Land becomes designated as an SRA upon application by the property owner to St. Lucie County seeking such designation and the adoption of the ordinance by the BOCC granting the designation. The basis for approval shall be a finding by the BOCC of consistency with the policies of the RLSA Overlay, compliance with the RLSA LDRS, and confirmation in the manner as prescribed by the RLSA LDRs that the applicant has acquired or will acquire sufficient Stewardship Credits to create the type of SRA (whether RLSA Town, RLSA Village or CRD) for the amount of acres requested in the SRA application. Prior to the designation of an SRA by the BOCC, the County shall provide the Florida Department of Community Affairs a period of 30 days to review the proposed receiving area for consistency with the RLSA Overlay and to provide comments to the County.	Policy 4.5 Policy met. Process for approval of SSA provided for in RLSA Overlay Ordinance.	Policy 4.5 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.6 There are three specific forms of development allowed within SRAs, of which require a functional and integrated mix of uses in accordance with Policies 4.6.1, 4.6.2 and 4.6.3. These are RLSA Town, RLSA Village and CRD. The required characteristics of a RLSA Town, RLSA Village and CRD are set forth in the Stewardship Receiving Area Characteristics	Policy 4.6 RLSA Overlay Ordinance provides guidelines for SRA development.	Policy 4.6 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	Chart, adopted within this Overlay as RLSA Figure 5. The County shall, through the RLSA LDRs, adopt specific regulations, guidelines and standards for SRAs in accordance with these policies. Each development form shall be in accordance with the requirements set forth in RLSA Figure 5. The SRA residential density is calculated by dividing the total number of residential units in an SRA by the overall area inside the SRA boundary. The SRA residential density does not restrict net residential density of parcels within an SRA. The size and specific density (between the minimum and maximum set forth in RLSA Figure 5) for each SRA will be determined during the SRA designation review and approval process. Upon the last to occur of the following: (1) recordation of a Stewardship Easement Agreement in the public records of St. Lucie County pursuant to Policy 1.6 for the SSA or SSAs required for that SRA; (2) if the owner of the SRA is other than the owner of the SSA, written acceptance of the conveyance of Stewardship Credits by the owner of the SRA; and (3) approval of the BOCC of the SRA pursuant to Policies 1.14 and 4.5 and the expiration of any applicable appeal or challenge periods, the underlying density of the SRA property shall cease to exist.		
	Policy 4.6.1 RLSA Towns are the largest and most diverse form of SRA. RLSA Towns shall be not less than 1,000 acres or more than 5,000 acres and shall be designed to provide for a broad range of residential and nonresidential uses in	Policy 4.6.1 RLSA Overlay Ordinance provides guidelines for SRA development.	Policy 4.6.1 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	accordance with the required Stewardship Receiving Area Characteristics Chart (RLSA Figure 5). 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, such as neighborhood-scale retail, office, civic uses, schools, parks and 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 functional and 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, as		

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	established in the RLSA LDRs, to provide multiple pathways allowing for trip dispersion and reduced trip lengths. • Include a Transportation Demand Management (TDM) program for non-residential uses in the RLSA Town. • 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, reasonably accessible to the RLSA Town's places of employment. • Integrate open space in neighborhoods throughout the RLSA Town through features such as but not limited to 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 projections for absorption, in order to ensure a land use balance at build-out that is consistent with RLSA Figure 5. • The RLSA LDC shall set forth the 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		

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	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. 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.		
	Policy 4.6.2 RLSA Villages shall provide for 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 500 acres or more than 1,000 acres and shall comply with the required Stewardship Receiving Area Characteristics Chart (RLSA Figure 5). 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, such as neighborhood-scale retail, office, civic uses, 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 functional and aesthetically pleasing spatial	Policy 4.6.2 RLSA Overlay Ordinance provides guidelines for RLSA Villages.	Policy 4.6.2 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	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, as established in the RLSA LDRs, to provide multiple pathways allowing for trip dispersion and reduced trip lengths. • Include a Transportation Demand Management (TDM) program for non-residential uses in the RLSA Village. • 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, reasonably accessible to the RLSA Village's places of employment. • Integrate open space in neighborhoods		

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	throughout the RLSA Village through features such as but not limited to 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. • The RLSA LDC shall set forth the 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.		
	Policy 4.6.3 Compact Rural Development	Policy 4.6.3 CRD guidelines provided for in	Policy 4.6.3 The County

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	(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 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 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 RLSA LDRs shall set forth the specific information that shall be included on any CRD master plan.	RLSA Overlay Ordinance.	intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.7 An SRA may be contiguous to an HYSA or HSA designated on the Overlay Map (RLSA Figure 1), or a designated SSA, but shall not encroach into such areas, and shall buffer such areas as described in Policy 4.9. An SRA may be contiguous to and served by a WRA for water	Policy 4.7 Provided for in RLSA Overlay Ordinance.	Policy 4.7 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	management, passive recreation or habitat functions, without requiring special buffering and without requiring the WRA to be designated as an SRA in accordance with Policy 3.9.		
	Policy 4.8 An SRA must contain sufficient suitable land to accommodate the planned development in an environmentally acceptable manner. The primary means of directing development away from wetlands and critical habitat is the prohibition of locating SRAs in HYSAs and HSAs. To further direct development away from wetlands and critical habitat, lands having a Natural Resource Index (NRI) value of greater than 1.4 shall be conserved. NRI values are illustrated on the Natural Resource Index Map (RLSA Figure 3). NRI values above 1.4 are shown in green and NRI values of 1.4 or below are shown in brown. The NRI value does not include the Agricultural Index value of 1.0. SRAs may only be located in areas designated as "Open" and shown in pink on the Overlay Map (RLSA Figure 1), and having an NRI value of 1.4 or below.	Policy 4.8 Provided for in RLSA Overlay Ordinance.	Policy 4.8 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.9 Where an SRA adjoins a HYSA or HSA designated on the Overlay Map (RLSA Figure 1), a designated Stewardship Sending Area (SSA) or lands designated on the County's Future Land Use Map as Conservation, open space within that SRA shall be used to provide a buffer between that SRA and that designated HYSA, HSA or Conservation lands. This buffer shall be designed to protect adjacent natural resources, based upon specific site	Policy 4.9 Buffer provided for in RLSA Overlay Ordinance, however, specific uses are not detailed.	Policy 4.9 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	conditions, the resources to be protected, and the location and type of proximate uses in the SRA. The following uses are prohibited in buffers to designated HYSAs, HSAs, SSAs and Conservation lands: residential and non-residential development; active recreation areas; roads and multi-modal transportation corridors except for limited crossings for purposes of access when designed to protect natural resources; and buildings other than structures accessory to compatible agricultural or passive recreational uses. Allowable uses within HYSA, HSA, SSA, and Conservation buffers may include: compatible agricultural uses; limited crossings for roads or multi-modal transportation facilities for purposes of access when designed to protect natural resources; connections to present and future regional trail systems, if any; lakes; passive recreational uses; hiking trails; greenways; habitat restoration; birdwatching; and similar uses. Best management and planning practices, as adopted by the applicable government agencies, shall be required to minimize adverse impacts to such buffers. Use of any fertilizer or pesticide shall be consistent with the practices in the adjacent HYSA, HSA, SSA or designated Conservation lands and there shall be no planting of any exotic nuisance species.		
	Policy 4.10 Where an SRA adjoins a WRA designated on the Overlay Map (RLSA Figure 1), best management and planning practices, as adopted by the applicable	Policy 4.10 Policy to be met administratively or within agreement.	Policy 4.10 The County intends to review and revise all Goals, Objectives and Policies regarding rural

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	government agencies, shall be utilized to prevent ground water table draw down or diversion from adversely affecting the adjacent WRA. Detention and control elevations shall be established to protect and conserve any such natural areas and be consistent with surrounding land and project control elevations and water tables.		lands. ~~No change recommended at this time.~~
	Policy 4.11 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 specific site conditions. The edge area of an SRA may include: open space; landscape buffers; forested or reforested areas; compatible agricultural uses; roads or multi-modal transportation facilities; connections to present and future regional trail systems, if any; active or passive recreational areas; greenways; habitat restoration; stormwater lakes or ponds; flowways; and similar uses unless otherwise prohibited by Policy 4.9.	Policy 4.11 Provided for in RLSA Overlay Ordinance.	Policy 4.11 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.12 Each 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 accepted transportation planning standards. Connections between SRAs and other portions of the RLSA Overlay shall use rural design and rural road corridors, as part of the SRA designation, including typical cross sections consistent with the land uses served by such connections, and	Policy 4.12 Roadway access and transportation impact assessment provided for in RLSA Overlay Ordinance.	Policy 4.11 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	opportunities for present and future multi-modal facilities, and connections to present or future regional trail systems and greenways. No SRA shall be approved unless the capacity of County collector or arterial road(s) serving the SRA is demonstrated to be adequate in accordance with the level of service standards established in the St. Lucie County Comprehensive Plan Transportation Element in effect at the time of SRA designation. A transportation impact assessment shall adhere to the requirements specified in the SRA section of the RLSA LDRs. The RLSA LDRs shall require that an SRA transportation impact assessment shall be prepared and submitted with the application for SRA approval. The implementation of an approved multi-use Development of Regional Impact development order in an SRA that meets the requirements of section 163.3180(12), F.S., may satisfy transportation concurrency by paying its proportionate fair-share contribution, provided there are sufficient funds to pay for one or more improvements that will benefit a regionally significant roadway. The proportionate fair share shall be calculated in accordance with section 163.3180(12), F.S. For all other development within an SRA, transportation concurrency requirements may also be satisfied through the proportionate fair-share provisions of St. Lucie County's adopted proportionate share ordinance, pursuant to section 163.3180(16)(a), F.S.		

