CHAPTER VII
DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS

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7.10.27 - See Ord. 08-004

CHAPTER VII
DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS

7.00.00 GENERAL PROVISIONS

7.00.01 PURPOSE

The purpose of this Chapter is to provide development design and improvement standards applicable to development activity in the unincorporated area of the County.

7.01.00 PLANNED UNIT DEVELOPMENT

7.01.01 PURPOSE

The Planned Unit Development (PUD) District is intended to achieve residential land development of superior quality through the encouragement of flexibility and creativity in design options that:

A. permit creative approaches to the development of residential land reflecting changes in the technology of land development;

B. allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs;

C. allow design options that encourage an environment of stable character, compatible with surrounding land uses; and

D. permit the enhancement of neighborhoods through the preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space.

~~7.01.02~~ AUTHORIZED USES → See ORD-06-005 (05-039)

A. PERMITTED USES

Any permitted, conditional or accessory use in the Agricultural-1 (AG-1); Agricultural-2.5 (AG-2.5); Agricultural-5 (AG-5); Residential/Conservation in the Agricultural-1 (AG-1); Agricultural-2.5 (AG-2.5); Agricultural-5 (AG-5); Residential/Conservation (RC); Residential, Estate-1 (RE-1); Residential, Estate-2 (RE-2); Residential, Single-Family-2 (RS-2); Residential, Single-Family-3 (RS-3); Residential, Single-Family-4 (RS-4); Residential, Multiple-Family-5 (RM-5); Residential, Mobile Home-5 (RMH-5); Residential, Multiple-Family-7 (RM-7); Residential, Multiple-Family-9 (RM-9); Residential, Multiple-Family-11 (RM-11); and Residential, Multiple-Family-15 (RM-15) zoning districts of this Code may be permitted in a Planned Unit Development District subject to complying with the residential densities described in Section 7.01.03(B).

B. NONRESIDENTIAL DEVELOPMENT USES

Uses of the types permitted in the Commercial, Neighborhood (CN) District are also permitted up to an amount not to exceed three (3) percent of the gross area of the Planned Unit Development or ten (10) acres, whichever is less. In addition, playgrounds, public and non-public parks, golf courses, country clubs, bicycle paths, racquet sports facilities, riding stables, marinas, clubhouses, and lodges may be permitted in a Planned Unit Development District.

7.01.03 STANDARDS AND REQUIREMENTS

Standards and requirements for a Planned Unit Development shall be as follows:

A. MINIMUM SIZE

A Planned Unit Development shall be a minimum of five (5) contiguous acres of land under common ownership or control.

B. DENSITY

The maximum possible permitted density of a Planned Unit Development shall not exceed the density reflected in the Future Land Use Maps of the Comprehensive Plan. On North and South Hutchinson Island, the provisions of Section 3.01.03(AA)(8) shall govern.

C. AREA, YARD, AND HEIGHT REQUIREMENTS

Area, yard, and height requirements shall be determined at the time of Preliminary and Final Development Plan approval, except that for any structure on North or South Hutchinson Island that has not been occupied, constructed, or has not received a building permit, site plan or other County development approval as a permitted use prior to January 10, 1995 the requirements of Section 4.01.00, Hutchinson Island - Building Height Overlay Zone shall apply.

D. PUBLIC FACILITIES

1. The Planned Unit Development shall be designed and located so there will be no net public cost for the provision of water lines, sewage lines, storm and surface drainage systems, and other utility systems.

2. The minimum size of all water mains used, or intended for use, in fire protection activities is six (6") inches. Actual water main requirements will be determined by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

3. The minimum size of all water mains used, or intended for use, in fire protection activities, that are located on a dead-end water main is eight (8") inches. Actual water main requirements will be determined by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

   The maximum number of fire hydrants that may be located on any dead end water main is one (1).

4. Fire hydrants shall be provided at a minimum spacing of one every six hundred (600) feet unless otherwise approved by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

E. TRAFFIC AND PEDESTRIAN CIRCULATION

1. Every dwelling unit, or other use permitted in the Planned Unit Development shall have access to a public street either directly or through an approved private road, a pedestrian way, or other area dedicated to public or private use.

2. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movement and minimum hazards to vehicular or pedestrian traffic. Minor streets within the Planned Unit Development shall not be connected to streets outside the development so as to encourage their use by through traffic.

3. The proposed Planned Unit Development shall be designed so that it will not create traffic congestion on the arterial and collector roads surrounding the project, or such surrounding collector or arterial roads shall be improved so that they will not be adversely affected.

4. All non-residential land uses within the Planned Unit Development shall have direct access to a collector or arterial street without creating traffic hazards or congestion on any street.

5. Streets in a Planned Unit Development may be dedicated to public use or retained under private ownership. Said streets and associated improvements shall comply with all pertinent County regulations and ordinances, however, variations to the standard minimum right-of-way widths may be considered as part of the Planned Unit Development if it is shown to the satisfaction of the Board of County Commissioners, that the requested variation is consistent with the intent of the County's roadway construction standards and necessary for the design of the Planned Unit Development.

6. All roads and streets shall intersect at an approximate ±5° angle of ninety degrees (90°) unless circumstances acceptable to St. Lucie County indicate a need for a lesser angle of intersection.

7. Street jogs or centerline offsets between any local street or road with another local street or road, shall be no less than one hundred fifty feet (150).

8. The intersection of any two local roads or streets with a Major Collector or Arterial Roadway shall be separated by a minimum distance of six hundred sixty feet (660), as measured from centerline to centerline.

9. Permanent dead-end streets shall not exceed one thousand feet (1000) in length. Cul-de-sacs shall be provided at the end of all dead end roads or streets greater than five hundred and one (501) feet in length. The length of a dead-end street shall be measured along the centerline of the street from the its point of perpendicular intersection with the centerline of intersecting street to the end of the dead-end street or roadway. All cul-de-sacs shall have a minimum right-of-way diameter of one hundred (100) feet.

   If the dead end roadway is five hundred (500) feet or less in length, a "Y" or "T" type of turn around may be approved.

   If a dead end street is temporary in nature then a temporary cul-de-sac shall be required until the roadway is connected to another street or road.

   In the center of the cul-de-sac an unpaved island, surrounded by a curb, improved with grass and landscaping that will not interfere with sight distance, may be provided. Center islands shall have a diameter of not less than seventeen (17) feet, unless otherwise approved through the review of the Planned Unit Development.

10. All roadways, exclusive of interior parking and access aisles areas, regardless of ownership, shall be located a minimum of ten (10) feet from any exterior building walls, except for security gate houses or similar security structures located in a private street or road right-of-way.

11. Any pedestrian circulation system and its related walkways shall be insulated from the vehicular street system. This shall include, when deemed to be necessary by the Board of County Commissioners, pedestrian underpasses or overpasses in the vicinity of playgrounds and other recreation areas, local shopping areas, and other neighborhood uses which generate a considerable amount of pedestrian traffic.

12. Access points on all collector or arterial streets serving a Planned Unit Development shall be located and spaced so that traffic moving into and out of the arterial streets do not cause traffic congestion.

F. PARKING AND LOADING

1. General Provisions

a. The number, type, and location of parking spaces shall be determined at the time of final Planned Unit Development plan approval. The determination of the number of spaces required shall be based on Section 7.06.01(F) of this Code. The number of parking spaces required by this section may be reduced based on substantial competent evidence that the reduced number of spaces is adequate for the proposed use or that parking may be shared by proximate uses that operate at different times or on different days.

b. Reserved parking spaces may be provided, in lieu of paved spaces, subject to Section 7.06.02(C) of this Code.

2. Off Street Parking and Loading

Off-street parking and loading requirements are governed by Sections 7.06.02 and 7.06.03 of this Code, and the following standards:

a. Off-street parking and loading areas shall be designed to provide travelways between adjacent uses while discouraging through traffic.

b. Off-street parking and loading areas shall be screened from adjacent roads and pedestrian walkways with hedges, dense planting, or changes in grades or walls.

3. On Street Parking

In Planned Unit Developments, on street parking may be used so long as the road on which the on-street parking is proposed lies entirely within the limits of the defined Planned Unit Development and such parking would not contravene any other provision of this Code or the St. Lucie County Code of Ordinances. Where such on street parking and loading is used, it shall be consistent with the following design standards:

a. The minimum size of a parking stall shall be as follows:

parallel	8 feet X 23 feet
angled	10 feet X 18 feet
handicapped(parallel)	12 feet X 23 feet
handicapped(angled)	12 feet X 18 feet

b. Handicapped parking spaces shall be appropriately marked.

c. Access for emergency fire vehicles shall be in accordance with NFPA standards.

d. No more than fifteen (15) parking spaces shall be permitted in a continuous row without being interrupted by a minimum landscape area of 360 square feet.

G. LIGHTING

All lighting facilities shall be arranged in such a manner so as to prevent direct glare or hazardous interference of any kind to adjoining streets or properties.

H. LANDSCAPING AND NATURAL FEATURES

1. Native trees and vegetation and other natural features shall be preserved to the extent practicable.

2. All sensitive environmental vegetation, trees and areas shall be preserved to the extent practicable.

3. Landscaping for off-street parking and loading areas shall meet the minimum requirements of Section 7.09.00.

I. OPEN SPACE STANDARDS

1. A Planned Unit Development that is proposed in any Residential, Conservation, Special District or Mixed Use Future Land Use Category shall conform to the following open space standards:

a A minimum of thirty-five (35) percent of the gross area of land to be committed to a Planned Unit Development must be for use as common open space, which may include, parks, recreation areas, bicycle and pedestrian paths and facilities, marinas, swimming beaches, common open space, common landscaping and planting areas, or other areas of public purposes or use other than street, road or drainage rights-of-way, above ground utilities, excluding stormwater treatment facilities, and parking areas.

A minimum of 15 percent of any existing native upland habitat on the property must be preserved in its natural condition as part of the required 35 percent common open space. For each acre of preserved native habitat above the required minimum 15 percent that is preserved in its original state, credit shall be given at a rate of 150 percent per acre towards the remaining common open space requirement.

All areas to be dedicated for common open space shall be identified as part of the Preliminary Development Plan for the Planned Unit Development. Areas that are floodways, lakes, wetlands, and stormwater retention areas may be applied to satisfy the total common open space requirement, subject to the requirement that 15% of any existing native habitat on the property must be included as part of the required 35% common open space. As part of the Final Planned Unit Development submission process, the developer or petitioner for the Planned Unit Development shall provide for one of the following:

1. The advance dedication of all common open space to a public, or acceptable private, agency that will, upon acceptance, agree to maintain the common open space and any buildings, structures or improvements that have been placed on it. All such dedications or conveyances shall be completed prior to the issuance of any building permits, including land clearing, for any portion of the Planned Unit Development ;or,

2. A phased conveyance of the land to a public or acceptable private agency that will, upon acceptance, agree to maintain the common open space and any buildings, structures or improvements that have been placed on it. The schedule for the phased conveyance of any such lands to be used for common open space shall be a specific condition of approval for the Planned Unit Development.

b. No parcel of land identified for use as a park or common open space shall be less than one (1) contiguous acre, and all such areas shall be physically part of the Planned Unit Development.

c. Areas provided or reserved to meet any other environmental preservation or protection requirement of this code or other lawful regulatory authority may be counted towards the overall common open space requirement, provided that the common open space meets the requirements of this Code.

Added through ORD 03-005

2. A Planned Unit Development that is proposed in any Agricultural Future Land Use Category shall conform to the following open space standards:

a. For any Planned Unit Development, equal to or less than 160 acres in gross area and involving eight (8) or less lots or parcels, a minimum of 50% of the gross land area to be committed to the planned unit development must be for use as open space, of which 35% of the gross land area is to be retained as common open space. For the purpose of this paragraph, open space, in an agricultural PUD, including the required common open space, may include, parks, bicycle and pedestrian paths and facilities, marinas, swimming beaches, common recreation areas , common open space, common landscaping and planting areas, pastures and productive agricultural areas which may be held in either common interest, individual interest, or other areas of public purpose or use other than street, road or drainage rights-of-way, common parking areas and above ground utilities, excluding stormwater treatment facilities.

For any Planned Unit Development, greater 160 acres in gross area or eight (8) divisions, a minimum of 80% of the gross land area to be committed to the planned unit development must be for use as open space, of which a minimum of 35% of the gross land area is to be retained as common open space which may include, parks, recreation areas, bicycle and pedestrian paths and facilities, marinas, swimming beaches, common open space, common landscaping and planting areas, or other areas of public purpose or use other than street, road or drainage rights-of-way, above ground utilities, excluding stormwater treatment facilities, and parking areas.

b. A minimum of fifty (50) percent of any existing native upland habitat on the property, must be preserved in its natural condition as part of the required open space. For each acre of preserved native habitat above the required minimum 50 percent that is preserved in its original state, credit shall be given at a rate of 150 percent per acre towards the remaining open space requirement.

c. All areas to be dedicated for open space shall be identified as part of the Preliminary Development Plan for the Planned Unit Development. Areas that are floodways, lakes, wetlands, and stormwater retention areas may be applied to satisfy the total open space requirement, subject to the requirement that 50% of any existing native habitat on the property must be included as part of the required 80% open space. As part of the Final Planned Unit Development submission process, the developer or petitioner for the Planned Unit Development shall provide for one of the following:

1. The advance dedication of all open space to a public, or acceptable private, agency that will, upon acceptance, agree to maintain the open space and any buildings, structures or improvements that have been placed on it. All such dedications or conveyances shall be completed prior to the issuance of any building permits, including land clearing, for any portion of the Planned Unit Development ; or,

2. A phased conveyance of the land to a public or acceptable private agency that will, upon acceptance, agree to maintain the open space and any buildings, structures or improvements that have been placed on it. The schedule for the phased conveyance of any such lands to be used for open space shall be a specific condition of approval for the Planned Unit Development; or,

3. The identification of restrictive easement or plat dedication that would serve to create a perpetual conservation or use restriction easement over those portions of the properties that are to be kept as open space meeting the requirements of this section

d. No parcel of land identified for use as a open space shall be less than one (1) contiguous acre, and all such areas shall be physically part of the Planned Unit Development.

e. Areas provided or reserved to meet any other environmental preservation or protection requirement of this code or other lawful regulatory authority may be counted towards the overall open space requirement, provided that the open space meets the requirements of this Code.

J. SETBACKS FROM AGRICULTURAL LAND

Planned Unit Developments adjacent to land used for agricultural purposes, or designated for agricultural use on the Future Land Use Map of the St. Lucie County Comprehensive Plan, shall provide setbacks from the agricultural land sufficient to protect the function and operation of those uses from the encroachment of Urban activities or uses.

Added through Ord. 03-005

K. CLUSTERING OF DEVELOPMENT

Planned Unit Developments in all Future Land Use Categories are required to design the project in a clustered manner.

Planned Unit Developments in the Residential, Conservation, Special District or Mixed Use Future Land Use Categories are required to design the project in a clustered manner that will reduce the cost of required infrastructure, provide for large intergrated common open space areas, and provide for reduced long term maintenance costs for the community.

In the Agricultural Land Use Categories clustered development is intended to reduce the cost of required public infrastructure.

L. PHASING

1. A Planned Unit Development may be developed in more than one stage or phase.

2. If a Final Development Site Plan approved by the Board of County Commissioners is to be developed in stages or phases, each successive phase shall be constructed and developed in a reasonably continuous fashion. No more than two (2) years shall elapse between the completion of any stage or phase, and the final stage or phase shall be completed within ten (10) years of the date of Final Development Site Plan approval. Extensions of the above requirements are subject to approval by the Board of County Commissioners. Unless otherwise amended by the Board of County Commissioners through the Final Development Site Plan review process, the following sequence of development must be adhered to:

   a. One or more major recreation facilities and other major amenities, planned to serve the entire development, shall be completed or adequate security posted prior to the issuance of building or mobile home permits of more than forty (40) percent, or other percentage as determined by the Board to be appropriate based on circumstances that include the size of the project and the proposed phasing schedule, of the total number of authorized dwelling units. Recreation facilities or facilities and other amenities planned to serve one (1) phase of a multi-phased development shall be completed or appropriate security posted prior to issuance of building or mobile home permits or the recording of any final plat within that phase.

   b. No commercial facility shall be permitted prior to the completion of at least forty (40) percent of the total number of authorized dwelling units; and,

   c. For Planned Unit Developments to be constructed in stages or phases, the net density of an individual stage or phase may vary from the approved Final Site Plan subject to the requirements in Section 11.02.05.

M. SIGNS – Added through ord. 02-029

1. Signs within any Planned Unit Development, less than or equal to 200 acres in overall area, shall comply with the provisions of Chapter 9 of this code, provided however, that the Board

of County Commissioners may condition approval of a Planned Unit Development upon compliance with more stringent sign regulations in order to ensure design consistency throughout the proposed development, to ensure compatibility with surrounding land uses, to ensure public safety and prevent public harm, and to ensure compliance with the St. Lucie County Comprehensive Plan.

2. Signs within any Planned Unit Development, greater than 200 acres in overall area may submit a general signage plan for the Planned Unit Development, as part of the Final Planned Unit Development Plan submissions. The general signage plan shall be based on the general dimension and size standards applicable to other similarly designated residential property; provided, however, that the Board of County Commissioners may condition approval of a Planned Unit Development upon compliance with more stringent sign regulations in order to ensure design consistency throughout the proposed development, to ensure compatibility with surrounding land uses, to ensure public safety and prevent public harm, and to ensure compliance with the St. Lucie County Comprehensive Plan.

7.02.00 PLANNED NON-RESIDENTIAL DEVELOPMENT

7.02.01 PURPOSE

The Planned Non-Residential Development (PNRD) District is intended to achieve non-residential land development of superior quality through the encouragement of flexibility and creativity in design options that:

A. Permit creative approaches to the development of non-residential land reflecting changes in the technology of land development;

B. Allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs;

C. Allow design options that encourage an environment of stable character, compatible with surrounding land uses; and

D. Permit the enhancement of neighborhoods through the preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space.

7.02.02 PERMITTED USES

The following general guidelines shall be used in determining the permitted use possibilities in any Planned Nonresidential Zoning Development:

A. For properties located in any Residential or Agricultural classified land use area:

Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Institutional (I) Zoning Districts, and in the Agricultural land use classified areas only, any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23.

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

B. For properties located in any Commercial or Industrial classified land use area:

Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Industrial Light (IL); Industrial Heavy (IH), Utility (U) and (I) Institutional zoning districts, and any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23.

The general standards, conditions and requirements, as found in this Code, that pertain to

conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

7.02.03 STANDARDS AND REQUIREMENTS

Standards and requirements for a Planned Non-Residential Development shall be as follows:

A. MINIMUM SIZE

The minimum lot size requirements for a Planned Non-Residential Development shall be as follows:

1. Any Planned Non-Residential Development in a Residential Land Use classification shall comply with the minimum lot requirements in the Commercial Neighborhood (CN) Zoning District.

2. Any Planned Non-Residential Development in a Commercial, Industrial or Mixed Use Land Use classification shall comply with the minimum lot requirements in the Commercial General (CG) Zoning District.

3. All Planned Non-Residential Development shall be under common ownership or control.

B. DIMENSIONAL REQUIREMENTS

Minimum dimensional requirements shall be in accordance with Table 7.10 in Section 7.04.01, provided, however, that the Board of County Commissioners may condition approval of a Planned Non-Residential Development upon compliance with more stringent or restrictive dimensional requirements in order to ensure compatibility with surrounding land uses, to mitigate impact on the environment and natural resources, to ensure public safety and to ensure compliance with the St. Lucie County Comprehensive Plan; and,

any structure on North or South Hutchinson Island that has not been occupied, constructed, or has not received a building permit, site plan or other County development approval as a permitted use prior to January 10, 1995, the requirements of Section 4.01.00, Hutchinson Island - Building Height Overlay Zone shall apply.

C. PUBLIC FACILITIES

1. The Planned Non-Residential Development shall be designed and located so there will be no net public cost for the provision of water lines, sewage lines, storm and surface drainage systems, and other utility systems in order to ensure compatibility with surrounding land uses, to mitigate impact on the environment and natural resources, to ensure public safety and to ensure compliance with the St. Lucie County Comprehensive Plan.

2. The minimum size of all water mains used, or intended for use, in fire protection activities is six (6") inches. Actual water main requirements will be determined by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

3. The minimum size of all water mains used, or intended for use, in fire protection activities, that are located on a dead-end water main is eight (8") inches. Actual water main requirements will be determined by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

   The maximum number of fire hydrants that may be located on any dead end water main is one (1).

4. Fire hydrants shall be provided at a minimum spacing of one every six hundred (600) feet unless otherwise approved by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

D. TRAFFIC AND PEDESTRIAN CIRCULATION

1. Every use permitted in a Planned Non-Residential Development shall have access to a public street either directly or through an approved private road, vehicular accessway, a pedestrian way, or other area dedicated to public or private use.

2. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movement and minimum hazards to vehicular or pedestrian traffic. Minor streets within the Planned Non-Residential Development shall not be connected to streets outside the development so as to encourage their use by through traffic.

3. The proposed Planned Non-Residential Development shall be designed so that it will not create traffic congestion on the arterial and collector roads surrounding the project, or such surrounding collector or arterial roads shall be improved so that they will not be adversely affected.

4. Streets in a Planned Non-Residential Development may be dedicated to public use or retained under private ownership. Said streets and associated improvements shall comply with all pertinent County regulations and ordinances, however, variations to the standard minimum right-of-way widths may be considered as part of the Planned Non-Residential Development if it is shown to the satisfaction of the County Commission, that the requested variation is consistent with the intent of the County's roadway construction standards and necessary for the design of the Planned Unit Development.

5. Any pedestrian circulation system and its related walkways shall be insulated from the vehicular street system.

6. All roads and streets shall intersect at an approximate ±5° angle of ninety degrees (90°) unless circumstances acceptable to St. Lucie County indicate a need for a lesser angle of intersection.

7. Street jogs or centerline offsets between any local street or road with another local street or road, shall be no less than one hundred fifty feet (150).

8. The intersection of any two local roads or streets with a Major Collector or Arterial Roadway shall be separated by a minimum distance of six hundred sixty feet (660), as measured from centerline to centerline.

9. Permanent dead-end streets shall not exceed one thousand feet (1000) in length.

Cul-de-sacs shall be provided at the end of all dead end roads or streets greater than five hundred and one (501) feet in length. The length of a dead-end street shall be measured along the centerline of the street from the its point of perpendicular intersection with the centerline of intersecting street to the end of the dead-end street or roadway. All cul-de-sacs shall have a minimum right-of-way diameter of one hundred (100) feet.

If the dead end roadway is five hundred (500) feet or less in length, a "Y" or "T" type of turn around may be approved.

If a dead end street is temporary in nature then a temporary cul-de-sac shall be required until the roadway is connected to another street or road.

In the center of the cul-de-sac an unpaved island, surrounded by a curb, improved with grass and landscaping that will not interfere with sight distance, may be provided. Center islands shall have a diameter of not less than seventeen (17) feet, unless otherwise approved through the review of the Planned Unit Development.

10. All roadways, exclusive of interior parking and access aisles areas, regardless of ownership, shall be located a minimum of ten (10) feet from any exterior building walls, except for security gate houses or similar security structures located in a private street or road right-of-way.

11. Access points on all collector or arterial streets serving a Planned Non-Residential Development shall be located and spaced so that traffic moving into and out of the arterial streets does not cause traffic congestion.

E. PARKING AND LOADING

1. General Provisions

a. The number, type, and location of parking spaces shall be determined at the time of final Planned Nonresidential Development plan approval. The determination of the number of spaces required shall be based on Section 7.06.02 of this Code. The number of parking spaces required by this section may be reduced based on substantial competent evidence that the reduced number of spaces is adequate for the proposed use or that parking may be shared by proximate uses that operate at different times or on different days.

b. Reserved parking spaces may be provided, in lieu of paved spaces, subject to Section 7.06.02(B)(4) of this Code.

2. Off Street Parking and Loading

Off-street parking and loading requirements are governed by Sections 7.06.02 and 7.06.03 of this Code, and the following standards:

a. Off-street parking and loading areas shall be designed to provide travelways between adjacent uses while discouraging through traffic.

b. Off-street parking and loading areas shall be screened from adjacent roads and pedestrian walkways with hedges, dense planting, or changes in grades or walls.

3. On Street Parking

In Planned Non-Residential Developments, on street parking may be used so long as the road on which the on-street parking is proposed lies entirely within the limits of the defined Planned Nonresidential Development and such parking would not contravene any other provision of this Code or the St. Lucie County Code of Ordinances. Where such on street parking and loading is used, it shall be consistent with the following design standards:

a. The minimum size of a parking stall shall be as follows:

parallel	8 feet X 23 feet
angled	10 feet X 18 feet
handicapped (parallel)	12 feet X 23 feet
handicapped (angled)	12 feet X 18 feet

b. Handicapped parking spaces shall be appropriately marked.

c. Access for emergency fire vehicles shall be in accordance with NFPA standards.

d. No more than fifteen (15) parking spaces shall be permitted in a continuous row without being interrupted by a minimum landscape area of 360 square feet.

F. LIGHTING

All lighting facilities shall be arranged in such a manner so as to prevent direct glare or hazardous interference of any kind to adjoining streets or properties.

G. LANDSCAPING AND NATURAL FEATURES

1. Native trees and vegetation and other natural features shall be preserved to the extent practicable.

2. All sensitive environmental vegetation, trees and areas shall be preserved to the extent practicable.

3. Landscaping for off-street parking and loading areas shall meet the minimum requirements of Section 7.09.00.

H. OPEN SPACE STANDARDS

1. For development projects of less than ten (10) acres, a minimum of twenty (20) percent of the gross area of land to be committed to a Planned Non-Residential Development must be for use as common open space, which may include parks, recreation areas, bicycle and pedestrian paths and facilities, marinas, swimming beaches, common open space, common landscaping or planting areas, or other areas of public purposes other than street or road rights-of-way, utility easements, excluding exclusive stormwater treatment facilities,

Stormwater can be used.

and parking areas.

For development projects of ten (10) acres or more, a minimum of thirty-five (35) percent of the gross area of land to be committed to a Planned Non-Residential Development must be for use as common open space, which may include parks, recreation areas, bicycle and pedestrian paths and facilities, marinas, swimming beaches, common open space, common landscaping or planting areas, or other areas of public purposes other than street or road rights-of-way, utility easements, excluding exclusive stormwater treatment facilities, and parking areas.

At the request of the developer, and subject to the approval of the Board of County Commissioners, use of recreational facilities may be offered to the general public.

A minimum of 15 percent of any existing native upland habitat on the property, must be preserved in its natural condition as part of the required 35 percent common open space, For each acre of preserved native habitat above the required minimum 15 percent that is preserved in its original state, credit shall be given at a rate of 150 percent per acre towards the remaining common open space requirement.

All areas to be dedicated for common open space shall be identified as part of the Preliminary Development Plan for the Planned Nonresidential Development. Areas that are floodways, lakes, wetlands, and stormwater retention areas may be applied to satisfy the total common open space requirement subject to the requirement that 15% of any existing native habitat on the property must be included as part of the required 35% common open space. As part of the Final Planned Nonresidential Development submission process, the developer or petitioner for the Planned Nonresidential Development shall provide for one of the following:

a. The advance dedication of all common open space to a public, or acceptable private, agency that will, upon acceptance, agree to maintain the common open space and any buildings, structures or improvements that have been placed on it. All such dedications or conveyances shall be completed prior to the issuance of any building permits, including land clearing, for any portion of the Planned Nonresidential Development; or,

b. A phased conveyance of the land to be used for common open space to a public or acceptable private agency that will, upon acceptance, agree to maintain the common open space and any buildings, structures or improvements that have been placed on it. The schedule for the phased conveyance of any such lands to be used for common open space shall be a specific condition of approval for the Planned Nonresidential Development .

2. Areas provided or reserved to meet any other environmental preservation or protection requirement of this code or other lawful regulatory authority may be counted towards the overall common open space requirement , provided that the common open space meets the requirements of this Code.

3. All land dedicated for common open space shall be physically part of the Planned Non-Residential Development.

I. PHASING

1. A Planned Non-Residential Development may be developed in more than one (1) stage or phase.

2. If a Final Development Plan approved by the Board of County Commissioners is to be developed in stages or phases, each successive phase shall be constructed and developed in a reasonably continuous fashion. The final stage or phase shall be completed within ten (10) years of the date of final development plan approval. Any extension of the above requirement is subject to approval by the Board of County Commissioners unless otherwise amended by the Board of County Commissioners.

J. SIGNS → Amended through ord. 02-029

1. Signs within any Planned Non-Residential Development located in a Residential or Agriculturally classified land use area shall comply with the provisions of Chapter 9 applicable to the Commercial Neighborhood (CN) Zoning District; provided, however, that the Board of County Commissioners may condition approval of a Planned Non-Residential Development upon compliance with more stringent sign regulations in order to ensure design consistency throughout the proposed development, to ensure compatibility with surrounding land uses, to ensure public safety and prevent public harm, and to ensure compliance with the St. Lucie County Comprehensive Plan.

2. Signs within any Planned Non-Residential Development located in a commercially or industrially classified Land Use Area shall comply with the provisions of Chapter 9 applicable in the Commercial General (CG), Zoning District; provided, however, that the Board of County Commissioners may condition approval of a Planned Non-Residential Development upon compliance with more stringent sign regulations in order to ensure design consistency throughout the proposed development, to ensure compatibility with surrounding land uses, to ensure public safety and prevent public harm, and to ensure compliance with the St. Lucie County Comprehensive Plan.

7.03.00 PLANNED MIXED USE DEVELOPMENT

7.03.01 PURPOSE

The Planned Mixed Use Development District (PMUD) is intended to allow for a combination of residential and non-residential land development of superior quality through the encouragement of flexibility and creativity in design options that:

A. permit creative approaches to the development of land reflecting changes in the technology of land development;

B. allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs;

C. encourage a broad range of services (shopping, employment, schools, recreation, etc.) in close proximity to their need;

D. allow for a juxtaposition of land uses both horizontally and vertically, not otherwise allowed;

E. allow design options that encourage an environment of stable character, compatible with surrounding land uses; and

F. permit the enhancement of neighborhoods through the preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space;

7.03.02 PERMITTED USES AND LOCATIONS

Policy 1.1.6.4 of the St. Lucie County Comprehensive Plan sets forth an intensity plan for each area with a Mixed Use Development (MXD) future land use designation. Planned Mixed Use Development (PMUD) zoning is permitted only within the MXD future land use. Permitted uses within the PMUD zoning designation vary by intensity as specified below. Compatibility and relative placement of different uses shall be limited as specified in Table 7.1, ***Compatibility of Uses vs. Road Classification & Average Daily Trips.***

A. High Intensity

Any permitted use as identified in the Residential, Multiple-Family-5 (RM-5); Residential, Mobile Home-5 (RMH-5); Residential, Multiple-Family-7 (RM-7); Residential, Multiple-Family-9 (RM-9); Residential, Multiple-Family-11 (RM-11); Residential, Multiple-Family-15; (RM-15) Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Industrial, Light (IL); Industrial, Heavy (IH); Utility (U); Institutional (I); or HIRD zoning districts of this Code, any accessory use specified in the final PMUD, and any conditional use specified in the final PMUD, subject to the requirements of Section 11.07.00 and any other special requirement as set forth in this Code, may be permitted in an area designated High Intensity Mixed Use Development to the extent consistent with the future Land Use designations of the St. Lucie County Comprehensive Plan.

B. Medium Intensity

Any permitted, use as identified in the Residential, Multiple-Family-5 (RM-5); Residential, Mobile Home-5 (RMH-5); Residential, Multiple-Family-7 (RM-7); Residential, Multiple-Family-9 (RM-9);

Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Industrial, Light (IL); Industrial, Heavy (IH); Utility (U); Institutional (I); or HIRD zoning districts of this Code, any accessory use specified in the final PMUD, and any conditional use specified in the final PMUD, subject to the requirements of Section 11.07.00 and any other special requirement as set forth in this Code may be permitted in an area designated Medium Intensity Mixed Use Development to the extent consistent with the future Land Use designations of the St. Lucie County Comprehensive Plan.

C. Low Intensity

Any permitted use as identified in the Residential, Estate-1 (RE-1); Residential, Estate-2 (RE-2); Residential, Single-Family-2 (RS-2); Residential, Single-Family-3 (RS-3); Residential, Single-Family-4 (RS-4); Residential, Multiple-Family-5 (RM-5); Residential, Mobile Home-5 (RMH-5); Residential, Multiple-Family-5 (RM-5); Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Industrial, Light (IL); or HIRD zoning districts of this Code, any accessory use specified in the final PMUD, and any conditional use specified in the final PMUD, subject to the requirements of Section 11.07.00 and any other special requirement as set forth in this Code may be permitted in an area designated Low Intensity Mixed Use Development to the extent consistent with the future Land Use designations of the St. Lucie County Comprehensive Plan.

D. Location Criteria

Planned Mixed Use Development shall be based on and controlled by the roadway classification as defined in Section 7.03.03(E) The various permitted uses shall be located within the development based on the functional classification of and the projected average daily trips on the adjacent roadway, as per Table 7-1 below.

In the case of large scale developments, the developer shall, subject to the review and approval of the county, specify the functional classification of each road within the development. In the case of smaller projects which are located on existing roads, the county's classifications shall be used. In either case, projected traffic volumes shall be submitted as a part of the required Traffic Impact Report.

TABLE 7-1

COMPATIBILITY OF USES vs ROADWAY CLASSIFICATION & IMPACT OF USE				
USE	ARTERIAL	COLLECTOR	LOCAL GENERAL	LOCAL RESIDENTIAL
Residential (individual single family)				< 4,500
Residential (individual two or three family)			< 4,500	< 4,500
Residential (other)	> 10,000	4501 - 10,000	< 4,500	< 4,500
Institutional	> 10,000	4501 - 15,000	< 7,500	< 4,500
Professional Service / Office	> 10,000	4501 - 15,000	< 4,500	
Neighborhood Commercial			< 7,500	< 4,500

TABLE 7-1

COMPATIBILITY OF USES vs ROADWAY CLASSIFICATION & IMPACT OF USE				
USE	ARTERIAL	COLLECTOR	LOCAL GENERAL	LOCAL RESIDENTIAL
General Commercial	> 10,000	4501 - 10,000	< 4,500	
Public Services / Utilities	> 10,000	4501 - 10,000	< 4,500	
Industrial	> 10,000	4501 - 15,000	< 7,500	

7.03.03 STANDARDS AND REQUIREMENTS

Standards and requirements for a Planned Mixed Use Development shall be as follows:

A. MINIMUM AREA

Minimum areas for land uses within Planned Mixed Use Developments shall be as specified in Table 7.2 below. Where more that one land use is developed within a Planned Mixed Use Development, the minimum size of the development shall be the sum of the minimum areas for each land use as specified in Table 7-2 below. All land included as a part of the minimum requirement shall be contiguous and under common ownership or control. Residential land uses may not exceed 40 percent of the Planned Mixed Use Development.

TABLE 7-2

MINIMUM AREA FOR PLANNED MIXED USE DEVELOPMENTS	
LAND USE	MINIMUM AREA (GROSS ACRES)
Residential	1
Institutional	1
Professional Service/Office	1
Commercial	1
Public Service/Utilities	1
Industrial	1

B. RESIDENTIAL DENSITY AND NON-RESIDENTIAL FLOOR AREA RATIOS

1. The maximum permitted residential density of a Planned Mixed Use Development shall not exceed the residential density reflected in the Mixed Use Intensity Plans of the St. Lucie County Comprehensive Plan and referenced in Table 7-3 below. On North and South Hutchinson Island, the provisions of Section 3.01.03(AA), HIRD (Hutchinson Island Residential District) shall govern.

2. For non-residential uses, intensity shall be limited by Floor Area Ratios as specified in Table 7-3 below. Floor Area Ratio is defined as the total floor area of the building divided by the total area of the lot. The total floor area of the building shall include all floors of the building.

TABLE 7-3

DENSITY AND FLOOR AREA RATIOS FOR PLANNED MIXED USE DEVELOPMENTS			
LAND USE	MINIMUM DU/ACRE	MAXIMUM DU/ACRE	FLOOR AREA RATIO
High Intensity			
Residential	5	15	
Institutional			1.50
Professional Service/Office			1.50
Commercial			1.00
Public Services/Utilities			0.50
Industrial			0.50
Medium Intensity			
Residential	5	9	
Institutional			1.00
Professional Service/Office			1.00
Commercial			0.75
Public Services/Utilities			0.25
Industrial			0.25
Low Intensity			
Residential	0	5	
Institutional			0.50
Professional Service/Office			0.50
Commercial			0.50
Public Service/Utilities			0.25

Where mixed land uses are horizontally or vertically integrated on the same parcel, the developer shall demonstrate that the parcel contains sufficient land area for the proposed uses to have been approved individually.