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	Policy 4.13 An SRA shall have adequate infrastructure available to serve its proposed development, or its infrastructure must be provided by the developer concurrently with the demand in accordance with Section 163.3180 F.S. and the St. Lucie County Concurrency Management System regulations. The level of infrastructure provided will depend on the type of development, accepted civil engineering practices, and RLSA LDR requirements Infrastructure to be analyzed and addressed in the SRA application process includes: a) Transportation b) Potable water c) Wastewater d) Irrigation water e) Stormwater management f) Solid waste g) Schools h) Parks and recreation 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	Policy 4.13 Infrastructure analyzed in SRA application.	Policy 4.13 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	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 treatment 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		

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	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.		
	Policy 4.14 If the infrastructure analysis required as part of the SRA Application, as set forth in Policy 4.13, identifies a need for public facilities beyond that which is included in the County's Future Transportation Map, Capital Improvements Element or Capital improvements Plan, then such amendments to the Comprehensive Plan shall be processed concurrently with the SRA Application and any related Development of Regional Impact application for any SRA that exceeds the applicable DRI threshold.	Policy 4.14 No amendments done.	Policy 4.14 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.15 Central water and wastewater services shall not be provided outside the RLSA Overlay. The combination of SSAs and SRAs within the RLSA Overlay results in a sustainable form of development with corresponding large areas of contiguous environmental, agricultural and cultural resource lands. To further guard against urban sprawl outside of the RLSA Overlay boundary, the following policies shall be applied:	Policy 4.15 Services limited to the RLSA.	Policy 4.15 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.15.1 Although water, wastewater, and other utilities to serve the RLSA Overlay may run through areas outside the RLSA Overlay, or as part of a regional system, no connection of such services outside the RLSA Overlay is allowed unless	Policy 4.15.1 No connection made.	Policy 4.15.1 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	those properties are also included in the RLSA Overlay or as otherwise allowed by future Comprehensive Plan amendment.		
	Policy 4.15.2 Although no restrictions shall be placed on adjacent lands not within the RLSA Overlay, the County shall, within two 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 approved SRA.	Policy 4.15.2 Not applicable because the RLSA is surrounded by existing development.	Policy 4.15.2 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.15.3 Although no restrictions shall be placed on adjacent lands not within the RLSA Overlay, the County shall restrict any transportation connections to SRA development from outside the RLSA Overlay to only regional transportation corridors. For example, transportation connections from lands not within the RLSA to an SRA that are not part of a regional corridor are prohibited. If such adjacent property is included in the RLSA Overlay in the future, this prohibition would not apply.	Policy 4.15.3 No roadways are planned between the SSA and the SRA.	Policy 4.15.3 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.16 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, including capital and operational costs, at the end of the first ten years of development, and every five (5) years thereafter, and at the horizon year (build-out). This demonstration will be made for each independent unit of government responsible for the services listed below,	Policy 4.16 Fiscal impact model not used. RLSA Ordinance provides for fiscal neutrality.	Policy 4.16 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	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. St. Lucie County shall, through the RLSA LDRs, provide for: 1) the demonstration of fiscal neutrality at the time of development approval within each SRA; 2) the monitoring of fiscal neutrality at the end of the first ten years of development, and every five (5) years thereafter, and at the horizon year (build-out); 3) modification of the project or other remedial measures in the event a negative fiscal impact is identified; and 4) the authorization of techniques that support fiscal self-sufficiency such as Community Development Districts, Independent Special Districts, private partnership agreements, and public-private developer or interlocal agreements. At a minimum, the fiscal analysis shall consider both capital and operating costs of the following public facilities and services: transportation,		

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	potable water, wastewater, irrigation water, stormwater management, solid waste, parks, law enforcement, and schools. 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. 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, Independent Special District or other unit of local government.		
	Policy 4.17 Within the RLSA Overlay, agriculture and open space, which by definition shall include public and private conservation lands, designated SSAs, water retention and management areas and recreation uses, will continue to be the dominant land use. Within SRAs, Open Space shall be provided to serve the forecasted population and uses within the SRA. To ensure that SRA residents have Open Space proximate to their homes, Open Space shall comprise a minimum of thirty-five percent of the gross acreage of an individual SRA RLSA Town , RLSA Village, or CRDs.	Policy 4.17 Open space is required.	Policy 4.17 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.18 Seven (7) Credits shall be required to entitle each acre of land	Policy 4.18 Public benefit defined in RLSA Overlay Ordinance. Credit requirement to	Policy 4.18 The County intends to review and revise

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	included in an SRA, except for open space in excess of the required thirty-five percent or for land that is designated for a public benefit use described in Policy 4.18. In order to promote sustainable, mixed use development and provide the necessary support facilities and services to residents of rural areas, the SRA approval shall entitle a full range of uses supportive of the residential population of an SRA, with densities and intensities of use as provided for in RLSA Figure 5. Such uses, densities and intensities shall be identified, located and quantified in the SRA plan.	entitle one acre provided for in ordinance as well.	all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.19 The acreage of an approved public benefit use shall not count toward the gross acreage limits described in RLSA Figure 5 nor shall it require the consumption of Stewardship Credits. For the purpose of this Section, public benefit uses include public and private schools (preK-12), public or private post secondary institutions and ancillary uses, very-low, low and moderate income housing, future transportation corridors including transit, community parks exceeding the minimum requirements of RLSA Figure 5, regional parks, agricultural, environmental or natural resource research centers, and governmental facilities.	Policy 4.19 Provided for in RLSA Overlay Ordinance.	Policy 4.19 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.20 If an HYSA, HSA or WRA designated in the RLSA Overlay Map (RLSA Figure 1), is contiguous to an SRA and is available to the public for passive recreation purposes, its acreage may count toward the thirty-five percent open space requirement outlined in Policy 4.16, so long as the same acreage is not relied upon to	Policy 4.20 Provided for in RLSA Overlay Ordinance. Policy should be corrected to reference Policy 4.18.	Policy 4.20 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	generate Stewardship Credits for development within the SRA.		
	Policy 4.21 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. 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, F.S.	Policy 4.21 No agreement made.	Policy 4.21 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.22 In order to provide opportunities for the inclusion of very-low, low and moderate income housing in each SRA having residential housing, the County shall, among other possibilities not specifically listed herein, consider opportunities to partner with Habitat for Humanity for adequate affordable housing in each SRA; consider opportunities to partner with the Florida Housing Finance Corporation; consider the possibility of creating a Community Land Trust (allowing for separate ownership of house and land; creation of a non-profit organization that will own the land for future adequate affordable housing development; and consideration of opportunities to offer long term leases to individuals, community groups or businesses); consider accepting the	Policy 4.22 No partnerships for affordable housing developed.	Policy 4.22 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
	donation of home sites from a developer within an SRA for another entity to build work force housing on the donated site; consider opportunities for tax abatement (waive property tax) on work force housing home sites; and the use of available state and federal assistance and funding programs. This is not an exhaustive list and shall not be a limitation upon the types of strategies that may be utilized to provide adequate affordable housing.		
	Policy 4.23 Intergovernmental coordination with local governments adjacent to SRAs shall be encouraged to allow those local governments to comment on development regulations, guidelines and standards for SRAs for those impacts caused by the development to those local governments and their facilities.	Policy 4.23 Policy met.	Policy 4.23 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.24 SRAs shall be required to utilize a water reuse system to meet all the irrigation needs of the proposed SRA, to the extent reuse water is available. The water utility infrastructure for each SRA will be designed to include both potable and reuse water so that landscaped areas, open space and other potential users can be served by either water system. There shall be no cross connection between the potable and reuse water. Potable water supply may only be used for irrigation when a sufficient volume of reuse water is unavailable.	Policy 4.24 Policy met.	Policy 4.24 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change recommended at this time.~~
	Policy 4.25 Applicants will cooperate with St. Lucie County as it investigates green building technology and considers adopting green building standards.	Policy 4.25 Policy met.	Policy 4.25 The County intends to review and revise all Goals, Objectives and Policies regarding rural lands. ~~No change~~

Rural Land Stewardship Area Overlay Sub-Element			
Objective	**Measurable Target (Policy)**	**Current Conditions**	**Comments**
			~~recommended at this time.~~

5. Assessment of Changes to Florida Statutes and State and Regional Policy Plan

Chapter 163.3191 (2)(f) F.S. requires that the Evaluation and Appraisal Report (EAR) contain an evaluation and assessment of relevant changes to the State Comprehensive Plan (187.201, F.S.), Chapter 163, F.S. Rule 9J-5 and the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan, since adoption of the last EAR update amendments. This analysis was conducted utilizing all of the changes that have occurred to these documents since 2002, when the St. Lucie County completed its last EAR-Based Amendments. When an inconsistency was identified, such as a requirement not currently addressed in the County Comprehensive Plan, the appropriate element is identified for update.

State Comprehensive Plan

The State Comprehensive Plan was amended in 1999 by Chapter 99-378 to include policies related to urban policy. Goal 17 identified as Downtown Revitalization was amended and entitled Urban and Downtown Revitalization. The goal was modified to state that "In recognition of the importance of Florida's vital urban centers and of the need to develop and redevelop downtowns to the state's ability to use…"

The following policies, 4 through 12, were added:

4. Promote and encourage communities to engage in a redesign step to include public participation of members of the community in envisioning redevelopment goals and design of the community core before redevelopment.
5. Ensure that local governments have adequate flexibility to determine and address their urban priorities within the state urban policy.
6. Enhance the linkages between land use, water use, and transportation planning in state, regional, and local plans for current and future designated urban areas.
7. Develop concurrency requirements that do not compromise public health and safety for urban areas that promote redevelopment efforts.
8. Promote processes for the state, general purpose local governments, school boards, and local community colleges to coordinate and cooperate regarding education facilities in urban areas, including planning functions, the development of joint facilities and the reuse of existing buildings.
9. Encourage the development of mass transit systems for urban centers, including multimodal transportation feeder systems, as a priority of local, metropolitan, regional and state transportation planning.
10. Locate appropriate public facilities within urban centers to demonstrate public commitment to the centers and to encourage the private sector development.
11. Integrate state programs that have been developed to promote economic development and neighborhood revitalization through incentives to promote the development of designated urban infill areas.
12. Promote infill development and redevelopment as an important mechanism to revitalize and sustain urban centers.

Chapter 2002-387 repealing the education goals and policies 187.201(1) of the State Comprehensive Plan also amended policies in 2002.

Items 9-12 are already addressed through existing adopted provisions, which emphasize urban infill, redevelopment, and the promotion of mass transit for urban centers. The St. Lucie County Comprehensive Plan is consistent with the State Comprehensive Plan in Chapter 187. F.S. The EAR-based amendments may include some refinements to the goals, objectives, and policies of the County's Comprehensive Plan furthering its consistency with these added State Comprehensive Plan policies.