C. DIMENSIONAL REQUIREMENTS

For Planned Mixed Use Developments, area, yard, height and other dimensional requirements of Chapters 7, 8, 9, and 13 shall be determined at the time of final PMUD Plan approval except that

for any structure on North or South Hutchinson Island that has not been occupied, constructed, or has not received a building permit, site plan or other County development approval as a permitted use prior to January 10, 1995 the requirements of Section 4.01.00, Hutchinson Island - Building Height Overlay Zone shall apply.

Where area, yard, height and other dimensional requirements, as defined by the Planned Mixed Use Development are less restrictive than similar requirements of this Code, approval may be granted by the Board of County Commissioners upon demonstration that such less restrictive dimensional requirements are determined to be consistent with the intent and purpose of the St. Lucie County Comprehensive Plan, and the other standards and requirements of this Code.

D. PUBLIC FACILITIES

1. In order to ensure compatibility with surrounding land uses, to mitigate impact on the environment and natural resources, to ensure public safety and to ensure compliance with the St. Lucie County Comprehensive Plan, the Planned Mixed Use Development shall be designed and located so there will be no net public cost for the provision of water lines, sewage lines, storm and surface drainage systems, and other utility systems.

2. The minimum size of all water mains used, or intended for use, in fire protection activities is six (6") inches. Actual water main requirements will be determined by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

3. The minimum size of all water mains used, or intended for use, in fire protection activities, that are located on a dead-end water main is eight (8") inches. Actual water main requirements will be determined by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

   The maximum number of fire hydrants that may be located on any dead end water main is one (1).

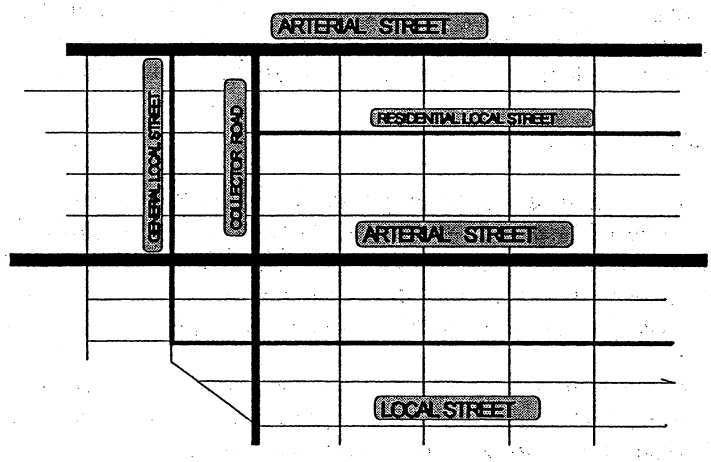
4. Fire hydrants shall be provided at a minimum spacing of one every six hundred (600) feet unless otherwise approved by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

E. TRAFFIC AND PEDESTRIAN CIRCULATION

1. **Roadway Classification** - Roadways in Planned Mixed Use Developments shall be classified as arterial, collector, or local roads or streets. These classifications are presented in order of the intensity of their associated uses. Local streets are further subdivided into residential and

FIGURE 7-3

GENERALIZED STREET HIERARCY



general
streets. While the uses permitted along these streets differ, neither of these classifications is intended to be used more intensively than the other. Further definitions of and standards for these classifications as used for Planned Mixed Use Developments are found below and in Table 7-4.

a. **Arterial road** - A route providing service which is relatively continuous and of relatively high traffic volume, long average trip length, high operating speed, and high mobility importance.

b. **Collector road** - A route providing service which is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a route also collects and distributes traffic between local roads or arterial roads and serves as a linkage between land access and mobility needs.

c. **Local streets** - Routes which primarily permit direct access to abutting property and connections to a higher order roadway. A local street provides service that is relatively low in volume and short average trip length or minimal through traffic movements.

(1) **Residential local street** - a local street on which only residential, institutional, and neighborhood commercial uses are permitted (see Table 7-1).

(2) **General local street** - a local street on which some residential uses are

prohibited (see Table 7-1).

2. **Roadway Design Criteria** - The following criteria shall be used in planning for traffic circulation.

   a. Minimum dimensional requirements for roadways in Planned Mixed Use Developments shall be as specified in Table 7-4 below, unless otherwise approved.

   b. Principal vehicular access points shall be designed for smooth traffic flow with controlled turning movement and minimum hazards to vehicular or pedestrian traffic. Local streets within the Planned Mixed Use Development shall not be connected to streets outside the development where their use would encourage through traffic.

   c. The proposed Planned Mixed Use Development shall be designed so that it will not create traffic congestion on the arterial and collector roads surrounding the project, or such surrounding collector or arterial roads shall be improved so that they will not be adversely affected.

   d. The proposed Planned Mixed Use Development shall be designed so that arterial and collector roads which enter or leave the project, shall connect to roads of the same or higher classification.

   e. As specified in Table 7-1 above, all non-residential land uses, other than neighborhood commercial, within the Planned Mixed Use Development shall have direct access to a general local or collector street without creating traffic hazards or congestion on any street.

   f. As specified in Table 7-1 above, all residential land uses within the Planned Mixed Use Development shall have direct access to a residential local, a general local or a collector street without creating traffic hazards on any street.

   g. Access points on all collector or arterial streets serving a Planned Mixed Use Development shall be located and spaced so that traffic moving into and out of the arterial streets does not cause traffic congestion.

   h. Access to arterial streets shall be permitted only for uses with projected average daily trips (ADTs) of 4,500 or greater (see Table 7-1).

   i. Streets in a Planned Mixed Use Development may be dedicated to public use or retained under private ownership. Said streets and associated improvements shall comply with Chapter 13, Building Regulations and Public Works Construction, of the St. Lucie County Land Development Regulations. Variations to the standard minimum right-of-way widths may be considered as part of the Planned Mixed Use Development if it is shown to the satisfaction of the Board of County Commissioners, that the requested variation is consistent with the intent of the County's roadway construction standards and necessary for the design of the Planned Mixed Use Development.

j. All roads and streets shall intersect at an approximate ±5° angle of ninety degrees (90°) unless circumstances acceptable to St. Lucie County indicate a need for a lesser angle of intersection.

k. Street jogs or centerline offsets between any local street or road with another local street or road, shall be no less than one hundred fifty feet (150).

l. The intersection of any two local roads or streets with a Major Collector or Arterial Roadway shall be separated by a minimum distance of six hundred sixty feet (660), as measured from centerline to centerline.

m. Permanent dead-end streets shall not exceed one thousand feet (1000) in length. Cul-de-sacs shall be provided at the end of all dead end roads or streets greater than five hundred and one (501) feet in length. The length of a dead-end street shall be measured along the centerline of the street from the its point of perpendicular intersection with the centerline of intersecting street to the end of the dead-end street or roadway. All cul-de-sacs shall have a minimum right-of-way diameter of one hundred (100) feet.

If the dead end roadway is five hundred (500) feet or less in length, a "Y" or "T" type of turn around may be approved.

If a dead end street is temporary in nature then a temporary cul-de-sac shall be required until the roadway is connected to another street or road.

In the center of the cul-de-sac an unpaved island, surrounded by a curb, improved with grass and landscaping that will not interfere with sight distance, may be provided. Center islands shall have a diameter of not less than seventeen (17) feet, unless otherwise approved through the review of the Planned Unit Development.

n. All roadways, exclusive of interior parking and access aisles areas, regardless of ownership, shall be located a minimum of ten (10) feet from any exterior building walls, except for security gate houses or similar security structures located in a private street or road right-of-way.

o. Any pedestrian circulation system and its related walkways shall be separated from the vehicular street system. This may include, when deemed to be necessary by the Board of County Commissioners, pedestrian underpasses or overpasses in the vicinity of playgrounds and other recreation areas, local shopping areas, and other neighborhood uses which generate a considerable amount of pedestrian traffic.

TABLE 7-4

MIXED USE AREA ROADWAY STANDARDS					
ROADWAY CLASSIFICATION/ AVG. DAILY TRIPS	MIN. ROW WIDTH	MAX NUMBER OF LANES	MIN LANE WIDTH RURAL/URBAN	SIDEWALKS	BICYCLE LANES
ARTERIAL ROADS					
0 - 13,400	100'	2	12'	6' both sides	6' both sides
13,401 - 29,500	160'	4	12'	6' both sides	6' both sides
29,501 and up	200'	6	12'	6' both sides	6' both sides
COLLECTOR ROADS					
0 - 10,300	80'	2	12'	6' both sides	5' both sides
10,301 - 22,800	100'	4	12'	6' both sides	5' both sides
LOCAL GENERAL STREETS					
0 - 7,500	60'	2	12'	6' both sides	Optional
LOCAL RESIDENTIAL STREETS					
0 - 4,500	40'*	2	10'/12'	6' both sides	Optional
4,500 - 7,500	50'*	2	10'/12'	6' both sides	Optional

* Requires curb & gutter for stormwater design unless otherwise approved by County Engineer.

Sources: United States Department of Transportation,
ABCD's of Bikeways Florida Department of Transportation, Florida's
Level of Service Standards and Guidelines, Manual for Planning, April 1992
St. Lucie County, Community Development Department

F. PARKING AND LOADING

1. General Provisions

a. The number, type, and location of parking spaces shall be determined at the time of final Planned Mixed Use Development plan approval. The determination of the number of spaces required shall be based on Section 7.06.01(F) of this Code. The number of parking spaces required by this section may be reduced based on substantial competent evidence that the reduced number of spaces is adequate for the proposed use or that parking may be shared by proximate uses that operate at different times or on different days.

b. Reserved parking spaces may be provided, in lieu of paved spaces, subject to Section 7.06.02(C) of this Code.

2. Off Street Parking and Loading

Off-street parking and loading requirements are governed by Sections 7.06.02 and 7.06.03 of this Code, and the following standards:

a. Off-street parking and loading areas shall be designed to provide travelways between adjacent uses while discouraging through traffic.

b. Off-street parking and loading areas shall be screened from adjacent roads and pedestrian walkways with hedges, dense planting, or changes in grades or walls.

3. On Street Parking

In Planned Mixed Use Developments, on street parking may be used so long as the road on which the on-street parking is proposed lies entirely within the limits of the defined Planned Mixed Use Development and such parking would not contravene any other provision of this Code or the St. Lucie County Code of Ordinances. Where such on street parking and loading is used, it shall be consistent with the following design standards:

a. The minimum size of a parking stall shall be as follows:

parallel	8 feet X 23 feet
angled	10 feet X 18 feet
handicapped (parallel)	12 feet X 23 feet
handicapped (angled)	12 feet X 18 feet

b. Handicapped parking spaces shall be appropriately marked.

c. Access for emergency fire vehicles shall be in accordance with NFPA standards.

d. No more than fifteen (15) parking spaces shall be permitted in a continuous row without being interrupted by a minimum landscape area of 360 square feet.

G. LIGHTING

All lighting facilities shall be arranged in such a manner so as to prevent direct glare or hazardous interference of any kind to adjoining streets or properties. A detailed lighting plan shall be required for arterial and collector streets and any Planned Mixed Use Development located on North or South Hutchinson Island.

H. BUFFERS AND LANDSCAPING BETWEEN USES WITHIN THE PLANNED MIXED USE DEVELOPMENT

Mixed Use Developments shall provide buffers and landscaping as required by Section 7.09.00, unless otherwise approved.

I. PLANNED MIXED USE DEVELOPMENT PERIMETER BUFFERS

Buffers at the perimeter of the PMUD shall be as specified in Table 7-5 below.

TABLE 7-5

REQUIRED PERIMETER BUFFERS		
PLANNED MIXED USE DEVELOPMENT	BUFFER REQUIRED OF PMUD PROPERTY	BUFFER REQUIRED OF ADJACENT PROPERTY
RESIDENTIAL	30 Feet	To be determined by the zoning of the adjacent property
COMMMERCIAL/INSTITUTIONAL	30 Feet	
INDUSTRIAL/UTILILITY	40 Feet	

J. SETBACKS FROM AGRICULTURAL LAND

Planned Mixed Use Developments adjacent to land used for agricultural purposes, or designated for agricultural use on the Future Land Use Map of the St. Lucie County Comprehensive Plan shall provide setbacks from the agricultural land sufficient to protect the function and operation of those uses from the encroachment of Urban activities or uses.

K. OPEN SPACE AND LANDSCAPING STANDARDS

1. A minimum of thirty-five (35) percent of the gross area of the land to be committed to a Planned Mixed Use Development must be for use as common open space, which may include, parks, recreation areas, bicycle and pedestrian paths and facilities, marinas, swimming beaches, common open space, common landscaping or planting areas, or other areas of public purpose~~s~~ other than street, road or drainage rights-of-way, above ground utilities, excluding exclusive stormwater treatment facilities, and parking areas.

   A minimum of 15 percent of any existing native upland habitat on the property, ~~is to~~ must be preserved in its natural condition as part of the required 35 percent common open space, For each acre of preserved native habitat above the required minimum 15 percent that is preserved in its original state, credit shall be given at a rate of 150 percent per acre towards the remaining common open space requirement.

2. All areas to be dedicated for common open space shall be identified as part of the Preliminary Development Plan for the Planned Mixed Use Development. Areas that are floodways, lakes, wetlands, and stormwater retention areas may be applied to satisfy the total common open space, subject to the requirement that 15% of any existing native habitat on the property must be included as part of the required 35% common open space. As part of the Final Planned Mixed Use Development submission process, the developer or petitioner for the Planned Mixed Use Development shall provide for one of the following:

   a. The advance dedication of all common open space to a public, or acceptable private, agency that will, upon acceptance, agree to maintain the common open space and any buildings, structures or improvements that have been placed on it. All such dedications or conveyances shall be completed prior to the issuance of any building permits, including land clearing, for any portion of the Planned Mixed Use Development ;or,

b. A phased conveyance of the land to be used for common open space to a public or acceptable private agency that will, upon acceptance, agree to maintain the common open space and any buildings, structures or improvements that have been placed on it. The schedule for the phased conveyance of any such lands to be used for common open space shall be a specific condition of approval for the Planned Unit Development .

No such parcel of land dedicated or conveyed for common open space shall be less than one (1) contiguous acre, and all such areas shall be physically part of the Planned Mixed Use Development.

3. Areas provided or reserved to meet any other environmental preservation or protection requirements of this code or other lawful regulatory authority may be counted towards the overall common open space requirement , provided that the common open space meets the requirements of this Code.

4. Landscaping for off-street parking and loading areas shall, as a minimum, meet the requirements of 7.09.00.

5. For Planned Mixed Use Developments to be constructed in stages or phases, the net open space provided in an individual stage or phase may vary from the required thirty-five (35) percent if the approved plan for the Planned Mixed Use Development provides for the required open space, and the County is assured that the open space will be provided.

L. PHASING

1. A Planned Mixed Use Development may be developed in more than one stage or phase.

2. If a Final Development Site Plan approved by the Board of County Commissioners is to be developed in stages or phases, each successive phase shall be constructed and developed in a reasonably continuous fashion. No more than two (2) years shall elapse between the completion of any stage or phase, and the final stage or phase shall be completed within ten (10) years of the date of Final Development Site Plan approval. Extensions of the above requirements are subject to approval by the Board of County Commissioners. Unless otherwise amended by the Board of County Commissioners through the Final Development Site Plan review process, the following sequence of development must be adhered to:

a. One or more major recreation facilities and other major amenities, planned to serve the entire development, shall be completed or adequate security posted prior to the issuance of building or mobile home permits of more than forty (40) percent, or other percentage as determined by the Board to be appropriately based on circumstances that include the size of the project and the proposed phasing schedule of the total number of authorized dwelling units. Recreation facilities or facilities and other amenities planned to serve one (1) phase of a multi-phased development shall be completed or appropriate security posted prior to issuance of building or mobile home permits or the recording of any final plat within that phase.

b. For Planned Mixed Use Developments to be constructed in stages or phases, the net density of an individual stage or phase may vary from the approved Final Site

Plan subject to the requirements in Section 11.02.05.

3. Notwithstanding the above, if the land is within a Development of Regional Impact and governed by a development order, the development order shall govern the timing of the phases or stages of development activity.

(M) SIGNS → Amended through Ord. 02-029

1. Signs within any Planned Mixed Use Development (PMUD), less than or equal to 100 acres in overall area, shall comply with the provisions of Chapter 9 of this code, provided however, that the Board of County Commissioners may condition approval of a Planned Mixed Use Development (PMUD), upon compliance with more stringent sign regulations in order to ensure design consistency throughout the proposed development, to ensure compatibility with surrounding land uses, to ensure public safety and prevent public harm, and to ensure compliance with the St. Lucie County Comprehensive Plan.

2. Signs within any Planned Mixed Use Development (PMUD), greater than 100 acres in overall area may submit a general signage plan for the Planned Mixed Use Development, as part of the Final Planned Unit Development Plan submissions. The general signage plan shall be based on the general dimension and size standards applicable to other similarly designated property; provided, however, that the Board of County Commissioners may condition approval of a Planned Mixed Use Development upon compliance with more stringent sign regulations in order to ensure design consistency throughout the proposed development, to ensure compatibility with surrounding land uses, to ensure public safety and prevent public harm, and to ensure compliance with the St. Lucie County Comprehensive Plan.

3. All other requirements and standards relating to signs within the Planned Mixed Use Development (PMUD) zoning designation shall be consistent with Chapter 9 of this Code.

7.04.00 AREA, YARD, HEIGHT, AND OPEN SPACE REQUIREMENTS

7.04.01 REQUIREMENTS

A. DENSITY, HEIGHT AND LOT COVERAGE - GENERAL

Except as modified by the provisions for conditional uses or variances, no structure shall be constructed, built, moved, remodeled, reconstructed, occupied, or used on a lot that is greater than the maximum density, the maximum height, or the maximum lot coverage requirement shown in Table 7.10 for the Zoning District in which it is located.

B. AREA, WIDTH AND YARD REQUIREMENTS - GENERAL

Except as modified by the provisions for conditional uses or variances, no structure shall be constructed, built, moved, remodeled, reconstructed, occupied, or used on a lot that is less than the minimum lot area, minimum lot width, and minimum yard requirement as shown in Table 7.10 for the zoning district in which it is located, except that unsupported roof overhangs may encroach up to 30 inches within any required yard setback area. This provision does not supersede the restrictions of Section 7.10.16(Q)(1)(a) of this Code.

C. MINIMUM BUILDING/STRUCTURE ELEVATION

1. The minimum first floor elevation of all residential buildings shall be as follows:

   a. For properties lying within a designated Special Flood Hazard Area where the base flood elevation has been determined, as further defined under Chapter 2 of this Code, all buildings shall be elevated a minimum of 18 inches above the crown of the adjacent roadway or shall comply with the minimum flood elevation for the property as established on the Flood Hazard Boundary Map for St. Lucie County, whichever is greater.

   b. For properties lying within a designated Special Flood Hazard Area for which the base flood elevation has not been determined, all buildings shall be elevated as follows:

      1. A minimum of 36 inches above the adjacent average natural grade, or 18 inches above the crown of any adjacent roadway, whichever is greater; or

      2. As determined by a sub-basin drainage study for the proposed development meeting the requirements of a stormwater permit as set forth in Chapter 7.

   c. For properties lying outside of a Special Flood Hazard Area, as further defined under Chapter 2 of this Code, all buildings shall be elevated a minimum of 18 inches above any adjacent roadway.

2. Habitable/non-residential buildings shall comply with the following standards:

   a. For properties lying within a designated Special Flood Hazard Area where the base flood elevation has been determined, as further defined under Chapter 2 of this

Code, all buildings shall be elevated a minimum of 18 inches above the crown of the adjacent roadway or shall comply with the minimum flood elevation for the property as

established on the Flood Hazard Boundary Map for St. Lucie County, whichever is
greater.

b. For properties lying within a designated Special Flood Hazard Area for which the base flood elevation has not been determined, all buildings shall be elevated as follows:

1. A minimum of 36 inches above the adjacent average natural grade, or 18 inches above the crown of any adjacent roadway, whichever is greater; or

2. As determined by a sub-basin drainage study for the proposed development meeting the requirements of a stormwater permit as set forth in Chapter 7.

c. For properties lying outside of a Special Flood Hazard Area, as further defined under Chapter 2 of this Code, all buildings shall be elevated a minimum of 18 inches above any adjacent roadway.

3. When topographical conditions are such that compliance with this subsection would be impracticable or cause grade level conditions detrimental to adjacent or nearby property, the Community Development Director shall grant relief from the provisions of this subsection, consistent with Flood Protection regulations.

4. For non-habitable/non-residential structures, when topographical conditions are such that compliance with this subsection would be impracticable or cause grade level conditions detrimental to adjacent or nearby property, the Community Development Director may grant relief from the provisions of this Code, consistent with the intent of the Flood Protection regulations and any other applicable portion of this Code.

D. FILLED LAND

1. Any filled land created in the unincorporated area of St. Lucie County shall be filled so that the settled elevation of such land shall be at least five (5) feet above mean sea level (MSL), as measured by U.S.C. and G.S. Datum.

2. No trees, vegetation, organic materials, or garbage shall be used as fill material in the unincorporated area of St. Lucie County for the purpose of raising the existing grade of any land on which construction is intended. The disposal of all trees, vegetation, organic

material, and garbage shall be in accordance with applicable St. Lucie County Regulations.

3. Where fill is used, the owners of the property on which the fill is being located, shall be responsible for assuring adequate drainage so that the immediate community will not be adversely effected.

E. NON-RESIDENTIAL BUILDINGS ON FARMS

Any person erecting a nonresidential farm building on a farm shall be required to obtain a Certificate of Zoning Compliance prior to construction showing that the structure meets the setback requirements shown in Table 7-10 for the zoning district in which it is located.

TABLE 7-10

LOT SIZE and DIMENSIONAL REQUIREMENTS

ZONING DISTRICT		MAXIMUM GROSS DENSITY (Du/Ac)(a)	MINIMUM LOT SIZE (sf)	MINIMUM LOT WIDTH	MINIMUM ROAD FRONTAGE	MINIMUM YARD				MAX. HGT	MAX LOT COVERAGE BY BUILDINGS
						FRONT	REAR	SIDE	SIDE @ CORNER		
AR-1	AGRICULTURAL RESIDENTIAL	1	43,560	150	30	50	30	20	30	35	20%
RE-1	RESIDENTIAL, ESTATE - 1	1	43,560	150	30	50	30(g)	20	30	35	20%
RE-2	RESIDENTIAL, ESTATE - 2	2	17,500	100	100	25	15	10	20	35	20%
RS-2	RESIDENTIAL, SINGLE FAMILY - 2	2	15,000	100	30	25	15(g)	10	20	35	20%
RS-3	RESIDENTIAL, SINGLE FAMILY - 3	3	10,000	75	30	25	15(g)	10	20	35	30%
RS-4	RESIDENTIAL, SINGLE FAMILY - 4	4	10,000	75	30	25	15(g)	7.5	20	35	30%
			8,000(f)	75	30	25	15(g)	7.5	20	35	30%
RMH-5	RESIDENTIAL, MOBILE HOME - 5	5	10,000	75	30	25	15	10	20	35	35%
RM-5	RESIDENTIAL, MULTIPLE FAMILY - 5	5	10,000	100	60	25(b)	15(b)	10(b)	20(b)	35(b,i)	40%
			10,000	75	30	25	15(g)	7.5	20	35	30%
	SINGLE FAMILY DEVELOPMENT LOT		8,000(f)	75	30	25	15(g)	7.5	20	35	30%
RM-7	RESIDENTIAL, MULTIPLE FAMILY - 7	7	10,000	100	60	25(b)	15(b)	10(b)	20(b)	35(b,i)	40%
			10,000	75	30	25	15(g)	7.5	20	35	30%
	SINGLE FAMILY DEVELOPMENT LOT		8,000(f)	75	30	25	15(g)	7.5	20	35	30%
RM-9	RESIDENTIAL, MULTIPLE FAMILY - 9	9	10,000	100	60	25(b)	15(b)	10(b)	20(b)	35(b,i)	40%
			10,000	75	30	25	15(g)	7.5	20	35	30%
	SINGLE FAMILY DEVELOPMENT LOT		8,000(f)	75	30	25	15(g)	7.5	20	35	30%
RM-11	RESIDENTIAL, MULTIPLE FAMILY - 11	11	10,000	100	60	25(b)	15(b)	10(b)	20(b)	35(b,i)	40%
			10,000	75	30	25	15(g)	7.5	20	35	30%
	SINGLE FAMILY DEVELOPMENT LOT		8,000(f)	75	30	25	15(g)	7.5	20	35	30%
RM-15	RESIDENTIAL, MULTIPLE FAMILY - 15	15	10,000	100	60	25(b)	15(b)	10(b)	20(b)	35(b,i)	40%
			10,000	75	30	25	15(g)	7.5	20	35	30%
	SINGLE FAMILY DEVELOPMENT LOT		8,000(f)	75	30	25	15(g)	7.5	20	35	30%
CN	COMMERCIAL NEIGHBORHOOD		10,000	75	60	25	20	10	20	35	50%
CO	COMMERCIAL OFFICE		10,000	75	60	25	20	10	20	35	50%
IL	INDUSTRIAL LIGHT		20,000	100	60	25	20	10	20	50(i)	50%
IH	INDUSTRIAL HEAVY		43,560	200	60	50	40	30	50	80(i)	50%
IX	INDUSTRIAL EXTRACTION		435,600	(c)	(c)	(c)	(c)	(c)	(c)	(c,i)	(c)
U	UTILITIES		43,560	200	60	40	30	20	20	40	30%
AG-1	AGRICULTURAL - 1	1	43,560	150	60	50	30	20	30	80(i)	10% (j)
AG-2.5	AGRICULTURAL - 2.5	.4	108,900	150	60	50	30	20	30	80(i)	15% (j)
AG-5	AGRICULTURAL - 5	.2	217,800	150	60	50	30	20	30	80(i)	10% (j)
R/C	RESIDENTIAL/CONSERVATION	.2	217,800	150	60	50	30	20	30	80(i)	2%
CPUB	CONSERVATION - PUBLIC		(k)	(k)	(k)	50	30	20	30	(k)	(k)
I	INSTITUTIONAL		20,000	100	60	25	20	20	20	40(e,i)	30%
RF	RELIGIOUS FACILITIES		20,000	100	60	25	20	20	20	40(i)	30%

TABLE 7-10

LOT SIZE and DIMENSIONAL REQUIREMENTS

ZONING DISTRICT		MAXIMUM GROSS DENSITY (Du/Ac)(a)	MINIMUM LOT SIZE (sf)	MINIMUM LOT WIDTH	MINIMUM ROAD FRONTAGE	MINIMUM YARD				MAX. HGT	MAX LOT COVERAGE BY BUILDINGS
						FRONT	REAR	SIDE	SIDE @ CORNER		
PUD	PLANNED UNIT DEVELOPMENT	SEE SECTION 7.01.01									
PNRD	PLANNED NON-RESIDENTIAL DEVELOPMENT		20,000 10,000(h)	100	60	25	20	10	20	60(i)	30%
PMUD	PLANNED MIXED USE DEVELOPMENT	SEE SECTION 7.03.03									
HIRD	HUTCHINSON ISLAND RESIDENTIAL DISTRICT	SEE SECTION 3.01.03(AA) (b), (d), (i)									

NOTES

(a)	Expressed as dwellings/per acre	(g)	For enclosed storage structures, greenhouses, child's playhouse and gazebos, this dimension may be reduced to five (5) feet
(b)	For three (3) or more dwelling units, motel, or hotel uses, use the building spacing formula identified in Section 7.04.13	(h)	10,000 square foot lots permitted when use limitations consistent with the CN and CO zoning districts (see Section 3.01.03(Q) and (R)
(c)	For Industrial extraction uses, refer to Mining Regulations, section 6.06.00.	(i)	For any development activity on Hutchinson Island, refer to Section 4.01.00, Hutchinson island - Building Height Overlay Zone
(d)	Maximum net density of 36 guest units/acre, except for North & South Hutchinson Island. For hotel/motel development density on North & South Hutchinson Island refer to Policy 1.1.9.3 of the St. Lucie County Comprehensive Plan	(j)	For aquaculture production activities, the maximum percentage of lot coverage by building is 50%. All buildings are subject to meeting the applicable stormwater management standards and requirements of this code. For the purpose of this section, aquaculture means the cultivation of aquatic organism and aquacultural products as defined in Chapter 597.0015, Florida Statutes.
(e)	All structures in excess of 40 feet shall comply with the provision of Section 7.04.03		
(f)	With central water	(k)	There shall be no minimum lot size required for the Cpub zoning district, however the minimum yard setback for any structures erected on any site zoned Cpub shall be as identif

TABLE 7-10
LOT SIZE and DIMENSIONAL REQUIREMENTS

	ZONING DISTRICT	MAXIMUM GROSS DENSITY (Du/Ac)(a)	MINIMUM LOT SIZE (sf)	MINIMUM LOT WIDTH	MINIMUM ROAD FRONTAGE	MINIMUM YARD				MAX. HGT.	MAX. LOT COVERAGE BY BUILDINGS
						FRONT	REAR	SIDE	SIDE @ corner		
(b)	For three (3) or more dwelling units, motel, or hotel uses, use the building spacing formula identified in Section 7.04.13				(g)	For enclosed storage structures, greenhouses, child's playhouse and gazebos, this dimension may be reduced to five (5) feet					
(c)	For Industrial extraction uses, refer to Mining Regulations, section 6.06.00.				(h)	10,000 square foot lots permitted when use limitations consistent with the CN and CO zoning districts (see Section 3.01.03(Q) and (R)					
(d)	Maximum net density of 36 guest units/acre, except for North & South Hutchinson Island. For hotel/motel development density on North & South Hutchinson Island refer to Policy 1.1.9.3 of the St. Lucie County Comprehensive Plan				(i)	For any development activity on Hutchinson Island, refer to Section 4.01.00, Hutchinson island - Building Height Overlay Zone					
(e)	All structures in excess of 40 feet shall comply with the provision of Section 7.04.03				(j)	For aquaculture production activities, the maximum percentage of lot coverage by building is 50%. All buildings are subject to meeting the applicable stormwater management standards and requirements of this code. For the purpose of this section, aquaculture means the cultivation of aquatic organism and aquacultural products as defined in Chapter 597.0015, Florida Statutes.					

See ORD. 04-003

7.04.02 OPEN SPACE REQUIREMENTS

A. PURPOSE

The purpose of this Section is to provide standards for Open Space and Habitat Preserve areas within the areas designated for Agricultural Land Use under the St. Lucie County Comprehensive Plan.

B. GENERAL GUIDELINES

The following activities and land uses may be counted toward open space:

1. Passive recreation areas

2. Natural preserves, wetland and upland habitats, including those areas of on-site preservation required by the other provisions of this Code

3. Required landscape and common areas.

4. Playgrounds and active recreation areas, but not including swimming pools, tennis courts and/or other impervious activity areas.

5. Golf courses

6. Agricultural activities not involving any activities within an enclosed or covered structure.

7. Lakes, ponds, and waterways in private ownership, but available for use by the residents/occupants of the particular development.

8. Stormwater detention and retention facilities providing that no more than thirty (30%) percent of the overall open space requirement shall be satisfied in this manner.

C. OPEN SPACE STANDARDS IN AGRICULTURAL AREAS

(*RESERVED*)

D. OPEN SPACE STANDARDS IN PLANNED UNIT DEVELOPMENTS

Open space requirements, as a percentage of the total site, for all Planned Unit Developments shall be as set forth in Section 7.01.00.

E. OPEN SPACE STANDARDS IN PLANNED NONRESIDENTIAL DEVELOPMENTS

Open space requirements, as a percentage of the total site, for all Planned Nonresidential Developments shall be as set forth in Section 7.02.00.

F. OPEN SPACE STANDARDS IN PLANNED MIXED USE DEVELOPMENTS

Open space requirements, as a percentage of the total site, for all Planned Mixed Use Developments shall be as set forth in Section 7.03.00.

7.04.03 BUILDING SPACING FORMULA

A. PURPOSE

The purpose of this section is to insure the minimum distance between any multiple-family (except 2 and 3 family structures), hotel, or motel building, two floors or greater in height, and any other building or any property line shall be regulated according to the length and height of such multiple-family, hotel, or motel building.

B. APPLICABILITY

These requirements shall apply to all multiple-family dwellings, hotels, and motels, and to all accessory uses with two (2) or more floors that are customarily associated with and subordinate to the principal use.

C. MAXIMUM HORIZONTAL DIMENSION

The maximum horizontal dimension of any building shall be three hundred (300) feet, including all deck areas and enclosed and covered walkways, as measured between the farthest points of such buildings.

D. FORMULAS FOR MINIMUM DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES

1. Between Buildings

The formula regulating the required minimum distance between two (2) buildings (referred to as Building A and Building B) is as follows:

$$D = \frac{[\, L_A + L_B + 2(H_A + H_B)\,]}{4}$$

2. Between Building and Property Line

The formula regulating the required minimum distance between a building (referred to as Building A) and a property line is as follows:

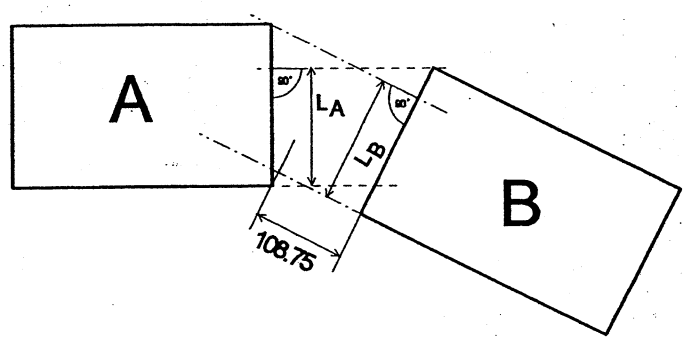
$$D = \frac{[\, {}^{L}P_L + 2(H_A)\,]}{4}$$

FIGURE 7-7

BUILDING SPACING

SPACING BETWEEN BUILDINGS

THIS EXAMPLE ILLUSTRATES THE METHOD OF COMPUTING THE MINIMUM SEPERATION DISTANCE BETWEEN ANY TWO BUILDINGS LOCATED ON THE SAME COMMON DEVELOPMENT SITE.



NOTES:

La: is the length of projection of Building "A" onto Building "B" when viewed at right angles from a vertical position above. For this example, 50 feet is assumed.

Lb: is the length of projection of Building "B" onto Building "A" when viewed at right angles from a vertical position above. For this example, 65 feet is assumed

Ha: is the height of Building "A". For this example, 100 feet is assumed.

Hb: is the height of Building "B". For this example, 60 feet is assumed.

Formula for determining the minimum distance between building "A" and building "B"

$$D = \frac{La + Lb + 2(Ha + Hb)}{4}$$

$$D = \frac{50 + 65 + 2(100 + 60)}{4}$$

$$D = \frac{50 + 65 + 2(160)}{4}$$

$$D = \frac{115 + 320}{4} = \frac{435}{4} = 108.75'$$

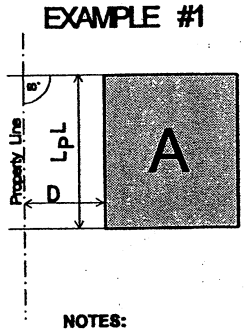
FIGURE 7-8

BUILDING SPACING

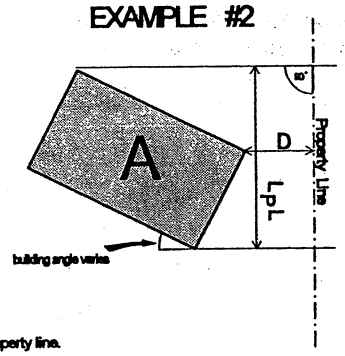
SPACING BETWEEN BUILDING AND PROPERTY LINE

THIS EXAMPLE ILLUSTRATES THE METHOD OF COMPUTING THE MINIMUM SEPERATION DISTANCE BETWEEN ANY BUILDING AND ANY OUTISDE LOT OR SETBACK CONTROL LINE.

EXAMPLE #1



EXAMPLE #2



NOTES:

LpL: is the length of projection of the Building onto any property line.

Ha: is the height of Building "A".

Building height is assumed to be 100 feet.