In 2008, various changes were made in the State Comprehensive Plan (Chapter 187, F.S.) that address low-carbon-emitting electric power plants. Corresponding changes to Chapter 163, F.S. were made as well. These changes to Chapter 163 are addressed in Table 5.1.

Treasure Coast Strategic Regional Policy Plan

Chapter 186, F.S. governs the adoption and revision of the Strategic Regional Policy Plans (SRPP) governed by Regional Planning Councils. The 1998 Evaluation and Appraisal Report analyzed the St. Lucie County Comprehensive Plan in reference to policies in the Treasure Coast Strategic Regional Policy Plan (TCSRPP), which was adopted on December 15, 1995. Recommended changes were incorporated into the EAR-based amendments in 2002 and reviewed by the Treasure Coast Regional Planning Council.

Changes to Rule 9J-5 F.A.C.

Rule 9J-5 F.A.C. establishes the minimum criteria for the preparation, review and determination of compliance of the comprehensive plans and plan amendments pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, F.S. There have been no changes to 9J-5 since 2001.

Changes to Chapter 163, F.S.

Chapter 163 Part II provides GROWTH POLICY; COUNTY AND MUNICIPAL PLANNING, LAND DEVELOPMENT REGULATION. Subsection 163.3164, F.S. known as the Local Government Comprehensive Planning and Land Development Regulation Act, governs comprehensive planning in the State of Florida.

An analysis of all changes to Chapter 163, F.S. having occurred since the adoption of the County's Comprehensive Plan in 1989 is provided in Table 5.1. The changes are summarized by year including appropriate citations.

CHANGES IN Chapter 163 and the Florida Administrative Code

Table 5.I Changes in Chapter 163, Florida Statutes

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
2002: [Ch. 2002-296, ss. 1 - 11, Laws of Florida]					
110	Required that all agencies that review comprehensive plan amendments and rezoning include a **nonvoting representative of the district school board**.	163.3174		No	Intergovernmental Coordination Element
111	Required **coordination of local comprehensive plan** with the regional water supply plan.	163.3177(4)(a)		Procedural	
112	**Plan amendments for school-siting** maps are exempt from s. 163.3187(1)'s limitation on frequency.	163.3177(6)(a)		Procedural	
113	Required that by **adoption of the EAR**, the sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge element consider the regional water supply plan and **include a 10-year work plan** to build the identified water supply facilities.	163.3177(6)(c)		Intergovernmental Coordination Element/ Potable Water Sub-Element/ Conservation Element [Water Supply Plan amendments expected to be adopted in ~~Summer~~ November 2008.]	
114	Required **consideration of the regional water supply plan** in the preparation of the conservation element.	163.3177(6)(d)		Conservation Element [Water Supply Plan amendments expected to be adopted in ~~Summer~~ November 2008.].	
115	Required that the **intergovernmental coordination element (Intergovernmental Coordination Element)** include relationships, principles and guidelines to be used in coordinating comp plan with regional water supply plans.	163.3177(6)(h)		Intergovernmental Coordination Element Policy [Water Supply Plan amendments expected to be adopted in ~~Summer~~ November 2008.]	
116	Required the local governments adopting a public educational facilities element execute an **inter-local agreement** with the district school board, the county, and non-exempting municipalities.	163.3177(6)(h)4.	N/A	Procedural.	
117	Required that counties larger than 100,000 population and their municipalities submit a **inter-local service delivery agreements** (existing and proposed, deficits or	163.3177(6)(h)6. , 7., & 8.		Procedural	Intergovernmental Coordination Element

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	duplication in the provisions of service) report to DCA by January 1, 2004. Each local government is required to update its Intergovernmental Coordination Element based on the findings of the report. DCA will meet with affected parties to discuss and id strategies to remedy any deficiencies or duplications.				
118	Required local governments and special districts to provide **recommendations for statutory changes for annexation** to the Legislature by February 1, 2003. NOTE: this requirement repealed by Ch. 2005-290, s. 2, LOF.	163.3177(6)(h)9. **[Now repealed]**		Repealed	
119	Added a **new Section 163.31776** that allows a county, to adopt an optional public educational facilities element in cooperation with the applicable school board.	163.31776	N/A		
120	Added a **new Section 163.31777** that requires local governments and school boards to enter into an inter-local agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters, and sharing of facilities.	163.31777		Procedural	
121	**Added a provision** that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill and redevelopment areas.	163.3180(4)(c)	N/A	Procedural	
122	**Expanded the definition of "affected persons"** to include property owners who own land abutting a change to a future land use map.	163.3184(1)(a)		Procedural	
123	**Expanded the definition of "in compliance"** to include consistency with Section 163.31776 (public educational facilities element).	163.3184(1)(b)	N/A		
124	**Streamlined the timing** of comprehensive plan amendment review.	163.3184(3), (4), (6), (7), and (8)		Procedural	
125	Required that local governments provide a **sign-in form** at the transmittal hearing and at the adoption hearing for persons to provide their names and addresses.	163.3184(15)(c)		Procedural	
126	**Exempted amendments** related to providing transportation improvements to enhance life safety on "controlled access major arterial highways" from the	163.3187(1)(k)		Procedural	

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	limitation on the frequency of plan amendments contained in s.163.3187(1).				
127	**Required EARs to include** (1) consideration of the appropriate regional water supply plan, and (2) an evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs	163-3191(2)(1)		Addressed in Chapter 2.	
128	Allowed local governments to **establish a special master process** to assist the local governments with challenges to local development orders for consistency with the comprehensive plan.	163.3215		Procedural	
129	Created the **Local Government Comprehensive Planning Certification Program** to allow less state and regional oversight of comprehensive plan process if the local government meets certain criteria.	163.3246		Procedural	
130	Added a provision to Section 380.06(24), **Statutory Exemptions**, that exempts from the requirements for developments of regional impact, any water port or marina development if the relevant local government has adopted a "boating facility siting plan or policy" (which includes certain specified criteria) as part of the coastal management element or future land use element of its comprehensive plan. The adoption of the boating facility siting plan or policy is exempt from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)	N/A		
131	Prohibited a local government, under certain conditions, from denying an **application for development approval** for a requested land use for certain proposed solid waste management facilities.	163.3194(6)		Procedural	
2003: [Ch. 03-1, ss. 14-15; ch. 03-162, s. 1; ch. 03-261, s. 158; ch. 03-286, s. 61, Laws of Florida.]					
132	Creates the **Agricultural Lands and Practices Act**. (2): Provides **legislative findings and purpose** with respect to agricultural activities and duplicative regulation.	163.3162	N/A	Procedural	

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	(3): **Defines the terms "farm," "farm operation," and "farm product"** for purposes of the act. (4): Prohibits a county from adopting any ordinance, resolution, regulation, rule, or policy to prohibit or otherwise limit a **bona fide farm operation** on land that is classified as agricultural land. (4)(a): Provides that the act does **not limit the powers of a county** under certain circumstances. (4)(b): Clarifies that a **farm operation** may not expand its operations under certain circumstances. (4)(c): Provides that the act does not limit the **powers of certain counties**. (4)(d): Provides that certain county ordinances are not deemed to be a **duplication of regulation**.				
133	Changes "State Comptroller" **references** to "Chief Financial Officer."	163.3167(6)	N/A		
134	Provides for certain **airports** to abandon DRI orders.	163.3177(6)(k)		Procedural	
135	Throughout s.163.3177, F.S., citations for Ch. 235, F.S., are changed to cite the appropriate section of Ch. 1013, F.S.	163.31776		Procedural	
136	Throughout s.163.31777, F.S., citations for Ch. 235, F.S., are changed to cite the appropriate section of Ch. 1013, F.S.	163.31777		Procedural	
	2004: [Ch. 04-5, s. 11; ch. 04-37, s. 1; ch. 04-230, ss. 1-4; ch. 04-372, ss. 2-5; ch. 04-381, ss. 1-2; ch. 04-384, s. 2, Laws of Florida.]				
137	(10): Amended to **conform to the repeal** of the Florida **High-Speed Rail** Transportation Act, and the creation of the Florida High-Speed Rail Authority Act. (13): Created to require local governments to identify adequate **water supply sources** to meet future demand.	163.3167		(10) NA (13) Potable Water Element/Water Supply Plan Data Inventory and Analysis	

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	(14): Created to limit the effect of **judicial determinations** issued subsequent to certain development orders pursuant to adopted land development regulations.			(14) Procedural	
138	(1): Provides **legislative findings** on the compatibility of development with **military installations**. (2): Provides for the **exchange of information** relating to **proposed land use decisions** between counties and local governments and military installations. (3): Provides for **responsive comments** by the commanding officer or his/her designee. (4): Provides for the county or affected local government to **take such comments into consideration**. (5): Requires the representative of the military installation to be an **ex-officio, nonvoting member** of the county's or local government's land planning or zoning board. (6): Encourages the commanding officer to provide **information on community planning assistance grants.**	Creates 163.3175.	N/A		
139	(6)(a): • Changed to require local governments to amend the future land use element by June 30, 2006 to include criteria to achieve compatibility with **military installations**. • Changed to specifically encourage **rural land stewardship area** designation as an overlay on the future land use map. (6)(c): Extended the deadline adoption of the **water supply facilities work plan** amendment until	163.3177		(6)(a)-(11)(f) Procedural	

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	December 1, 2006; provided for updating the work plan every five years; and exempts such amendment from the limitation on frequency of adoption of amendments. (10)(l): Provides for the coordination by the state land planning agency and the Department of Defense on compatibility issues for **military installations**. (11)(d)1.: Requires DCA, in cooperation with other specified state agencies, to provide assistance to local governments in implementing provisions relating to **rural land stewardship areas**. (11)(d)2.: Provides for **multi-county rural land stewardship areas**. (11)(d)3.-4: Revises requirements, including the acreage threshold for designating **a rural land stewardship area**. (11)(d)6.j.: Provides that **transferable rural land use credits** may be assigned at different ratios according to the natural resource or other beneficial use characteristics of the land. (11)(e): Provides legislative findings regarding mixed-use, high-density **urban infill and redevelopment** projects; requires DCA to provide technical assistance to local governments. (11)(f): Provides legislative findings regarding a program for the transfer of development rights and **urban infill and redevelopment**; requires DCA to provide technical assistance to local governments.			11(d)6.j RLSA Overlay Sub-element meets this criteria.	
140	(1): Provides legislative findings with respect to the shortage of **affordable rentals** in the state.	Creates 163.31771		Procedural	