Formula for determining the minimum side setback for Example #1

$$D = \frac{LpL + 2(Ha)}{4}$$

$$D = \frac{75 + 2(100)}{4}$$

$$D = \frac{275}{4} = 68.75'$$

Formula for determining the minimum side setback for Example #2

$$D = \frac{LpL + 2(Ha)}{4}$$

$$D = \frac{135 + 2(100)}{4}$$

$$D = \frac{335}{4} = 83.75'$$

3. Formula Symbols and Definitions

The symbols used in the formula described in Section 7.04.03(D)(1) and (2) mean the following:

a. **D** is the required minimum horizontal distance between any wall of Building A and any wall of Building B (or the vertical extension of either) or between any wall of any building and a property line.

b. L_A is the total length of Building A. The total length of Building A is the length of that portion or portions of a wall or walls of Building A from which, when viewed directly from above, lines drawn perpendicular to Building A will intersect any wall of Building B.

c. L_B is the total length of Building B. The total length of Building B is the length of that portion or portions of a wall or walls of Building B from which, when viewed directly from above, lines drawn perpendicular to Building B will intersect any wall of Building A.

d. $^{L}P_L$ is the total length of the property line. The total length of the property line is the length of that portion or portions of the property line from which, when viewed directly from above, lines drawn perpendicular to the property line will intersect any wall of any building.

e. H_A is the height of Building A.

f. H_B is the height of Building B.

g. Length of walls or property lines shall be measured as the horizontal distance from corner to corner. Wall length of a circular building shall be construed as the diameter or longest chord of the building, with the exception of ground floor area.

h. The term "wall or walls" shall include porches, balconies, deck areas, and enclosed or covered walkways with the exception of ground floor area.

7.04.04 BASE BUILDING LINE SETBACK REQUIREMENTS

Base Building Lines are hereby established from which all front, side, and rear yard setbacks are to be measured. For all thoroughfares in St. Lucie County, the base building line dimension from centerline shall be in accordance with dimensions shown on the Base Building Line Information Chart. For all other roads not referenced in Table 7-11, the base building line dimension shall be thirty (30) feet. In any case, when a thoroughfare right-of-way from centerline is greater than the base building line dimension as hereby established, the right-of-way line shall serve as the basis on which to measure front, side, and rear yard setbacks.

TABLE 7-11

BASE BUILDING SETBACK LINE
(ALL DISTANCES EXPRESSED IN FEET)

ROADWAY	SEGMENT	EXISTING R/W	ULTIMATE R/W	BASE BUILDING LINE
South US #1 (SR 5)	Ft. Pierce C/L to Martin County Line	120	200	100
North US #1 (SR 5)	Ft. Pierce C/L to Indian River Line	200	200	100
SR A-1-A	Indian River Line to Martin County Line	100	100	50
SR 70 (Okeechobee Rd)	Ft. Pierce C/L to Okeechobee County Line	66/200	200	100
SR 68 (Orange Avenue)	Ft. Pierce C/L to Kings Highway	80/120	120	60
CR 68 (Orange Avenue)	Kings Highway to Okeechobee County Line	66/200	200	100
SR 713 (No. Kings Highway)	Orange Avenue to St. Lucie Blvd. (CR 608)	50/60	130	65
	St. Lucie Blvd. (CR 608) to Indrio Rd (CR 614)	50/60	200	100
	Indrio Rd (CR 614) to No. US #1 (SR 5)	100	130	65
SR 713 (So. Kings Highway)	Orange Avenue to Okeechobee Road (SR 70)	50/60	130	65
Indrio Road (CR/SR 614)	No. US #1 (SR 5) to Emerson Avenue	40/100	130	65
	Emerson Avenue to I-95 (SR 9)	40/100	200	100
No. 25th Street (SR 615)	Ft. Pierce C/L to Industrial Ave. #3	60/100	130	65
	Industrial Ave. #3 to No. US #1	0	200	100
So. 25th Street (SR/CR 615)	Virginia Avenue to Edwards Road	60	120	60
	Edwards Road to Port St. Lucie C/L	60/120	120	60
West Midway Road (CR 712)	So. US #1 to Oleander Avenue	80	100	50
	Oleander Avenue to So. 25th St. (CR 615)	80/100	100	50
	So. 25th St. (CR 615) to I-95 (SR 9)	80	120	60
Edwards Road (CR 611)	So. US #1 (SR 5) to So. Jenkins Road	80	100	50
No. Jenkins Road (CR 611-A)	Orange Avenue to St. Lucie Boulevard	0/120	120	60

TABLE 7-11

BASE BUILDING SETBACK LINE (ALL DISTANCES EXPRESSED IN FEET)				
ROADWAY	SEGMENT	EXISTING R/W	ULTIMATE R/W	BASE BUILDING LINE
So. Jenkins Road (CR 611-A)	Orange Avenue to West Midway Road	0/80	120	60
St. Lucie Boulevard (CR 608)	No. US #1 to Industrial 33rd St.	60	120	60
	Industrial 33rd St. to No. Kings Highway	80/100	200	100
	No. Kings Highway to Shinn Road	0	270	135

7.05.00 TRANSPORTATION SYSTEMS

7.05.01 GENERAL PROVISIONS

A. The character, width, grade and location of all roads, streets and bridges in unincorporated St. Lucie County shall conform to the standards in this Code and shall be considered in their relation to:

1. Existing and planned streets,
2. Topographic conditions,
3. Public convenience and safety, and,
4. The relation to the proposed uses of the land to be served by such streets.

B. All bridges shall conform to the latest edition of the "Standard Specifications for Highway Bridges" adopted by AASHTO. Construction and material specifications for streets and bridges shall conform to "FDOT Standard Specifications for Road and Bridge Construction" except as may otherwise be provided in Chapter 13 of this code.

7.05.02 STREETS

A. GENERALLY

1. Except as otherwise provided in this code, if existing roads or streets are located in adjoining subdivisions, the roads or streets on the new plat shall be so located as to provide an extension and continuation of the existing rights-of-way. All public rights-of-way shall terminate at a property line to provide for their extension to adjacent properties.

2. In a rectangular block layout, all roads and streets should be centered on section lines or the standard subdivision lines of the section, unless otherwise determined inappropriate due to specific site conditions.

3. In curvilinear patterns, the roads or streets shall be located, with respect to the property boundaries, so as to provide a continuity of traffic flow across the property, and such streets shall begin and terminate at street intersections wherever the same are existing.

4. All roads and streets shall be planned in conformity with the Traffic Circulation Element of the St. Lucie County Comprehensive Plan.

5. All roads and streets shall intersect at an approximate (±5°) angle of ninety degrees (90°) unless circumstances acceptable to St. Lucie County indicate a need for a lesser angle of intersection.

6. The intersection of any two local roads or streets with a Major Collector or Arterial Roadway shall be separated by a minimum distance of six hundred sixty feet (660), as measured from centerline to centerline.

7. The right-of-way width shall be increased by at least ten feet (10) on each side of any arterial or major collector road or street for a minimum distance of two hundred feet (200) from its intersection with another arterial or major collector road or street, to permit proper intersection design.

8. Street jogs or centerline offsets between any local street or road with another local street or road, shall be no less than one hundred fifty feet (150).

9. Permanent dead-end streets shall not exceed one thousand feet (1000) in length. Cul-de-sacs shall be provided at the end of all dead end roads or streets. The length of a dead-end street shall be measured along the centerline of the street from the its point of perpendicular intersection with the centerline of intersecting street to the end of the dead-end street or roadway. All cul-de-sacs shall have a minimum right-of-way diameter of one hundred (100) feet.

   If a dead end street is temporary in nature then a temporary cul-de-sac shall be required until the roadway is connected to another street or road.

   In the center of the cul-de-sac an unpaved island, surrounded by a curb, improved with grass and landscaping that will not interfere with sight distance, may be provided. Center islands shall have a diameter of not less than seventeen (17) feet.

10. All new construction for any arterial and major collector street or roadway within the Urban Service Area shall be provided with sidewalks and bicycle paths along one or both sides, as determined by the County Engineer. The County Engineer shall consult the St. Lucie Metropolitan Planning Organization Bicycle and Pedestrian Plan (September 1995) in determining the location of any sidewalks and bicycle path facilities.

11. All local or minor collector streets or roads, constructed within the Urban Service Area providing access to residential developments that have a mean lot street frontage of 125 feet or less, or nonresidential developments with a mean lot street frontage of 225 feet or less, shall be provided with sidewalks along both sides of the street or road in accordance with the provisions of Chapter 13 of this code.

12. Except as otherwise may be provided in Chapter 13 of this Code, all arterial and major collector street and roadways shall have a minimum travel lane width of 12 feet. In those instances where an open swale drainage system is utilized, a minimum of four feet of the required shoulder area shall be paved.

13. All arterial, collector and local streets or roadways, public or private, shall be marked and signed in accordance with Florida Department of Transportation standards.

14. Median strips which are part of a dedicated or deeded public right-of-way shall not be utilized for any purpose other than be the County or authorized utility. The placement of any median landscaping shall be in accordance with Florida Department of Transportation specifications.

15. All roadways, exclusive of interior parking and access aisles areas, regardless of ownership, shall be located a minimum of ten (10) feet from any exterior building wall, except for security gate houses or similar security structures located in a private street or road right-of-way.

7.05.03 RIGHTS-OF-WAY DETERMINATIONS AND DEDICATIONS, IMPROVEMENTS

A. ST. LUCIE COUNTY THOROUGHFARE NETWORK RIGHT-OF-WAY PROTECTION PLAN

1. Findings

Action must be taken to plan, designate, and develop transportation corridors within St. Lucie County for the following reasons:

a. Traffic congestion and overcrowding on the State Highway System and County Road System constitute a serious and growing problem, which impedes the development of an effective County-wide transportation system, results in increased incidents of traffic accidents, personal injury, and property damage or loss, impedes sound economic growth, impairs effective growth management, discourages tourism, increases maintenance costs, shortens the effective life of transportation facilities, delays public evacuation for natural storms and emergencies, impairs national defense and disaster response readiness, delays response time for emergency vehicles, significantly increases public infrastructure needs and associated costs related to the provisions of police, fire, accident, medical, and hospital services, impairs air quality and otherwise is injurious to the public health, safety, and welfare.

b. The designation and protection of transportation corridors and the planning and development of transportation facilities within transportation corridors will substantially assist in allowing St. Lucie County to mitigate traffic congestion and overcrowding on the State Highway System and County Road System, and aid in the development of an effective uncongested and adequately maintained County-wide transportation system.

c. Transportation corridors cannot be developed without timely identification, preservation, and protection through regulation, or acquisition of property necessary to accommodate existing and planned transportation facilities within the State Highway System and County Road System.

d. Protecting, preserving, and timely acquiring property for the development of transportation facilities within the transportation corridors will also prevent the creation of the health, safety and welfare problems and liabilities described above from burdening the County with increasing public revenue requirements, will substantially aid the sound planning for growth, assist the provision of transportation facilities concurrent with the impact of development, expedite the provision of an adequate State Highway system and County Highway System for the residents of the County, alleviate traffic problems, and substantially enhance the elimination of traffic hazards and the improvements of traffic facilities.

e. The St. Lucie County Comprehensive Plan in Policies 1.1.7.3 and 2.1.3.1 directs that appropriate measures should be taken in order to protect the level of service standards on all public roadways within the unincorporated county which include the State Highway System and County Road System. The Comprehensive Plan also directs that land development adjacent to roads where there is substantial right-of-way requirements pursuant to County specifications should provide for

dedication of sufficient additional right-of-way to bring the adjacent right-of-way up to minimum County standards.

2. General

The St. Lucie County Thoroughfare Network Right-of-Way Protection Plan shall identify existing and future transportation corridors and transportation facilities, and shall serve as the implementing Section of the Traffic Circulation Element of the St. Lucie County Comprehensive Plan.

3. Purpose

The purpose of the Thoroughfare Network Right-of-Way Protection Plan is:

a. To identify the rights-of-way needed for both County and Inter-County Road Systems in conjunction with the State Highway System to ensure county and regional continuity of the transportation system for St. Lucie County.

b. To encourage municipalities within St. Lucie County to adopt similar Thoroughfare Network Right-of-Way Protection Plans that are consistent with the County's Thoroughfare Network Right-of-Way Protection Plan.

c. To utilize as many existing rights-of-way as is reasonably possible, and to anticipate future needs in areas where rights-of-way do not exist.

d. To establish right-of-way widths for future transportation facilities.

e. To establish and encourage harmonious, orderly and progressive development of the County Road system and State Highway System in St. Lucie County, that would assure safer and more efficient traffic circulation.

f. To adequately plan for the future transportation needs of St. Lucie County and its citizens.

B. REVIEW OF THE THOROUGHFARE NETWORK RIGHT-OF-WAY PROTECTION PLAN

The Thoroughfare Network Right-of-Way Protection Plan shall be reviewed by the Community Development Director, County Engineer, St. Lucie Metropolitan Planning Organization, and the St. Lucie County Board of County Commissioners at least one (1) time every two (2) years to assess the necessity for continuing the protection of the transportation corridors and the necessity for retaining the property acquired for the transportation corridor. If a transportation corridor is determined to be no longer necessary, the transportation corridor shall be removed from the Plan. If a new transportation corridor is determined to be needed, the transportation corridor shall be added to the Plan.

C. MINIMUM RIGHT-OF-WAY AND TYPICAL SECTION REQUIREMENTS

The following minimum right-of-way widths (Table 7-15) and typical roadway sections (Fig. 7-15) are hereby established in the Traffic Circulation Element of the St. Lucie County Comprehensive

Plan and shall be used in considering land dedication needs for roadways identified on the Thoroughfare Network Right-of-Way Protection Plan.

TABLE 7-15

ROADWAY TYPE	MINIMUM RIGHT-OF-WAY WIDTH
Principal Arterial - Rural	242
Principal Arterial - Urban	130
Minor Arterial/Major Collector	130
Minor Collector	100
Subdivision Collector Roads (subdivision feeder roads)	80
Local Road (w/swale drainage)	60
Local Road (w/closed drainage - curb & gutter)	50

*: All distances expressed in feet. Actual dimensions to be site determined and may be greater or less than expressed minimums given specific site conditions and design requirements.

D. DETERMINATION OF RIGHT-OF-WAY ALIGNMENT

1. The Thoroughfare Network Right-of-Way Protection Plan is intended to indicate transportation corridors, not precise alignments, and is to be based upon the Right-of-Way Protection Map of the Traffic Circulation Element of the St. Lucie County Comprehensive Plan. Precise alignments will be determined at the time of development review and/or as a result of detailed alignment studies and surveys.

2. The County Engineer shall conduct, on a continuing basis, alignment studies and surveys required to establish the precise alignment of rights-of-way shown on the Thoroughfare Network Right-of-Way Protection Plan that are not previously established. The centerline of the precise alignment shall be within six hundred sixty (660) feet of the approximate location shown on the Thoroughfare Network Right-of-Way Protection Plan, except where it can be demonstrated that an alternative centerline alignment is less potentially harmful to the environment, or displaces fewer residences, business or other development, or is more feasible technically or financially.

   a. Centerline Determination.

      A thoroughfare centerline shall be determined as follows:

      (1) For existing roads, the centerline shall be the centerline of the existing right-of-way, as the same is shown in the official recordsof the County at the time of approval of the Development Order, except where it can be demonstrated that an alternative centerline alignment is less potentially harmful to the environment or displaces fewer residences, businesses or

other development, or is more feasible technically or financially.

insert figure 7-15 (future)

insert figure 7-15 (future)

(2) For planned roads which are shown on the Thoroughfare Network Right-of-Way Protection Plan and which follow section lines and/or quarter or half section lines, the centerline shall be the section line or quarter of half-section line in question, except where it can be demonstrated that an alternative centerline alignment is less potentially harmful to the environment or displaces fewer residences, businesses or other development, or is more feasible technically or financially.

(3) For planned roads which are shown on the Thoroughfare Network Right-of-Way Protection Plan and which do not follow section lines and/or quarter or half-section lines, the centerline shall be determined by the Board of County Commissioners by adoption of a resolution at a public hearing which must be held no later than one hundred eighty (180) days after approval of a development order which includes a condition making development order approval subject to the centerline determination for the road or roads in question. This hearing shall be preceded by certified mail notice sent by the County Administrator, or his designee, at least fifteen (15) calendar days prior to the hearing to every property owner of records whose land may abut or be crossed by any part of the section of proposed right-of-way. The cost of all surveys required to establish a centerline shall be borne by the County.

b. Failure of the Board of County Commissioners to establish a centerline within the time constraints set forth above shall effect a waiver by St. Lucie County of all right-of-way dedication which otherwise may have been imposed on the development for which application has been made.

c. Local roads are not included on the Thoroughfare Network Right-of-Way Protection Plan.

E. DEDICATIONS TO PUBLIC

1. All rights-of-way and easements for streets, drainage and utilities shall conform to the requirements of Chapter 13 of this Code.

2. Except as otherwise provided by the Board of County Commissioners, all roads and streets shall be dedicated to the public. Any private roads permitted by the Board of County Commissioners shall be constructed to public road specifications. Construction plan review, construction inspection and required guarantee and surety reviews for private roads shall be as provided by this Code. No arterial or major collector road or street indicated on the future right-of-way maps of the Traffic Circulation Element of the St. Lucie County Comprehensive Plan shall be permitted to be private.

3. Private streets shall be permitted within property under single ownership or a property owners' association as defined by Florida law. Where private streets are permitted, ownership and maintenance association documents shall be submitted with all final record plats and the dedication contained on the plat shall clearly dedicate the roads and maintenance to the association without recourse to St. Lucie County or any other public agency. The rights-of-way and related facilities shall be identified as tracts for road purposes under specific ownership on all record plats for the subdivision.

F. EFFECT OF DONATION OF PROPERTY IN COMPUTING FUTURE RESIDENTIAL DENSITY ON REMAINING CONFORMING PARCELS OF LAND

1. All land area requested by the County, or the State of Florida, for street or road right-of-way and other related public purposes and which is conveyed or dedicated by donation to the County, or the State, and accepted by the County or the State, after December 1, 1988, may be included in the acreage calculations for the purpose of density determination when the parcel from which the land area was dedicated is proposed for development.

G. EFFECT OF DONATION OF PROPERTY WHEN THE DONATION CREATES A NONCONFORMING PROPERTY

1. All land area requested by the County, or the State of Florida, for street or road right-of-way and other related public purposes and which is conveyed by donation or purchase to the County or the State, and accepted by the County or the State after December 1, 1988, shall be included in acreage calculations for the purpose of lot size determination only if the conveyance would render the remaining property non- conforming as to lot size. The land area conveyed to the County or the State shall not be used to satisfy setback requirements or any other specific land use regulation.

H. PROHIBITING DEDICATIONS OF RIGHT-OF-WAY RESULTING IN DEPRIVATION OF REASONABLE USE OF PROPERTY

1. In no case shall the County require dedication to an extent which would deprive the owner of all economically beneficial use of the remaining property.

I. RIGHT-OF-WAY DEDICATION REQUIREMENTS

1. General Requirements

a. Any applicant for a Development Order for property abutting a roadway designated on the Thoroughfare Network Right-of-Way Protection Plan shall dedicate sufficient land to account for the applicant's proportionate share of the right-of-way deficiency identified in the Thoroughfare Network Right-of-Way Protection Plan for the proposed development. The County Engineer shall determine the applicant's proportionate share by utilizing the Thoroughfare Network Right-of-Way Protection Plan, the Traffic Circulation Element of the St. Lucie County Comprehensive Plan, any traffic information available in the County records, and any traffic analysis submitted by the applicant as part of the development order approval process or otherwise.

2. The County Engineer shall only require the applicant to account for the applicant's proportionate share of the right-of-way deficiency identified in the Thoroughfare Network Right-of-Way Protection Plan, if the County Engineer determines, based on the transportation information available to him, that there is a reasonable connection between the required dedication and the anticipated need for right-of-way created by the new development. Subject to the County Engineer's determination of the applicant's proportionate share, any right-of-way deficiency shall be made up by dedication of equal amounts of land from each side of the centerline of the right-of-way, except where:

a. A drainage canal right-of-way or a railroad right-of-way abuts one side of the existing road right-of-way; or

b. More than one-half of the required right-of-way has been provided by the property owner on the opposite site of the right-of-way.

3. Compensation for Dedication.

a. The applicant shall be entitled to receive compensation for the value of any land dedicated for right-of-way for roads on the Thoroughfare Network Right-of-Way Protection Plan that is not site related, and consistent with the provisions of Article III, Chapter 1-17, St. Lucie Code and Compiled Laws.

b. Compensation shall be given by either granting credits against road impact fees or by payment of cash as determined by the County. Compensation for the dedication of right-of-way shall be valued at one hundred twenty percent (120%) of the most recent assessed value as determined by the County Property Appraiser. In the event that the county cannot provide total compensation by the granting of credits against road impact fees, and in the event the county determines not to pay cash, the applicant shall dedicate an amount of land comparable in value to the percent of compensation provided.

4. Method of Dedication

Once the extent of dedication has been determined by the County Engineer, the applicant shall as a requirement of obtaining and prior to receiving a Development Order approval agree to convey the dedicated right-of-way to St. Lucie County free and clear of all liens and encumbrances.

Any right-of-way required in conjunction with Site Plan approval shall be conveyed to St. Lucie County within 90 days of the site plan approval or prior to the issuance of the first building permit, whichever comes first.

5. Appeals

Any decision made by the County Engineer pursuant to the provisions of this Section may be appealed to the County Administrator in accordance with Section 11.11.00.

J. CLEARING AND GRADING

1. Unless otherwise addressed through the site plan review process, a developer shall be required to clear all rights-of-way to their full width and to grade all streets and alleys to an approved grade. Minimum width of shoulders shall be six (6) feet.

2. In lieu of clearing and grading as specified a developer may, with approval of the Board of County Commissioners, limit clearing to the width of paved surface and shoulders only and may install said improvements at any location within the right-of-way provided that:

a. Area and right-of-way drainage can be accomplished to the satisfaction of the county engineer.

b. The edge of pavement is located no closer than six (6) feet to the right-of-way line except that where a utility easement is located parallel with and adjacent to the right-of-way line, the pavement edge may abut right-of-way line.

c. The improvements serve a limited number of properties only.

d. Notation is made on plat and restrictive covenants are recorded stating that the County assumes no responsibility for maintenance of unpaved portion of said right-of-way.

K. PRIVATE ROADS - MAINTENANCE

For private roads, a developer shall submit documents for review and approval which establish a homeowners association to maintain the private roads. The association documents shall be submitted concurrently with all final record plats. The dedication contained on the plat shall clearly dedicate the roads and maintenance to the association without recourse to St. Lucie County or any other public agency. The rights-of-way and related facilities shall be identified as tracts for road purposes under specific ownership.

7.05.04 SIDEWALKS AND BIKEWAYS

(RESERVED)

GROWTH MANAGEMENT DEPARTMENT
(Administration)

MEMORANDUM

TO: Planning Staff

FROM: Karen Butcher, Bicycle / Pedestrian Coordinator

DATE: September 22, 2005

SUBJECT: **Land Development Code for Sidewalks and Bikeways**

Please find attached the approved ordinance by the Board of County Commissioners requiring sidewalks, bike lanes and bicycle parking as well as an increase in road right-of-way. The ordinance (05-023) was approved by the Commission and is effective as of September 20, 2005.

If you have any questions, please let me know.

CC: Don West, Public Works Director
Michael Powley, County Engineer
Ron Harris, County Surveyor
Kyle Croce, Senior Project Engineer
Craig Hauschild, Capital Projects Engineer
Michael Harvey, Engineer Intern
File

ORDINANCE NO. 05-023

AN ORDINANCE AMENDING THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE BY AMENDING SECTION 2.00.00 ("DEFINITIONS") TO ADD NEW DEFINITIONS RELATING TO SIDEWALKS AND BIKEWAYS; AMENDING SECTION 7.05.02 ("STREETS") BY UPDATING REFERENCES TO ST. LUCIE COUNTY COMPREHENSIVE PLAN, CHANGING REFERENCES TO COMMUNITY DEVELOPMENT DIRECTOR TO GROWTH MANAGEMENT DIRECTOR, PROVIDING FOR APPLICATION TO ARTERIAL OR MAJOR COLLECTOR STREETS OR ROADWAYS WITHIN THE UNINCOPROATED AREAS OR ALONG ANY COUNTY MAINTAINED ROADWAY IN THE UNINCORPORATED ARES OF THE COUNTY RATHER THAN THE URBAN SERVICE AREA. AND DELETING THE REQUIREMENT FOR SIDEWALK REQUIREMENT BASED UPON LOT FRONTAGE; AMENDING SECTION 7.05.03 ("RIGHTS-OF-WAY DETERMININATIONS AND DEDICATIONS, IMPROVEMENTS") BY UPDATING REFERENCES TO ST. LUCIE COUNTY COMPREHENSIVE PLAN, CHANGING REFERENCES TO COMMUNITY DEVELOPMENT DIRECTOR TO GROWTH MANAGEMENT DIRECTOR, AND AMENDING MINIMUM RIGHT-OF-WAY AND TYPICAL SECTION REQUIREMENTS AS SET FORTH IN TABLE 7-15; CREATING SECTION 7.05.04 ("SIDEWALKS AND BIKEWAY") TO ESTABLISH SIDEWALK AND BIKEWAY CRITERIA AND ESTABLISHMENT OF NEW MINIMUM RIGHT OF WAY WIDTHS; AMENDING SECTION 7.05.05 ("DRIVEWAYS") TO PROVIDE FOR THE PUBLIC WORKS DEPARTMENT RATHER THAN THE COMMUNITY DEVELOPMENT DEPARTMENT TO ISSUE A CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION; AMENDING SECTION 7.05.08 ("STREET NAMING AND IDENTIFICATION") TO CHANGE THE REFERENCES TO COMMUNITY DEVELOPMENT DIRECTOR TO GROWTH MANAGEMENT DIRECTOR; AMENDING SECTION 7.05.05 ("HOUSE AND BUILDING NUMBERS" TO CHANGE THE REFERENCES TO COMMUNITY DEVELOPMENT DIRECTOR TO GROWTH MANAGEMENT DIRECTOR ; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR ADOPTION AND PROVIDING FOR CODIFICATION

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

1. On August 1, 1990, the Board of County Commissioners of St. Lucie County, Florida, adopted the St. Lucie County Land Development Code.

2. The Board of County Commissioners has adopted certain amendments to the St. Lucie County Land Development Code, through the following Ordinances

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

3. On August 16, 2005, the Local Planning Agency/ Planning and Zoning Commission held a public hearing on the proposed ordinance after publishing notice in the Port St. Lucie News and the Tribune at least 10 days prior to the hearing and recommended that the proposed ordinance be approved.

4. On September 6, 2005, this Board held its first public hearing on the proposed ordinance, after publishing a notice of such hearing in the Port St. Lucie News and the Tribune on August 28, 2005.

5. On September 20, 2005, this Board held its second public hearing on the proposed ordinance, after publishing a notice of such hearing in the Port St. Lucie News and the Tribune on September 10, 2005.

6. The proposed amendments to the St. Lucie County Land Development Code are consistent with the general purpose, goals, objectives and standards of the St. Lucie County Comprehensive Plan and are in the best interest of the health safety and public welfare of the citizens of St. Lucie County, Florida.

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

PART A.

THE SPECIFIC AMENDMENTS TO THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE TO READ AS FOLLOWS, INCLUDE:

****

CHAPTER II
DEFINITIONS

****

2.00.0 DEFINITIONS

BIKE LANE: A portion of roadway (4-5 feet), which has been designated by signing and pavement markings for the preferential or exclusive use by bicyclists.

BIKE WAYS: Any road, path, or way that in some manner is specifically designated as open to bicycle travel, regardless of whether such facility is designated for the exclusive use of bicycles or is to be shared with other transportation modes.

MULTI USE PATH: A bikeway (10-12 foot wide) physically separated from the motorized vehicular traffic by an open space or barrier and either within highway right of way or within an independent alignment. Multi use paths may be used by pedestrians, skaters, and joggers as well as bicyclists.

SIDEWALK: That portion of a roadway designed for preferential or exclusive use by pedestrians and non motorized vehicles.

UNDESIGNATED BIKE LANE: A bike lane, which is not designated by the diamond, bike and arrow pavement markings. It is striped as a regular bike lane on the approaches to intersections.

BICYCLE: A vehicle propelled by human power upon which any person or persons may ride having two tandem wheels, except scooters and similar devices. For the purposes of this code bicycle shall also include unicycles, tricycles and quadracycles.

****

CHAPTER VII
DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS

****

7.05.02 STREETS

A. GENERALLY

1-3 No Changes

4. All roads and streets shall be planned in conformity with the ~~Traffic Circulation~~ Transportation Element of the St. Lucie County Comprehensive Plan.

5-9 No Changes

10. All new construction for any arterial or ~~major~~ collector street or roadway within the Urban Service Area shall be provided with sidewalks and bicycle paths along one or both sides, as determined by the County Engineer. The County Engineer shall consult the Bicycle/ Pedestrian Coordinator, the St. Lucie Metropolitan Planning Organization Bicycle and Pedestrian Plan or other adopted Bicycle and Pedestrian Plan (~~September 1995~~) in determining the location of any sidewalks and bicycle ~~path~~ facilities.

~~11. All local or minor collector streets or roads, constructed within the Urban Service Area providing access to residential developments that have a mean lot street frontage of 125 feet or less, or nonresidential developments with a mean lot street frontage of 225 feet or less, shall be provided with sidewalks along both sides of~~

~~the street or road in accordance with the provisions of Chapter 13 of this code.~~

12. Except as otherwise may be provided in ~~Chapter 13 of~~ this Code, all arterial and major collector street and roadways shall have a minimum travel lane width of 12 feet. In those instances where an open swale drainage system is utilized, ~~a minimum of four~~ five feet of the required shoulder area shall be paved where practical.

13-15 No Changes

7.05.03 RIGHTS-OF-WAY DETERMINATIONS AND DEDICATIONS, IMPROVEMENTS

A. ST. LUCIE COUNTY THOROUGHFARE NETWORK RIGHT-OF-WAY PROTECTION PLAN

1. No Change

2. General

The St. Lucie County Thoroughfare Network Right-of-Way Protection Plan shall identify existing and future transportation corridors and transportation facilities, and shall serve as the implementing Section of the ~~Traffic Circulation~~ Transportation Element of the St. Lucie County Comprehensive Plan.

3. No Change

B. REVIEW OF THE THOROUGHFARE NETWORK RIGHT-OF-WAY PROTECTION PLAN

The Thoroughfare Network Right-of-Way Protection Plan shall be reviewed by each of the following the ~~Community Development~~ Growth Management Director, ~~County Engineer~~ Public Works Director, St. Lucie Metropolitan Planning Organization, and the St. Lucie County Board of County Commissioners at least one (1) time every two (2) years to assess the necessity for continuing the protection of the transportation corridors and the necessity for retaining the property acquired for the transportation corridor. If a transportation corridor is determined to be no longer necessary, the transportation corridor shall be removed from the Plan. If a new transportation corridor is determined to be needed, the transportation corridor shall be added to the Plan. Any additions or deletions from this plan shall be accompanied by the appropriate amendments to the Transportation Element of the St. Lucie County Comprehensive Plan.

C. MINIMUM RIGHT-OF-WAY AND TYPICAL SECTION REQUIREMENTS

The following minimum right-of-way widths (Table 7-15) ~~and typical roadway sections (Fig. 7-15) are hereby established in the Traffic Circulation Element of the St. Lucie County Comprehensive Plan and~~ shall be used in considering land dedication needs for roadways identified on the Thoroughfare Network Right-of-Way Protection Plan.

Table 7-15

ROADWAY TYPE	MINIMUM RIGHT OF WAY WIDTH
Arterial (6 lane)	200
~~Principal Arterial – Rural~~ Arterial/ Collector 4 lane	~~242~~ ~~150~~ 160
~~Principal Arterial - Urban~~	~~130~~
~~Minor Arterial/ Major Collector~~	~~130~~
~~Minor Collector~~ Arterial/ Collector (2 lane)	100 80
~~Subdivision Collector Roads (subdivision feeder roads)~~	~~80~~
Local Road (w/ swale drainage)	~~60~~ 70
Local Road (w/ closed drainage – curb & gutter)	~~50~~ 60
All distances expressed in feet. Actual dimensions to be site determined and may be greater or less than expressed minimums given ~~specific~~ site conditions and specific roadway design requirements. Additional right of way will be at the request of the County Engineer or his designee. The Board of County Commissioners may modify standard right-of-way widths for Planned Unit Development if the intent of the ordinance is being upheld.	

D. DETERMINATION OF RIGHT-OF-WAY ALIGNMENT

1. The Thoroughfare Network Right-of-Way Protection Plan is intended to indicate transportation corridors, not precise alignments, and is to be based upon the Right-of-Way Protection Map of the ~~Traffic Circulation~~ Transportation Element of the St. Lucie County Comprehensive Plan. Precise alignments will be determined at the time of development review and/or as a result of detailed alignment studies and surveys.

2 No Change

E. DEDICATIONS TO PUBLIC

1 No Change

2. Except as otherwise provided by the Board of County Commissioners, all roads and streets shall be dedicated to the public. Any private roads permitted by the Board of County Commissioners shall be constructed to public road specifications. Construction plan review, construction inspection and required guarantee and surety reviews for private roads shall be as provided by this Code. No arterial or major collector road or street indicated

on the future right-of-way maps of the Transportation ~~Traffic Circulation~~ Element of the St. Lucie County Comprehensive Plan shall be permitted to be private.

3 No Change

F-H No Change

I. RIGHT-OF-WAY DEDICATION REQUIREMENTS

1. General Requirements

a. Any applicant for a Development Order for property abutting a roadway designated on the Thoroughfare Network Right-of-Way Protection Plan shall dedicate sufficient land to account for the applicant's proportionate share of the right-of-way deficiency identified in the Thoroughfare Network Right-of-Way Protection Plan for the proposed development. The County Engineer shall determine the applicant's proportionate share by utilizing the Thoroughfare Network Right-of-Way Protection Plan, the ~~Traffic Circulation~~ Transportation Element of the St. Lucie County Comprehensive Plan, any traffic information available in the County records, and any traffic analysis submitted by the applicant as part of the development order approval process or otherwise.

2-5 No Change

J-K No Change

7.05.04 SIDEWALKS AND BIKEWAYS

A. Sidewalks

1. All new residential developments required to obtain site plan approval located within the Urban Service Boundary and all new non-residential development located within the unincorporated area of St. Lucie County and within the Urban Service Boundary are required to design and construct sidewalks within the right-of-way of all streets and roadways that abut or lie within the perimeter of the property.
2. New sidewalks must be a minimum of six (6) feet wide along streets classified as collectors and arterials.
3. Local street requirements are based upon local needs and existing conditions. Local streets shall have sidewalks five (5) foot wide along one or both sides of the street as deemed

necessary during the County's development review process.

4. All new sidewalks shall be constructed of concrete, brick pavers or other materials acceptable to St. Lucie County. All construction must conform to Florida Department of Transportation and/or St. Lucie County standards.

   a. All sidewalks on internal private roads shall connect with the sidewalks in the abutting public right-of-way.
   b. The County Engineer may authorize a modification in sidewalk width to protect existing trees or to accommodate existing utilities. In no case shall sidewalks be less than four feet.
   c. The Development Review Committee (DRC) as part of the site plan review process shall document any exemption of a development project from constructing specific sidewalk segments based on physical constraints such as proximity to drainage canals or structures where the construction of the particular sidewalk segment would result in a disproportionate burden on the development.
   d. Sidewalks shall be constructed around the perimeter of a cul-de-sac.
   e. All sidewalks and ramps shall conform to the latest requirements published in the most recent edition of the Americans With Disabilities Act (ADA) Accessibility Guidelines.
   f. The developer will bear the cost for design and construction of the sidewalk. Sidewalks on private property must be maintained by the developer, property owner's association or other entity as approved by St. Lucie County through the operation and maintenance covenants of the community, subdivision association or other recognized management entity. St. Lucie County shall maintain all sidewalks located within County maintained public rights-of-way unless otherwise agreed to through specific maintenance agreements.
   g. Multi-Use Paths (10-12 feet wide) may be required by the County in place of sidewalks when the multi-use path would be part of the adopted area-wide bicycle/ pedestrian system or Greenways & Trails plan.
   h. The Board of County Commissioners shall authorize total or partial relief from the requirements of sidewalk construction if it finds, after receiving the recommendation of the Development Review Committee and based on conditions peculiar to the

proposed development, that the proposed sidewalk construction is not in the best interest of the County, the applicant shall pay a fee-in-lieu to the County for sidewalk and/ or greenways & trails construction.

B. Bikeways

1. All new developments within the unincorporated area of St. Lucie County or within municipalities that access County maintained roads and are constructing or reconstructing roads as part of the development shall be required to design and construct bike lanes. Bike lanes shall be constructed and dedicated to St. Lucie County in accordance with the St. Lucie County Public Works Standards.

2. Bike lanes shall be provided on all internal project streets and roads that are classified as arterials or collectors. Bike lanes shall be constructed in accordance with the St. Lucie County Public Works Standards.

3. Pavement markings and signage shall comply with the standards established by the Florida Department of Transportation (FDOT) and the Manual on Uniform Traffic Control Devices (MUTCD).

4. Roadways constructed with closed drainage (curb and gutter) shall have a four-foot bike lane.

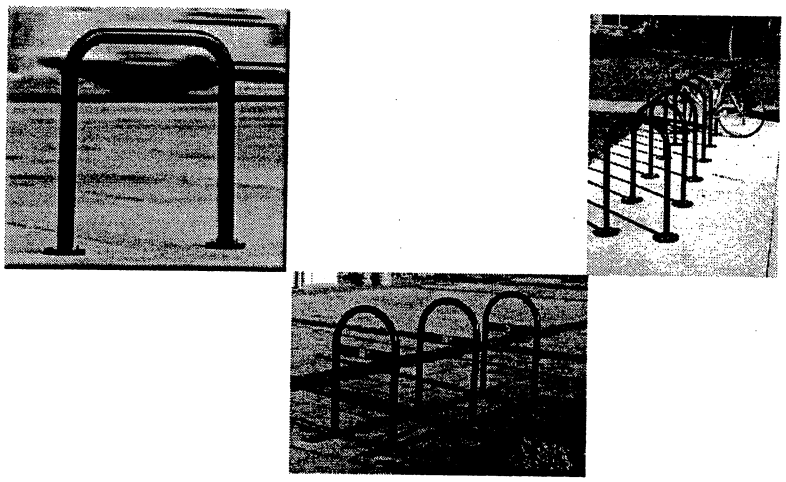
5. Roadways constructed with open drainage (swale) shall have a five-foot bike lane.

6. The construction of a multi-use path adjacent to an arterial or collector roadway internal or external to the development project does not relieve or otherwise release the requirement for the provision of bike lanes along said streets or roads.

C. Bicycle Racks

1. Bicycle racks shall be required for all non-residential development unless it can be demonstrated that bicycle traffic would not have access to the property per the St. Lucie County Comprehensive Plan Policy 2.2.1.1. Agricultural and Industrial areas shall be exempt from this requirement. Planned Unit Developments (PUD) may be requested to have bike racks as deemed necessary during the development review process based on the proximity of the development to recreation facilities and school bus stops.

a. There must be a minimum of six (6) bicycle parking spots.
b. Bicycle parking should be located in close proximity to the buildings entrance.
c. Bicycle parking facilities shall be located in highly visible well lighted areas to minimize theft and vandalism.
d. Bicycle parking facilities shall support bicycles in a stable position without damage to wheels, frame or other components. The standard bicycle rack shall be the Inverted "U" style as pictured below.



e. Additional bicycle parking spots may be necessary and requested during the development review process by the Growth Management Director.
f. Based on the review of the proposed parking area design, location and security features, the Growth Management Director may reduce the number of required automobile parking spaces by one (1) automobile space for each six (6) bicycle spaces provided.

D. Time of Construction

1. All required sidewalks and bikeways shall be constructed in conjunction with the infrastructure for that phase of the development. The developer shall post a bond or other guarantee acceptable to the County as assurance of completion of the improvements in accordance with Section 11.04.00.

E. Maintenance

1. Sidewalks and bikeways on private property must be maintained by the developer, property owner's association or other entity as approved by St. Lucie County through the operation and maintenance covenants of

the community, subdivision association or other recognized management entity. St. Lucie County shall maintain all sidewalks and bikeways located within County maintained public rights-of-way unless otherwise agreed to through specific maintenance agreements.

7.05.06 DRIVEWAYS

A No Change

B. BUILDINGS, BUILDING REGULATIONS

No Certificate of Occupancy or final inspection shall be issued by the ~~Community Development~~ Public Works Department until the completed curb cut or driveway has been inspected and approved by the County Engineer. The property owner shall notify the County Engineer upon completion of the curb cut or driveway and at least twenty-four (24) hours prior to the requested inspection.

C-D No Changes

7.05.08 STREET NAMING AND IDENTIFICATION

A-G No Changes

H. AUTHORITY FOR NAMING AND NUMBERING STREETS

1. New streets shall be assigned names or numbers in compliance with the provisions of this Code by the Growth Management ~~Community Development~~ Director. The Growth Management ~~Community Development~~ Director is hereby granted the authority to rename duplicate or similar sounding streets or renumber existing streets to comply with the provisions of this Code. In the case of duplicate names or similar sounding names where one (1) or more streets must be renamed and one (1) street shall retain the name, the Growth Management ~~Community Development~~ Director shall consider such factors as the historical significance of the name, the number of years the street has held that name, and the relationship name to the names of adjacent streets.

2. Individuals residing on the street or developers of a subdivision may participate in the naming or renaming process by providing suggestions for street names to the Growth Management ~~Community Development~~ Director. Interested individuals should submit three (3) names with the first choice listed first, second choice listed second, and third choice listed last. The Growth Management ~~Community Development~~ Director shall assign the name after considering the

choices provided and verifying compliance with the provisions of this section.

I-J No Changes

7.05.09 HOUSE AND BUILDING NUMBERS

A1 No Changes

2. House and building numbers for all residential or commercial uses in the unincorporated areas of St. Lucie County shall only be assigned by the Growth Management ~~Community Development~~ Director, and shall be assigned at the time the building permit is issued.

A 3 No Changes

B-D No Changes

PART B. CONFLICTING PROVISIONS.

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

PART C. SEVERABILITY.

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

PART D. APPLICABILITY OF ORDINANCE.

This ordinance shall be applicable in the unincorporated area of St. Lucie County.

PART E. FILING WITH THE DEPARTMENT OF STATE.

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

PART F. EFFECTIVE DATE.

This ordinance shall take effect upon filing with the Department of State.

PART G. ADOPTION.

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

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

PART H. CODIFICATION.

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

PASSED AND DULY ENACTED this 20th day of September, 2005.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

_____
Deputy Clerk

BY:_____
Chairman

APPROVED AS TO FORM AND CORRECTNESS:

BY:_____
County Attorney

7.05.05 USE OF RESIDENTIAL PROPERTY FOR ACCESS

A. No residentially zoned property, excluding arterial or major collector roadways, shall be used for driveways, or any other vehicular access purposes to any commercially or industrially zoned land except as may be provided for within the roadway system of an approved planned development project designed in accord with the provisions of Section 7.01.00, 7.02.00 or 7.03.00 of this Code. A planned development with commercially or industrial zoned land must limit vehicular access for off-site ingress and egress to arterial and major collector roadways. Bicycle and pedestrian facilities are exempt from these provisions to encourage and allow for community linkages.

7.05.06 DRIVEWAYS

A. REQUIREMENTS GENERALLY

Every person, firm, corporation or association that proposes to construct or reconstruct any curb cut or driveway on any County-maintained public road in the unincorporated areas of St. Lucie County shall apply for a permit to be issued by the County Engineer of St. Lucie County, Florida.

B. BUILDINGS, BUILDING REGULATIONS

See Ord. 05-03

No Certificate of Occupancy or final inspection shall be issued by the Community Development Director until the completed curb cut or driveway has been inspected and approved by the County Engineer. The property owner shall notify the County Engineer upon completion of the curb cut or driveway and at least twenty-four (24) hours prior to the requested inspection.

C. DRIVEWAY REQUIREMENTS

1. The following requirements must be met by any proposed driveway for a one- or two-family dwelling:

   a. A driveway shall be at least five (5) feet from the side property line.

   b. Construction of all driveways shall meet specifications for public works construction, as described in Chapter 13 of this Code, and all other applicable County regulations (see Section 7.04.04).

   c. In the case of corner lots, driveways shall be constructed so that the center line of the driveway is a minimum of twenty (20) feet from the parallel base building line.

   d. All driveway construction within the street or road right-of-way shall be paved, provided that the street or road to which the connection is being made is paved.

   e. Construction of all paved driveways on property fronting on an unpaved roadway shall terminate at the right-of-way line.

   f. The maximum width, at the right-of-way line, for a driveway accessing a one- or two-family dwelling is twenty (20) feet.

insert figure 7.18 - driveway typicals (future)

2. The following requirements must be met for all development other than one-or two-family dwellings:

a. The following driveway spacing standards shall apply to corner lots having frontage on functionally classified streets, except the intersection of two (2) local streets:

(1) Driveways shall be constructed so that the nearest perpendicular edge line of the driveway to the street on which the connection is being made, is a minimum of fifty (50) feet from the parallel base building line, as described in Figure 7-18.

(2) The nearest edge of any driveway servicing a residential or non-residential use generating more than 300 vehicle trips per day, as determined by standard ITE trip generation rates shall be a minimum of one hundred fifty (150) feet from the parallel base building line.

b. The maximum width for a one-way driveway shall be twenty (20) feet and forty (40) feet for a two-way driveway.

c. The edge of a driveway shall not be less than twenty-five (25) feet from a side property line.

d. The nearest perpendicular edges of any two driveways on adjacent properties shall be separated by a minimum of fifty (50) feet.

e. The nearest perpendicular edge of any two driveways on the same property shall be separated by a minimum of one hundred and fifty (150) feet.

f. If any of the following conditions exist as shown on plans for new construction, left turns shall be prohibited from the driveway:

(1) In the case of corner lots, the center line of the driveway is less than twenty (20) feet from the parallel base building line.

(2) Less than required spacing between driveways.

(3) Any use, existing or proposed, located on the property(s), to be served by the driveway under application, that will generate more than fifty (50) vehicle trips per day, shall not be authorized left turn movements to access that driveway unless the nearest edge of the driveway is a minimum of three hundred fifty (350) feet from the parallel base building line. It shall be the responsibility of the person, firm, corporation or association seeking the driveway permit to design and install appropriate measures to prevent left turn movements at this driveway, should the required separation not be met. The County Engineer shall review, and approve of, all proposals to limit these left turn movements in accordance with sound engineering practices.

g. On parcels with road frontage of three hundred (300) feet or less, the developer of such parcel shall design access to the property to allow combined access with any

adjacent parcel with road frontage of three hundred (300) feet or less in order to meet driveway separation requirements for both parcels, subject to the agreement of all property owners. In cases where combined access is utilized, the provisions of Section 7.05.06(C)(2)(c) shall not be applicable.

h. Tapers, deceleration lanes, left-turn lanes, bypass lanes, median modifications or other facilities shall be provided as requested by the County Engineer to protect the safe and efficient operation of an arterial or major collector roadway.

i. All driveway construction within the street or road right-of-way shall be paved, provided that the street or road to which the connection is being made is paved.

j. Construction of all paved driveways on property fronting on an unpaved roadway shall terminate at the right-of-way line.

k. Not withstanding the above requirements, any driveway connection to an undivided arterial or collector roadway, made after August 1, 1990, shall be opposite any existing driveway connection. In the event compliance with this standard is not possible, a minimum offset of 150 feet, between the nearest edges of the driveways, as measured perpendicular to the street centerline, shall be required. Those roadways or streets with a continuous center left turn lane shall be considered as undivided, for the purpose of this requirement. These requirements shall not apply to any local street driveway connections.

D. CULVERT REQUIREMENTS

The following requirements must be met by any proposed driveway culvert:

1. Except as provided in paragraph 2 below, all culvert openings shall be a minimum of fifteen (15) inches equivalent in diameter and a minimum of thirty (30) feet in length.

2. Final culvert size, length and elevation shall be as determined by the County Engineer.

3. All culverts shall end in a mitered end section with collar unless otherwise approved in writing and in advance by the County Engineer.

4. Construction of all culverts shall meet the requirements of Chapter 13 and all other applicable County regulations.

7.05.07 PROVISIONS FOR ACCESS TO NEW DEVELOPMENT ACTIVITIES

A. GENERALLY

All new road and street construction, public or private, shall be paved according to standard county specifications.

B. PAVING REQUIREMENTS FOR ROADS THAT ACCESS DEVELOPMENTS REQUIRING SITE PLAN APPROVAL THAT UTILIZE UNPAVED PUBLIC AND PRIVATE ROADS FOR ACCESS

The following paving requirements shall apply to developments requiring site plan approval that utilize unpaved public or private roads and roadways for access:

1. Access Roads

Provisions for the paving of unpaved access roads that access the development shall be required as specified below under general requirements. County road design and construction standard specifications shall apply to all paving improvements.

2. Waiver

a. Paving requirements and provisions shall be waived by the Board of County Commissioners, following a public hearing, if the Board determines:

(1) That the road paving is not essential to provide adequate access to the proposed development and through the surrounding area, or

(2) That the road will be paved as part of the County's five-year road program or an approved municipal service taxing or benefit unit, or

(3) That the access road does not have adequate rightof-way in which to construct the necessary paving improvements in accordance with County standards.

b. If paving requirements are waived, the Board may attach conditions deemed necessary to minimize the impacts of the road on the surrounding area including, but not limited to, payment by the developer of the development's fair share of paving costs for the unpaved public or private road providing access to the development prior to issuance of final record plat approval pursuant to the procedures set out in Section 11.03.00.

3. Scenic and Historic Roads

Paving requirements and provisions for developments utilizing unpaved scenic or historic routes, as designated by the Board of County Commissioners, shall be addressed on a case-by-case basis. The requirements specified below under general requirements shall apply. Paving requirements and provisions shall be waived by the Board of County Commissioners if the Board determines:

a. That the scenic or historic value or significance of the road would be adversely

impacted by road paving.

b. That road paving is not essential to provide adequate access to the particular development and through the surrounding area, and

c. That the preservation of scenic or historic values outweighs the impacts of permitting a particular use to develop without paved access.

If paving requirements are waived, the Board may attach any conditions deemed necessary to minimize impacts on the road and surrounding area.

4. General Requirements

Paving requirements are established to ensure that adequate road improvements are provided to adequately serve the development. County road design and construction standards shall apply to all paving improvements. Mixture of residential and non-residential traffic shall be avoided where possible. Persons applying for plat approval of developments utilizing access roads shall, as part of their application, include the appropriate provision for paving, as specified below.

The County Engineer shall determine the estimated average daily traffic of the development in accordance with accepted standards and good traffic engineering practice.

a. Small Traffic Attractors/Generators

Developments determined to be small traffic attractors/generators, defined as developments generating less than one hundred (100) average daily trips, shall provide for road paving as follows:

(1) Access road frontage:

For the paving of a road(s) accessing the development, the applicant shall submit funds in the amount of the development's fair share of paving costs as determined by the Board of County Commissioners prior to the issuance of final plat approval. The fair share contribution shall be determined and prorated according to front footage or by such other lawful and equitable method as the Board may prescribe. Said funds shall be held by the County for a period not to exceed ten (10) years to be used for the paving of the road(s) accessing the development. Any funds not expended or encumbered by the end of the calendar quarter immediately following ten (10) years from the date the funds were submitted to the County shall, upon application of the feepayer, be returned to him with interest to be determined based upon the average rate of return to the County for the time period the funds were held. The road segment to be funded and later paved shall include all of the development's frontage on the road.

Any required submission of escrow funds shall include an escrow agreement acceptable to the County Attorney. Such agreement shall include provisions necessary to accomplish and facilitate future road paving.

(2) Paving option:

In lieu of submitting funds for paving under 4(a)(1) above, the developer may propose to pave or arrange for paving the development's access road frontage notwithstanding requirements for roads designated on the Thoroughfare Network Right-of-Way Protection Plan, if such paving would connect to a paved public road. If such a paving option is utilized, no final plat approval shall be issued for all or any portion of the development until all paving has been completed, and improvements are inspected and approved by the County. At the option of the Board of County Commissioners, the developer may furnish the County security in the amount of 115% of the estimated cost of providing the paving improvement at the time of final plat approval. The County Engineer shall approve the amount of security to be furnished.

(3) Multi-phase projects:

For purposes of determining if a multi-phase development is a small traffic attractor/ generator, the total number of project trips shall be compared to the small traffic project definition criteria.

(4) Cumulative effect:

No final plat approval shall be issued for any development utilizing access on an unpaved public or private road that exceeds two hundred (200) average daily trips as determined by the County Engineer until the road accessing the development is paved from the development's access point(s) to a paved public road. For the purpose of this Code and determination of this cumulative effect, all access roads in the unincorporated County are assumed to have a zero (0) average daily trip count as of the effective date of the ordinance. Provisions specified below under 4b (2) and (3) shall apply. The County Engineer's decision may be appealed to the Board of County Commissioners.

In considering the cumulative effect of small traffic attracting/generating developments on a road(s) or on an area, the Board of County Commissioners may determine the need for a municipal service taxing or benefit unit or assessment for road paving purposes in developed or developing areas, and may impose such an assessment.

b. Large Traffic Attractors/Generators

Developments determined to be larger traffic attractors/ generators, defined as developments generating one hundred (100) or more average daily trips, shall provide for road paving as follows:

(1) Access road frontage to access point(s):

The unpaved public or private road accessing the development shall be paved from the development's access point(s) to a paved public road. The design of the connection shall be in accordance with County design standards. Said paving shall be completed, and improvements inspected and approved by the County, prior to the issuance of final plat approval. At the option of the Board of County Commissioners, the developer may furnish the County security in the amount of 115% of the estimated cost of providing the paving improvement at the time of final plat approval. The County Engineer shall approve the amount of security to be furnished.

(2) Developer Agreements/MSBU Options:

In considering the effect of large traffic attracting/generating developments on a road(s) or on an area, the Board of County Commissioners may enter into a development agreement with the developer pursuant to Section 11.08.00 to ensure the refund of monies expended by the developer on the paving of the unpaved access road pursuant to 4.b(4), above the developer's fair share contribution as monies are made available by other development that uses the unpaved road as access to a paved public road. The Board may also create a municipal service taxing or benefit unit or assessment for road paving purposes in developed or developing areas, and may impose such an assessment.

(3) Remaining access road frontage:

For the paving of portions of a development's access road frontage not covered in the above paving requirement 4(b)(1), the developer shall submit funds in the amount of the development's fair share of paving costs prior to the issuance of final plat approval. Said funds shall be held by the County for a period not to exceed ten (10) years to be used for the paving of the road accessing the development. Any funds not expended or encumbered by the end of the calendar quarter immediately following ten (10) years from the date the funds were submitted to the County shall, upon application of the feepayer, be returned to him with interest to be determined based upon the average rate of return to the County for the time period the funds were held. The road segment to be funded and later paved shall include all of the development's frontage on the road. Any required submission of escrow funds shall include an escrow agreement acceptable to the County Attorney. Such agreement shall include provisions necessary to accomplish and facilitate future road paving.

(4) Paving option:

In lieu of submitting funds for paving specified under 4(b)(3) above, the developer may propose to pave or arrange for paving the development's remaining access road frontage, notwithstanding requirements for roads designated on the Thoroughfare Plan, if such paving connects to a paved public road. If such a paving option is utilized, no final plat approval shall be issued for all or any portion of the development until said paving is completed, and improvements are inspected and approved by the County.

At the option of the Board of County Commissioners, the developer may furnish the County security in the amount of 115% of the estimated cost of providing the paving improvements at the time of final plat approval. The County Engineer shall approve the amount of security to be furnished.

7.05.08 STREET NAMING AND IDENTIFICATION

A. GENERALLY

For the purpose of this Section, the term street shall mean any public or private road, highway, boulevard, avenue, street, lane, court, terrace, place, drive or other identification used to describe the recognized accessway to a home or business.

B. ADDRESSING BASE LINE ESTABLISHED

The following street and house numbering and naming system be and hereby is established in the unincorporated areas of St. Lucie County, Florida.

1. **East-west base line.** The centerline of the right-of-way for U.S. 1 shall be the division between east and west for the purposes of this Code.

2. **North-south base line (mainland).** The centerline of the right-of-way for Orange Avenue (State Road 68) shall be the division between north and south on the mainland areas of St. Lucie County for the purposes of this Code.

3. **North-south base line (Hutchinson Island).** The center of the Fort Pierce Inlet shall be the division between North and South Hutchinson Island for the purposes of this Code.

C. DESIGNATION AS STREETS, AVENUES, ETC.

1. Only streets classified as arterials or major collectors by St. Lucie County shall be designated boulevard, highway, or road. These designations may be used regardless of direction.

2. Other streets, regardless of functional classification, which run parallel to the north-south base line (Orange Avenue) shall be called avenue, drive or some other designation beginning with a letter in the first half (A through M) of the alphabet. Street, regardless of classification, which run parallel to the east-west base line U.S. Highway 1) shall be called terrace, place, or some other designation beginning with a letter in the second half (N through Z) of the alphabet.

3. These requirements shall be required only with regard to roads constructed after the effective date of this Code. These changes may be incorporated with regard to any major reconstruction or extension of an existing road upon specific direction by the Board of County Commissioners.

D. NUMERIC STREET IDENTIFICATION

Numeric street identification shall be limited to north-south streets only and shall be a continuation of the existing numeric system used by the City of Fort Pierce.

E. DUPLICATION OF NAMES

No named street, etc., shall duplicate that of any other named street unless it is an extension of that street. Where possible, similar sounding street names shall not be used.

F. CONTINUITY OF NAMES

Streets, etc., should not change names at intersection unless they change direction.

G. CURVILINEAR AND CIRCULAR STREET NAMES AND NUMBERING

Curvilinear streets will be named in accordance with Section 7.05.08(B) through (F). No named or number curvilinear street shall cross itself. Circular streets will be called ***Circle***.

H. AUTHORITY FOR NAMING AND NUMBERING STREETS

See ord. 05-023

1. New streets shall be assigned names or numbers in compliance with the provisions of this Code by the Community Development Director. The Community Development Director is hereby granted the authority to rename duplicate or similar sounding streets or renumber existing streets to comply with the provisions of this Code. In the case of duplicate names or similar sounding names where one (1) or more streets must be renamed and one (1) street shall retain the name, the Community Development Director shall consider such factors as the historical significance of the name, the number of years the street has held that name, and the relationship name to the names of adjacent streets.

2. Individuals residing on the street or developers of a subdivision may participate in the naming or renaming process by providing suggestions for street names to the Community Development Director. Interested individuals should submit three (3) names with the first choice listed first, second choice listed second, and third choice listed last. The Community Development Director shall assign the name after considering the choices provided and verifying compliance with the provisions of this section.

I. STREET IDENTIFICATION SIGNS

All officially named or numbered streets shall be identified with a street sign as prescribed in the Manual on Uniform Traffic Control Devices, U.S. Department of Transportation, Federal Highway Administration 1978 Edition, and subsequent revision of this manual. No one other than St. Lucie County, the Florida Department of Transportation, or any officially authorized party may erect or maintain a street identification sign within any public road right-of-way that does not conform to the requirements of this section. The Public Works Director is authorized to remove any nonconforming street identification sign.

J. STREET IDENTIFICATION SIGNS - MINIMUM/MAXIMUM SIZE

All street identification signs, erected in accordance with the provisions of Paragraph I above, shall have lettering no smaller than four (4) inches, nor larger than twelve (12) inches with a maximum of a two inch border area around the street name.

The Public Works Director is authorized to remove any nonconforming street identification sign that is within the public right-of-way. All private streets or roads within the unincorporated area of the County shall comply with the requirements of this subsection by August 1, 1995.

Insert Figure 7-20 - (future)

7.05.09 HOUSE AND BUILDING NUMBERS

A. GENERALLY

1. House and building numbers will be assigned in all areas by relationship to the quadrant grid system, as established in Section 7.05.08(B).

2. House and building numbers for all residential or commercial uses in the unincorporated areas of St. Lucie County shall only be assigned by the Community Development Director, and shall be assigned at the time the building permit is issued.

3. Even numbers shall be assigned to those properties on the north and east side of the street. Odd numbers shall be assigned to those properties on the south and west side of the street. The St. Lucie County addressing grid shall be based on the following:

   a. For every three hundred thirty (330) feet on the east-west axis, a hundred block shall change; and,

   b. For every six hundred sixty (660) feet on the north-south axis, a hundred block shall change.

B. DUTY OF OWNER FOR PLACEMENT ON EXISTING STRUCTURES

1. Generally

   a. It is the duty of the owner of any house or building to cause the house or building number to be placed conspicuously on the front of the house or building so that the number can be seen plainly from the street line. The numbers used to display the street identification number for nonresidential buildings shall be at least six (6) inches in height and for residential buildings shall be at least four (4) inches in height. The numbers shall be made of a durable, clearly visible material.

   b. If a house or building is situated more than fifty (50) feet from the street line, then the numbers shall be placed near the walk, driveway or common entrance and upon a post, mailbox or other appropriate place so as to be easily discernable from the street. The numbers used for nonresidential buildings shall not be less than six (6) inches in height and for residential buildings shall be at least four (4) inches in height. The numbers shall be made of a durable and clearly visible material.

2. Noncompliance; violation

   The owner of any house or building which does not have a house or building number posted on the effective date of this Section shall have until August 1, 1991 to comply with the requirements of this Section. Failure to comply with this Section shall constitute a violation of the technical code of St. Lucie County and shall be enforced pursuant to Article III, Chapter 1-2 of the Code of Ordinances.

C. PLACEMENT REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

No certificate of occupancy shall be issued for new construction until the house or building number

is posted in accordance with Section 7.05.09(B).

D. APPLICATION OF SYSTEM TO NEW DEVELOPMENT ACTIVITIES

All new development activities in the unincorporated areas shall comply with the system established by this Section.

7.05.10 INTERNAL TRIP CAPTURE STANDARDS

(RESERVED)

7.06.00 OFF-STREET PARKING AND LOADING

7.06.01 GENERALLY

See ORd. 07-015

A. PURPOSE

The requirements of this Section are intended to insure that every building, structure, or use erected or instituted, except for bona-fide agricultural uses and buildings, shall be provided with adequate off-street parking facilities for the use of occupants, employees, visitors, and patrons, and that certain uses be provided with adequate off-street loading facilities, thereby reducing congestion to the public streets and promoting the safety and welfare of the public.

B. EXISTING USES /CHANGES IN USE

Buildings or structures existing as of the effective date of this Code may be modernized, altered, or repaired without providing additional off-street parking or loading facilities, provided there is no increase in floor area or capacity and no change of use.

Effective March1, 1999, any change in use to an existing building or structure, will require that all on-site parking and loading facilities be brought into full compliance with the provisions of this Code. If it is determined by the Community Development Director that it is not possible to meet the numeric parking requirements of this Code due to the size or configuration of the existing parcel, the Community Development Director may grant administrative relief, subject to determining consistency with the Standards of Review set out in Section 10.01.02, to the number of parking spaces to be required. Any such administrative relief shall be specific to the parcel or property in question and shall be the minimum necessary to address the particular problem. Any such administrative relief shall include specific findings of fact and shall be issued in a manner and form that is acceptable to the County Attorney. Any determination for relief that is made by the Community Development Director shall be recorded in the public records of St. Lucie County. All other requirements of this Code relating to parking surfaces, perimeter and interior landscaping and stormwater management shall be complied with, unless varied in accordance with the provision of Section 10.00.00 of this Code. For purpose of this Section, "change in use" shall mean any change in use or activity that requires the issuance of a new zoning compliance. The provisions of this paragraph shall not apply for those changes in use interior to a common shopping center or similar multi-user building or structure provided that no additional parking is required by the proposed change in use.

C. EXPANSION OF STRUCTURE

The proposed expansion in floor area, volume, capacity, or space occupied of any structure existing on or before July 1, 1984, shall result in the compliance with all off-street parking and loading requirements contained in this Code shall be complied with for both existing and new structures.

D. REQUIREMENT FOR ALL WETHER SURFACE FOR ALL REQUIRED OFF-STREET PARKING AND VEHICULAR USE AREAS.

All required off-street parking spaces, access aisles, vehicular use and off-street loading areas constructed, expanded or altered after March 1, 1999, shall be constructed with an all weather surface meeting the requirements of the St. Lucie County Public Works Department.

E. NONCONFORMING USES

When repairs and alterations are to be made in a building occupied by a nonconforming use, all off-street parking requirements contained in this Code shall be complied with if the cost of repairs and alterations exceed fifty (50) percent of the assessed value of the building and structures.

7.06.02 OFF-STREET PARKING

A. REQUIRED OFF-STREET PARKING

The following off-street parking shall be provided for the uses described in Table 7-20.

TABLE 7-20

USE		REQUIRED NUMBER OF PARKING SPACES	COMMENTS
Detached Single Family		2.0 spaces per dwelling unit	For detached single family dwelling units, paved parking spaces and/or driveways are not required, except that driveway connections to any street or road must comply with the requirements of Section 7.05.06(C)(1)(d).
Multi-Family Dwelling	efficiency and one bedroom	1.5 spaces per dwelling unit	For multi-family dwelling units, up to 1/2 space per dwelling unit may be stabilized grass parking.
	two or more bedrooms	2.0 spaces per dwelling unit	For multi-family dwelling units, up to 1/2 space per dwelling unit may be stabilized grass parking.
Mobile Home Park		2.0 spaces for each mobile home	
Recreational Vehicle Park		1.0 space per lot not including the recreational vehicle. Each space shall be a minimum of 8' X 18'.	Any Recreational Vehicle that is in any way altered, modified, added to, converted or replaced with a detached single family dwelling unit must provide two (2) off-street parking spaces. Each parking space may be 8' X 18' and each space shall be usable.
Hotel/Motel Units		1.1 spaces for each guest room, plus 10 spaces per 1,000 square feet of floor area for restaurants and lounge areas.	
Religious Facilities		15 spaces per 1,000 square feet of chapel or sanctuary floor areas	For religious facilities, seventy-five (75) percent of total parking requirement may be stabilized grass parking.
Places of Public assembly, such as theaters auditoriums and similar uses		25 spaces for every 1,000 square feet of floor area used for public assembly and/or seating.	For auditoriums, seventy-five (75) percent of the total parking requirement may be stabilized grass parking.
Pre-School, Elementary and Middle School		2 spaces for each classroom.	
High Schools		8 spaces for each classroom.	
Colleges		15 spaces for each classroom	All schools and colleges shall provide adequate areas for the parking of bicycles and other non-motorized modes of transportation. These areas shall be accessible from the primary traffic circulation network and shall be located so as to provide convenient access from all structures on the education site.

TABLE 7-20

USE		REQUIRED NUMBER OF PARKING SPACES	COMMENTS
Hospitals		1.5 spaces for each bed.	
Nursing and Convalescent Homes, Congregate living facilities and related uses		0.25 spaces per bed.	
Medical and Dental Offices		7.0 spaces per 1,000 square feet of floor area.	
Eating and Drinking Establishments		10.0 spaces per 1,000 feet of floor area.	
General Office Building	less than 250,000 sq ft	5.0 spaces per 1,000 square feet of floor area.	
	more than 250,000 sq ft.	3.0 spaces per 1,000 square feet of floor area.	
General Business or Personal Service Establishments		5.0 spaces per 1,000 square feet of floor area.	For shopping centers and other mixed occupant commercial buildings under a unified site plan in excess of 50,000 square feet, the general parking standard of 5 spaces per 1,000 square feet may be used in lieu of the specific use standards set out in this Section.
Food Stores		5.0 spaces per 1,000 square feet of floor area.	
General Financial Facilities		5.0 spaces per 1,000 square feet of floor area.	
Furniture Stores		2.0 spaces per 1,000 square feet of floor area.	
Mortuaries & Funeral Homes		10.0 spaces per 1,000 square feet of floor area.	
Gasoline Service Stations		3.0 spaces per station; plus 2.0 spaces per vehicle service bay.	

TABLE 7-20

USE		REQUIRED NUMBER OF PARKING SPACES	COMMENTS
General Industrial	less than 100,000 sq ft.	2.0 spaces per 1,000 square feet of floor area.	
	more than 100,000 sq ft.	1.0 spaces per 1,000 square feet of floor area.	
Wholesaling	less than 150,000 sq ft.	2.0 spaces per 1,000 square feet of floor area.	
	more than 150,000 sq ft.	1.0 spaces per 1,000 square feet of floor area.	
Warehousing (not associated with any other industrial or wholesale use)		0.5 spaces per 1,000 square feet of floor area for the first 50,000 square feet and .01 space per 1,000 square feet of additional floor area, or fraction thereof.	
Household Good Storage - Mini-Warehousing		1.0 spaces per 5,000 square feet of floor area.	
Museums, Art Galleries and similar uses		2.0 spaces per 1,000 square of floor area, plus one (1) bus parking stall (12x45) per 10,000 square feet of floor area.	
Libraries		4.0 spaces per 1,000 square feet of floor area.	
Bowling Alleys		4.0 spaces per lane.	
Stadiums, Racetracks, and related uses		1.0 spaces per four (4) seats.	For stadiums, racetracks, and related uses, seventy-five (75) percent of total parking requirements may be in stabilized grass parking.
Bingo parlors		10.0 spaces per 1,000 square feet of floor area.	For Bingo Parlors located in a shopping centers or other mixed occupant commercial building that is included a unified site plan and that is in excess of 50,000 square feet, the general parking standard of 5 spaces per 1,000 square feet may be used in lieu of the specific use standards set out in this Section.

TABLE 7-20

USE	REQUIRED NUMBER OF PARKING SPACES	COMMENTS

For any uses not specifically mentioned, the requirements for off-street parking shall be the same as those for the use that is most similar to the unmentioned use. Such determination shall be made by the Community Development Director.

The Community Development Director shall utilize additional, professionally recognized standards, such as but not limited to those promulgated by the Institute of Transportation Engineers and the American Planning Association, in the determination of these requirements.

B. OFF-STREET PARKING REGULATIONS

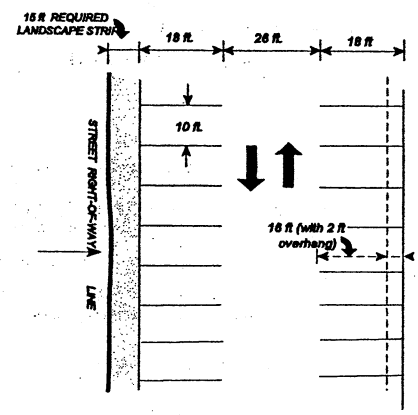
1. Design Standards

a. The minimum size of a parking stall shall be as follows:

standard:	10 feet X 18 feet
parallel	8 feet X 23 feet
handicapped	12 feet X 18 feet

(CH 316.1955(3) F.S.)

FIGURE 7-23
TYPICAL PARKING PLAN
MINIMUM DIMENSIONAL STANDARDS



Two (2) feet of the required eighteen (18) feet may be in grass instead of pavement if that two (2) feet is not included in any other required landscape or separation area.