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	(2): Provides **definitions**. (3): Authorizes local governments to permit **accessory dwelling units** in areas zoned for single family residential use based upon certain findings. (4) An application for a building permit to construct an accessory dwelling unit must include an **affidavit from the applicant** which attests that the unit will be rented at an affordable rate to a very-low-income, low-income, or moderate-income person or persons. (5): Provides for certain **accessory dwelling units** to apply towards satisfying the affordable housing component of the housing element in a local government's comprehensive plan. (6): Requires the **DCA to report** to the Legislature.				
141	**Amends the definition of "in compliance"** to add language referring to the **Wekiva Parkway and Protection Act**.	163.3184(1)(b)	N/A		
142	(1)(m): Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to **military installations** do not count toward the limitation on frequency of amending comprehensive plans. (1)(n): Created to provide that amendments to establish or implement a **rural land stewardship area** do not count toward the limitation on frequency of amending comprehensive plans.	163.3187		Procedural Procedural	
143	Created to provide that **evaluation and appraisal reports** evaluate whether criteria in the land use element were successful in achieving land use compatibility with **military installations**.	163.3191(2)(n)		Procedural	
	2005 [Ch. 2005-157, ss 1, 2 and 15; Ch. 2005-290; and Ch. 2005-291, ss. 10-12, Laws of Florida]				
144	Added the **definition** of **"financial feasibility**."	Creates ss.		Procedural	

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
		163.3164(32)			
145	(2): Required comprehensive plans to be **"financially"** rather than "economically" **feasible**. (3)(a)5.: Required the comprehensive plan to include a **5-year schedule of capital improvements**. Outside funding (i.e., from developer, other government or funding pursuant to referendum) of these capital improvements must be **guaranteed** in the form of a **development agreement or interlocal agreement.** (3)(a)6.b.1.: Required plan amendment for the **annual update** of the schedule of capital improvements. **Deleted** provision allowing updates and change in the date of construction to be accomplished by ordinance. (3)(a)6.c.: Added **oversight and penalty** provision for failure to adhere to this section's capital improvements requirements. (3)(a)6.d.: Required a **long-term capital improvement schedule** if the local government has adopted a long-term concurrency management system. (6)(a): **Deleted** date (October 1, 1999) by which school sitting requirements must be adopted. (6)(a): Add requirement that future land use element of **coastal counties** must encourage the preservation of working waterfronts, as defined in s.342.07, F.S. (6)(c): Required the potable water element to be updated within 18 months of an updated regional water supply plan to incorporate the **alternative water supply projects** selected by the local government to meet its water supply needs.	163.3177		(2) Procedural 3(a)5 Procedural 3(a)Procedural 3(a)6cProcedural (3) (a) 6.d Procedural (6)a N/A (6)(a) Not addressed. (6)(c)Water Supply Plan/Potable Water Sub-Element [To be adopted in November 2008.]	(6)(a) Future Land Use Element and Coastal Management Element

Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
(6)(e): Added waterways to the system of sites addressed by the **recreation and open space element**.			(6) (e) No	(6)(e) Recreation and Open Space
(11)(d)4.c.: Required **rural land stewardship areas** to address **affordable housing**.			11(d)4.c Rural Land Stewarship Area (RLSA) Overlay Sub-element Policy 4.21	
(11)(d)5.: Required a **listed species survey** be performed on **rural land stewardship receiving area**. If any listed species present, must ensure adequate provisions to protect them.			(11) (d) 5 RLSA Overlay Sub-element Policy 1.7	
(11)(d)6.: Must enact an ordinance establishing a **methodology** for creation, conveyance, and use of **stewardship credits** within a **rural land stewardship area**.			(11)(d)6 RLSA Overlay Sub-element Policy 1.17	
(11)(d)6.j.: Revised to allow **open space and agricultural land** to be just as important as environmentally sensitive land when assigning stewardship credits.			(11) (d) 6.j RLSA Overlay Sub-element Objective 2	
(12): Must adopt **public school facilities element**.			(12) Public School Facilities Element to be adopted in ~~Summer~~ November 2008	
(12)(a) and (b): A **waiver** from providing this element will be allowed under certain circumstances.			(12)(a) and (b) N/A	
(12)(g): Expanded list of items to be to include **colocation**, **location of schools proximate to residential areas**, and use of schools as **emergency shelters**.			12)(g) and (h): Public School Facilities Element to be adopted in ~~Summer~~ November 2008	
(12)(h): Required local governments to provide maps				

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	depicting the general **location** of new schools and school improvements within future conditions maps. (12)(i): Required DCA to establish a **schedule for adoption** of the public school facilities element. (12)(j): Established **penalty** for failure to adopt a public school facility element. (13): (**New section**) Encourages local governments to develop a "**community vision**," which provides for sustainable growth, recognizes its fiscal constraints, and protects its natural resources. (14): (**New section**) Encourages local governments to develop a "**urban service boundary**," which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See s. 163.3184(17).			(12)(i): Procedural 12)(j)Procedural (13):Procedural (14) Procedural	
146	163.31776 is **repealed**	163.31776 **[Now: Repealed]**	N/A		
147	(2): Required the **public schools interlocal agreement** (if applicable) to address requirements for **school concurrenc**y. The **opt-out provision** at the end of Subsection (2) is deleted. (5): Required **Palm Beach County** to identify, as part of its EAR, changes needed in its public school element necessary to conform to the new 2005 public school facilities element requirements. (7): Provided that counties exempted from **public school facilities element** shall undergo **re-evaluation** as part of its **EAR** to determine if they continue to meet exemption criteria.	163.31777		Procedural.	
148	(2)(g): Expands requirement of coastal element to	163.3178	N/A	Not addressed	Coastal Management

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in s.342.07, F.S.				Element
149	(1)(a): Added "**schools**" as a required concurrency item. (2)(a): Required consultation with water supplier prior to issuing building permit to ensure "**adequate water supplies**" to serve new development is available by the date of issuance of a certificate of occupancy. (2)(c): Required **all transportation facilities** to be in place or under construction within **3 years** (rather than 5 years) after approval of building permit. (4)(c): Allowed concurrency requirement for public schools to be waived within urban infill and redevelopment areas (163.2517). (5)(d): Required **guidelines for granting concurrency exceptions** to be included in the comprehensive plan. (5)(e) – (g): If local government has established **transportation exceptions**, the guidelines for implementing the exceptions must be "**consistent with and support a comprehensive strategy, and promote the purpose of the exceptions**." Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing prior to July 1, 2005 must meet these requirements by	163.3180		(1) (a) Capital Improvements Element (Revisions to be adopted in November 2008. with Public School Facilities Element.) (2)(a) Future Land Use Element and Capital Improvements Element Policy (Revision to be adopted in November 2008 with Potable Water Sub-element.) (2)(c)Capital Improvements Element Policy 14.4.A.3. (4)(c) N/A (5) (d) No. (5)(e) – (g):NA	(5) (d) Capital Improvements Element

Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
July 1, 2006, or when the EAR-based amendment is adopted, whichever occurs last.				
(6): Required local government to **maintain records** to determine whether 110% **de minimis transportation impact** threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolves the de minimis exceptions.			(6) Procedural	
(7): Required consultation with the Department of Transportation prior to designating a **transportation concurrency management area** (to promote infill development) to ensure adequate level-of-service standards are in place. The local government and the DOT should work together to mitigate any impacts to the Strategic Intermodal System.			(7) Procedural	
(9)(a): Allowed adoption of a **long-term concurrency management system for schools**.			(9) (a) Procedural	
(9)(c): **(New section)** Allowed local governments to issue approvals to commence construction notwithstanding s. 163.3180 in areas subject to a **long-term concurrency management system**.			(9)(c)Procedural	
(9)(d): **(New section)** Required evaluation in EAR of progress in improving levels of service.			(9)(d): Included in this EAR.	
(10): Added requirement that level of service standard for roadway facilities on **the Strategic Intermodal System** must be consistent with FDOT standards. Standards must consider **compatibility with adjacent jurisdictions.**			(10) No	(10) Transportation Element
(13): Required **school concurrency** (not optional).			(13) and (13)(c)1 Public School Facilities Element [Expected to be adopted in ~~Summer~~ November 2008.]	
(13)(c)1.: Requires school concurrency after five years				

Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
to be applied on a "**less than districtwide basis**" (i.e., by using school attendance zones, etc).				
(13)(c)2.: Eliminated exemption from plan amendment adoption limitation for changes to service area boundaries.			(13)(c)2. Procedural	
(13)(c)3.: No application for development approval may be denied if a **less-than-districtwide measurement of school concurrency** is used; however the development impacts must to shifted to contiguous service areas with school capacity.			13)(c)3- (13)(e)2 Public School Facilities Element [Expected to be adopted in November 2008.]	
(13)(e): Allowed school concurrency to be satisfied if a developer executes a **legally binding commitment** to provide mitigation proportionate to the demand.				
(13)(e)1.: Enumerated mitigation options for achieving **proportionate-share mitigation.**				
(13)(e)2.: If educational facilities funded in one of the two following ways, the local government must **credit** this amount toward any **impact fee or exaction** imposed on the community: • contribution of land • construction, expansion, or payment for land acquisition				
(13)(g)2.: **(Section deleted)** – It is no longer required that a local government and school board base their plans on consistent population projection and share information regarding planned public school facilities, development and redevelopment and infrastructure needs of public school facilities. However, see (13)(g)6.a. for similar requirement.			(13)(g)2. Section deleted	
(13)(g)6.a.: **[Formerly (13)(g)7.a.]** Local governments			(13)(g)6.a Procedural	