Angled parking may be used consistent with the method of measurement identified in Figure 7-23.

b. All off-street parking shall be designed with access aisles in accordance with the Table 7-21 below:

TABLE 7-21

MINIUM PARKING ACCESS AISLE DIMENSIONS		
Angle of parking (degrees)	Aisle Width (feet)	
	Two Way	One Way
90	26	26
75	22	22
60	20	20
45	20	16
30	20	16
0 (parallel)	20	16

c. Off-street parking facilities, including access drives and aisles for all multi-family, including two-family and three-family dwellings, and non-residential uses , shall be paved and shall be marked either by painted lines, precast curbs, or in a similar fashion to indicate parking

spaces.

d. No paving or vehicular use area, other than shared entrance or exit drives located in accordance with Section 7.05.06, shall be installed within ten (10) feet of adjoining property or within fifteen (15) feet of any road right-of-way frontage, and said unpaved area shall be landscaped in accordance with Section 7.09.00.

e. All off-street parking areas shall be designed so that motor vehicles can exit without backing into a street, except for single-family, two-family and three-family dwellings.

f. Handicapped parking shall be provided as required the Standard Building Code and Sections 316.1955 and 316.1956, Florida Statutes. The number of designated handicapped parking spaces shall be determined as follows (Table 7-22):

TABLE 7-22

HANDICAPPED PARKING REQUIREMENTS

TOTAL NUMBER OF REQUIRED PARKING SPACES	NUMBER OF REQUIRED HANDICAPPED PARKING SPACES*
0 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% of total required parking
1000+	minimum of 20, plus 1 additional space for each 100 parking spaces over 1000

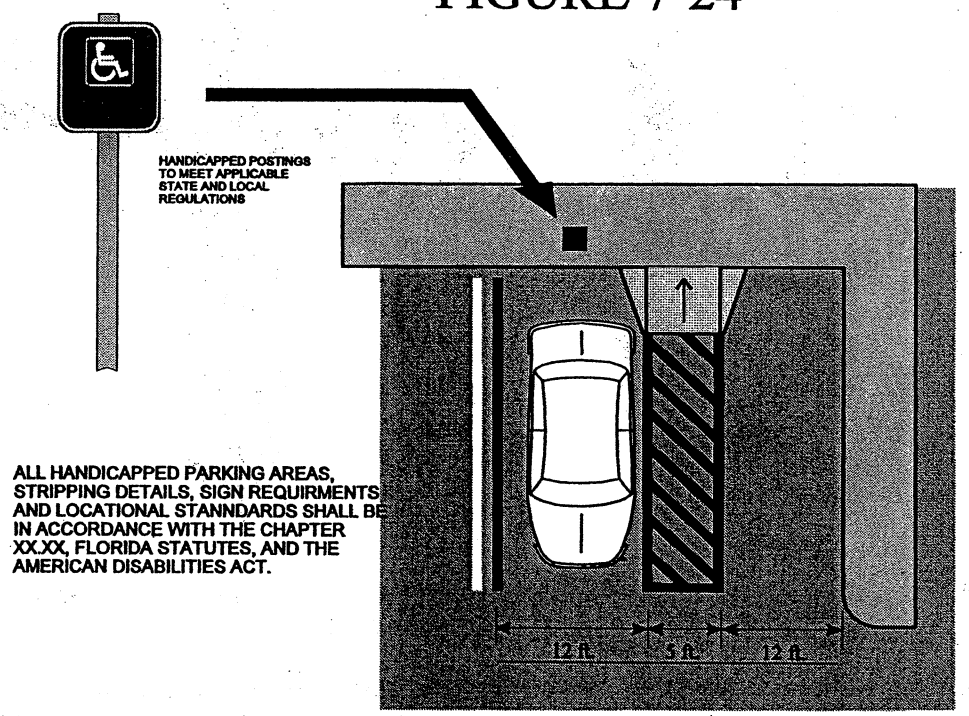
*: The number of required handicapped parking spaces may be included within the gross number of required parking spaces.

Parallel spaces that are being used for handicapped purposes, shall be located at the beginning or end of a block. Curbs adjacent to such spaces shall be of a height which will not interfere with the opening and closing of motor vehicle doors.

All handicapped parking spaces shall be appropriately outlined with Blue Painted lines, min. 4" wide, and shall be posted with the international symbol of accessibility. Handicapped accessible spaces shall meet the minimum design, signing and marking standards of the

Florida Department of Transportation, and shall generally be located as depicted in Figure 7-24

FIGURE 7-24



All handicapped spaces shall have an adjacent access aisle 60 inches wide. Two handicapped parking spaces may share a common access aisle.

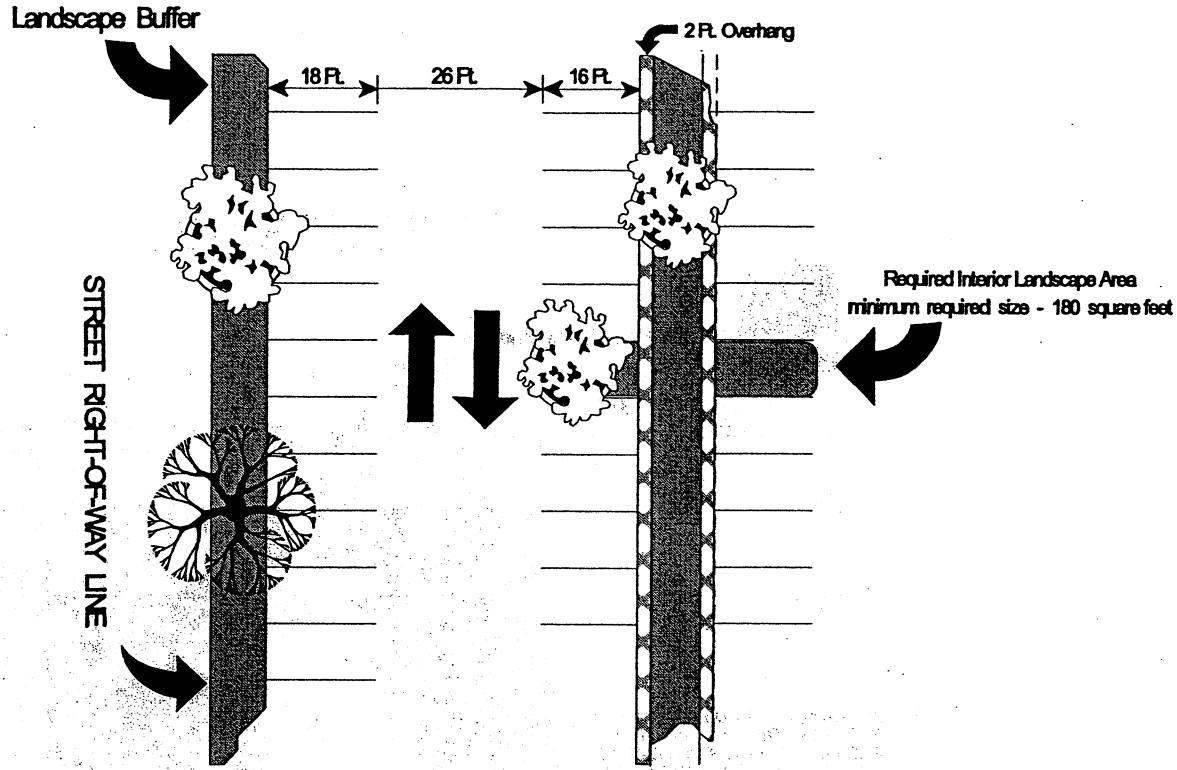
All spaces shall have accessible thereto a curb-ramp or curb-cut, when necessary to allow access to the building served and shall be located so that users would not be compelled to wheel behind parked vehicles.

g. Access for emergency fire vehicles shall be in accordance with NFPA standards.

FIGURE 7-23

TYPICAL PARKING PLAN/

MINIMUM DIMENSIONAL STANDARDS



h. All directional and regulatory signage and all pavement markings shall be in accordance with the "USDOT Manual on Uniform Traffic Control."

i. No more than fifteen (15) parking spaces shall be permitted in a continuous row without being interrupted by a minimum landscape area of 180 square feet for single row parking or 360 square feet for double row parking (see Figure 7-23)

j. Vehicle Queuing Areas

(1) Adequate vehicle storage areas shall be provided at all drive-through and access regulating facilities. A vehicle queuing area is to be a minimum of 10 feet by 18 feet. Minimum vertical clearance of fourteen (14) feet shall be required unless provisions for an unrestricted pass area are made.

(2) No vehicle queuing area may block any other parking stall, access aisle, driveway or off-street parking facility.

(3) All vehicle queuing measurements shall commence from the drive-through service window. In the case where two service windows are provided, the measurement

shall commence at the second window from which services are provided.

(4) The following table identifies the minimum amount of vehicle storage space that must be provided with all drive-through facilities.

TABLE 7-23

DRIVE UP/THRU VEHICLE STORAGE REQUIREMENTS	
FACILITY/USE	**MIMIUM VEHICLE QUEING AREA**
Drive-in Bank	6 spaces per service window
Restaurant Drive-Thru	8 spaces per service window
Car Wash (Automatic)	3 spaces on approach to wash line
Car Wash (Self Service)	1 space on approcah to wash line
Gatehouse/Entry Control Structure (manned or unmanned)	4 spaces (see Section 7.10.15)
All other commercial drive-thru uses	3 spaces per service position

k. Parking or display of any motor vehicle, recreational vehicle, boat, trailer or other vehicle in any required landscape area is prohibited.

2. Combined Properties Used For Off-street Parking

Two (2) or more owners or operators of buildings, structures, or uses requiring off-street parking facilities may make collective provision for such facilities, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately.

3. Shared Off-Street Parking Areas

Where, in the determination of the Community Development Director, the required number of spaces is excessive for a specific building or facility requiring site plan approval, and the owner of the property has submitted to the Development Director an enforceable restriction of use, the Development Director may authorize the use of shared parking facilities effectively reducing the number of required parking spaces. In no case however, shall less than 75% of the required off-street parking spaces be provided.

4. Provision of Reserved Parking Areas

Where, in the determination of the Community Development Director, the required number of required parking and loading spaces is excessive for a specific use, the owner or agent may substitute landscaping in lieu of paving provided said areas are reserved for future parking and loading should the County find those spaces are needed, and further provided:

a. The owner of the land upon which such parking is being reserved shall enter into a written agreement which may include a schematic portrayal as to how the required parking and

loading areas can be provided with the County, to be filed with the Clerk of the Circuit Court, with enforcement running to the County ensuring that the reserved parking and loading area shall never be encroached upon, used, sold, leased, or conveyed, for any purpose except in conjunction with the building or use which the reserved parking area serves so long as the off-street parking facilities are required.

b. The owner of the land upon which such reserved parking and loading area is located agrees to bear the expense of recording the agreement which shall bind his heirs, successors, or assigns.

c. The written agreement shall be voided by the County if the reserved parking and loading area is converted to usable parking area or if the reserved parking area is no longer required.

d. No handicapped parking areas may be included within a reserved parking area.

5. Parking of Commercial Vehicles

Off-street parking facilities supplied by the owner or operator under the requirements of this Section shall not be used by commercial vehicles owned, operated, or used in the business of such owner or operator during his regular hours of business, unless additional parking spaces are made for these commercial vehicles.

7.06.03 OFF-STREET LOADING AND DELIVERY SPACES

A. OFF-STREET LOADING REQUIREMENTS

Off-street loading space shall be provided and maintained as follows:

1. For all commercial and industrial development:

size of building	number of spaces
0 to 14,999 Square Feet	0*
15,000 to 24,999 Square Feet	1
25,000 to 59,999 Square Feet	2
60,000 to 119,999 Square Feet	3
120,000 to 199,999 Square Feet	4
200,000 to 299,999 Square Feet	5

For each additional ninety thousand (90,000) square feet over three hundred thousand (300,000) square feet or major fraction thereof, one (1) space.

*: For those buildings less than 14,999 square feet, one delivery space shall be required. This space shall have a minimum dimension of 12 feet X 30 feet and shall be placed in such a manner as to comply with the intent of this Section. (See Figure 7-26)

2. For each auditorium, convention hall, exhibition hall, museum, motel, hotel, office building, sports arena, stadium, hospital, sanitarium, welfare institution, or similar use having an aggregate floor area of:

size of building	number of spaces
over 10,000 sq ft, but less than 40,000 sq ft	1
for each added 60,000 sq ft or major fraction thereof	1

For any use not specifically mentioned, the requirements for off-street loading facilities to which the unmentioned use is most similar shall apply. Such determination shall be made by the Community Development Director.

B. LOCATION OF REQUIRED LOADING SPACES

Loading spaces shall be located on the same lot as the building or structure to which they are accessory. No loading shall be located in a required front yard.

C. DESIGNATION AND USE

Each required loading space shall be designated as such and shall be used only for loading purposes.

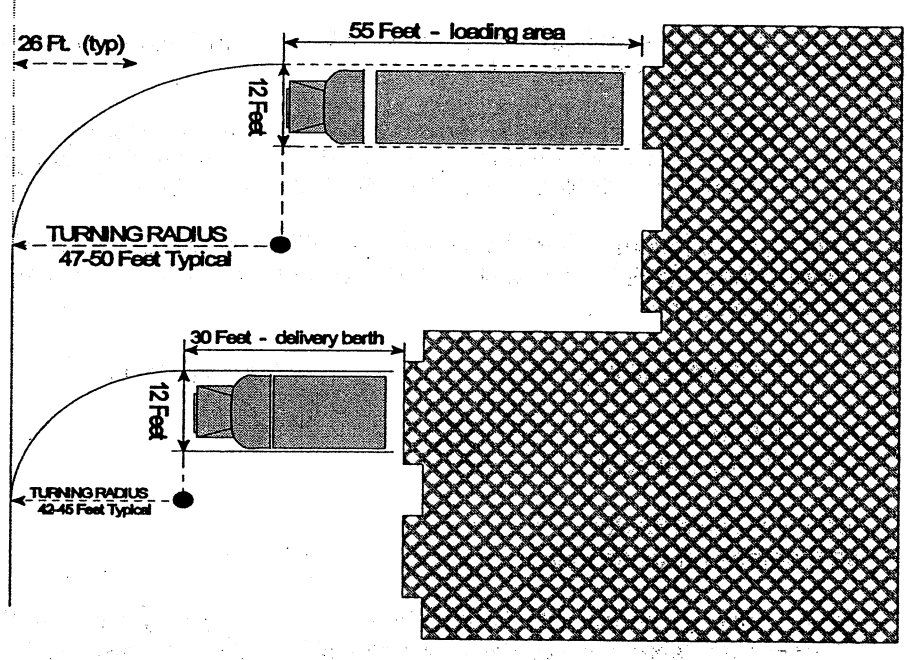
D. DESIGN AND MAINTENANCE

1. An off-street loading space shall be an area at grade level at least twelve (12) feet by fifty-five (55) feet long with a fourteen (14) foot vertical clearance.

2. Each loading space shall be accessible from the interior of the building it serves without crossing or entering any other required off-street loading space, off-street parking space, or circulation area. Such loading spaces shall be arranged for convenient and safe ingress and egress by motor truck and trailer.

3. All loading spaces shall be paved.

FIGURE 7-26



7.07.00 STORMWATER MANAGEMENT

7.07.01 INTENT AND PURPOSE

A. INTENT

The intent of this Section is to:

1. Protect the surface water, groundwater and other natural resources by ensuring that stormwater runoff peak discharge rate, volumes, and pollutant loadings are managed to minimize the adverse impacts of erosion, sedimentation, flooding, and water pollution;

2. Accept and utilize the regulations of the South Florida Water Management District and the requirements of this Code for the design and construction of all surface water management systems.

B. PURPOSE

The purpose of this Section is to:

1. Address stormwater management in order to protect, maintain, enhance the health, safety and general welfare of the citizens of St. Lucie County.

2. Implement the goals, objectives and policies of the St. Lucie County Comprehensive Plan.

7.07.02 RELATIONSHIP TO OTHER STORMWATER MANAGEMENT REQUIREMENTS

In addition to meeting the requirements of this Code, the design and performances of all stormwater management systems shall comply with all applicable regulations of the State of Florida and rules of the South Florida Water Management District. In all cases, the strictest of the applicable standards shall apply.

7.07.03 STATUS OF PREVIOUS APPROVALS

Projects with unexpired development plans or development orders approved prior to the effective date of this Code shall meet the stormwater management requirements in effect on the date the development plan or development order was approved, provided that there are no changes or alterations to the development site that would be cause for the application of the requirements of Section 7.07.06 and 7.07.07.

7.07.04 PROHIBITIONS

Unless exempted pursuant to Section 7.07.05, all development activities within the unincorporated areas of St. Lucie County shall be subject to the stormwater management design, permitting and construction requirements contained herein. For the purpose of submitting an application for a St. Lucie County Stormwater Management/Construction Permit (see Section 11.05.07) the following standards shall apply:

A. A Category 1 Permit Application shall affect all development activities taking place on property qualifying for a South Florida Water Management Exemption under Rule 40E-4.051, F.A.C.

B. A Category 2 Permit Application shall affect all development activities taking place on property

qualifying for a South Florida Water Management District Permit under Chapter 40E-40 and 40-E-4, F.A.C. The receipt of a South Florida Water Management District Surface Water Management Permit shall serve as prima facia evidence of compliance with the intent of this Code.

7.07.05 EXEMPTIONS FROM STORMWATER PERMITS

Permit requirements for stormwater management set out in this Code are waived for the activities listed below:

A. Construction of one residential structure upon any lot of record.

B. Construction of one duplex residential structure.

C. Construction of one tri-plex residential structure.

D. Construction of storage buildings, sheds, swimming pools, and other accessory structures constructed on A, B and C above.

E. Performance of maintenance work on existing mosquito control drainage canals for the purpose of public health and welfare.

F. Performance of maintenance work on existing drainage canals, utilities or transportation systems, provided such maintenance work does not alter the purpose, historical utilization and intent of the drainage system as constructed.

G. Any maintenance to an existing structure.

H. Bona fide agricultural operations and activities.

7.07.06 STORMWATER MANAGEMENT REQUIREMENTS

A. Chapters 40E-4 and 40E-40, Florida Administrative Code, as same may be amended from time to time, are incorporated herein by reference as a part of this Code.

B. The methodologies set forth in the South Florida Water Management District Criteria per Management and Storage of Surface Waters, Permit Information Manual, Volume IV shall be used in the design of stormwater management systems.

7.07.07 LOCAL JURISDICTIONAL PERMIT REQUIREMENTS

In accordance with the provisions of Chapter 40E-4, Florida Administrative Code, Section 40E-4.091(1)(9)(a) and the "Basis of Review for Surface Water Management Permit Applications within the South Florida Water Management District - April, 1987" Section 33.22, and as these two documents may be amended from time to time, the following local design criteria shall be used in St. Lucie County:

A. DISCHARGE

Off-site discharge is limited to amounts which will not cause adverse off-site impacts. These

amounts may be determined by one or more of the following:

1. Historic pre-development discharges;

2. Amounts determined in previous SFWMD permit actions;

3. Amounts specified in SFWMD criteria (Basis of Review, Appendix 2);

4. Amounts based on capacity of the downstream conveyance system;

5. Amounts imposed by local water control districts;

6. Amounts imposed through the study and evaluation of sub-basins throughout the County as a part of the County Stormwater Master Plan.

Unless otherwise specified by previous SFWMD permits, SFWMD criteria, or the County Stormwater Master Plan, a storm event of 3 day duration and 25-year return frequency shall be used in computing allowable off-site discharge. Allowable discharges will be designated by the County Stormwater Master Plan or on a case by case basis by the SFWMD upon request.

B. LOCAL GOVERNMENT CRITERIA

All developers shall provide drainage and flood protection designed in accordance with the following:

1. Roads (lowest pavement elevation)
   Frequency - 10 years
   Duration - 1 day

2. Parking Lots (lowest pavement elevation)
   Frequency - 5 years
   Duration - 1 hour

C. REQUIREMENT FOR DRY DETENTION/RETENTION

Commercial or industrial zoned projects shall provide at least one-half inch of dry detention or retention pretreatment as part of the required retention/detention.

If percolation tests demonstrate that soil conditions are unfavorable, dry retention/detention areas, at a minimum, shall incorporate a trench system backfilled with clean/uniform fine sand which shall meet the following criteria:

1. Information to be supplied

   a. Soil boring in location of retention/detention area.

   b. Detail drawing showing location and cross-section of trench system.

2. Minimum Surface Area (greater of)

a. Six (6) square feet

b. 5% of total retention area

3. Minimum Depth (greater of)

a. Two (2) feet

b. One (1) foot below hardpan layer

c. 0.5 foot below wet season water table elevation

4. Maximum Depth of four (4) feet.

5. Minimum Width of one (1) foot.

E. All stormwater calculations, reports and plans shall be signed and sealed by a Florida Registered Professional Engineer.

7.07.08 FAILURE TO MAINTAIN STORMWATER MANAGEMENT SYSTEMS

No surface water management system shall be allowed to deteriorate into a health hazard caused by unmaintained vegetative cover or improper drainage.

If the owner fails to maintain a stormwater management system, the County Engineer shall give such owner written notice of the nature of the corrective action necessary. Failure to take such corrective action within thirty (30) days shall constitute a violation hereunder subject to the enforcement procedures set forth in Section 11.13.00

7.07.09 APPLICABILITY TO EXISTING DEVELOPMENT

An existing development must be brought into compliance with this article in conjunction with any of the following activities:

A. EXPANSION OF TOTAL AREA

1. The total impervious area of a development is expanded to total four thousand (4000) or more square feet.

2. If an existing development has a total impervious area of more than four thousand (4000) square feet on the effective date of this Code or subsequently expands and/or alters its impervious area to exceed a total of four thousand (4000) or more square feet, additions or alterations to the development shall require compliance with the provisions of this Code at a ratio of two (2) square feet of managed treatment area for every one square foot of new or altered impervious surface.

B. CHANGE IN USE

The use of a development is changed from residential to any non-residential use excluding any home occupation lawfully authorized under Section 8.01.00 of this Code.

C. CHANGE IN SITE DESIGN

Any activity that requires the submission of a Site Plan or amended Site Plan and involves ten (10) percent or more of the land area of the parcel.

7.07.10 PERMITTING PROCEDURES

The procedure for obtaining a stormwater management permit under the provisions of this Code are as described in Section 11.05.07.

7.08.00 UTILITIES

7.08.01 REQUIREMENTS FOR ALL DEVELOPMENTS

A. All development in areas not provided with central sewer services shall be in accordance with Chapter 381.0065, F.S., which regulates on-site sewage disposal systems, and Chapter 10D-6, F.A.C. which regulates the installation of individual sewage disposal facilities.

B. Existing development shall connect to central water and sewer systems when such facilities are made available, in accordance with Rule 10D-6, FAC.

C. Permits for the replacement or expansion of existing on-site wastewater treatment systems shall not be issued until compliance with all current state and federal regulating requirements and water quality standards has been demonstrated.

D. Package treatment plants shall be allowed only where central wastewater facilities are not available.

E. All new residential development, including lot splits and subdivisions, shall provide either connection to a central water and sewer system or a package treatment plant if the gross density of the development exceeds two units per acre. Individual wells and septic tanks for each lot are not permitted.

F. Unless otherwise addressed through the development review process, all new development shall be served with underground electric, cable television, telephone and similar wire service.

7.08.02 UTILITY AND DRAINAGE EASEMENTS IN SUBDIVISIONS

A. OPTION 1

1. Where lots are back to back, provide a six (6) foot easement at the rear of all lots and a ten (10) foot easement centered on every other side lot line when the platted lots are back to back.

2. Where lots are not back to back, provide a six (6) foot easement at the rear and a ten (10) foot easement on the front of all lots and a ten (10) foot easement centered on every other side lot line.

3. If rear drainage easements are provided, utility easements will be separate and distinct easements for proper maintenance of drainage and utilities. In all above cases an additional easement for drainage shall be provided as required by the County Engineer.

4. Where roads are to remain private and will not be dedicated to the County, then easements to cross such roads shall be provided.

B. OPTION 2

In lieu of Option 1, the developer's engineer may certify in writing that the easements shown on the record plat have been coordinated with the utility companies and that such easements are adequate for utility and drainage construction.

7.08.03 WATER AND SEWER SERVICE SYSTEMS

A. WATER SYSTEMS

1. The water distribution system may be accomplished by use of individual wells or by community water system provided, however, that for subdivisions that are within a utility's five (5) year service area, the developer shall construct and dedicate to the County or, at the County's discretion, the applicable service provider, dry water lines in accordance with standards and specifications of the County and the applicable service provider.

2. All water distribution lines to be located within any dedicated street right-of-way shall be in place prior to County acceptance of the street as a public street.

3. The subdivider shall be required to furnish written approval from the County Health Department or the State of Florida Department of Environmental Protection of the water system to be used prior to recording a plat of the subdivision.

4. All water lines installed for the purpose of future service connections shall be properly capped and excavation backfilled.

B. SEWAGE SYSTEMS

1. Sewage disposal may be accomplished by use of the septic tank method provided soil conditions and lot area meet the approval of the County Health Department or by self-contained sewage treatment plants provided, however, that for subdivisions that are within a utility's five (5) year service area, the developer shall construct and dedicate to the County or, at the County's discretion the applicable service provider, dry sewer lines in accordance with county standards and specifications of the County and the applicable service provider. If septic tanks are to be used, the subdivider shall furnish the St. Lucie County Public Health Unit with the following prior to submitting a plat to the County for approval:

   a. Topography map

   b. Positive drainage pattern

   c. Plat of lots and blocks showing the dimensions thereof

   d. Data on soil structure and water table elevations, this information to be determined by test holes which must be located on the plat.

2. All sewage lines that are to be located within any dedicated street right-of-way shall be in place prior to County acceptance of the street as a public street.

3. The subdivider shall be required to furnish written approval from the St. Lucie County Public Health Unit or the State of Florida Department of Environmental Protection, as appropriate, of the sewage system to be used prior to recording a plat of the subdivision.

4. All sewer lines installed for the purpose of future service connections shall be properly capped and excavation backfilled.

C. WAIVER OF DRY LINE REQUIREMENTS

Dry line or sewer line requirements and provisions shall be waived by the Board of County Commissioners if the Board determines (1) that each of the lots in the proposed subdivision have an area of one acre or greater and (2) that the construction of dry water or sewer lines is not essential to provide adequate water or sewer services to the particular development. If dry line requirements are waived, the Board may attach conditions deemed necessary to protect the health, safety and welfare of surrounding areas.

7.08.04 WASTEWATER AND SEWAGE DISPOSAL COMPLIANCE PERMIT

A. REQUIREMENTS

1. The owner of any property located in an Industrial or related zoning district (IL, IH, IX) in unincorporated St. Lucie County, for which wastewater and sewage disposal requirements are met through the use of an on-site septic system, shall, prior to the commencement of any business which shall be served by such system, obtain from the County a Wastewater and Sewage Disposal Compliance Permit pursuant to the provisions of this Section and Section 11.05.09.

2. The owner of any property located in an Industrial or related zoning district (IL, IH, IX) in unincorporated St. Lucie County, for which wastewater and sewage disposal requirements are met though the use of an on-site septic system, shall, prior to changing the nature, character, or intensity of any business served by such system and located on the property, and prior to the addition of any new use or business operation on such property, obtain from the County a Wastewater and Sewage Disposal Compliance Permit pursuant to the provisions of this Section and Section 11.05.09.

3. The owner of any property located in an industrial, or related zoning, districts (IL, IH, IX zoning districts) in unincorporated St. Lucie County, for which wastewater and sewage disposal requirements are met through the use of an on-site septic system, shall, every two (2) years, obtain from the County a Wastewater and Sewage Disposal Compliance Permit pursuant to the provisions of this Section and Section 11.05.09.

   The owner of property located in an IL zoning district and conducting any use identified in Section 3.01.03(T) within that zoning district, shall obtain such permit between January 1 and December 31, inclusive, of every odd-numbered year, beginning 1989.

   The owner of property located in an IH zoning district and conducting any use identified in Section 3.01.03(U) within that zoning district, shall obtain such permit between January 1 and December 31, inclusive, of every even-numbered year, beginning 1990.

   The owner of property located in an IX zoning district shall obtain such permit between January 1 and December 31, inclusive, of every even-numbered year, beginning 1990.

   Whenever a permit is obtained by a property owner pursuant to the requirement of Section 1 or 2, above, during a year when a permit is also required to be obtained pursuant to this Section 3 or not more than three (3) months prior to the beginning of such year, the requirement of this Section 3 shall be deemed to have been satisfied.

B. REQUIREMENT FOR ON-SITE SEWAGE DISPOSAL SYSTEM

Any on-site sewage disposal system permitted pursuant to this Section shall meet the following requirements:

1. The on-site sewage disposal system shall only be used for the disposal of domestic sewage wastes as defined in Rule 10D-6.042(11), Florida Administrative Code. The disposal of on-site sewage disposal system of any industrial, hazardous or toxic sewage waste as defined in Rule 10D-6.042(20), Florida Administrative Code, is specifically prohibited.

2. All toxic or hazardous waste material, except domestic sewage wastes, generated on the property shall be collected and removed from the property for proper disposal, unless approved and permitted by the County for on-site disposal or reuse. No occupational license shall be granted for any use on the property if such use generates waste material, other than domestic sewage waste, unless:

   a. A contract for removal and disposal of such waste has been reviewed and approved by the County; or

   b. On-site disposal or reuse has been approved and permitted by the County.

3. No floor drain, rainwater leader, or other external drainage connection, except those serving solely for purposes of collecting domestic sewage wastes shall be made to any on-site sewage disposal system on the property.

4. All drains that would potentially collect toxic or hazardous chemicals within the meaning of section 381.279(9), Florida Statutes, shall be connected to a properly approved and permitted waste collection facility.

5. So long as any on-site sewage disposal system is in use on the property, notice shall be given by the owner to the County of any change in use that would require the issuance of a new occupational license. No occupational license shall be granted unless the County approves the proposed use as consistent with:

   a. Any on-site sewage disposal system authorized for the applicable portion of the property; and

   b. If necessary, either:

      (1) An appropriate contract for removal and disposal of waste material other than domestic sewage wastes; or

      (2) A proper approval and permit for on-site disposal or reuse.

6. Monitoring wells, in the number and configuration determined by the County and the public health unit, shall be required for any on-site sewage disposal system that is permitted by the County.

7. Any other requirement which the Community Development Director determines necessary in the best interests of public health and safety to prevent groundwater contamination in

industrial areas.

C. ENFORCEMENT

1. No County permits or certificates of occupancy shall be issued to any violator of this Section until the violation(s) have been properly abated to the satisfaction of the County.

2. In addition to, or in lieu of, other penalties provided by the law, appropriate mitigation may be required for violation of this Section.

7.08.05 WASTEWATER REUSE STANDARDS FOR SEWAGE TREATMENT PLANTS

(RESERVED)

7.09.00 LANDSCAPING AND SCREENING

7.09.01 PURPOSE

The purpose of this Section is to set forth regulations for the proper installation and maintenance of landscaping and the preservation of native vegetation that will contribute to air purification, regeneration of oxygen, absorption of water, abatement of noise, glare, heat, and control of erosion, as well as enhance the aesthetic character and value of surrounding neighborhoods and thereby promote the general welfare of the community. Such landscaping would also assist in traffic control, both vehicular and pedestrian. The provisions of the Vegetation and Preservation Section of the Land Development Code (Section 6.00.00) shall supersede the provisions of this Section to the extent of conflict.

7.09.02 APPLICABILITY

The landscaping requirements of this Section shall apply to all non-residential uses, including all requested changes in use, except for those uses interior to a common shopping center or similar multi-user building or structure provided that no additional parking is required, regardless of site plan status, mobile home parks and subdivisions, recreational vehicle parks, and multiple-family residential uses. Detached single-family (including individual mobile homes not located in a mobile home park), two-family, and three-family residences must comply only with Sections 7.09.03 and 7.09.04(I) of this Code. Bona-fide agricultural uses and operations are exempt from the provisions of this Section, except for that portion of the activity involving the retail sale of materials produced on site, and as may otherwise be required by this code.

7.09.03 GENERAL PROVISIONS

A. REQUIREMENT FOR LANDSCAPING PLAN

A landscaping plan shall be required with all building permit applications associated with any new structural construction or addition to any existing structure, except for those structures that are part of a bona-fide agricultural use or operation, except as may otherwise be specifically addressed by this Code, and that as part of that operation do not involve the retail sale of materials produced on site.

The landscape plans for all non-residential uses, regardless of site plan status; mobile home parks and subdivisions; recreational vehicle parks; and multiple-family residential uses shall be prepared, signed and sealed by a registered Florida Landscape Architect, or as may be permitted under Section 481.329, Florida Statutes. Landscape plans prepared for detached single-family (including individual mobile homes not located in a mobile home park), two-family, three-family residences, and bona-fide agricultural uses and operations, are exempt from the requirement for signed and sealed landscape plan, except for that portion of any bona-fide agricultural use or operation involving the retail sale of materials produced on site, and as may otherwise be required by this Code.

In addition to demonstrating compliance with the other provisions of this Code, all landscaping plans must show the location of all existing and proposed utility lines and rights-of-way. The landscape plans shall indicate the relationship of the proposed landscaping to these utility lines and rights-of-way and shall demonstrate compliance with the other provisions of this Code.

The landscape plan shall identity the type and quantity of all plant and tree species to be installed consistent with the provisions of this Code.

Prior to the issuance of any certificate of occupancy or other final occupancy/use authorization, the Public Works Director shall inspect and verify that the landscape plantings on the property are consistent with the approved landscaping plans.

B. INSTALLATION

All landscaping shall be installed in a professional manner according to accepted planting practice with the quality of plant materials as hereinafter described and shall be irrigated by automatic means. Detached single-family (including individual mobile homes not located in a mobile home park), two-family, and three-family residences are exempt from this automatic irrigation requirement.

C. IRRIGATION

Any new, required, automatic irrigation system installed, including those voluntarily installed for detached single-family (including individual mobile homes not located in a mobile home park), two-family, and three-family residences shall incorporate the following criteria:

1. Zoning of irrigation systems:

   Sprinkler heads shall be circuited or zoned in order to promote the conservation of water.

2. Automatic rain shut-off devices:

   Automatic irrigation systems shall be equipped with an automatic rain shut-off device for each zone.

3. Elimination of over-throw onto impervious surfaces:

   a. Sprinkler heads shall be directed away from impervious surfaces.

   b. The effects of wind on the spray stream shall be reduced by requiring low trajectory spray nozzles.

4. Maintenance of Irrigation Systems:

   Irrigation systems shall be maintained in working condition at all times, to prevent waste of irrigation water.

5. Irrigation During Water Shortage

   Irrigation systems shall be operated in accordance with the requirements of water shortages declared for St. Lucie County by the South Florida Water Management District, St. Lucie County or other appropriate regulating authority.

D. MAINTENANCE

1. The owner shall be responsible for the maintenance of all landscaping, which shall be maintained in a good condition so as to present a healthy, neat, and orderly appearance free from refuse and debris. Maintenance shall include the replacement of all unhealthy and dead material within sixty (60) days after a notification of a violation in conformance with the approved site plan/ or landscape plan. Violations of this section, or failure to maintain all required landscaping shall be grounds for referral to the Code Enforcement Board for appropriate enforcement actions. The 60 day rule for compliance may be extended, when necessary, by the County Administrator or his designee to permit recovery from acts of nature such as a hurricane or a freeze.

2. As part of the issuance of any Final Development Order/Permit requiring the installation of landscape materials as set forth in this code, excluding detached single-family (including individual mobile homes not located in a mobile home park), two-family, and three-family residences, the property owner shall submit to an inspection of the planted/preserved materials 18 months after the issuance of a certificate of occupancy or other use authorization as may be granted by the Public Works Director for the County. If it is determined that the planted landscaping is dead, diseased or otherwise not in compliance with the provisions of this Code and the original approved landscape plan, the property owner shall be provided notice and directed to correct any observed deficiencies and replace all noncompliant materials within 60 days. Failure to maintain all required landscaping shall be grounds for referral to the Code Enforcement Board for appropriate enforcement actions. The Public Works Director is authorized to include within the building permit fee, adequate charges to cover the costs of enforcing the requirements of this section.

E. PLANT MATERIALS

1. Quality

Plant materials used to meet the requirements of this Code shall conform to the standards of Florida No.1 or better as given in the most recent edition of "Grades and Standards for Nursery Plants", Florida Department of Agriculture and Consumer Services, or standards equal thereto.

All plant materials shall be insect- and disease- resistant, and shall be clean and reasonably free of weeds and noxious pests or diseases when installed. Plant materials that are known to be intolerant of paving environments, whose physical characteristics may be injurious to the public, or that produce a quantity and quality of debris so as to present maintenance difficulties shall not be specified for use under this Code

2. Trees

a. Trees shall be species having an average mature spread of crown of greater than fifteen (15) feet in St. Lucie County and have trunks that can be maintained in a clean condition. Trees having a mature crown spread of less than fifteen (15) feet may be arranged or grouped so as to create the equivalent of a fifteen (15) foot spread, however, any such group or groups shall only count as one (1) tree for the purpose of compliance with this Code.

b. Palm trees may be clustered into groups of three (3) to achieve this minimum fifteen (15) foot crown. All palm trees shall have a minimum clear trunk of ten (10)

feet when installed. Three palm trees are equal to one shade tree having a mature spread of fifteen (15) feet.

c. Tree species shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed. Height shall be determined by the average end of all branches not the tallest branch or two.

d. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at time of planting.

e. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public roads or works, unless the tree root system is completely contained with a barrier for which the minimum dimensions shall be five (5) feet square and five (5) feet deep, and for which the construction requirements shall be four (4) inch thick concrete reinforced with number six (6) road mesh (6x6x6) or equivalent.

f. None of the following trees shall be planted in St. Lucie County. Where such species already exist, their removal shall be a condition of any final development order.