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	must establish a **uniform procedure for determining if development applications are in compliance with school concurrency**.				
	(13)(g)7. **[Formerly (13)(g)8.] Deleted** language that allowed local government to terminate or suspend an interlocal agreement with the school board.			(13)(g)7 Deleted.	
	(13)(h): (**New 2005 provision**) The fact that **school concurrency** has not yet been implemented by a local government should not be the basis for either an approval or denial of a development permit.			(13)(h) Procedural	
	(15): Prior to adopting **Multimodal Transportation Districts**, FDOT must be consulted to assess the impact on level of service standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the EAR-base amendment, whichever occurs last.			(15): Procedural	
	(16): (**New 2005 section**) Required local governments to adopt by **December 1, 2006** a method for assessing **proportionate fair-share mitigation options**. FDOT will develop a model ordinance by December 1, 2005.			(16) Ordinance adopted by County.	
150	(17): (**New 2005 section**) If local government has adopted a **community vision** and **urban service boundary**, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.	163.3184	N/A		
	(18): (**New 2005 section**) If a municipality has adopted an urban infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service		N/A		

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.				
151	(1)(c)1.f.: Allowed approval of residential land use as **a small-scale development amendment** when the proposed density is equal to or less than the existing future land use category. Under certain circumstances **affordable housing units** are exempt from this limitation. (1)(c)4.: (**New 2005 provision**) If the small-scale development amendment involves a **rural area of critical economic concern**, a 20-acre limit applies. (1)(o): (**New 2005 provision**) An amendment to a **rural area of critical economic concern** may be approved without regard to the statutory limit on comprehensive plan amendments.	163.3187		Procedural	
152	(2)(k): Required local governments that do not have either a school interlocal agreement or a public school facilities element, to determine in the **EAR** whether the local government continues to meet the exemption criteria in s.163.3177(12). (2)(l): The **EAR** must determine whether the local government has met its various water supply requirements, **including development of alternative water supply projects**. (2)(o): (**New 2005 provision**) The **EAR** must evaluate whether its **Multimodal Transportation District** has achieved the purpose for which it was created. (2)(p): (**New 2005 provision**) The **EAR** must assess **methodology for impacts on transportation facilities**. (10): The **EAR-based amendment** must be **adopted within a single amendment cycle**. Failure to adopt	163.3191	N/A N/A N/A	(2)(k) N/A (2) (1)Addressed in Ch. 2 of EAR (2) (o) NA (2) (p) Addressed in Ch. 2 of EAR (10) Procedural	

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	within this cycle results in **penalties**. Once updated, the comprehensive plan must be submitted to the DCA.				
153	(10) New section designating Freeport as a **certified community**. (11) New section exempting proposed DRIs within Freeport from review under s.380.06, F.S., unless review is requested by the local government.	163.3246	N/A		
2006 [Ch. 2006-68, Ch. 2006-69, Ch. 2006-220, Ch. 2006-252, Ch. 2006-255, Ch. 2006-268, Laws of Florida]					
154	Establishes plan amendment procedures for **agricultural enclaves** as defined in s.163.3164(33), F.S. Ch. 2006-255, LOF.	163.3162(5)		Procedural	
155	Defines **agricultural enclave**. Ch. 2006-255, LOF.	163.3164(33)		Procedural	
156	Adds new paragraph encouraging local governments with a **coastal management element** to adopt recreational surface water use policies; such adoption amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions. Ch. 2006-220, LOF.	163.3177(6)(g)2.	N/A	Not addressed.	Coastal Management Element
157	Allows the effect of a proposed receiving area to be considered when projecting the 25-year or greater population with a **rural land stewardship area**. Ch. 2006-220, LOF.	163.3177(11)(d) 6.	N/A	Procedural	
158	Recognizes "extremely-low-income persons" as another income groups whose housing needs might be addressed by **accessory dwelling units** and defines such persons consistent with s.420.0004(8), F.S. Ch. 2006-69, LOF.	163.31771(1), (2) and (4)		Procedural	
159	Assigns to the Division of Emergency Management the responsibility of ensuring the preparation of **updated regional hurricane evacuation plans**. Ch. 2006-68, LOF.	163.3178(2)(d)	N/A		
160	Changes the definition of the **Coastal High Hazard Area (CHHA)** to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, LOF.	163.3178(2)(h)			Coastal Management Element
161	Adds a new section allowing a local government to comply with the requirement that its comprehensive	163.3178(9)(a)			Coastal Management Element

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	plan direct population concentrations away from the CHHA and maintains or reduces hurricane evacuation times by maintaining an adopted LOS Standard for out-of-county hurricane evacuation for a category 5 storm, by maintaining a 12-hour hurricane evacuation time or by providing mitigation that satisfies these two requirements. Ch. 2006-68, LOF.				
162	Adds a new section establishing **a level of service for out-of-county hurricane evacuation** of no greater than 16 hours for a category 5 storm for any local government that wishes to follow the process in s.163.3178(9)(a) but has not established such a level of service by July 1, 2008. Ch. 2006-68, LOF.	163.3178(9)(b)			Coastal Management Element
163	Requires local governments to amend their **Future Land Use Map** and **coastal management elemen**t to include the new definition of the **CHHA**, and to depict the CHHA on the FLUM by July 1, 2008. Ch. 2006-68, LOF.	163.3178(2)(c)			Coastal Management and Future Land Use Element
164	Allows the **sanitary sewer concurrency requirement** to be met by onsite sewage treatment and disposal systems approved by the Department of Health**.** Ch. 2006-252, LOF.	163.3180(2)(a)		Procedural	
165	Changes s.380.0651(3)(i) to s.380.0651(3)(h) as the citation for the standards a multiuse DRI must meet or exceed. Ch. 2006-220, LOF.	163.3180(12)(a)		Procedural	
166	Deletes use of extended use agreement as part of the definition of small scale amendment. Ch. 2006-69, LOF.	163.3187(1)(c)1. f.	N/A		
167	Creates a new section related to **electric distribution substations**; establishes criteria addressing land use compatibility of substations; requires local governments to permit substations in all FLUM categories (except preservation, conservation or historic preservation); establishes compatibility standards to be used if a local government has not established such standards; establishes procedures for the review of applications for the location of a new substation; allows local	163.3208		Procedural	

	Changes to Chapter 163, F.S. ~~1986~~ 2002-200~~7~~8	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	governments to enact reasonable setback and landscape buffer standards for substations. Ch. 2006-268, LOF.				
168	Creates a new section preventing a local government from requiring a permit or other approval for vegetation maintenance and tree pruning or trimming within an established **electric transmission and distribution line right-of-way**. Ch. 2006-268, LOF.	163.3209		Procedural	
169	**Community Workforce Housing Innovation Pilot Program**; created by Ch. 2006-69, LOF, section 27. Establishes a special, expedited adoption process for any plan amendment that implements a pilot program project.			Procedural	
170	**Affordable housing land donation density incentive bonus**; created by Ch. 2006-69, LOF, section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.			Procedural	

2007 Ch. 2007-196, Ch. 2007-198, Ch. 2007-204, Laws of Florida]					
		Citation	**N/A**	**Addressed (Where/How)**	**Amendment Needed by Element**
171	(26) Expands the definition of "**urban redevelopment**" to include a community redevelopment area. Ch. 2007-204, LOF. (32) Revises the definition of "**financial feasibility**" by clarifying that the plan is financially feasibility for transportation and schools if level of service standards are achieved and maintained by the end of the planning period even if in a particular year such standards are not achieved. In addition, the provision that level of service standards need not be maintained if the proportionate fair share process in s.163.3180(12) and (16), F.S., is used is deleted. Ch. 2007-204, LOF.	163.3164		Procedural	
172	(2) Clarifies that **financial feasibility** is determined using a five-year period (except in the case of long-term transportation or school concurrency management, in which case a 10 or 15-year period applies). Ch. 2007-204, LOF. (3)(a)6. Revises the citation to the **MPO's TIP and long-range transportation plan**. Ch. 2007-196, LOF. (3)(b)1. Requires an annual update to the Five-Year Schedule of Capital Improvements to be submitted by December 1, 2008 and yearly thereafter. If this date is missed, no amendments are allowed until the update is adopted. Ch. 2007-204, LOF. (3)(c) Deletes the requirement that the Department must notify the Administration Commission if an annual update to the **capital improvements element** is found not in compliance (retained is the requirement that notification must take place is the annual update is not adopted). Ch. 2007-204, LOF. (3)(e) Provides that a comprehensive plan as revised by an amendment to the future land use map is **financially**	163.3177 [New]		(2)-(3)(e) Procedural.	

2007 Ch. 2007-196, Ch. 2007-198, Ch. 2007-204, Laws of Florida]					
		Citation	**N/A**	**Addressed (Where/How)**	**Amendment Needed by Element**
	feasible if it is supported by (1) a condition in a development order for a development of regional impact or binding agreement that addresses proportionate share mitigation consistent with s.163.3180(12), F.S., or (2) a binding agreement addressing proportionate fair-share mitigation consistent with s.163.3180(16)(f), F.S., and the property is located in an urban infill, urban redevelopment, downtown revitalization, urban infill and redevelopment or urban service area. Ch. 2007-204, LOF. (6)(f)1.d. Revises the housing element requirements to ensure adequate sites for affordable **workforce housing** within certain counties. Ch. 2007-198, LOF. (6)h. and i. Requires certain counties to adopt a plan for ensuring **affordable workforce housing** by July 1, 2008 and provides a penalty if this date is missed. Ch. 2007-198, LOF.	[New]		(6)(f)1.d No. (6)h. and i. No.	(6)(f) 1.d Housing Element (6)h. and i. Housing Element.
173	(4)(b) Expands transportation concurrency exceptions to include **airport facilities**. Ch. 2007-204, LOF. (5)(b)5 Adds specifically designated **urban service areas** to the list of transportation concurrency exception areas. Ch. 2007-204, LOF. (5)(f) Requires consultation with the state land planning agency regarding mitigation of impacts on Strategic Intermodal System facilities prior to establishing a **concurrency exception area**. Ch. 2007-204, LOF. (12) and (12)(a) Deletes the requirement that the comprehensive plan must authorize a **development of regional impact** to satisfy concurrency under certain conditions. Also, deletes the requirement that the development of regional impact must include a residential component to satisfy concurrency under the conditions listed. Ch. 2007-204, LOF.	163.3180 [New]		(4)(b)- (17) Procedural	