Melaleuca leucadendra (Punk Tree)
Casuarina spp. (Australian Pine)
Schinus terebinthefolius (Brazilian Pepper)

None of the following species, or any species designated as Category I on the Exotic Plant Pest Council's most recent list of "Florida's Most Invasive Species," shall be used to meet the requirements of this section:

cupianopsis anacardiodes (Carrotwood)	dalbergia sissoo (Rosewood)
acacia auriculiformis (Earleaf Acacia)	albizzia lebbeck (Woman's Tounge)
araucaria heterophylla (Norfolk Island Pine)	bishofia javanica (Bishofia)
brassaia actinophylla (Schefflera)	enterolobium cycocarpum (Ear tree)
eucalyptus spp. (Eucalyptus)	ficus spp. (Non-Native Ficus)
grevilla robusta (Silk Oak)	sapium sebifrum (Chinese Tallow Tree)
syzygium cumini (Java Plum)	melia azedarach (Chinaberry)
cinnamomum camphora (Champhor Tree)	syaygium jambos (rose apple)
ligustrum sinense (Chinse Privet)	eugenia uniflora (surinam Cherry)
scaevola sericea, s. taccada,	psidium sup. (Guava)
s. frutescens (Scaevola)	peltophorum pterocarpum (yellow poinciana)

and all non-native fruit trees such as orange and grapefruit trees.

g. Fifty (50) percent of the required trees shall be species other than palm trees, except that on North and South Hutchinson Island the Public Works Director may approve the use of mix of tree species of more than 50% palm trees if it is demonstrated to the satisfaction of the Director that the particular site is exposed to high salt impacts or other similar natural conditions that are not conducive to non-coastal plant species.

h. When more than ten (10) trees are required to be planted to meet the requirements of this Code, a mix of species shall be provided. The minimum number of species to be planted are indicated in Table 7-30. When a mix of species is required, no single species shall exceed a 2 to 1 ratio relative to all other individual species.

TABLE 7-30

REQUIRED SPECIES MIX	
Required Number Of Trees	**Minimum Number Of Species**
11-20	2
21-30	3
31-40	4
41+	5

i. One Hundred (100%) percent of the trees shall consist of native species such as Live Oaks (Quercus virginiana), Laurel Oaks (Quercus laurifola), slash pine (Pinus elliotti), or other species listed in Section 7.09.04(L)(2), Native and Drought-Tolerant Vegetation. The requirements for canopy or shade trees shall be exempted by the Public Works Director when the proposed location of the canopy or shade trees will be in conflict with overhead power lines as described in Section 7.09.03(E)(2)(I) of this Code. The Public Works Director shall require mitigation at a minimum ratio of one inch to one inch to compensate for the loss of any canopy or shade tree as outlined in Section 6.00.05(D).

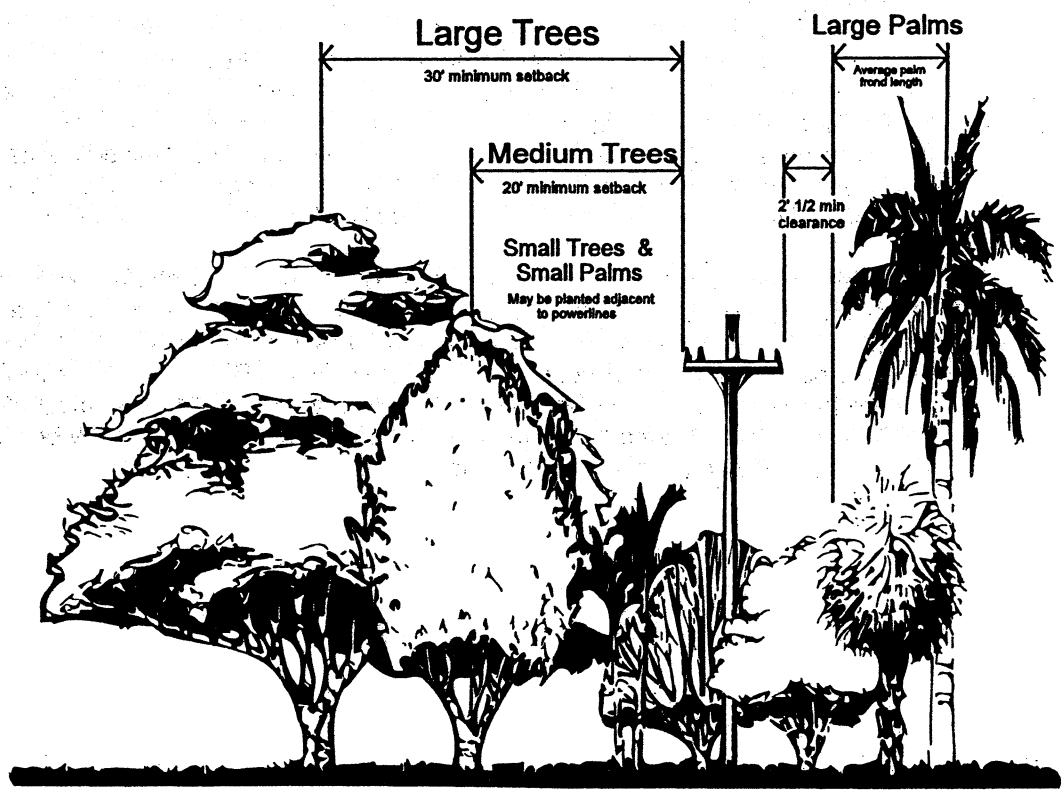
j. If any development activity is to occur on a site located on Hutchinson Island, that has, or has been determined to have, native scrub vegetation and habitat present prior to the commencement of building activities, any new landscaping material introduced to the site pursuant to the requirements of this code, shall comply with the restrictions of Section 7.09.04(M).

k. If any development activity is to occur on a site located on any parcel of land located west of the Atlantic Intercostal Waterway, that has, or has been determined to have, native scrub vegetation and habitat present prior to the commencement of building activities, any new landscaping material introduced to the site pursuant to the requirements of this code, shall comply with the restrictions of Section 7.09.04(N).

I. No tree shall be planted where it could, at mature height, conflict with overhead power lines. Larger trees (trees with a mature height of 30 feet or more) shall be planted no closer than a horizontal distance of 30 feet from the nearest overhead power line. Medium trees (trees with a mature height between 20 - 30 feet) shall be off-set at least 20 feet horizontally from the nearest overhead power line. Small trees (trees with a mature height of less than 20 feet) shall not be required to meet a minimum off-set, except that no tree, regardless of size shall be planted within five (5) feet of any existing or proposed utility pole, guy wire, pad mounted electrical transformer or other utility transmission/ collection structure or equipment.

Palm trees with a maximum mature height great enough to interfere with overhead power lines shall not be planted below overhead power lines and shall be located a minimum of two and one half (2 1/2) feet, plus the average mature frond length, outside of any utility right-of-way. The Public Works Director, in consultation with Florida Power and Light Company, shall maintain a list of trees typically found in the South Florida area that at mature growth heights can reasonably be expected to interfere with overhead power lines.

Figure 7-30



3. Shrubs and Hedges

Shrubs shall be a minimum of twenty four (24) inches in height above grade immediately after planting. Hedges, where required, shall be planted and maintained so as to form a thirty (30) inch or higher continuous, unbroken, solid visual screen within eighteen (18) months after the time of planting. Twenty five (25%) percent of the quantity of planted shrubs shall consist of native species.

4. Vines

Vines shall be a minimum of twelve (12) inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements.

5. Ground Covers

Ground covers, other than grass, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.

6. Lawn Grass

Grass areas shall be planted in species normally grown as permanent lawns in St. Lucie County. Grass areas may be sodded, plugged, sprigged, or seeded, except that solid sod shall be used in swales or other areas subject to erosion. When other than solid sod is used, protective measures shall be taken until complete coverage is achieved.

7. Native Vegetation

The preservation of existing native vegetation shall be required where the location of said vegetation is not in conflict with the proposed building or parking areas. The Public Works Director, may require that reasonable changes be made to any site plan or application for building permit for the purpose of preserving or protecting any special or unique existing tree(s) or native habitat.

If the sites proposed landscaping area/plan preserves all or a substantial part of the existing native vegetation found on the property, then the requirements of this section may be presumed to be satisfied, if adequate screening is provided. The Public Works Director, shall determine if the quality and quantity of the preserved native vegetation meets the intent of this Code.

8. Tree Preservation.

A preserved native tree that meets the standards below may be substituted for any of the trees required by the landscaping requirements of this section.

a. Credit Ratio: Preserved native trees shall be credited for required trees, pursuant to the following ratio

DBH of preserved native tree	Credit Ratio towards required trees
31" – 36"	8
25" – 30"	5
19" – 24"	4
13" – 18"	3
7" – 12"	2
2" - 6"	1

b. Trees Ineligible for Credit Ratio: No credit shall be granted for trees which are:

1. classified as prohibited;
2. located within recreational tracts, golf courses or similar subareas within planned unit developments, unless the recreational tracts, golf courses or similar subareas are under the perpetual control of the master property owners association or similar property owners group;
3. located within any required preservation areas;

4. dead, dying, diseased or insect-infested;
5. damaged from skinning, barking or bumping; or
6. suppressed trees which have been overtopped and whose crown development is restricted from above due to their relative size in relation to surrounding trees.

9. Synthetic Lawns

Synthetic or artificial turf shall not be used in lieu of the plant requirements in this Code.

10. Synthetic Plants

Synthetic or artificial material in the form of trees, shrubs, ground covers, or vines shall not be used in lieu of the plant requirements in this Code.

7.09.04 GENERAL LANDSCAPING REQUIREMENTS

The following landscaping requirements shall apply to all non-residential, mobile home parks/subdivisions, recreational vehicle parks, and multi-family residential uses, including all requested changes in use, except for those use interior to a common shopping center or similar multi-user building or structure provided that no additional parking is required, regardless of whether a site plan is required or not. All development activity shall comply with the provisions of the *Vegetation Protection and Preservation* of the Land Development Code (6.00.00), which shall supersede the provisions of this Section to the extent of conflict. Existing vegetation may be used towards landscape requirements, in accordance with the guidelines set up in Section 7.09.03(E)(8), with approval from the Public Works Director. For the purposes of native tree protection, dimensional criteria in this section shall be reasonably flexible, with approval from the Public Works Director.

A. REQUIRED LANDSCAPING ADJACENT TO PUBLIC OR PRIVATE STREET OR ROAD RIGHTS-OF-WAY

The area between any building, off-street parking area or other vehicular use area abutting a street or road right-of-way, shall be designed and landscaped as follows:

1. A strip of land at least fifteen (15) feet in depth shall be located between the abutting street or road right-of-way and any off-street parking area and shall be landscaped to include one (1) tree for each thirty (30) linear feet of abutting right-of-way or major fraction thereof.

   In addition, a hedge, wall or other durable landscaping barrier shall be placed along the interior perimeter of this required landscaped strip.

2. All property lying between the right-of-way and off-street parking or other vehicular use area outside the required landscaped strip shall be landscaped with at least grass or other ground cover.

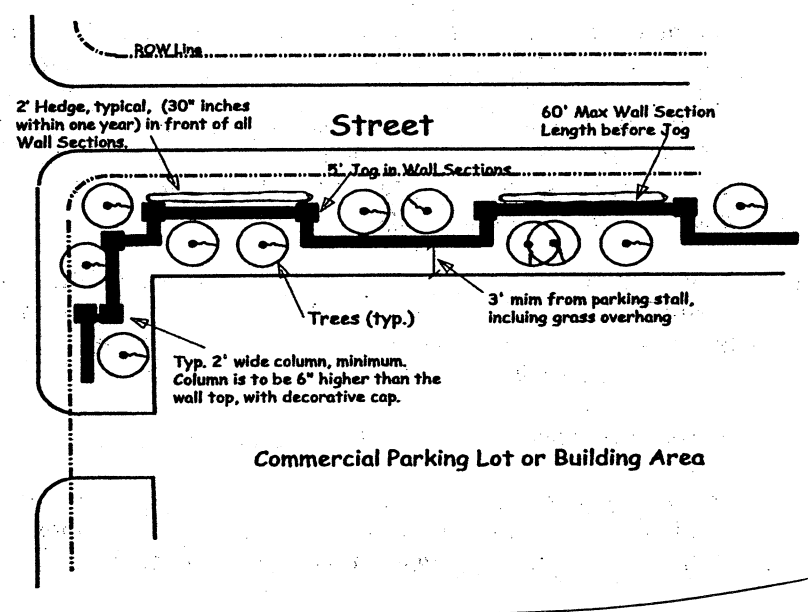
3. Landscaping shall be designed so that it will not interfere with the function of utility easements.

4. Necessary accessways from the public right-of-way through all such landscaping shall be permitted to service the principal use, parking or other vehicular use areas.

5. Noncontinuous landscaped earthen berms may be used in conjunction with the planting of a continuous hedge provided that the intent of the visual barrier created by the hedge is maintained. Maximum slope ratios for all earthen berms shall be no greater than 3:1.

6. Fences, walls or other similar barriers, whether they are constructed of opaque materials or not, may be located in any required yard, consistent with the provision for Section 8.00.00 of this Code. All required perimeter landscaping shall be located on the outside (street side) of the wall or fence. Any brick, masonry, stockade or similarly constructed wall adjacent to a public or private street right-of-way shall be designed and constructed so that the wall face facing the street or road is articulated in such manner as not to result in a continuous flat wall surface facing the street or road right-of-way. Figure 7-31 generally depicts the placement of a fence or wall along a public or private street right-of-way. Pedestrian and vehicular access through any wall or fence are permitted, however the wall or fence shall be places so that adequate sight distance at any vehicular or pedestrian access is maintained. It shall be the responsibility of the property owner to maintain all landscaping along the outside edge of any fence or wall consistent with the requirements of this Code.

FIGURE 7-31



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1. When an off-street parking area or other vehicular use area will not be entirely screened by an intervening building or structure from abutting property, that portion of such area not

screened shall be provided with a landscaped buffer of not less than ten (10) feet in width. Such landscaped buffer shall be designed and planted with a hedge or other durable landscape barrier not less than four (4) feet in height at planting, and to be maintained so as, to form a six (6) foot or higher continuous unbroken, solid visual screen after eighteen (18)months, between the off-street parking area or other vehicular use area and such abutting property. Such landscaped barrier shall be located between the common lot line and the off-street parking area and other vehicular use areas.

2. In addition, one (1) tree shall be provided for each thirty (30) linear feet or major fraction thereof of such landscape barrier.

3. Noncontinuous landscaped earthen berms may be used in conjunction with the planting of a continuous hedge provided that the intent of the visual barrier created by the hedge is maintained. Maximum slope ratios for all earthen berms shall be no greater than 3:1.

Fences, walls or other similar barriers, whether they are constructed of opaque materials or not, may be located within any required yard, consistent with the provisions of Section 8.00.00 of this Code. All required perimeter landscaping shall be located along the outside of the wall or fence. Pedestrian access through any wall or fence may be permitted, however the wall or fence shall be placed so that adequate sight distance at the pedestrian access is maintained. It shall be the responsibility of the property owner to maintain all landscaping along the outside edge of any fence or wall consistent with the requirements of this Code.

C. PARKING AREA INTERIOR LANDSCAPING

1. Generally

Surface parking and other vehicular use areas shall have at least one (1) square foot of interior landscaping for each eighteen (18) square feet or major fraction thereof of off-street parking and vehicular use area. Each separate landscaped area shall contain a minimum of one hundred eighty (180) square feet and shall have a minimum width of at least ten (10) feet and shall include at least one (1) shade tree with the remaining area adequately landscaped with shrubs, ground cover, or other authorized landscaping material not to exceed three (3) feet in height.

Properties that are designated Industrial Extraction (IX), and Utilities (U) will be exempt from any parking area interior landscaping requirements and only need to provide interior landscaping for any required parking/access aisle areas. All other vehicular use areas are exempt from the interior landscaping requirements..

2. Vehicle Encroachments into Landscaped Areas

The front of a vehicle may not encroach upon any landscaped area. Two (2) feet of the required depth of each parking space abutting on a landscaped area may be planted in extra grass or ground cover provided that a suitable motor vehicle stop is provided.

3. Terminal Landscape Islands

Each row of parking stalls shall be required to end in a landscaped island which shall measure no less than ten (10) feet in width, or less than fifteen (15) feet in length. At least one tree shall be provided for each terminal island.

4. Interior Landscape Areas

No more than fifteen (15) parking spaces shall be permitted in a continuous row without being interrupted by a minimum landscape area of one hundred eighty (180) square feet for a single row of parking or four hundred square feet for a double row of parking. The number of continuous parking places and the minimum required distance may be altered to accommodate existing trees. Each interior landscaped area shall have a minimum width of ten (10) feet. One (1) shade tree shall be provided for each interior island.

5. Curbing

All terminal landscaped islands and interior landscaped areas shall be surrounded with a continuous raised, nonmountable curb in accordance with the specifications for public works of St. Lucie County as identified in Chapter 13 of this Code.

6. Median Landscaping

a. A linear landscape median between two abutting rows of parking may be used to satisfy, in part, the requirements of this Section relative to interior landscaping. Terminal islands are required as described in Section 7.09.04(C)(3).

b. A landscaped parking lot median must be a minimum of eight (8) feet in width and provide for the planting of at least one tree for every thirty linear feet of median length or fraction thereof. All parking lot median landscaped areas shall be protected with a continuous, raised, nonmountable curb in accordance with the specifications for public works of St. Lucie County as identified in Chapter 13 of this Code.

7. Reserved Parking Area Landscape Requirements (7.06.02 (B) (4))

Where, in the determination of the Public Works Director, the required number of parking and loading spaces is excessive for a specific use, the owner or agent may substitute landscaping in lieu of paving provided said areas are reserved for future parking and loading should the County find those are needed, and further provided:

a. The owner of the land upon which such parking is being reserved shall enter into a written agreement which shall include a schematic portrayal as to how the required parking and loading areas can be provided with the County, to be filed with the Clerk of the Circuit Court, with enforcement running to the County ensuring that the reserved parking and loading area shall never be encroached upon, used, sold, leased, or conveyed, for any purpose except in conjunction with the building or use which the reserved parking area serves so long as the off-street parking facilities are required.

b. The owner of the land upon which such reserved parking and loading area is located agrees to bear the expense of recording the agreement which shall bind his heirs, successors, or assigns.

c. The written agreement shall be voided by the County if the reserved parking and loading area is converted to usable parking area or if the reserved parking area is no longer required.

d. No handicapped parking areas may be included within a reserved parking area.

D. VISIBILITY FOR LANDSCAPING ADJACENT TO THE PUBLIC RIGHTS-OF-WAY AND POINTS OF ACCESS

When an accessway intersects a public right-of-way or when the subject property abuts the intersection of two (2) or more public rights-of-way, all landscaping within the triangular areas described below shall provide unobstructed cross-visibility at a level between three (3) feet and six (6) feet, provided, however, trees or palms having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed provided they are so located so as not to create a traffic hazard. Landscaping, except required grass or ground cover, shall not be located closer than three (3) feet from the edge of any accessway pavement. The triangular areas referred to above are:

1. The areas of property on both sides of an accessway formed by the intersection of each side of the accessway and the public right-of-way line with two (2) sides of each triangle being fifteen (15) feet in length from the point of intersection and the third side being a line connecting the ends of the two (2) other sides.

2. The area of property located at the corner formed by the intersection of two (2) or more public rights-of-way with two (2) sides of the triangular area being thirty (30) feet in length along the abutting public right-of-way lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two (2) lines.

E. LANDSCAPED BUFFER AREAS BETWEEN NON-RESIDENTIAL OR RESIDENTIAL STRUCTURE(S) HOUSING THREE OR MORE DWELLING UNITS AND SINGLE FAMILY OR TWO FAMILY RESIDENTIAL USES

All side and rear yard perimeter buffer areas between non-residential or residential structure(s) housing three or more dwelling units and single family or two family residential uses shall be landscaped with a masonry wall or opaque wood fence of at least eight (8) feet in height that forms a continuous screen between the uses. All masonry walls or opaque wood fences shall be landscaped with a continuous hedge along both the inside and outside base of the wall or fence. One tree shall be planted along the wall or fence for each thirty (30) linear feet or major fraction thereof of the length of the wall or fence. Tree plantings shall be alternated so that at least 60% of the required number of trees is located on the outside of the wall or fence. The remaining 40% of the required perimeter tree plantings shall be located on the inside face of the wall or fence. Existing native vegetation may be used to satisfy all or part of the landscape planting requirements of this paragraph upon the approval of the Public Works Director.

All fences or walls shall be treated with an anti-graffiti surface treatment. It shall be the responsibility of the property owner to remove any graffiti that may be applied to the wall or fence. In addition, the

owner shall be responsible for the maintenance of all landscaping along both the inside and outside edge of any wall or fence. This landscaping shall be maintained in a good condition so as to present a healthy, neat, and orderly appearance free from refuse and debris. Maintenance shall include the replacement of all unhealthy and dead material within sixty (60) days in conformance with the approved site plan/ or landscape plan. Violations of this section, or failure to maintain all required landscaping shall be grounds for referral to the Code Enforcement Board for appropriate enforcement actions. The 60 day rule for compliance may be extended, when necessary, by the County Administrator or his designee to permit recovery from acts of nature such as a hurricane or a freeze.

Masonry walls or opaque wood fences may be located within any required yard, consistent with the provisions of Section 8.00.00 of this Code. The requirement for this perimeter masonry wall or opaque wood fence may be waived by the County Commission if it shown to the satisfaction of the County Commission either that the adjoining properties owners have signed a consent that indicates their desire not to have the required masonry wall or opaque wood fence constructed along their property line, or that the Board determines that a waiver is necessary to preserve any significant, protected or historic native vegetation. Any such consent shall be recorded in the lands records of St. Lucie County In the event that any such consent is issued, the owner of the property on which the nonresidential development is taking shall only need to comply with the standards of Section 7.09.04(B) of this Code as those standards relate to perimeter screening. All other landscaping provisions of this Code shall apply as applicable.

Pedestrian access through any wall or fence may be permitted, however, the wall or fence shall be placed so that adequate sight distance at the pedestrian access is maintained. Any wall or fence constructed adjacent to a public or private street right-of-way shall be designed and constructed so that the wall face facing the street or road is articulated in such manner as not to result in a continuous flat wall surface facing the street or road right-of-way. Figure 7-31 generally depicts the placement of a fence or wall along a public or private street right-of-way.

For the purpose of this section, non-residential uses shall not include any permitted or accessory use located in the Institutional (I) or Religious Facilities (RF) Zoning District, except that a perimeter buffer area between any residential zoning district and a permitted or accessory use in the Institutional (I) or Religious Facilities (RF) Zoning District, shall consist of a landscaped masonry wall, opaque wood fence, hedge or other durable landscaped barrier of at least six (6) feet in height that forms a continuous screen between the uses. If a masonry wall or other non-living material screen is used to provide this required buffer, the masonry wall or other non-living material screen shall be landscaped with a continuous hedge along the base of the wall and with one tree for each thirty (30) linear feet or major fraction thereof of wall length. All required perimeter landscaping shall be located along the outside of the wall. It shall be the responsibility of the property owner to maintain all landscaping along the outside edge of any wall consistent with the requirements of this Code. If vegetative landscape screens are installed, they shall be required to form a solid visual screen at time of planting. When existing vegetation is inadequate to function as a visual screen, it shall be augmented by two staggered rows of shrub material at least six (6) feet in height.

To the extent permitted under Section 7.09.03(E)(7) of this Code, the Public Works Director shall encourage the use of preserved native vegetation as meeting the intent and requirements of this Section. When making such a determination, the Public Works Director shall attach a report to the building plans or development permits, with supporting photographs or other acceptable documentation, that indicates how the existing native vegetation meets the intent of this Section. The Public Works Director may require, a conservation easement or similar restrictive covenant,

if the easement or covenant is necessary to ensure compliance with the terms of this section. Any developer seeking to utilize the provisions of Section 7.09.03(E)(7) to meet the requirements of this Section shall be required to maintain this native preserve area in perpetuity. If this preserve area is ever substantially altered or removed so that it no longer meets the intent of this Section, the developer shall be required to meet in the screening requirements of this Section.

The provisions of this Section, excluding the maintenance requirements may be waived or varied by the Board of County Commissioners for any Planned Development Project (PUD, PNRD, or PMUD) if it shown through the Preliminary and Final Development Plan review process that the intent of this Section is being complied with and that all other applicable provisions of this Code are being met.

F. OFF-STREET LOADING SPACES AND WASTE RECEPTACLES

All off-street loading spaces and waste receptacles shall be fully screened from any residential use by a uniformly colored, solid visual and auditory barrier of not less than six (6) feet in height, or a densely planted landscape screen consisting of evergreen shrubs or trees that shall be at least four (4) feet in height when planted and that can be expected to reach at least six (6) feet in height within eighteen (18) months. The screening shall extend the full length of any loading facility with openings as required for ingress and egress; however, there shall not be greater than twenty (20) percent open space within the screen.

G. EXISTING OFF-STREET PARKING AND LOADING LOTS

When an off-street parking or loading lot existed as of the effective date of this Code and such off-street parking lot is enlarged in area or capacity, the entire parking lot, both old and new, shall comply with this Code.

H. LANDSCAPING AND SCREENING REQUIREMENTS FOR BACK-SIPHONAGE AND BACKFLOW PREVENTERS

1. It shall be the responsibility of the developer to landscape and screen backflow preventers.

2. Backflow preventers shall be placed on private property.

3. A continuous landscaped buffer shall be placed around the backflow prevention device, to provide a visual screen from adjacent properties. All shrubs or hedges shall be a minimum of eighteen (18) inches above grade immediately after planting, and shall be planted and maintained so as to form a four (4) foot or higher continuous, unbroken, solid visual screen within one (1) year after the time of planting.

I. LANDSCAPING REQUIREMENTS FOR RESIDENTIAL STRUCTURES OF THREE OR FEWER UNITS

1. Any new residential structure containing one (1), two (2), or three (3) units must preserve or plant one (1) tree for every 2,500 square feet of the subject lot or parcel of land, up to a maximum planting of 17 trees per lot or parcel. On any lot or parcel greater than one acre in area, the provisions of Section 6.00.00, Vegetation Protection and Preservation, shall be complied with.

2. All trees preserved or planted in order to meet this landscaping requirement shall meet the standards of Section 7.09.03(E)(2) of this Code.

3. One Hundred (100%) percent of the planted trees shall consist of native species such as Live Oaks (Quercus virginiana), Laurel Oaks (Quercus laurifola), slash pine (Pinus elliotti), or other species listed in Section 7.09.04(L)(2) Native and Drought-Tolerant Vegetation.

J. LANDSCAPING REQUIREMENTS FOR ENCLOSED BUILDINGS OR GROUPS OF BUILDINGS USED FOR THE PRODUCTION OF FOOD, PRODUCE, ANIMALS (LAND OR WATER SPECIES), OR ORNAMENTAL PLANTS OR TREES IN A AGRICULTURAL ZONING DISTRICT.

1. Any new enclosed building, or group of buildings, used for the production of food, animals (land or water species) or ornamental products, excluding pole barns, sheds or barns used for the housing or sheltering of animals or livestock as an accessory use to the agricultural production operations, shall provide a minimum ten (10) foot wide landscape strip adjacent to, and around the perimeter of the building or group of buildings used for this purpose. This landscape strip shall include at least one (1) tree, meeting the requirements of this Code, for every 30 liner feet of the building or group of buildings perimeter.

2.. One Hundred (100%) percent of the planted trees shall consist of native species such as Live Oaks (quercus virginiana), Laurel Oaks (quercus laurifola), slash pine (pinus elliotti), or other species listed in Section 7.09.04(L)(2) Native and Drought-Tolerant Vegetation.

3. Exceptions/Administrative Relief:

The Public Works Director may grant relief from the requirements of this paragraph if it is shown to the satisfaction of the Public Works Director that the building or group of buildings being used for the production of food, animals (land or water species) or ornamental plants or trees is:

a.) more that five hundred (500) feet from any adjacent property that is not under the ownership or control of the developing party. Road right-of-way and drainage canal right-of-way are not excluded from this property determination; or,

b.) Is adequately screened by an existing native vegetation buffer meeting the intent of this paragraph. This existing native vegetative buffer must be located on the property that the building or group of buildings is located on. If relief is granted under this paragraph, and if the native vegetation buffer is ever removed fro any reason, the property owner shall be responsible to provide new plantings consistent with the requirements of this code.

K. OFF-STREET SITE LIGHTING REQUIREMENTS & GENERAL DESIGN STANDARDS

General Requirements

Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be so designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind. For

non-residential properties that abut property used or zoned for a residential purpose to the rear, or side, the following shall apply:

1. For properties with a depth in excess of 200 feet:

   The maximum allowable mounting height of all outdoor light fixtures within 50 feet from the front property line is 25 feet, provided that such fixtures shall be shielded from public streets and highways to prevent direct glare or hazardous interference of any kind.

   The maximum allowable mounting height of all outdoor light fixtures between 50 feet from the front property line and 75 feet from the rear property line is 20 feet provided that such fixtures shall be shielded from all adjacent properties to prevent direct glare or hazardous interference of any kind.

   The maximum allowable mounting height of all outdoor light fixtures within 75 feet from any property line abutting a residential zoning district, including the AR-1 zoning district is 6 feet, or not to extend above the height of the buffer wall.

2. For properties with a depth less than 200 feet:

   The maximum allowable mounting height of all outdoor light fixtures within 25 feet from the front property line is 25 feet. provided that such fixtures shall be shielded from public streets and highways to prevent direct glare or hazardous interference of any kind.

   he maximum allowable mounting height of all outdoor light fixtures between 25 feet from the front property line and 25 feet from the rear property line is 20 feet provided that such fixtures shall be shielded from all adjacent properties to prevent direct glare or hazardous interference of any kind.

   The maximum allowable mounting height of all outdoor light fixtures within 25 feet from any property line abutting a residential zoning district including the AR-1 zoning district is 6 feet or not to extend above the height of the buffer wall.

3. All outdoor lighting installations shall use concealed source fixtures. These shall be cut-off type fixtures in which the lenses do not project below the opaque section of the fixture. All lighting fixtures shall be mounted with a zero degree tilt. Ground mounted flood and spotlight fixtures that are used to illuminate the building facade are exempt from this requirement. Fixture styles shall be consistent throughout the site.

4. Ground mounted flood and spotlights, if used. shall be placed on standards pointing toward the building or wall and positioned so as to prevent light from glaring onto residential areas, rather than the buildings or walls and directed outward which creates dark shadows adjacent to the buildings.

5. Building mounted outdoor lighting fixtures, other than those required by ordinances and regulations of the County, are prohibited on the rear or sides of buildings adjacent to residential zoning districts, including the AR-1 zoning district. All other building mounted outdoor lighting fixtures required by ordinances and regulations of the County shall be shielded to prevent light from glaring on residential areas.

6. All outdoor lighting fixtures in place prior to March 1, 1999, shall be permitted to continue operation. However, any outdoor lighting fixture that replaces an existing fixture. or any existing fixture that is moved, must meet the standards of this Code. Existing fixtures that direct light toward streets, and are determined to be a traffic hazard, or existing fixtures that direct light toward adjoining property used or zoned for a residential purpose shall be either shielded or redirected within 90 days of notification.

7. Parks and recreational uses are exempt from the above requirements.

8. Nothing in this Section is intended to contravene the requirements of Section 6.04.02 (Sea Turtle Protection). In the event of a conflict between these regulations, the stricter to the two standard shall apply. The Public Works Director is empowered to determine the stricter of the two standards to be applied.

L. STANDARDS FOR NATIVE AND DROUGHT-TOLERANT VEGETATION

1. When a development is designated as a major, minor, or planned site plan under the provisions of Section 11.02.02 of this Code, water-wise design incorporating the following standards shall be required, in addition to the general landscape standards in Section 7.09.00.

   a. At least fifty (50) percent of the minimum landscaping required by Section 7.09.00 shall consist of water-wise plant materials as defined in Sections, 7.09.04(L), 7.09.04(M) or 7.09.04(N) except that one hundred (100) percent of required lawn areas shall consist of water-wise grasses listed in Section 7.09.04(L)(2)(a). Each type of required landscaping, such as trees, shrubs, vines, and lawn areas shall be calculated separately, and each type shall meet the required percentage minimum of defined water-wise plant materials.

   b. Plant materials shall be grouped according to watering requirements in order to prevent over-watering of water-wise plant materials. Proposed irrigation zones shall be shown on the landscaping plan. Such zones shall take into consideration both plant material and microclimate factors, such as northern or southern exposure, shade or full sun, slope, and berming.

   c. Ground covers approved under Section 7.09.04(L)(2)(g) may be used instead of grass when planting strips are eight (8) feet wide or less.

2. Plant Materials

   All plants utilized to meet the water-wise requirement shall be site appropriate, and shall be selected from the following lists or be water-wise and non-invasive species approved by the Public Works Director. In approving other plant materials, the Director shall consider criteria including, but not limited to, soil type, hydrology, and climate.

   a. Grasses

      (1) Bahia grass (may be mixed with ryegrass)
      (2) St.Augustine grass

(3) Other grass serving a site specific need approved by the Public Works Director.

b. Ground Cover/Accent Plants:

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
AFRICAN BUSH DAISY	gamolepis chrysanthemoides	DWARF LILY TURF, MONDO GRASS	ophiopogon japonicus
AFRICAN IRIS	dietes vegeta	ENGLISH IVY	hedera helix
AGAPANTHUS	agapanthus orientalis, a. africanus	FAKAHATCHEE GRASS	tripsacum dactyloides
AMARYLLIS	hippeastrum x hybridum	FALSE HEATHER	cuphea hyssopifolia
BAY CEDAR	suriana maritima	BEACH MORNING GLORY	ipomea imperati
BEACH DUNE SUNFLOWER	helianthus debilis	MARSH ELDER	iva frutescens
BEAUTY BERRY	callicarpa americana	LIRIOPE, LILYTURF	liriope muscari
BIRD OF PARADISE	strelixia reginae	NECKLACE POD	sophora tomentosa
BLANKET FLOWER	gaillardia pulchella	PARSONS JUNIPER	juniperus squamata expansa 'parsoni'
BLUE RUG JUNIPER	juniperus horizontalis 'wiltonii'	PENTAS	pentas lanceolata
BLUE DAZE	evolvulus glomerata	PERIWINKLE (VINCA)	catharanthus roseus
BOSTON FERN, SWORD FERN	nephrolepsis exaltata	PURSLANE	portulaca grandiflora
CAPE HONEYSUCKLE	tecomaria capensis	RAILROAD VINE	ipomea pes-capri
CAROLINA YELLOW JASMINE	gelsemium sempervirens	RAIN LILY	zephyranthes spp.
CAST IRON PLANT	aspidistra elatior	RAMORA	
COMPACT SHORE JUNIPER	juniperus conferta 'compacta'	RED FOUNTAIN GRASS	pennisetum Setaceum Var. Rubrum
COONTIE	zamia floridana z. pumila, z. furfuracea	SCHELLING'S DWARF HOLLY	ilex vomitoria 'Schelling's dwarf'
CREEPING FIG	ficus pumila	SEA OATS	uniola paniculata
CRINUM LILY	crinum spp.	SEA OX-EYE DAISY	borrichia arbororescens
DAYLILY	hemerocallis spp.	SHINY BLUEBERRY	vaccinium myrsintes
BLUE DAZE JUNIPER	juniperus chinensis 'procumbens nana'	SOCIETY GARLIC	tulbagia violacea
DOWNY JASMINE	jasminum multiflorum	SPIDER LILY	hymenocallis latifolia
DWARF JASMINE	trachelospermum asiaticum	SPLIT LEAF PHILODENDRON	philodendron selloum
DWARF FAKAHATCHEE GRASS	tripsicum dactyloides T. jasminodies "minima"	STRING LILY	crinum americanum
DWARF LANTANA	lantana depressa (ovatifolia 'reclinata') I involucrata	LANTANA	lantana montevidensis involucrata

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
DWARF GARDENIA	gardenia jasminoides 'prostrata'	YELLOW CANNA	canna flaccida

c. Shrubs:

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
BLUE VASE JUNIPER	juniperus chinensis 'blue vase'	LIMEBERRY	triphasia trifolia
BOXTHORN	severinia buxifolia	MARSH ELDER	iva fructescens
BOXWOOD	buxus microphylla	NANDINA	nandina domestica
BURFORD HOLLY	ilex cornuta 'Burfordii'	NIGHT JESSAMINE	cestrum nocturnum
BUTTONWOOD	conocarpus erectus	OLEANDER	nerium oleander
CARDBOARD PLANT	zamia furfuracea	ORANGE JASMINE	murraya paniculata 'Lakeview'
CHRISTMAS BERRY	lycium carolinianum	PINE CONE LILY, WILD GINGER	zingiber zerumbet
COCO PLUM	chrysobalanus Icaco	PITTISPORUM	pittisporum tobira
COONTIE	zamia floridana	PLUMBAGO	plumbago auriculata
CORAL BEAN	erythrina herbacea	RED FOUNTAIN GRASS	pennisetum setaceum var. rubrum
CRAPE MYRTLE	lagerstroemia indica	ROUND-LEAF HAWTHORN	raphioleis umbellata
CREPE-JASMINE,PINWHEEL FLOWER	tabernaemontana divaricata	RUSTY LYONIA	lyonia ferruginia
CRINUM LILY	orinum spp.	SCARLET HIBISCUS	hibiscus coccineus
DOWNY JASMINE	jasminum multiflorum	SANDANKWA VIBURNUM	Viburnum suspensum
DWARF YAUPON HOLLY	ilex vomitoria 'nana'	SCHELLING'S HOLLY	ilex vomitoria 'Schelling's dwarf'
DWARF CHINESE HOLLY	ilex cornuta 'Rotunda'	SEA GRAPE	cocoloba uvifera
DWARF OLEANDER	nerium oleander	SELLOUM	philodendron selloum
FAKAHATCHEE GRASS	tripsacum dactyloides	SHELL FLOWER	alpinia spp.
FIRE THORN	pyracantha coccinea	SHINING JASMINE	jasminum nitidum
FLORIDA ANISE	illicium floridanum	SHINING SUMAC, WINGED SUMAC	rhus copallina
FRAGRANT OSMANTHUS	osmanthus fragrans	SHRIMP PLANT	justicia brandegeana
GALLBERRY	ilex glabra	SILVERTHORN	elaeagnus pngens
GARBERIA	garberia fruticosa	SNOWBERRY	chiococca alba
GARDENIA	gardenia jasminiodes	SOUTHERN WAX MYRTLE	myrica cerifera
GLOSSY ABELIA	abellia x grandiflora	SWAMP HIBISCUS	hibiscus grandiflours
GOLDEN SHRIMP PLANT	pachystachys lutea	TARFLOWER	befaria racemosa

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
GOLDEN DEWDROP	duranta repens	TEXAS SAGE	leucophyllum fructescens
HETZII JUNIPER	juniperus chinensis 'hetzii'	THRYALLIS, RAIN OF GOLD	galphimia glauca
HIBISCUS	hibiscus x rosa-sinensis	TORULOSA JUNIPER	juniperus chinesis 'torulosa'
INDIAN HAWTHORN	raphiolepis indica	VITEX	Vitex trifloia
JAPANESE PRIVET	ligustrum japonicum	WILD OLIVE, FLORIDA PRIVET	forestiera segregata
LANTANA	lantana spp.	YELLOW ELDER	tecoma stans
		YELLOW ANISE	illicium parviflorum

d. Trees:

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
AMERICAN HOPHORNBEAM	ostrya virginiana	RED MAPLE	acer rubrum
BALD CYPRESS	taxodium distichum	REDBAY	persea borbonia
CAMPHOR TREE	cinnamomum camphora	RIVER BIRCH	betula nigra
CHERRY LAUREL	prunus caroliniana	SAVANNAH HOLLY	ilex x attenuata
CHINESE ELM	ulmus parvifolia 'Drake'	SHUMARD OAK	quercus shumardii
CRAPE MYRTLE	lagerstroemia indica	SLASH PINE	pinus elliotii
DAHOON HOLLY	ilex cassine	SOUTHERN MAGNOLIA	magnolia grandiflora
EAST PALATKA HOLLY	ilex x attenuata	SOUTHERN REDCEDAR	juniperus silicicola
FLORIDA MAPLE	acer barbatum	SWEETGUM	liquidambar styraciflua
GOLDENRAIN TREE	koelreuteria elegans	SYCAMORE	platanus occidentalis
INDIAN HAWTHORN	raphiolepis indica 'Majestic Beauty'	TREE LIGUSTRUM	ligustrum lucidum
LAUREL OAK	quercus laurifolia	WATER OAK	quercus nigra
LEYLAND CYPRESS	cupressocyparis leylandii	WAX MYRTLE	myrica cerifera
LIVE OAK	quercus virginiana	WEEPING YAUPON HOLLY	ilex vomitoria 'pendula'
NAGI PODOCARPUS	podocarpus nagi	WINGED ELM	ulmus alata
PIGNUT HICKORY	carya glabra	YELLOW POINSIANA	peltophorum inerme
PODOCARPUS	podocarpus macrophyllus		

3. Mulching Standards

a. All plant materials meeting the water-wise requirement of this code shall be mulched with at least a three-inch (3) layer of mulch. Cypress mulch shall not be used for any non-residential landscaping areas or projects. The use of cypress mulch is to be discouraged on all residential projects or landscape areas.

b. Mulch shall cover the entire area of the planting bed.

4. Alternative Method of Meeting the Water-Wise Requirement When Native Upland Plant Communities Are Maintained

a. Preservation of existing native upland plant communities on the site may substitute for all or part of the water-wise requirement in the following ratios:

Preservation of 25% or more of site	No water-wise requirement
Preservation of 15-25% of site	Water-wise requirements limited to 30% of each type of required plant material
Preservation of 1-15% of site	Water-wise requirements limited to 40% of each type of required plant material

b. Reduction of water-wise requirements by preserving existing native upland plant communities shall be allowed only when the Public Works Director determines that all of the following criteria are met:

1. The existing native plant communities shall be viable and in good condition and include canopy, understory, and ground cover.

2. The existing native plant communities must be protected by a conservation easement or other legally enforceable preservation mechanism.

3. The execution of the site plan will not threaten the viability of the existing native plant community.

4. The plant community to be preserved shall be at least one-half (1/2) acre in size, except that microcommunities totaling at least one-half (1/2) acre may be preserved providing that each microcommunity is at least ten (10) feet in width and contains at least one hundred (100) square feet.

5. A management plan is submitted to show how the viability of the preserved communities will be maintained without the use of heavy equipment.

5. Irrigation Systems

a. Irrigation System Design Standards

1. Permanent irrigation of preserved plant communities shall be prohibited.

2. Irrigation required for the re-establishment or restoration of existing plant communities shall be limited to temporary irrigation systems. Newly

installed plant communities or supplemental plants to existing plant communities may initially require additional water to become established. Temporary irrigation systems shall remain in place for a period of at least six (6) months and shall include:

(a) Temporary low-volume irrigation, or
(b) Alternative method approved by Public Works Director.

3. Automatic irrigation systems shall incorporate the following criteria:

(a) Zoning of irrigation systems:

Sprinkler heads irrigating designated high water demand areas shall be circuited or zoned so that they can be irrigated at a different frequency or application rate than low water demand areas. At a minimum separate zones shall be created for turf and planting beds, with a separate zone also required for trees not incorporated into planting beds.

(b) Automatic rain shut-off devices:

Automatic irrigation systems shall be equipped with an automatic rain shut-off device for each proposed zone.

(c) Elimination of over-throw onto impervious surfaces:

1. Sprinkler heads shall be directed away from impervious surfaces.

2. The effects of wind on the spray stream shall be reduced by requiring low trajectory spray nozzles.

b. Maintenance of Irrigation Systems:

Irrigation systems shall be maintained in working condition at all times, to prevent waste of irrigation water. Broken sprinkler heads, pipes and nozzles shall be repaired or replaced within fourteen (14) days of notice.

c. Irrigation During Water Shortage

Irrigation systems shall be operated in accordance with the requirements of water shortages declared for St. Lucie County by the South Florida Water Management District or St. Lucie County.

M. SPECIAL LANDSCAPING REQUIREMENTS FOR NORTH & SOUTH HUTCHINSON ISLAND

If any development is to occur on a site located on North or South Hutchinson Island, 75 % of the new landscaping material to be planted shall consist of the following species. The Public Works Director may reduce the minimum size requirements to the largest plant sizes available if the listed

plant material is unavailable in the sizes set forth in 7.09.03 (E) (2) and (3). Each type of required landscaping, such as trees, shrubs, vines, and lawn areas shall be calculated separately, and each type shall meet the required percentage minimum of plant materials.

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
GRASSES:			
Broomsedge Bluestem	andropogon virginicus	Beach Panic Grass	panicum amarum
Seashore Saltgrass	distichlis spicata	Sea Oats	unicola paniculata
Purple lovegrass	eragrotis spectabilis		
GROUND COVER:			
Aster	aster spp.	Beach Verbena	glandularia maritima
Silver Sea Oxeye	borrichia arborescens	Beach Sunflower	helianthus debilis
Blanket Flower	gaillardia pulchella	Gopher apple	liciania michauxii
Portulaca	portulaca pilosa	Beach Peanut	okenia hypogaea
Sea Purslane	sesuvium portulacastrum	Spiderwort	tradescantia spp.
Goldenrod	solidago spp.	Ironweed	veronia spp.
Railroad Vine	ipomoea imperati	Beach Morning Glory	ipomoea pes-caprae
SHRUBS:			
Marlberry		Wild Olive	osmanthus americana
Salt Bush	baccharis halimfolia	Wild Coffee	psychotria nervosa
Beautyberry	callicarpa americana	Myrtle Oak	quercus myrtifolia
Jamaica Caper	capparis spp.	White Indigoberry	randia aculeata
Snowberry	symphoricarpos albus	Rouge-Plant	rivina humilis
Coco-plum	chrysobalanus icaco	Scrub Palmetto	sabal etonia
Pigeon Plum	coccoloba diversifolia	Inkberry	scaevola plumieri
Sea Grape	coccoloba uvifera	Saw palmetto	serenoa repens
Florida Privet	forestiera segregata	False Mastic	sideroxylon foetidissimum
Yaupon Holly	ilex vomitoria	Spanish Bayonet	yucca aloifolia
Marsh Elder	iva frutescens	Bear Grass	yucca filamentosa
Beach Elder	iva imbricata	Coontie	zamia spp
Christmas Berry	lycium carolinianum	Hercules' Club	zanthoxylum clava-herculis
Poisonwood	metopium toxiferum		
Wax Myrtle	myrica cerifera		

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
Lancewood	ocotea coriacea		
TREES:			
Gumbo Limbo	Bursera simaruba	Live Oak	Quercus virginiana
Stangler Fig	Ficus aurea	Cabbage Palm	Sabal palmetto
Southern Red Cedar	Juniperus silicicola	Paradise Tree	Simarouba glauca
Wild Tamarind	Lysiloma latisiliquum		

N. SPECIAL LANDSCAPING STANDARDS FOR DEVELOPMENT IN AREAS DETERMINED TO CONTAIN SCRUB HABITAT

If any development is to occur on a site that is determined, through an Environmental Impact Report submitted pursuant to Section 11.02.09 or Section 11.02.10 of this Code, or by the Public Works Director following a specific site inspection by the Director, or his designee, to be scrub habitat as defined in Chapter 2 of this Code, then the development shall be required to provide for the preservation of the existing scrub habitat where the location of said habitat is not in conflict with the proposed building or parking areas. The Public Works Director, or his designee, may require that reasonable changes be made to any site plan or application for building permit for the purpose of preserving or protecting any special or unique existing tree(s) or native habitat. If the existing scrub habitat must be removed to provide for the reasonable use of the property, 75 % of any new landscaping material to be planted shall consist of the following listed species. The Public Works Director may reduce the minimum size requirements to the largest plant sizes available if the listed plant material is unavailable in the sizes set forth in Section 7.09.03 (E) (2) and (3). Each type of required landscaping, such as trees, shrubs, vines, and lawn areas shall be calculated separately, and each type shall meet the required percentage minimum of plant materials.

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
GRASSES			
Broomsedge Bluestem	Andropogaon virginicus	Lopsided indiangrass	Sorghatrum secundum
Arrowfeather threeawn	Aristida purpurascens	Pinewoods Dropseed	Sporobolus junceus
Wiregrass	Aristida stricta	Panicum Needleleaf	Dichanthelium aciculare
Purple Lovegrass	Eragrotis spectabilis		
GROUND COVER			
Blanket Flower	Gaillardia pulchella	Runner Oak	Quercus pumila
Yellow Jessamine	Gelsemium sempervirens	Goldenrod	Solidago spp.
Blue-eyed Grass	Sisyrinchium spp.	Spiderwort	Tradescantia spp.

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
Beach Sunflower	Helianthus debilis	Ironweed	Veronia spp.
St. John's Wort	Hypericum spp.	Bear Grass	Yucca filamentosa
Gopher apple	Liciania michauxii		
Portulaca	Portulaca pilosa		
SHRUBS			
Hawthorne	Crataegus spp.	Myrtle Oak	Quercus myrtifolia
Carolina Holly	Ilex ambigua	Scrub Palmetto	Sabal etonia
Yaupon Holly	Ilex vomitoria	Saw palmetto	Serenoa repens
Fetterbush	Lyonia lucida	Sparkleberry	Vaccinium arboreum
Chapman Oak	Quercus chapmanii		
TREES			
Scrub Hickory	Carya floridana	Wild Olive	Osmanthus americana
Pignut Hickory	Carya glabra	Sand Pine	inus clausa
Juniperus silicicola	Southern Red Cedar	Live Oak	Quercus virginiana

O. ADMINISTRATIVE RELIEF FROM THE PROVISIONS OF THIS SECTION

Where the Public Works Director determines based upon a showing by the applicant for any Final Development Order, that a literal application of these regulations will not meet the general spirit and intent of this Code as a result of use, traffic patterns, drainage or other issues of configuration, he shall permit an alternate landscape scheme in accordance with the provisions of this Section. Any area landscape plan submitted as an alternative shall be designed in such a manner that the alternate landscape area and the amount of material provided equal at least one and one half (1 1/2) times the amount that was originally required.

7.09.05 REMOVAL OF EXOTIC VEGETATION

A. GENERAL

see ORD. 00-013

occuring

3.1 Any developer submitting a site plan for site plan approval or in conjunction with a Conditional Use Permit, Planned Unit Development, Planned Non-Residential Development, or Planned Mixed Use Development shall be required to remove, and chemically treat any remaining stumps, of all of the exotic vegetation listed as a "Category I" in the latest edition of the Florida Exotic Pest Plant Councils "Most Invasive Species List."

list omitted. ORD 00-013

2. No person shall plant or cause to be planted or permit to be planted, anywhere within the area of unincorporated St. Lucie County, any species listed as a "Category I" in the latest edition of the Florida Exotic Pest Plant Councils "Most Invasive Species List."

B. EXOTIC PEST PLANTS; MAINTENANCE AND REMOVAL

1. Nuisances declared and prohibited

a. It is found and declared to be expedient and necessary to the preservation of the public health, comfort, safety and welfare of the inhabitants of St. Lucie County that all lots in recorded subdivisions of St. Lucie County, outside of municipalities, be required to be kept free from any species listed as a "Category I" in the latest edition of the Florida Exotic Pest Plant Councils "Most Invasive Species List," which, by reason of height, proximity to neighboring structures, physical condition, or other peculiar characteristics, might cause damage to life or property within the immediate area surrounding the same. The existence of vegetation which create a hazard is declared to be a public nuisance. Erosion control measures or reseeding of the area from which the exotic vegetation was removed may be required.

b. No person shall plant or cause to be planted or permit to be planted, anywhere within recorded subdivisions of unincorporated St. Lucie County, any species listed as "Category I" in the latest edition of the Florida Exotic Pest Plant Councils "Most Invasive Species List."

c. Existing individual Australian pine and/or Brazilian pepper trees located within recorded subdivisions of unincorporated St. Lucie County shall be maintained at a height not to exceed the distance between the tree and the nearest property line, minus ten (10) feet. The existence of any such trees is hereby declared to be a public nuisance.

2. Notice to property owner

If the Public Works Director or his designee finds and determines, based upon a complaint by an owner or tenant of property adjacent to a lot which is the site of such a tree, that a public nuisance as described and declared in this section exists, he shall notify the record owner of the offending property in writing and demand that such owner cause the condition to be remedied within thirty (30) days of mailing, serving or posting of notice. Such notice may be in substantially the following form:

NOTICE

TO:_____Date:_____

Address:_____

Property:_____

You, as the owner of record of the property above described, are hereby notified that the Board of County Commissioners of St. Lucie County, Florida, on the ____ day of _____, 20__, determined that a nuisance exists upon such property, caused by:

(list briefly the details)

You are hereby notified that you must abate this nuisance within thirty (30) days, failing in which, the Board of County Commissioners will have it done; and the cost thereof will be levied as an assessment against such property.

The notice shall be sent by certified mail, return receipt requested, with a request to the postal service to return after five (5) days, if undeliverable, and shall be addressed to the owner of the offending property as their name or names and mailing address appear on the records of the County Property Appraiser and shall be deemed sufficient and complete when so addressed and deposited in the United States mail with proper postage prepaid, unless such notice is returned by the postal service as undeliverable. If the notice is returned, the Development Director or his designee shall deliver a copy of the notice to the occupant, if any, of the property or to any known agent of the owner who can be found within the county; and if still unable to deliver the notice, he shall physically post such notice on such land at or near the front property line thereof.

3. Right of hearing before the Board of County Commissioners

Any notice given under Section 7.09.05(B)(2) shall advise the property owner that within thirty (30) days after the mailing, serving or posting of notice, as the case may be, he may make a written request to the Board of County Commissioners in care of the County Administrator for a hearing before the body to afford him an opportunity to show that the condition does not constitute a public nuisance or to contest the determination of the Public Works Director or his designee. After receipt of such a request, the County Administrator shall schedule a hearing before the Board of County Commissioners. The Board of County Commissioners shall review the appeal at a public meeting within thirty (30) calendar days from the date the appeal is received by the County Administrator. further action shall be taken to abate any nuisance involved until the matter has been resolved by the Board of County Commissioners.

4. Abatement by county

If, thirty (30) days after mailing, serving or posting of notice, as the case may be, no hearing has been requested and the conditions described in the notice have not been remedied or abated, the Public Works Director or his designee shall authorize the condition to be remedied or abated by the County at the expense of the property owner. If a hearing has been held and has been concluded adversely to the property owner, the Administrator or his designee shall authorize the condition to be remedied or abated by the County at the expense of the property owner, unless the Board of County Commissioners direct otherwise. The employees, servants, agents or contractors of the County are authorized to enter upon the property and take such steps as are reasonably required to effect the abatement.

5. Assessment of cost of abatement against property owner

After abatement the cost to the County, including a two hundred dollars ($200) per lot administrative charge, shall be calculated and reported to the Board of County Commissioners. Thereupon the Board of County Commissioners, by resolution, shall assess the cost against the offending parcel. The resolution shall describe the property and show the cost of abatement actually incurred by the County including the administrative charge. Such assessment shall be a legal, valid and binding obligation against the property until paid. The assessment shall become due and payable thirty (30) days after the mailing of a notice of assessment after which interest shall accrue at the rate of six (6) per cent per annum on any unpaid portion there.

6. Notice of lien

As soon as possible after the assessment has been made, the Board of County Commissioners shall cause a certified copy of the assessment resolution to be filed in the Office of the clerk of the Circuit Court in and for St. Lucie County; and the lien shall become effective as of the date of filing such copy with the Clerk of the Circuit Court. The Clerk shall mail a notice to the record owner or owners of each parcel of land described in the resolution at the last available address for such owner which notice may be in substantially the following form:

NOTICE

To:_____

Address:_____

Property:_____

You, as the record owner of the property above described, are hereby advised that the Board of County Commissioners of St. Lucie County, Florida, did on the _____ day of _____, 20 __, order the abatement of a certain nuisance existing on the above property, sending you notice thereof, such nuisance being:

(hereby describe briefly)

A copy of such notice has been heretofore sent you. You failed to abate such nuisance; whereupon, it was abated by St. Lucie County at a cost of $_____. Such cost, by resolution of the Board of County Commissioners of St. Lucie County, has been levied against the above property and has become a lien thereon. You may pay such assessment to the office of the Clerk of the Circuit Court of St. Lucie County, Courthouse, Fort Pierce, Florida. If such assessment is not paid within one (1) year, suit will be instituted to enforce said lien by the sale of said lots.

Board of County Commissioners
of St. Lucie County, Florida

By_____

If such assessment is not paid in full, including interest to the date of payment, within one (1) year after it is filed in the office of the Clerk of the Circuit Court of St. Lucie County, it may be enforced by civil action as other liens are enforceable in the State of Florida. Such action shall include court costs, attorney's fees, and all other costs of enforcement.

7.10.00 SUPPLEMENTAL STANDARDS

7.10.01 MOBILE FOOD VENDORS

A. In the Commercial General (CG), Industrial Light (IL), Industrial Heavy (IH), and Industrial Extraction (IX) zoning districts, a mobile food dispensing vehicle that sells prepared food products and mobile units that sell agricultural produce may be permitted, subject to the approval of a Class I or Class II permit application by the Community Development Director and the presentation of written permission of the property owner on which the mobile food dispensing vehicle is to be located. A mobile food dispensing vehicle is further defined in Chapter II.

1. **CLASS I** PERMIT FOR A MOBILE FOOD VENDOR

a. **Class I** permits for Mobile Food Vendors are intended for those vendors who operate mobile food service facilities that are either propelled by self contained means or are trailered from site to site for the purpose of conducting business. These vendors would typically remain in no one location for more than one or two hours.

A **Class I** permit for the operation of a Mobile Food Vendor shall be reviewed and treated as a Home Occupation license subject to the following standards:

1. All business activities associated with the operation of the mobile food dispensing vehicle are to be conducted away from the home based point of licensure;

2. The home based point of licensure is to be used for office facilities only. No retail or wholesale sales, except those associated with the stocking of the mobile food dispensing vehicle are to be made or transacted on the home based premises;

3. No person other than members of the family residing on the premises of licensure shall be engaged in the conduct or support of such occupation.

4. No stock in trade shall be displayed or sold on the premises of licensure.

5. The use of the dwelling unit for the home occupation shall be incidental and subordinate to its use for residential purposes, and no more than twenty-five (25) percent of the building floor area shall be used in the conduct of the home occupation.

6. There shall be no outdoor storage of equipment or materials used in the home occupation, except for the parking of the mobile food dispensing vehicle provided that the provisions of Section 7.10.14 of this Code shall not be violated. No mobile food dispensing vehicle shall remain at the premises of licensure for more than 24 hours, excluding weekends and legal holidays, unless parked within an enclosed structure.

7. No more than one mobile food dispensing vehicle shall be kept at the point of licensure

b. A **Class I** permit shall not be issued by the Community Development Director until such time as a valid certificate from the Florida Department of Health and Rehabilitative Services (HRS) has been supplied indicating that the proposed mobile food vendor is compliant with all minimum health and safety standards for food service operations.

c. A **Class I** permit operation may be upgraded to a **Class II** permit operation upon the satisfactory demonstration of compliance with the provisions of Section 7.10.01(A)(2) of this Code.

2. **CLASS II** PERMIT FOR A MOBILE FOOD VENDOR

a. **Class II** permits for Mobile Food Vendors are intended for those vendors who operate mobile food service facilities that are intended to be left in one particular location for extended periods of time.

A **CLASS II** permit for the operation of a Mobile Food Vendor shall be reviewed and treated as standard commercial zoning/use application and shall be subject to the standards of development contained in this Code, the St. Lucie Code and Compiled Law, all applicable state of Florida health standards for food service operators, including any required licensing requirements, and the following special standards:

1. All mobile food dispensing vehicles shall be located in accordance with the minimum yard requirements parking requirements and landscape requirements of the zoning district in which they are located.

2. No ground signs shall be permitted for any mobile food dispensing location unless in compliance with the provisions of Section 9.01.01(F). One (1) wall sign, equal to twenty percent (20) of the total wall face area of one side of the mobile food dispensing vendor facing the street may be permitted subject to compliance with the provisions of Section 9.01.01(F).

7.10.02 OUTDOOR DISPLAYS IN COMMERCIAL ZONING DISTRICTS

A. General

In all commercial zoning districts, and except as noted below, all business activities shall be in a completely enclosed structure.

B. Exceptions

1. Exceptions to this prohibition shall be for the display of motor vehicles, marine craft, aircraft, recreational vehicles, mobile homes, farm and construction equipment and vehicles, farm and garden supplies, stone products, any other products designed for outdoor use, and the location of dispensing equipment and devices. None of these displays may be located in any required off-street parking area, a required off-street loading area, any required landscape area, designated environmental protection area or any adjacent public right-of-way. All display areas shall be properly screened as provided for in Section 7.09.00 of this Code.

2. The display of merchandise at the entry to any retail establishment shall be permitted provided that the merchandise displayed is limited to the width of the business stores frontage; the merchandise displayed is located on the sidewalk immediately adjacent to the stores primary street/parking lot frontage; the display of merchandise does not extend more than 10 feet from the wall of the commercial building; that a minimum six foot wide pedestrian path is to be maintained along the sidewalk in front or, or adjacent to the business; and that the displayed merchandise is not located or placed in any traffic or access aisle, parking space, landscaped area, required fire lane or other emergency access path and does not obstruct any fire hydrant or other fire service connections.

3. Outdoor eating areas are permitted as an accessory use to any permitted eating establishment in any commercial zoning district, subject to the following standards:

   a. The outdoor eating area does not occupy an area greater than 50% of the building area of the business or use to which the eating area is accessory;

   b. The outdoor eating area is not located in any required yard, parking area, service area, landscape area, drainage area or public right-of-way;

   c. If the outdoor eating areas is located along, or astride, a sidewalk or other pedestrian accessway, a minimum six foot unobstructed passage shall be maintained through the outdoor eating area. This requirement may be increased if it is determined by the appropriate public safety authorities to be necessary for adequate pedestrian movement and emergency services access;

   d. all outdoor eating areas shall be designed and located in such a manner as to prevent them from becoming a nuisance to any adjacent property or use. All outdoor eating areas shall be located so that there are no adverse noise, lighting, trash or other negative impacts onto any adjacent property or use; and,

   e. all outdoor eating areas shall provide for adequate off-street parking. All parking computations shall be as if the outdoor eating areas were fully enclosed.

7.10.03 ANIMALS IN RESIDENTIAL DISTRICTS

A. Except as provided in this Section, no animals shall be kept in any residential district except those animals generally recognized as household domestic pets, such as dogs, cats, caged birds, etc. In any residential district, no more than a total of three (3) dogs and/or cats four (4) months or older shall be allowed for each dwelling unit.

B. In the AR-1 district, animals other than household domestic pets may be kept provided they are not housed within one hundred (100) feet of any property line.

C. In the RE-1 and RE-2 districts, horses may be kept provided that:

1. The property is at least two (2) acres;

2. No more than two (2) horses are kept;

3. The horses are for the private and personal use of the resident and his family; and,

4. The horses are to be stabled at least one hundred and fifty (150) feet from any residence under separate ownership and three hundred (300) feet from the edge of the right-of-way of any street.

7.10.04 GUEST HOMES

In the AG-1, AG-2.5 , AG-5, R/C, AR-1, RE-1 and RE-2 zoning districts the Community Development Director may authorize as an accessory use, the construction of a guesthouse per single family dwelling, provided that upon receiving a building permit for this use, the property owner sign a notarized statement to the effect that under no circumstances shall the guest house be used for rental purposes seasonal or annual.

7.10.05 MOBILE HOMES AS ACCESSORY USES

In the AR-1, AG-1, AG-2.5 and AG-5 zoning districts, the Community Development Director may authorize the installation of a mobile home as an accessory use subject to the following conditions:

1. Requirement for Agricultural Property Assessment Designation:

   a. Proof that the land upon which the mobile home shall be located is classified as agricultural land for purposes of ad valorem tax assessment. Termination of this assessment shall void the mobile home permit and necessitate the immediate removal of the mobile home.

2. Additional Criteria for Issuance:

   a. The owner of the land shall be the owner or lessee of the mobile home.

   b. The mobile home shall be placed on at least five (5) acres of land and shall comply with all other requirements of Section 7.04.01, or qualify as a nonconforming lot of record as defined under Section 10.00.04.

   c. The Community Development Director shall determine that the mobile home is an accessory use, pursuant to Section 8.00.00 of this Code.

   d. Such use shall be accessory to productive agricultural operations, having a minimum of five (5) acres.

7.10.06 RECREATIONAL VEHICLES; USE AS RESIDENCE OUTSIDE OF APPROVED CAMPS OR PARKS RESTRICTED

Except as provided in Section 8.02.00, no recreational vehicle-type unit as defined by Section 320.01(1)(b), Florida Statutes, shall be used as a residence in the unincorporated area of the County unless it is located in an approved camping ground, travel trailer park, provided, however, that such a unit may be temporarily occupied for a period not to exceed seventy-two (72) hours in any thirty (30) day period when the owner or operator of the unit is a gratuitous guest of the owner or occupant of the property on which the unit is located.

7.10.07 COMMUNITY RESIDENTIAL HOMES

A. Community residential homes as defined in Chapter II shall be a permitted use in the RM-5 (Residential, Multiple-Family-5), RM-7 (Residential, Multiple Family-7), RM-9 (Residential, Multiple-Family-9), RM-11 (Residential, Multiple-Family-11), and RM-15 (Residential, Multiple-Family-15) zoning districts subject to the following conditions:

1. When a site for a community residential home has been selected by a sponsoring agency in a multiple-family zoning district, the agency shall notify the County Administrator and Community Development Director in writing and include in the notice the specific address of the site, the residential licensing category, the number of residents, and the community support requirements of the program. Such notice shall also contain a statement from the district administrator of the Department of Health and Rehabilitative Services indicating the need for and the licensing status of the proposed community residential home and specifying how the home meets applicable licensing criteria for the safe care and supervision of clients in the home. The district administrator shall also provide to the County Administrator the most recently published data compiled that identifies all community residential homes in the district in which the proposed site is to be located. The Community Development Director shall review the notification of the sponsoring agency in accordance with applicable zoning requirements.

2. Pursuant to such review, the Community Development Director may:

   a. Determine that the siting of the community residential home is in accordance with applicable zoning requirements and approve the siting. If the siting is approved, the sponsoring agency may establish the home at the site selected.

   b. Fail to respond within sixty (60) days. If the Community Development Director fails to respond within such time, the sponsoring agency may establish the home at the site selected.

   c. Deny the siting of the home.

3. The Community Development Director shall not deny the siting of a community residential home unless the Director establishes that the siting of the home at the site selected:

   a. Does not otherwise conform to existing zoning regulations applicable to other multi-family uses in the area; or,

   b. Does not meet applicable licensing criteria established by the Department of Health and Rehabilitative Services, including requirements that the home be located to assure the safe care and supervision of all clients in the home; or,

   c. Would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. A home that is located within a radius of one thousand two hundred (1,200) feet of another existing community residential home in a multiple-family zoning district shall be an overconcentration of such homes that substantially alters the nature and character of the area. A home that is located

within a radius of five hundred (500) feet of an area of single-family zoning substantially alters the nature and character of the area.

All distance requirements shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home.

B. Upon receipt of the written notice from the sponsoring agency provided for in (1) above, the County Administrator shall notify the Board of County Commissioners of the pending application. The Community Development Director shall, within twenty (20) days of the receipt of the application, review the application and provide the Board and the applicant with a written decision outlining reasons for the decision. Either the Board or the applicant may appeal the decision of the Community Development Director by notifying the County Administrator within ten (10) days from the date of the Administrator's decision. The County Administrator shall schedule the decision for review by the Board of County Commissioners at the next available meeting.

7.10.08 RURAL AND FARMWORKER HOUSING

(RESERVED)

7.10.09 MARINAS

(RESERVED)

7.10.10 ADULT ESTABLISHMENTS

In the CG (Commercial General) zoning district, Adult Establishments may be permitted as a conditional use subject to the criteria set forth in Section 11.07.00 and the following requirements:

1. An adult establishment shall be at least one thousand (1,000) feet from any other adult establishment, established religious facility, public or private school, public playground, public park, or any area in zoning district R/C, AR-1, RE-1, RE-2, RS-2, RS-3, RS-4, RMH-5, RM-5, RM-7, RM-9, RM-11, RM-15, RVP, PUD, or HIRD.

2. For purposes of the distance limitations set forth in subparagraph (a) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to:

   a. the main entrance of the building occupied by (any other adult establishment or any established religious facility, or

   b. the nearest property line of any school, playground, park, or residential zoning district.

7.10.11 DISTANCE REQUIREMENTS FOR ALCOHOLIC BEVERAGES

A. DISTANCE RESTRICTIONS FOR PERSONS SELLING OR TRANSFERRING ALCOHOLIC BEVERAGES

No sales or transfers of alcoholic beverages for on-premises consumption shall be permitted except as noted below, within one thousand six hundred (1,600) feet of a religious facility, school, public park, or public playground. This section shall not be applicable to sales or transfers by any license holder whose use of his premises for such sale existed before the establishment of the use of the religious facility, school, public park, or public playground, or when the religious facility is located in a CG (Commercial General) zoning district as a temporary use pursuant to Section 8.02.02(H).

B. MEASUREMENT

The manner of measurement of the distance referred to in Section 7.10.11(A) above shall be as follows:

Begin at the main entrance of the church or school building or a public park or playground, regardless of which zoning they are in, thence run to the centerline of the street right-of-way in front of such entrance, thence along the centerline of such street right-of-way to a point immediately opposite the main entrance of the proposed licensed premises, thence to the center of the main entrance of the building of the proposed licensed premises.

If there is more than one public entrance to an establishment, the main entrance shall be construed to mean the principal or leading entrance to the premises involved and to which the traffic route, whether vehicular or pedestrian, of those going to and from said premises chiefly directs itself.

However, in no case shall the distance between a licensed establishment and a religious facility, school, public park, or public playground be less than one thousand feet (1,000) measured by a straight line between the nearest corners of the establishment and a religious facility building, or in the case of a school, public park, or public playground, measured by a straight line between the licensed establishment and the park, playground, school building, or school playground area.

C. WAIVER PROVISION FOR BUSINESS SELLING OR TRANSFERRING ALCOHOLIC BEVERAGES AS AN ACCESSORY TO AN EATING PLACE

Any person whose location or place of business does not meet the distance restrictions in Section 7.10.11(A) and who is proposing to sell or transfer alcoholic beverages for on-premises consumption as an accessory to an eating place may have this distance waived in the following manner:

1. A request for waiver may be initiated by filing an application in writing for such waiver with the Community Development Director.

2. The Community Development Director shall schedule a public hearing before the Board of County Commissioners in accordance with the requirements of Section 11.00.00 of this Code.

3. An applicant operating a drinking place accessory to an eating place for which such waiver is sought must:

a. Dispense sales of beer, wine or liquor only to persons patronizing the establishment for the main purpose of ordering and consuming food.

b. Have permanent kitchen facilities located within the premises in which meals are regularly prepared for service to patrons of the establishment.

4. A waiver of distance requirements under this section shall be granted only in the event it does not adversely affect community health, safety or general welfare and in connection therewith there shall be considered the following:

a. The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises, as well as churches, schools, public park or public playground.

b. The type and size of the establishment, including bar floor space and seating capacity, capable of seating not fewer than thirty-five (35) persons simultaneously for the purpose of consuming food, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building.

c. Whether adequate parking and landscaping for the facility is provided so as to meet the requirements set forth in Sections 7.06.00 and 7.09.00 of this Code.

d. Whether the facility is physically separated or sufficiently well buffered from all adjacent residentially zoned areas; schools, churches, public parks and public playgrounds.

e. Whether, if the facility is located with sixteen hundred (1,600) of a church, school, public park or public playground, it will generate traffic which may adversely affect the safety of persons attending or using such church, school, public park or public playground.

5. Before any action is taken upon any application as provided in this section, the applicant shall deposit with the Community Development Director, the sum of three hundred dollars ($300.00) to cover the approximate cost of the procedure and such sum is not refundable in any event.

D. EXCEPTION

Provided, however, the distance restrictions set out in sections A, B, C shall not apply to licenses when located within a hotel or motel of one hundred (100) rooms or more with restaurants with a minimum seating capacity of two hundred (200) containing a minimum of four thousand (4,000) square feet.

7.10.12 SCRAP, WASTE AND RECYCLING OPERATIONS

A. In the IL (Industrial Light) zoning district, scrap and waste material collection operations may be permitted as a conditional use subject to the following criteria:

1. The collection operations shall be limited to the acceptance of glass, plastic, paper, cardboard, metal cans, and non-ferrous metals.

2. The property on which the collection activity is to take place shall be at least forty-three thousand, five hundred and sixty (43,560) square feet (1 acre) and no more than two hundred thousand (200,000) square feet (4.5 acres) in total area.

3. All activities, including storage of the collected materials shall be conducted within a completely enclosed structure. No outside storage of materials of any kind shall be permitted.