2007 Ch. 2007-196, Ch. 2007-198, Ch. 2007-204, Laws of Florida]					
		Citation	**N/A**	**Addressed (Where/How)**	**Amendment Needed by Element**
	(12)(d) Clarifies that any **proportionate-share mitigation** by development of regional impact, Florida Quality Development and specific area plan implementing an optional sector plan is not responsible for reducing or eliminating backlogs. Ch. 2007-204, LOF. (13)(e)4. A development precluded from commencing because of **school concurrency** may nevertheless commence if certain conditions are met. Ch. 2007-204, LOF. (16)(c) and (f) Allows **proportionate fair-share mitigation** to be directed to one or more specific transportation improvement. Clarifies that such mitigation is not to be used to address backlogs. Ch. 2007-204, LOF. (17) Allows an exempt from concurrency for certain **workforce housing** developed consistent with s.380.061(9) and s.380.0651(3). Ch. 2007-198, LOF.	[New] [New]			
174	Allows a local government to establish a **transportation concurrency backlog authority** to address deficiencies where existing traffic volume exceeds the adopted level of service standard. Defines the powers of the authority to include tax increment financing and requires the preparation of transportation concurrency backlog plans. Ch. 2007-196, LOF and Ch. 2007-204, LOF.	163.3182 [New]		Procedural	
175	Allows plan amendments that address certain **housing** requirements to be expedited under certain circumstances. Ch. 2007-198, LOF.	163.3184(19) [New]		Procedural	

2007 Ch. 2007-196, Ch. 2007-198, Ch. 2007-204, Laws of Florida]					
		Citation	**N/A**	**Addressed (Where/How)**	**Amendment Needed by Element**
176	Exempts from the twice per year limitation on the frequency of adoption of plan amendments any amendment that is consistent with the **local housing incentive strategy** consistent with s.420.9076. Ch. 2007-198, LOF.	163.3187(1)(p) [New]		Procedural	
177	Add an amendment to integrate a **port master plan** into the coastal management element as an exemption to the prohibition in ss.163.3191(10). Ch. 2007-196, LOF and Ch. 2007-204, LOF.	163.3191(14) [New]		Procedural	
178	Extends the duration of a **development agreement** from 10 to 20 years. Ch. 2007-204, LOF.	163.3229		Procedural	
179	Establishes an **alternative state review process pilot program** in Jacksonville/Duval, Miami, Tampa, Hialeah, Pinellas and Broward to encourage urban infill and redevelopment. Ch. 2007-204, LOF.	163.32465 [New]	NA		
180	If a property owner contributes right-of-way and expands a state transportation facility, such contribution may be applied as a **credit against any future transportation concurrency requirement**. Ch. 2007-196, LOF.	339.282 [New}		Procedural	
181	Establishes an expedited plan amendment adoption process for amendments that implement the **Community Workforce Housing Innovation Pilot Program** and exempts such amendments from the twice per year limitation on the frequency of adoption of plan amendments. Ch. 2007-198, LOF.	420.5095(9)		Procedural	

2008 Ch. 2008-191 and Ch. 2008-227, Laws of Florida]					
		Citation	**N/A**	**Addressed (Where/How)**	**Amendment Needed by Element**
182	The future land use plan must discourage urban sprawl. Ch. 2008-191, LOF.	163.3177(6)(a)		Future Land Use Element Objective 1.1.5	
183	The future land use plan must be based upon energy-efficient land use patterns accounting for existing and future energy electric power generation and transmission systems. Ch. 2008-191, LOF.	163.3177(6)(a)			Future Land Use Element
184	The future land use plan must be based upon greenhouse gas reduction strategies. Ch. 2008-191, LOF.	163.3177(6)(a)		NA	Future Land Use Element
185	The traffic circulation element must include transportation strategies to address reduction in greenhouse gas emissions. Ch. 2008-191, LOF.	163.3177(6)(b)		NA	Transportation Element
186	The conservation element must include factors that affect energy conservation. Ch. 2008-191, LOF.	163.3177(6)(d)		Conservation Element Policy 8.1.1.2	Conservation Element Data
187	The future land use map series must depict energy conservation. Ch. 2008-191, LOF.	163.3177(6)(d)		NA	Future Land Use Element
188	The housing element must include standards, plans and principles to be followed in energy efficiency in the design and construction of new housing and in the use of renewable energy resources. Ch. 2008-191, LOF.	163.3177(6)(f)1.h. and i.		NA	Housing Element
189	Local governments within an MPO area must revise their transportation element to include strategies to reduce greenhouse gas emissions. Ch. 2008-191, LOF.	163.3177(6)(j)		NA	Transportation Element
190	Various changes were made in the State Comprehensive Plan (Chapter 187, F.S.) that address low-carbon-emitting electric power plants. See Section 5 of Chapter 2008-227, LOF.	State Comprehensive Plan		Addressed in this Report.	

6. Conclusion and Recommendations

The following provides a summary of changes noted in this Evaluation and Appraisal Report by Element. Florida statutes require that local governments amend their comprehensive plans based upon the Evaluation and Appraisal Report within eighteen months of the Department of Community Affairs' sufficiency determination of the report.

The recommendations included in this report provide the basis for the County's EAR-based amendments. In addition to amendments to the goals, objectives, and policies, the data inventory and analysis of each element should be revised to current conditions and ensure compliance with Chapter 163 of the Florida Statutes, and 9J-5 of the Florida Administrative Code. Recommendations for the EAR-based amendments are listed here by element:

Future Land Use Element

- The County should incorporate new objectives and policies which specifically address incorporation of green building standards.
- ~~Incorporate policies to allow the airport administration be involved in the DRC process so that developments around the airport can be reviewed for potential airport impacts.~~
- Incorporate future revisions to the Airport Master Plan into the Comprehensive Plan.
- Incorporate the recommendations of the FAR 150 noise study into the Comprehensive Plan.
- 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.
- Incorporate 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)
- Incorporate Objectives and Policies to create Neighborhood planning Programs that consider the following:
    - Identify target areas for neighborhood planning programs.
    - Establishment of a multi-department team to address neighborhood issues including Growth Management, Code Enforcement, Sheriff, and the Community Services departments.
    - Criteria for Neighborhood plans that include public participation through meetings and charettes with neighborhood associations, homeowners groups, and business groups as appropriate.
    - Set dates for the completion of neighborhood plans for the identified areas.
    - Incentives for neighborhood enhancement such commercial façade improvement grants, tax incentives for historic preservation, and technical assistance.
    - Include neighborhoods in the review and approval process in development projects.
- Incorporate the following principles as part of the site plan approval process for hotel development along the coast:

- Minimizes negative economic, environmental, and social impacts
- Generates greater economic benefits for local people and enhances the well being of the community
- Ensures that development is consistent and compatible with the surrounding neighborhood character, improves the quality of the neighborhood, and offers appropriate transition between zoning districts
- Improves working conditions and access to the industry
- Makes positive contributions to the conservation of natural and cultural heritage embracing diversity.
- Explore transfer of development rights from western lands to help facilitate high quality ocean-front hotel density.

- ~~Incorporate recommendations~~Consider conceptual proposals ~~of the Agricultural Steering Committee on agricultural lands such as the following:~~
  - ~~Ensure landowners with agricultural properties above 8 units or 160 acres have the same by-right uses as those below thresholds~~
  - ~~Create menu of development/preservation alternatives to the "by-right" scenario to create incentives for applying for PUD applications in order to preserve natural resources~~
  - ~~Use Transfer of Development Rights (TDRs) to discourage sprawl and preserve open space and agricultural uses~~
  - ~~Ensure land value is retained in agricultural areas~~
  - ~~Create value for retaining functional wetlands~~
  - ~~Encourage development rights are transferred from high value wetlands in the western and southwestern portions of the County to defunct, post-canker citrus grovelands and areas of planned infrastructure improvements~~

- Determine best planning strategies for western, rural lands in with DCA with public participation before the EAR based amendments process

- Incorporate other innovative techniques for preservation of agricultural and rural lands such as
  - Encouraging Community Supported Agricultural Programs Community Stewardship Organizations, organic farming, and community gardens.
  - Supporting federal agricultural efforts such as the Environmental Quality Incentive Program (EQIP) authorized in the Farm Security and Rural Investment Act of 2002 (Farm Bill).
  - When considering the future of agricultural areas, identify and preserve or restore to the fullest extent possible wetlands, native uplands, and natural systems.
- Incorporate additional action steps in the *Committee for a Sustainable Treasure Coast – Final Report* such as
  - Develop 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 for wastewater/storm water disposal, supporting CERP or IRL water quality programs, or user fees for recreation on private rural lands.
    - Establish acreage targets for the preservation of rural lands.
    - Cooperate to identify and implement a connected system of greenways and corridors on rural lands that allow wildlife movement and enhance biodiversity.
- Incorporate new objectives, policies and data as required by 2008 legislation regarding greenhouse reduction strategies, encourage energy-efficient land use patterns.

Transportation Element

- The County should update all data in Inventory, Data and Analysis Section ~~with the latest data maintained by the County Engineering Department,~~ and the County's Concurrency Management System.
- 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.
- Continue to coordinate with Indian River County, Martin County, FDOT, and TPO in transportation planning and development of Regional Transportation Authority (RTA)
- 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.
- Consider including the results and recommendations from the 2030 LRTP and more fully participate with establishing and implementing the recommendations of the 2035 RLRTP.
- ~~Revise objectives and policies to support the tools used by the county such as Proportionate Fair Share, and Concurrency Management System and further implemented by the Land Development Code.~~
- Incorporate the results and recommendations from the 2030 LRTP.
- Include policies that support the TDP update such as:
    - Pursue funding sources for transit through the South Florida Commuter Service, Florida Department of Transportation —and Federal Transit Administration~~Florida Public Transportation Association~~
    - In cooperation with neighboring counties and municipalities with St. Lucie County, establish a Regional Transportation Authority.
- Include a policy to utilize TRIP funds where appropriate to finance projects with regional impacts.
- Include the policies for coordination on trails and greenways with the FDOT.

- 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.

- ~~Actively pursue federal funding and grants for transportation projects.~~

- Update County Capital Improvement Plan and Schedule of Capital Improvements based upon the FDOT Five-Year Work Plan.

- Continue to coordinate with Indian River County, Martin County, FDOT, and ~~M~~TPOs in transportation planning and development of Regional Transportation Authority (RTA).

- 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).

- 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.

- 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.

- Adopt Traffic Demand Management (TDM) measures to reduce traffic congestion and improve level of service.

- Continue to work towards the policy and implementation of St. Lucie ~~M~~TPO Bicycle and Pedestrian Plan.

- Include specific RLRTP goals such as:

  1. Establishment of a regional transit authority
  2. Improving the existing transit service
  3. New transit routes in Port St. Lucie
  4. Identification of intermodal hubs

- Include Indian River and Martin MPOs in objectives and policies related to regional coordination.

- Include policies requiring incorporation of Transit Oriented Development (TOD) guidelines into the Land Development Code

  - Add policies that guide the development and implementation of the November 2007 Bicycle, Pedestrian, Greenways & Trailways Master Plan

  - Address 2008 legislation that requires Transportation Elements to address greenhouse gas reduction strategies.

  - Include data, analysis and suggested improvements from the TVC area traffic study.

Housing Element

- Create public-private partnership via formation of locally based private nonprofit housing development corporation
- Create Affordable Housing Advisory Committee
- Develop guidelines for a voluntary inclusionary program that will provide an incentive for private development to include a portion of residential units as certified affordable when feasible
- ~~Consider~~ Establish a Community Land Trust ~~program should market conditions and demand warrant~~
- Adopt Land Banking guidelines as deemed appropriate
- 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
- 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
- ~~Incidence~~ Number of farmworkers in the County should be revisited
- Encourage rehabilitation rather than demolition, whenever feasible
- ~~Promote green building through SHIP grants~~Affordable housing should be constructed using green building practices
- Review housing affordability based upon decreasing property values to ensure efficiency of the workforce and affordable housing delivery system.
- Include policies to ensure adequate sites for affordable workforce housing.

Infrastructure Element

Potable Water Sub-element

- Schedule an updated the Water and Sewer Master Plan
- Schedule an update to the Wellfield Protection Ordinance
- Promote water conservation through incentive programs and encourage the use of reclaimed water.

Solid Waste Sub-Element

- Landfill zero waste by the year 2012 including recycling
- Recycle waster to the fullest extent possible prior to gasification
- ~~Set an obtainable goal for percentage of the waste stream to be recycled, rather than the current Objective "Increase reduction of waste stream as technologies allow it to happen." Revise to "Increase percentage of waste stream to be recycled to 40% by year 2015."~~

Drainage Sub-element

- Establish objective and policies to promote Low Impact Development (LID) to include: Bio-retention cells, Vegetated swales, Filter strips, Disconnected impervious areas, Cistern collection systems, Permeable Pavement Surfaces.
- Evaluate the costs associated with Low Impact Development and—where determined to be financially feasible—u~~U~~pdate the County Stormwater Master Plan to incorporate Low Impact Development techniques

Sanitary Sewer Sub-element

- Schedule an updated the Water and Sewer Master Plan

Coastal Management Element

- 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.
- 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.
- 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.
- 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.
- Incorporate a policy to consider current and credible sea level rise data when planning long term infrastructure and capital improvement activities, and in future land use decisions.
- 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.
- 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.
- 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.

Conservation Element

- 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.
- 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.
- Support the County Mosquito Control District programs for reconnection, restoration and management of impoundment areas.
- Continue the acquisition of properties for the preservation and restoration of the IRL system.
- Incorporation of updated data from the 2004 county-wide native habitat inventory.
- Incorporate updated data on the status of threatened, endangered and species of special concern.
- Established the base-line and establish benchmarks for future habitat protection goals.
- ~~Coordinate a region wide task force to establish a region wide base line and benchmarks for habitat protection.~~
- Continue the acquisition of properties for habitat preservation.
- Incorporate information on large water quality restoration projects into the data section of the Comprehensive Plan.
- Include objectives and policies to ensure continued compatibility of future land use designations.
- Include data on energy conservation as requires in 2008 legislation for Conservation Elements.

Recreation and Open Space Element

- 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.
- These new classifications can be applied to an updated parks inventory, which will provide for a more appropriate LOS measurement.
- ~~Consider adding a geographic-based distance LOS standard, i.e. County shall strive to provide public recreation facilities to all residents within ½ mile of their home.~~
- Provide updated inventory and map when Comprehensive Plan is amended
- Add policies that guide the development and implementation of the November 2007 Bicycle, Pedestrian, Greenways & Trailways Master Plan
- Incorporate the County's focus on regional parks and the feasibility of future regional parks

- Develop regulations for parkland dedications to create small community parks in areas with new development
- Create an interagency parks and recreation facility task force to maximize partnerships
- Continue management plans for the purchase of ESLs, and plan for sustainable recreation opportunities

Intergovernmental Coordination Element

- Update Policy 10.1.10 to current joint planning issues between St. Lucie County and the municipalities
- Coordination with the regional policy plan
- Provide for opportunities to engage in agreements for transfer development rights with municipalities
- Include policy to ensure adoption of interlocal agreements within one year of adoption of the amended intergovernmental coordination element, pursuant to the requirements of Section 163.3177(6)(h)2., F.S.
- 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;
- 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;
- 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.

Capital Improvements Element

- Incorporate timing requirements from 163.3180 regarding public facilities
- Ensure land development code regarding Adequate Public Facilities reflect new school concurrency requirements
- Consider the feasibility of creating and implementing a concurrency and capacity database.
- Determine a level of service standard for policies 11.1.1.24; 11.1.1.25; and 11.1.1.26
- Establishment of a LOS standard for mass transit Policy 11.1.1.13
- Include a schedule to provide for the annual update of the CIE

Economic Development Element

- 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).
- 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).
- Continue to s~~S~~upport the creation of high-paying jobs that need low-skilled workers.
- Create GIS database tracking clusters by examining the location of related businesses
- Continue to p~~P~~rovide 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.
- Continue to m~~M~~onitor the particular incentives that were utilized for business recruitment and track the long-term financial value of the incentives.
- Continute to~~M~~onitor new and existing businesses recruitment of employees from local colleges and universities
- ~~Set timeline for recruitment of businesses to Foreign Trade Zone and conversion of status to manufacturing and distribution.~~
- Monitor the origination of international tourists, to determine in which areas marketing should be focused
- Promote the expansion of eco-tourism by encouraging existing and new hotels to participate in the Florida Green Lodging Program
- Promote the expansion of commercial service at the airport. Create specific timelines to achieve the various components of this goal.
- Provide for the identification of desired sites for each targeted industry as well as for other desired contributory business users with the potential for significant employment
- Continue to e~~E~~stablish grant opportunities for the sustainable re-use of agriculture land. Utilize regulations to deter the development of agriculture land.

Create a new Historic Preservation Element

The new Element would include objectives and policies as follows:

- Centralizing and strengthening its historic preservation activities
- Maintaining an on-going comprehensive survey and site data management program in order to have accurate and extensive information on the location, significance, and condition of the County's historic resources.
- Acknowledging the Historic Preservation Ordinance as a means to legally implement the Goals, Objectives, and Policies of the Historic Preservation Element
- Addressing the special needs of revitalizing certain historic districts and neighborhoods, while simultaneously preserving their original building stock and historic fabric

- Developing strategies to foster public awareness of the County's history and its abundant historic resources including the St. Lucie County Historical Museum

Port Sub-Element

The objective and policies should be revised as follows in the EAR-based amendments:

- Revise Objective 2.1 to show continuous County support of strengthening coordination and economic development of the Port
- Revise Objective 2.3 to state that the County would attempt to maintain, increase, and promote marine industry and related scientific and commercial activities at the Port of Ft. Pierce so there is no net loss of marine industry.
- Consider removing Objective 2.5 and Objective 5.1 as Port security is largely handled by the U.S. Department of Homeland Security.
- Revised Transportation Element Objective 2.8 should be updated to reflect adoption of the Port Master Plan.
- ~~Include a policy for developing a Port Master Plan implementation schedule to include incomplete activities in the Port Master Plan.~~
- ~~Highlight the role of the Fort Pierce Harbor Advisory Committee in Port planning should in Port Sub-element objectives and policies~~

Rural Land Stewardship Overlay Sub-Element

- At this time, no changes are recommended for the RLSA Overlay sub-element. The County intends to review and revise all Goals, Objectives and Policies regarding rural lands.

Appendix A

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

TO: **Peter Jones, AIA - Planning Manager (Long Range)**

FROM: **Lorraine Tappen, AICP, Senior Planner**

DATE: **February 21, 2008**

RE: **Draft Major Issues List for Evaluation and Appraisal Report (EAR) for Public Review**

MEETING ATTENDANCE

Four (4) meetings were held, each at 6:00 p.m., in St. Lucie County Commission Chambers at 2300 Virginia Street in Fort Pierce. Attendance was recorded using participant sign-in sheets and is tabulated below. (It is believed actual attendance was slightly higher at each of these meetings because not every attendee signed-in.)

Meeting	Date	Attendance
1. General Public Scoping Meeting	October 22, 2007	31
2. General Public Scoping Meeting	October 25, 2007	18
3. General Public Scoping Meeting	October 30, 2007	23
4. Advisory Committees Scoping Meeting	November 13, 2007	24

PUBLIC COMMENTS SUMMARY

During each meeting, residents were asked what they liked and disliked about St. Lucie County and its Comprehensive Plan. Those who spoke were well-informed on the goals, objectives, and policies in the current Plan, and offered suggested updates and changes based on the issues that were most important to them.

Engineering
Construction Engineering & Inspection
Municipal Engineering
Transportation Planning & Traffic Engineering
Surveying & Mapping
Planning
Landscape Architecture & Environmental Services
Construction Services
Indoor Air Quality
Data Technologies & Development

1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807
www.calvin-giordano.com

Fort Lauderdale West Palm Beach Orlando Fort Pierce Homestead

Each of these meetings was broadcast live on SLCTV and is available for viewing using the Video On Demand feature on www.stlucieco.gov.

A survey was made available to the attendees of each meeting. From a selection of various planning topics, participants were asked to mark those items that were of most interest or concern to them. Additionally, participants were encouraged to provide written comments, concerns, and recommendations, either on their survey forms or online through a link on the Growth Management Department's homepage.

The survey, along with all oral and written comments submitted, accompanies this memo. Following is a generalized ranking of the top issues of interest or concern, based upon frequency of topic response:

1. Environmental / Sustainability / Conservation Issues
2. General Development Issues
3. Drainage / Utilities / Water / Concurrency
4. Land Use
5. Residential Density
6. Economic Development
7. Traffic Circulation
8. Coastal Management
9. Agriculture / Rural / Western Lands
10. Capital Improvements (tie)
10. Intergovernmental Coordination (tie)

MAJOR ISSUES

As stated above, input was also received from various public agencies. These included the Florida Department of Transportation, the Florida Fish and Wildlife Conservation Commission, and the South Florida Water Management District. Meetings with the Growth Management Department, as well as other County staff, provided the consultant with further direction as to subject matter for the EAR's major issues section.

Considering public input and input from County staff and state agencies, a Major Issues list was compiled for consideration by the Planning and Zoning Board on January 10, 2008 in a public workshop. The Planning and Zoning Board recommended the Major Issues List and added the following new issues:

- Intergovernmental coordination of county and municipalities
- Neighborhood blight and the need for neighborhood planning
- Ensure incorporation of the Port Master Plan
- Review of County affordable housing strategies
- Prepare for the addition of a Historic Preservation Element

The Planning and Zoning Board as well as members of the public attending the meeting expressed concern on the order of the Major Issues list. The Major Issues list has been

re-ordered to reflect the generalized ranking of issues.

On January 25, 2008, the Board of County Commissioners held a Major Issues Workshop as well to receive public input and to consider the Major Issues list. It was determined that additional public review was needed and that County staff would advertise the list in order solicit additional input to ensure the list has consensus.

The Board also agreed to add the following new issue:

- Hotel density on Hutchinson Island

The revised major issues list is as follows:

A. Environmental / Sustainability / Conservation Issues

1. Protection of the Indian River Lagoon
2. Land use compatibility with water quality restoration efforts
3. Incorporation of green standards
4. Habitat protection on a County-wide and regional basis

B. General Development and Drainage / Utilities / Water / Concurrency

1. Water supply and facilities for projected population

C. Land Use

1. Airport and development compatibility
2. Neighborhood blight and the need for neighborhood planning
3. Prepare for the addition of a Historic Preservation Element
4. Hotel density on Hutchinson Island

D. Economic Development

1. Encourage job creation and economic development
2. Review of County affordable housing strategies

E. Traffic Circulation

1. Regional transportation goals
2. Incorporation of transit guidelines

F. Coastal Management

1. Protection of beach and beach dune system

G. Agriculture / Rural / Western Lands

1. Incorporation of new County policies regarding rural and agricultural lands

H. Capital Improvements

1. Concurrency managements and timing of infrastructure improvements
2. Consideration of alternate park level of service standards.

I. Intergovernmental Coordination

1. Intergovernmental coordination of the County and municipalities
2. Ensure incorporation of the Port Master Plan

Appendix B

BOARD OF
COUNTY
COMMISSIONERS

ST. LUCIE COUNTY FLORIDA

GROWTH
MANAGEMENT

March 28, 2008

Ray Eubanks, Plan Processing Administrator
Division of Community Planning
Department of Community Affairs
255 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: EAR Scope of Work

Dear Mr. Eubanks:

In October and November 2007, St. Lucie County held four public scoping meetings. Representatives of state, regional, and municipal agencies were invited along with the public to receive input on key planning issues required to be addressed in the County's Evaluation and Appraisal Report (EAR).

Attached to this letter is a scope of work identifying the issues to be addressed by St. Lucie County during the EAR process as regulated by Chapter 163.3191, Florida Statutes. Please review the scope and if appropriate issue a Letter of Understanding agreeing to the proposed issues and scope.

If there are any questions regarding this scope of work, please feel free to contact me or the County's comprehensive planning consultant, Lorraine Tappen at Calvin-Giordano and Associates, 954-921-7781 or ltappen@calvin-giordano.com.

Sincerely,

Mark Satterlee, AICP
Director, Growth Management Administration

Cc: Lorraine Tappen, CGA

Attachment

JOSEPH E. SMITH, District No. 1 • DOUG COWARD, District No. 2 • PAULA A. LEWIS, District No. 3 • CHARLES GRANDE, District No. 4 • CHRIS CRAFT, District No. 5
County Administrator - Douglas M. Anderson
2300 Virginia Avenue • Fort Pierce, FL 34982-5652
Administration: (772) 462-1590 • Planning: (772) 462-2822 • GIS/Technical Services: (772) 462-1553
Economic Development: (772) 462-1550 • Fax: (772) 462-1581
Tourist Development: (772) 462-1529 • Fax: (772) 462-2132
www.co.st-lucie.fl.us

St. Lucie County Comprehensive Plan EAR Scope of Work:

(a) Population growth and changes in land area since the adoption of the original plan or the most recent update amendments.

(b) The extent of vacant and developable land.

(c) The financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities.

(d) Location of development as anticipated in the original plan, or in the plan as amended by the most recent evaluation and appraisal report update amendments, such as within areas designated for urban growth.

(e) An identification of the major issues for the County and, where pertinent, the potential social, economic, and environmental impacts. Major issued to be addressed include the following:

A. Environmental / Sustainability / Conservation Issues
1. Protection of the Indian River Lagoon
2. Land use compatibility with water quality restoration efforts
3. Incorporation of green standards
4. Habitat protection on a County-wide and regional basis

B. General Development and Drainage / Utilities / Water / Concurrency
1. Water supply and facilities for projected population

C. Land Use
1. Airport and development compatibility
2. Neighborhood blight and the need for neighborhood planning
3. Prepare for the addition of a Historic Preservation Element
4. Hotel density on Hutchinson Island

D. Economic Development
1. Encourage job creation and economic development
2. Review of County affordable housing strategies

E. Traffic Circulation
1. Regional transportation goals
2. Incorporation of transit guidelines

F. Coastal Management
1. Protection of beach and beach dune system

G. Agriculture / Rural / Western Lands
1. Incorporation of new County policies regarding rural and agricultural lands

H. Capital Improvements
1. Concurrency managements and timing of infrastructure improvements
2. Consideration of alternate park level of service standards.

I. Intergovernmental Coordination
1. Intergovernmental coordination of the County and municipalities
2. Ensure incorporation of the Port Master Plan

(f) Relevant changes to the state comprehensive plan, the requirements of this part, the minimum criteria contained in chapter 9J-5, Florida Administrative Code, and the appropriate strategic regional policy plan since the adoption of the original plan or the most recent evaluation and appraisal report update amendments.

(g) An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. The report shall include, as appropriate, identification as to whether unforeseen or unanticipated changes in circumstances have resulted in problems or opportunities with respect to major issues identified in each element and the social, economic, and environmental impacts of the issue.

(h) A brief assessment of successes and shortcomings related to each element of the plan including a brief overview of each element.

(i) The identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriate, new population projections, new revised planning timeframes, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element. This paragraph shall not require the submittal of the plan amendments with the evaluation and appraisal report.

(j) A summary of the public participation program and activities undertaken by the County in preparing the report.

(k) The coordination of the comprehensive plan with existing public schools.

(l) The extent to which the County has been coordinating water supply planning with land successful in identifying alternative water supply projects and traditional water supply projects, including conservation and reuse, necessary to meet the water needs identified in s.73.0361(2)(a) within the County's jurisdiction. The report will evaluate the degree to which the County has implemented the work plan for building public, private,

and regional water supply facilities, including the development of alternative water supplies identified in the element as necessary to serve existing and new development.

(m) If any of the jurisdiction of the local government is located within the coastal high-hazard area, an evaluation of whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs, including, but not limited to, redevelopment following a natural disaster.

(n) An assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing its concurrency management system in coordination with the municipalities and counties, as appropriate pursuant s. 163.3180.

Appendix C

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G PELHAM
Secretary

April 24, 2008

Mr. Mark Satterlee, AICP, Director
Growth Management Administration
St. Lucie County
2300 Virginia Avenue
Fort Pierce, Florida 34982-5652

Re: St. Lucie County Evaluation and Appraisal Report
Letter of Understanding

Dear Mr. Satterlee:

The Department has reviewed your Letter of Understanding dated April 3, 2008 outlining the major issues that will be the focus of the County's Evaluation and Appraisal Report (EAR). We have also discussed the scope of work outlined in your letter with the state and regional agencies that will be reviewing the EAR when it is submitted. Based upon the comments received from these agencies, the Department is recommending that the scope of work be revised to address:

- The need to balance jobs and housing and to consider regional coordination on economic development efforts
- Planning issues in rural and in agricultural areas of the County
- Hurricane evacuation and coastal high hazard areas based on Section 163.3178(2)(h) and (9), Florida Statutes
- Transportation issues including transit locations, land uses and densities and intensities in transit locations; the need for other multimodal facilities (other types of transit and a bicycle and pedestrian network); new east-west road corridors and protection of road right-of-ways, and the need for improved coordination with other local governments, state and regional agencies, including metropolitan planning organizations to address transportation issues

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-2100
Phone: 850-488-8466 Fax: 850-921-0781 Website: [illegible]

COMMUNITY PLANNING
Phone 850-488-2356 Fax 850-488-3309

AREAS OF CRITICAL STATE CONCERN FIELD OFFICE
Phone 305-289-2402 Fax 305-289-2442

HOUSING AND COMMUNITY DEVELOPMENT
Phone 850-488-7956 Fax 850-922-5623

We hope that you will find these recommendations beneficial and that they will be incorporated into the County's EAR scope of work. Please notify the Department, by return letter, of your acceptance of these additions. We very much appreciate the County's cooperation and effort in working with the Department to ensure that the important issues identified in the County's scope of work will be addressed in the EAR.

If you or your staff has any questions or if we can be of further assistance as you proceed with preparing the EAR, please contact Sevini Guffey, AICP, Planner at (850) 922-5315.

Sincerely,

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/skg

cc: Wendy Evans, Florida Department of Agriculture and Consumer Services
Tracy Suber, Florida Department of Education
Jim Quinn, Florida Department of Environmental Protection
Susan Harp, Florida Department of State
Mary Ann Poole, Florida Fish and Wildlife Conservation Commission
Gerry O'Reilly, Florida Department of Transportation, District 4
P. K. Sharma, South Florida Water Management District
Terry Hess, Treasure Coast Regional Planning Council
Lorraine Tappen, Calvin-Giordano and Associates (County planning consultant)