4. The property on which the collection activity is taking place shall be surrounded by a fence, wall, or vegetative screening eight (8) feet in height. Such fence or wall shall be of similar composition, construction, and color throughout and shall be constructed without openings except for one entrance and one exit; the entrance and exit shall be equipped with unpierced gates. Such gates shall be closed and securely locked at all times, except during business hours.

   If vegetative screening is to be substituted for a fence or wall, plans for such vegetative screening shall be submitted with the application for conditional use approval. Such vegetative screening shall consist of a greenbelt strip at least twenty (20) feet in width adjoining adjacent lot lines, and a greenbelt strip at least ten (10) feet in width adjoining street line. The greenbelt shall be composed of at least one (1) row of deciduous or evergreen trees and one (1) or two (2) rows of shrubs.

5. Regardless of building size, a complete site plan prepared in accordance with the provisions of Section 11.02.00 (Major Site Plan) shall be required with the application for conditional use. The application for conditional use shall not be considered complete until all minimum site plan criteria have been determined to be met.

6. The reprocessing of the collected materials into any other product, by-product or other use or form is prohibited, unless the reprocessing is allowed in conjunction with manufacturing of a new product or material as would otherwise be permitted in the IL (Industrial Light) district.

B. In the IH (Industrial Heavy) zoning district, scrap and waste material operations may be permitted as a conditional use subject to the following criteria:

1. The yard shall be at least forty-three thousand, five hundred and sixty (43,560) square feet and no more than two hundred thousand (200,000) square feet in area.

2. No junked vehicle, or any other junk or scrap shall be located for storage, dismantling, or any

other purpose within seventy-five (75) feet of any residential district, within fifty (50) feet of the front street line, within thirty (30) feet of any side street line, or within thirty (30) feet of any other lot line.

3. The yard shall be surrounded by a fence, wall, or vegetative screening eight (8) feet in height. Such fence or wall shall be of similar composition, construction, and color throughout and shall be constructed without openings except for one entrance and one exit; the entrance and exit shall be equipped with unpierced gates. Such gates shall be closed and securely locked at all times, except during business hours.

   If vegetative screening is to be substituted for a fence or wall, plans for such vegetative screening shall be submitted with the application for conditional use approval. Such vegetative screening shall consist of a greenbelt strip at least twenty (20) feet in width adjoining adjacent lot lines, and a greenbelt strip at least ten (10) feet in width adjoining street line. The greenbelt shall be composed of at least one (1) row of deciduous or evergreen trees and one (1) or two (2) rows of shrubs.

4. Junked or wrecked vehicles shall be stacked to a height of no more than twenty-four (24) feet.

5. Regardless of building size, a complete site plan prepared in accordance with the provisions of Section 11.02.00 (Major Site Plan) shall be required with the application for conditional use. The application for conditional use shall not be considered complete until all minimum site plan criteria have been determined to be met.

C. In the IH (Industrial Heavy) or U (Utility) zoning district, land clearing and yard trash recycling operations, that are engaged in the recycling and processing of land clearing and yard trash only, may be permitted as a conditional use subject to the following criteria:

1. Business operations authorized under this Section shall be limited to the recycling, processing and short term storage of land clearing and yard trash only, and shall not be permitted to recycle, process or store for any period of time construction or demolition debris, except for that construction or demolition debris that may otherwise be defined as land clearing debris or yard trash.

2. The total site area devoted to the recycling, processing and storage of land clearing and yard trash debris shall be at least five (5) acres, but no more than 15 acres.

3. The recycling yard, including all product receiving areas, shall be surrounded by a fence, wall, or opaque vegetative screening eight (8) feet in height. Such fence or wall shall be of similar composition, construction, and color throughout and shall be constructed without openings except for one entrance and one exit; the entrance and exit shall be equipped with unpierced gates. Such gates shall be closed and securely locked at all times, except during business hours.

   If vegetative screening is to be substituted for a fence or wall, plans for such vegetative screening shall be submitted with the application for conditional use approval. Such vegetative screening shall consist of a greenbelt strip at least twenty (20) feet in width adjoining all adjacent lot lines, and a greenbelt strip at least fifteen (15) feet in width

adjoining any street line. The greenbelt shall be composed of at least one (1) row of deciduous or evergreen trees and one (1) or two (2) rows of shrubs.

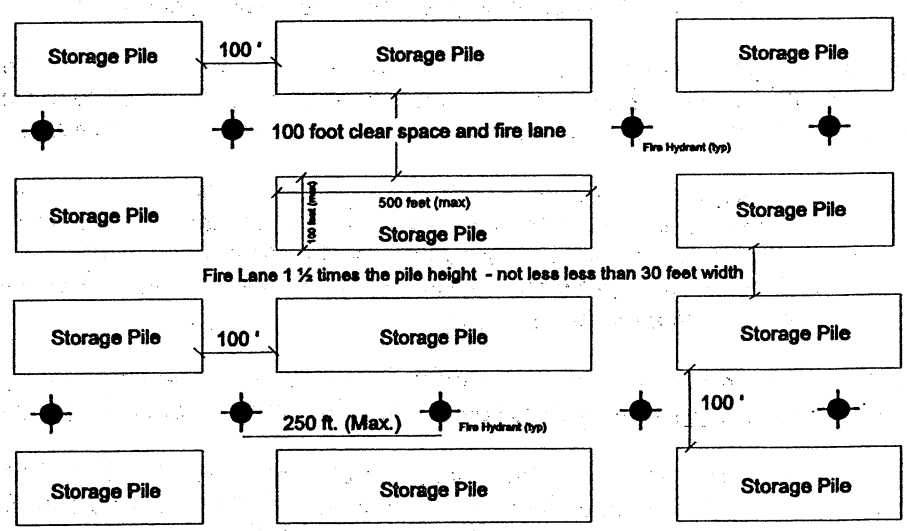
Maintenance of the fence, wall, or opaque vegetative screening shall be the responsibility of the property owner consistent with the other provisions of this Code.

4. All sides of each Individual debris storage (stockpile) areas shall be accessible by means of fire lanes. Fire lanes shall be a minimum of 1 ½ times the height of the pile, but in no case shall the fire lane be less than 20 feet in width. A minimum 100 foot wide clear space shall be provided between every two debris storage piles and there shall be a 100 foot wide fire lane at the end of each storage or stockpile, regardless of overall length. Figure 7-29 depicts the general layout of the debris storage stockpile areas:

The maximum length of an individual debris storage stockpile shall not exceed 500 feet. The maximum width of an individual debris storage stockpile shall not exceed 100 feet. The maximum height of any one storage pile shall not exceed thirty 30 feet.

FIGURE 7-29

LAYOUT OF LAND CLEARING AND YARD WASTE STORAGE PILES



All stockpiles shall be surrounded with a network of fully operating fire hydrants spaced at intervals of no more than 250 feet. No portion of the stockpile yard shall be less than 200 feet from any fire hydrant. Each fire hydrant shall provide for a minimum fire flow of 750 gallons per minute, unless otherwise provided for by the St. Lucie County Fire District.

An area equal to 15% of the total area occupied by the debris storage areas (stockpiles) shall be reserved for the emergency relocation of the stored materials should it be necessary

for fire fighting purposes. This emergency storage area may not include any of the required minimum setbacks or separation corridors for the debris storage areas (stockpiles). This emergency storage area shall be adequately served with access to fire suppression resources, consistent with this code.

The total site area that may be covered with the debris storage areas (stockpiles), excluding the emergency stockpile area, shall not exceed 60% of the gross area of the project site.

5. Individual stockpiles shall be located at least one hundred (100) feet from any brush or tree line and shall be no closer than fifty (50) feet to any property line or street right-of-way line.

6. The base area on which the stockpiles are located must be constructed of either a concrete surface, asphalt surface, or other clean all weather stabilized surface that is acceptable to the County The access aisles between the stock piles must be constructed of either a concrete surface, asphalt surface, or other clean all weather stabilized surface that is acceptable to the County.

7. All materials received into the recycling yard shall be rotated through the recycling yard within 12 months of its acceptance and deposition in the recycling yard.

8. All land clearing and yard trash recycling operations shall submit as part of the application for Conditional Use permit a copy of Fire Prevention Plan for the specific recycling operations that has been approved by the St. Lucie County Fire District, Fire Prevention Bureau. This fire prevention plan shall, at a minimum, address all requirements and recommendations of NFPA 46, *Recommended Safe Practice for Storage of Forest Products*, unless otherwise restricted further by this Code

9. All land clearing and yard trash recycling operations shall submit to an annual fire prevention inspection to be conducted, upon reasonable notice, by the St. Lucie County Fire District, Fire Prevention Bureau.

10. All stockpiles shall be constructed and located so as to afford the opportunity to measure the internal temperatures of the land clearing materials in the stockpile in order to monitor fire hazard.

11. All vehicles used on the stockpile shall be of a type that minimizes the compaction of the stockpile.

12. Regardless of building size, a complete site plan prepared in accordance with the provisions of Section 11.02.00 (Major Site Plan) shall be required with the application for Conditional Use. The application for Conditional Use shall not be considered complete until all minimum site plan criteria have been determined to be met.

13. Every land clearing and yard trash recycling operation, authorized under this section, shall establish a cash security fund, bond or provide the County with an irrevocable letter of credit based on the schedule below, to secure the cost of removing of all accumulated land clearing and yard trash debris from the site if it has been determined by the County Commission, following a duly noticed public hearing, that the land clearing and yard trash recycling operation has been abandoned or recycling operations have ceased for period in excess of six months, or of the Conditional Use Permit is revoked for any reason. The

provisions of this paragraph shall not apply to any land clearing and yard trash recycling operation operated by any unit of local government within the County.

Storage Yard Size	Required Security
5 to 7.5 acres	$ 50,000
7.5 to 12.5 acres	$ 100,000
12.5 to 15 acres	$ 150,000

14. Any lawfully, existing land clearing and yard trash recycling operation as of August 17, 1999, shall conform to the above described standards no later than January 1, 2001. In the event that any existing land clearing and yard trash recycling operation fails to meet the requirements of this section, the County shall pursue all available remedies to compel compliance with the provisions of this section and any other applicable provision of this code.

Amended w/ ORD. 02-020

15. The Code Enforcement Board, shall be the responsible enforcement board assuring compliance with the provisions of this section and related sections within this Code. If the Public Works Director, in consultation with the County Administrator, or his designee, and County Attorney, determines that the Code Enforcement Board process would be an inadequate response to a given violation(s), the County Attorney may institute appropriate proceedings in a court of competent jurisdiction for prosecution of the violation(s) as provided by law.

16. The violation of any of the regulations, restrictions and limitations promulgated under the provisions of this section may be restrained by injunction, including a mandatory injunction and otherwise abated in any manner provided by law.

ADDED w/ ord. 02-020

17. Nothing contained in this provision shall prohibit the board of county commissioners from enforcing its codes by any other means.

18. In the event that St. Lucie County is declared a federal disaster area following or as a result of either hurricane or freeze damage, the County Commission may suspend any or all of the standards above for the duration of the declared emergency in order to facilitate the removal of vegetative debris.

7.10.13 SEWAGE AND SEPTAGE TREATMENT FACILITIES IN AGRICULTURAL ZONING DISTRICTS

In the AG-1, AG-2.5 and AG-5 zoning districts, the establishment of a sewage and septage treatment facility may be authorized as a conditional use, subject to the following criteria:

A. A minimum of ten (10) acres shall be required for all treatment facility sites.

B. No structure, treatment storage area or treatment facility shall be located within fifty (50) feet of any property line or required base building line.

C. All areas of development shall be fenced or walled. A minimum twenty (20) foot wide landscape barrier shall be provided around the perimeter of the treatment facility. This buffer shall contain at least one tree for every thirty (30) linear feet around the perimeter. Trees, shrubs and hedges must comply with the requirements of Section 7.09.00.

D. All entry and exit points must be gate controlled. All gates must be constructed with an opaque material. Except for business operation hours, all gates are to be kept closed and locked.

E. A site plan of this facility must accompany the application for conditional use.

F. In the event of municipal annexation of a site pursuant to Chapter 171, Florida Statutes, an application for a facility shall require review and approval by the County until the applicable provisions of the municipal comprehensive plan and land development regulations for the annexed site have been approved by the municipality and determined to be in compliance pursuant to Part II, Chapter 163, Florida Statutes.

Added through. ORD. 04-002

7.10.14 RESTRICTIONS ON HEAVY VEHICLES IN RESIDENTIAL DISTRICTS

A. COMMERCIAL VEHICLES AND SEMITRAILERS PROHIBITED OR RESTRICTED IN RESIDENTIAL DISTRICTS

1. It shall be unlawful for any owner, agent, operator or person in charge of any commercial vehicle, or semitrailer, to park, stop, store or keep the same on any public street, avenue, alley or other thoroughfare or any right-of-way therewith within any residential district in the unincorporated areas for a period exceeding one hour in any twenty-four (24) hour period, each such period commencing at the time of first stopping or parking unless a permit is first obtained from the St. Lucie County Sheriff's Department.

2. It shall be unlawful for any owner or lessee of real property in any residential district in the unincorporated area to park on, cause to be parked on or allowed to be parked on his, its, or their residential property any commercial vehicle or semitrailer for the period exceeding one hour in a twenty-four (24) hour period unless same is in an enclosed garage. Each such period shall commence at the time of first stopping or parking unless a permit is first obtained from the St. Lucie County Sheriff's Department, and as may be otherwise provided int his division. This restriction shall also apply to the owner, agent, operator, or person in charge of any such vehicle in the event such person is not the owner or lessee of such real property.

B. DELIVERY AND CONSTRUCTION VEHICLES; EMERGENCY REPAIRS

1. The restriction of Section 7.10.14 shall not apply to the temporary parking of vehicles covered by such section on private property in residential districts whereon construction is underway, for which a current and valid building permit has been issued by the county, and such permit is properly displayed on the premises.

2. The restriction of Section 7.10.14 of one hour in residential districts shall not apply to routine deliveries by tradesmen, or the use of trucks in making service calls, provided that such time in excess of one hour is actually in the course of business deliveries or servicing, as the case may be.

3. The restriction of Section 7.10.14 shall not apply to a situation where such vehicle becomes disabled and as a result of such emergency, is required to be parked within a residential district.

C. INDUSTRIAL EQUIPMENT PROHIBITED OR RESTRICTED IN RESIDENTIAL DISTRICTS.

1. It shall be unlawful for any owner, agent, operator or person in charge of any industrial equipment to park, stop, store or keep such equipment on any public street, avenue, alley or other thoroughfare, or any right-of-way therewith, within any residential district in the unincorporated area any time unless moving directly to or from or actually located at any excavation or construction site whereon construction, clearing, removal of debris or other building and/or excavation activities are either currently underway or will commence within the next twenty-four (24) hours and for which a current and valid permit has been issued by the county and such permit is properly displayed on the premises. Industrial equipment used in lot clearing, tree trimming or removal, lawn care and related services is also included although a specific building permit may not be required and nothing in this division is intended to require a building permit where not otherwise required.

2. It shall be unlawful for any owner of property in any residential district of the unincorporated area, to park on, cause to be parked on, or allow to be parked on his, its or their residential property any industrial equipment, at any time unless such industrial equipment is used on property whereon construction, clearing, removal of debris and/or other similar activities are currently underway or will commence within the next twenty-four (24) hours and for which a current and valid permit has been issued by the county and such permit is properly displayed on the premises. Heavy equipment used in lot clearing, tree trimming, or removal, lawn care and related services is also included herein although a specific building permit may not be required and nothing in this division is intended to require a building permit where not otherwise required. However, mowers, clippers, edgers, drills, saws, sanders and other normal tools and implements of home lawn and garden maintenance and repair, whether motorized or not, are not considered to be industrial equipment.

3. Exempt from the foregoing provisions are items of industrial equipment in actual use or moving directly to or from the location of actual use:

   a. Owned or leased by the County, the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village or the State of Florida for the accomplishment of a governmental purpose such as tree trimming, road repair or construction, water or sewerage system repair or construction, maintenance of street and traffic lights and/or similar activities.

   b. Owned or leased by a contractor or subcontractor under agreement with the city or county to accomplish a county purpose as provided above.

   c. Owned or leased by a recognized public utility operating within the unincorporated areas of the county or by a contractor or subcontractor under agreement with such public utility for the accomplishment of some installation maintenance, adjustment and/or repair to such public utility.

D. EXTENSION OF PARKING RESTRICTIONS

The sheriff of the county or his duly authorized designee may issue, upon proper application therefor by the owner or his authorized representative to the sheriff's department, a permit extending the parking time limits set forth in this Section up to but not exceeding twenty-four (24) hours upon establishing that such permit is requested in good faith for a reasonable cause shown or demonstrated to the sheriff or his designee and not for the purpose of avoiding the intent or objectives of this division.

7.10.15 SECURITY GATEHOUSE AND ACCESS CONTROL DEVICES

Security gatehouses or access control devices, may be permitted at the entrance to any commercial or residential development subject to the following design standards:

A. A minor site plan approval, or Minor Adjustment, in accordance with the provisions of Section 11.00.00 shall be required. No building permits for any access control facilities shall be permitted unless this Minor Site Plan approval has been granted.

B. The construction of any gatehouse shall be in accordance with all applicable provisions of this Code, including but not limited to the requirements of Section 7.04.00, Section 11.05.00 (permits) and Sections 13.00.00 through 13.05.00.

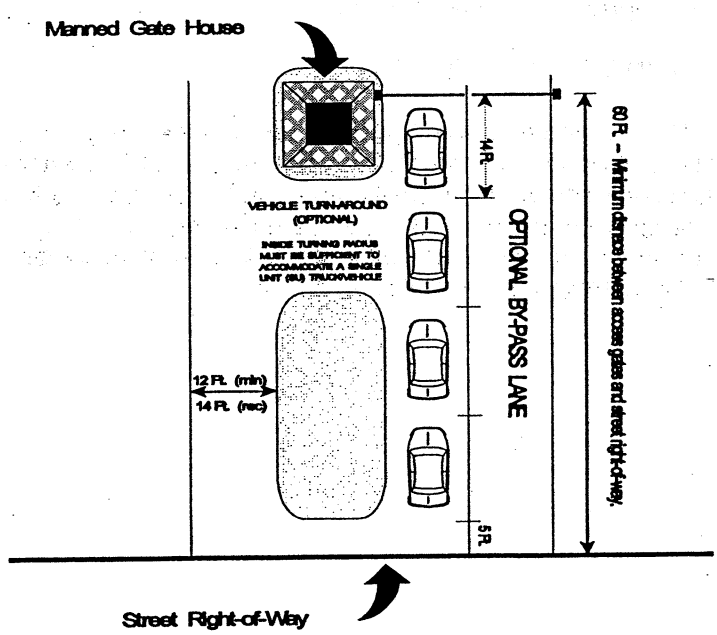
C. The construction of any security gatehouse shall comply with the vehicle storage provisions of Section 7.06.02(B)(j) of this Code.

D. In those instances where the construction of a security gatehouse or access control device is for an existing residential subdivision or commercial development site, the new construction shall not adversely impact the approved drainage pattern for the project.

E. No security or access control structure shall be permitted on any public right-of-way, unless erected by St. Lucie County, the State of Florida, or the United States Government.

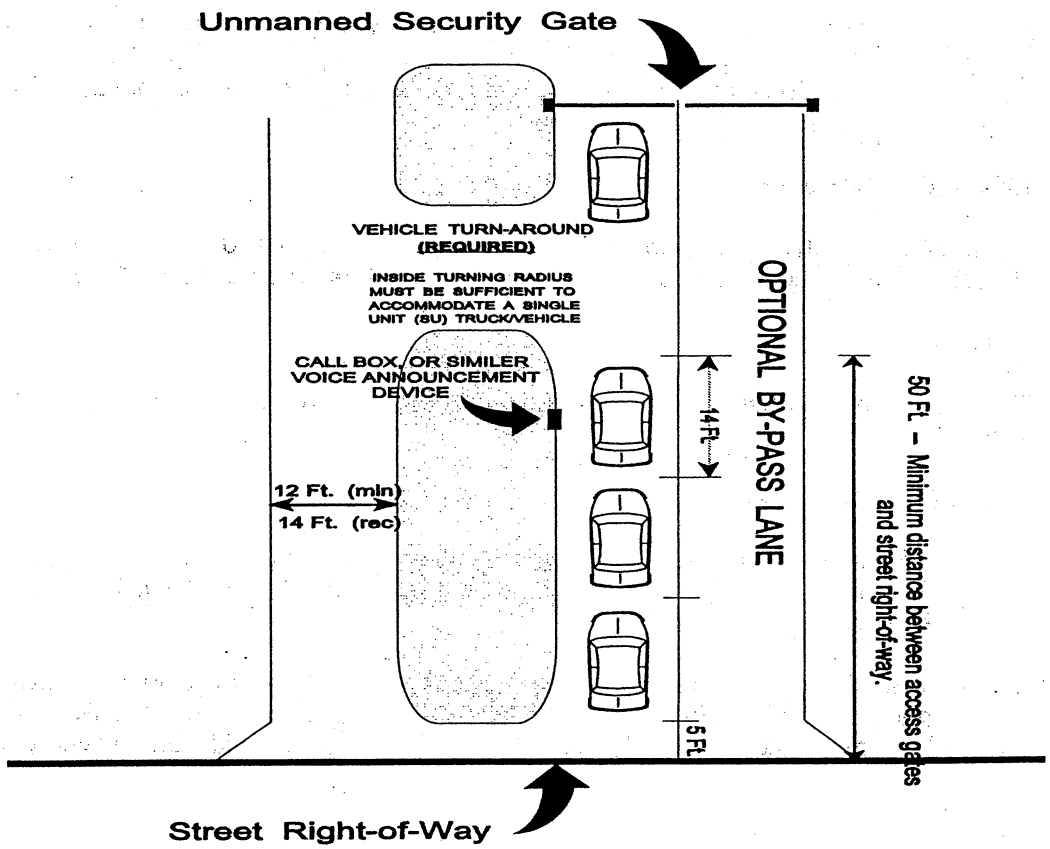
F. All manned security gates shall comply, generally, with the design as indicated in Figure 7-30 below:

FIGURE 7-30



G. All unmanned access controls shall comply, generally, with design standards as indicated in Figure 7-31 below:

FIGURE 7-31



H. All access control gates to any site plan approved project, shall be constructed of a break-away material.

I. Minimum roof clearance for any roof overhang into a vehicle use area shall be fourteen (14) feet, unless an unrestricted pass-by lane is provided.

J. Prior to the construction of any access control devices, the developer shall have provided the St. Lucie County-Ft. Pierce Fire District and the St. Lucie County Sheriff's Department with adequate access control devices or keys to permit emergency access to the property.

7.10.16 RECREATIONAL VEHICLE PARKS

A. GENERALLY

Unless otherwise noted, the following standards shall be applied to all Recreational Vehicle Parks within unincorporated St. Lucie County.

B. LAND USE COMPATIBILITY

No new Recreational Vehicle Park may be located in any Future Land Use District other than Commercial (COM), or as permitted in the Mixed Use (MXD) Designation. Unless otherwise addressed in this Code, any Recreational Vehicle Park located in any other Land Use Designation shall be considered a nonconforming use.

C. MINIMUM PARK SIZE

A Recreational Vehicle Park shall be permitted only on tracts on land consisting of a minimum of five (5) acres and having a minimum frontage of sixty (60) feet on a paved public road.

D. DENSITY

The maximum number of recreational vehicle lots shall not exceed fourteen (14) lots per gross acre.

E. LOT SIZE REQUIREMENTS

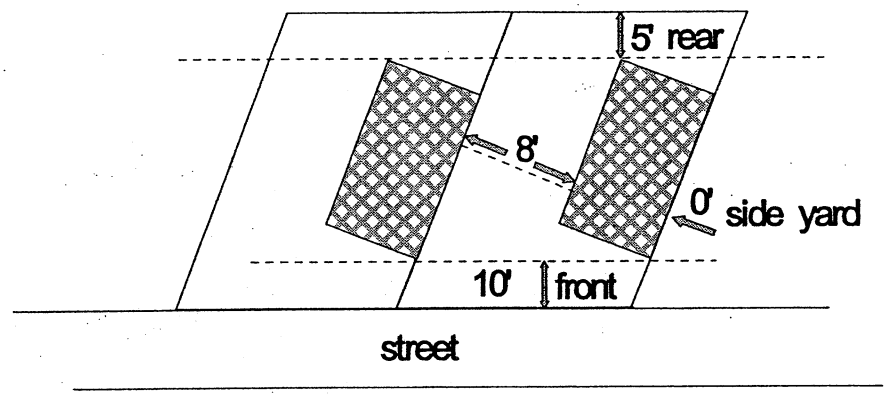
1. The minimum dimensions for any Recreational Vehicle Park lot, in any lawfully licensed Recreational Vehicle Park existing on or before August 1, 1990, shall be thirty (30) feet wide by sixty (60) feet long.

2. The minimum dimensions for any Recreational Vehicle Park lot in any recreational vehicle park constructed after August 1, 1990, or any addition to any existing Recreational Vehicle Park made after August 1, 1990, shall be forty (40) feet wide, and seventy (70) feet long.

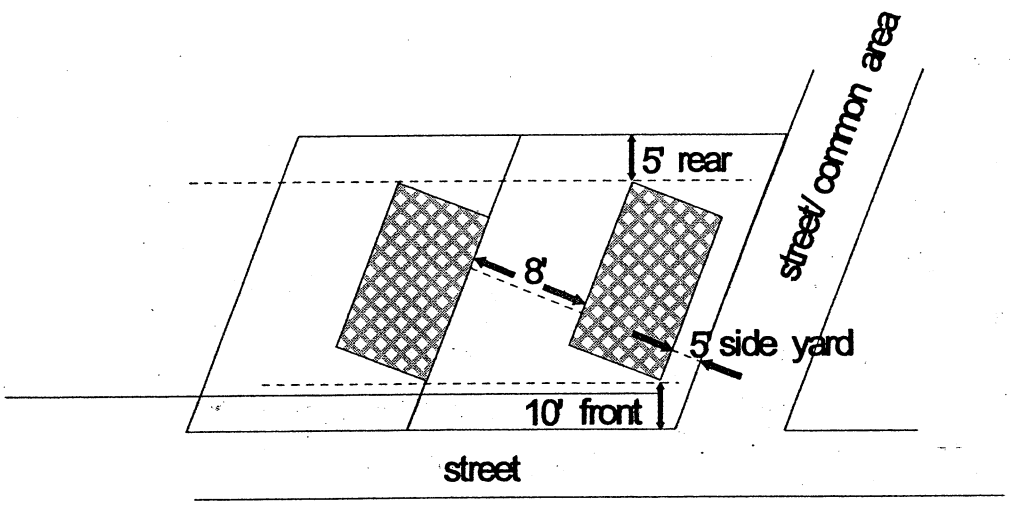
F. SETBACKS

1. Figure 7-32 identifies the minimum building setbacks for all recreational vehicle lots existing on or before August 1, 1990.

FIGURE 7-32
TYPICAL BUILDING SETBACKS



typical 30 x 60 lot



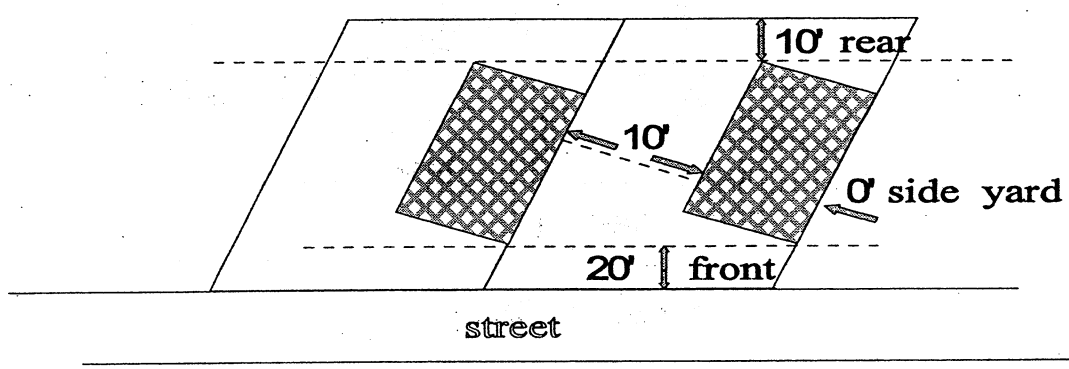
typical corner (special situation) lot

2. Figure 7-33 identifies the minimum building setbacks for all Recreational vehicle lots created after August 1, 1990.

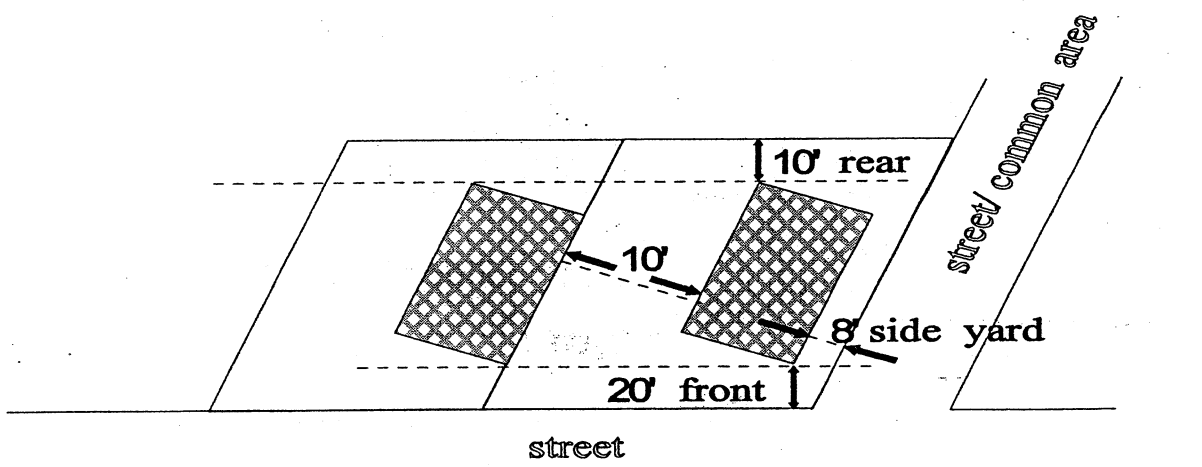
G. MAXIMUM LOT COVERAGE

The maximum coverage in the Recreational Vehicle Park by accessory buildings, shall be no greater than twenty (20) percent of the total acreage of the park.

FIGURE 7 - 33
TYPICAL BUILDING SETBACKS



typical 40 x 70 lot



typical corner (special situation) lot

H.
P
A
R
KING PADS

Each lot shall provide a stabilized vehicular parking pad, measuring no less than ten (10) feet by twenty (20) feet long; the pad shall be composed of shell, marl, paving, or stone screenings. Exposed ground surfaces in every space not protected by the vehicular parking pad shall be

protected with a vegetative growth such as ground cover or shrubbery that is capable of preventing soil erosion and the creation of dust.

I. OFF-STREET PARKING

Off-street parking shall be in accordance with Section 7.06.02(A)(4).

J. OPEN SPACE STANDARDS

At least twenty (20) percent of the gross site area of the park shall be set aside and developed as open space, recreation space, and buffering between recreational spaces. Such areas may provide recreation opportunities such as marinas, swimming pools, swimming beaches, tennis courts, picnic areas, playgrounds, pedestrian and bicycle paths, and playing fields. Common open space shall be laid out in according to the following standards:

1. Open space shall not include streets, parking lots, lease or rental lots, buildings, public rights-of-way, or sites for water and sewer treatment plants.

2. Up to fifty (50) percent of the required open space may be accounted for through any on-site stormwater retention areas.

3. Pedestrian and bicycle paths shall be at least six (6) feet in pavement width and shall, where practicable, form part of a system leading to principal destinations.

4. Open space used as buffer areas or left undeveloped shall retain, to the maximum extent practicable, native vegetation that is present on the site.

K. LANDSCAPING

Landscaping shall be in accordance with Section 7.09.00.

L. BUFFER

There shall be a landscaped buffer around all Recreational Vehicle Parks of at least twenty-five (25) feet in width. Landscaping in this area shall conform to the requirements of Section 7.09.00.

M. TRAFFIC CIRCULATION

1. All parks shall be provided with safe, convenient, paved vehicular access from a paved road to each lot.

2. All streets internal to the park shall have a minimum right-of-way of thirty (30) feet, and shall be paved to county specifications.

3. Park entrance paving shall be at least thirty six (36) feet wide, and park rights-of-way shall be marked or signed.

4. No entrance or exit from a park shall be permitted through a residential district.

N. SPECIFIC ACCESSORY USES

In addition to those generally permitted Accessory Uses found in Section 8.00.00, a Recreational Vehicle Park may also provide for the following:

1. One (1) permanent residence, intended for occupation by the manager of the park, and

2. In parks with one hundred (100) or more lots, a retail and personal service establishment, intended exclusively for the use of the occupants of the recreational vehicles and travel trailers, which is contained within an enclosed building and located so as not to attract vehicular traffic from outside the park.

O. REQUIREMENT FOR SITE PLAN

All Recreational Vehicle Parks are required to undergo a Major Site Plan review unless otherwise required to complete Planned Development review process as a Development of Regional Impact Review process as described in Chapter 380.06, Florida Statutes.

P. REQUIREMENT FOR CENTRAL UTILITIES

All Recreational Vehicle Parks shall be required to be served by centralized water and sewer services.

Q. PERMITTED SPECIFIC USES AND ADDITIONS

1. Any Recreational Vehicle Park, occupying more than ten (10) acres, unless located on North or South Hutchinson Island where there shall be no minimum acreage requirement other than that set out in Section 7.10.15(C), is permitted to have installed, erected, constructed or otherwise placed on site Recreational Vehicles, Travel Trailers, Detached Single Family Residences, Class A Mobile Homes and additions thereto, including wood decks, screen rooms, patios and like accessory facilities subject to the following requirements:

a. 1. The following minimum yard requirements shall be maintained: in all recreational vehicle parks existing on or before August 1, 1990.

(a)	front yard	-	ten (10) feet *
(b)	side yard	-	eight (8) feet unobstructed on the left side and zero (0) feet on the right side when facing the lot from the center of the main street frontage. In the absence of recorded lot lines, a minimum eight (8) feet unobstructed between adjacent units shall be required.
(c)	side yard corner	-	eight (8) foot left side and five (5) foot right side when facing the lot from the center of the main street frontage (includes all properties adjacent to public and private roadways). In the absence of recorded lot lines, a minimum eight (8) feet unobstructed between adjacent units and

five (5) feet from any common use area shall be required.

(d) rear yard - five (5) feet.

* **Note:** The front yard setback for special situation lots shall be five feet. Special situation lots include those lots in which the longest property dimension is found along the street frontage. Common use areas shall refer to public and private roadways only. Lots adjacent to pedestrian access shall not be considered corner lots.

For lots with double street frontage, the front yard shall be identified on the approved site plan of the particular Recreational Vehicle Park, which shall be kept on file with the Community Development Department. The front yard for a block of double frontage shall be consistent the length of that block. Double frontage lots are not eligible for special situation consideration or designation. Any deviation or change to the front yard designation that does not include the adjustment of the entire block shall only be approved by the Board of Adjustment in accordance with Section 10.01.00.

2. In all recreational vehicle parks created after August 1, 1990, including the expansion of any existing recreational vehicle park.

(a) front yard - twenty (20) feet

(b) side yard - ten (10) feet left side and zero (0) feet on the right side when facing the lot from the center of the main street frontage. In the absence of recorded lot lines, a minimum ten (10) feet unobstructed between adjacent units shall be required.; and

(c) side yard corner - ten (10) foot left side and eight (8) foot right side when facing the lot from center of the main street frontage (includes all properties adjacent to common use areas). In the absence of recorded lot lines, a minimum ten (10) feet unobstructed between adjacent units and eight (8) feet from any common use area shall be required.

(d) rear yard - ten (10) feet.

No portion, other than a maximum twelve (12) inch unsupported roof overhang, including appendages to the roof, of the Recreational Vehicle, Travel Trailer, Detached Single Family Residence, or addition, including but not limited to wooden decks, bay windows, tipouts or awnings, may encroach into any required setback or separation area. Steps or ramps for access purposes may be erected, but may not encroach into any required side setback. Steps or ramps may encroach into the front or rear setbacks, if necessary provided that the steps or ramps do not occupy more than ten

percent (10) of the required front or rear yard unless otherwise approved by the St. Lucie County Board of Adjustment in accordance with Section 10.01.00. Steps or ramps which encroach into front or rear setbacks may not have a landing with dimensions in excess of four (4) feet by four (4) feet where such landing encroaches into the required front or rear setback.

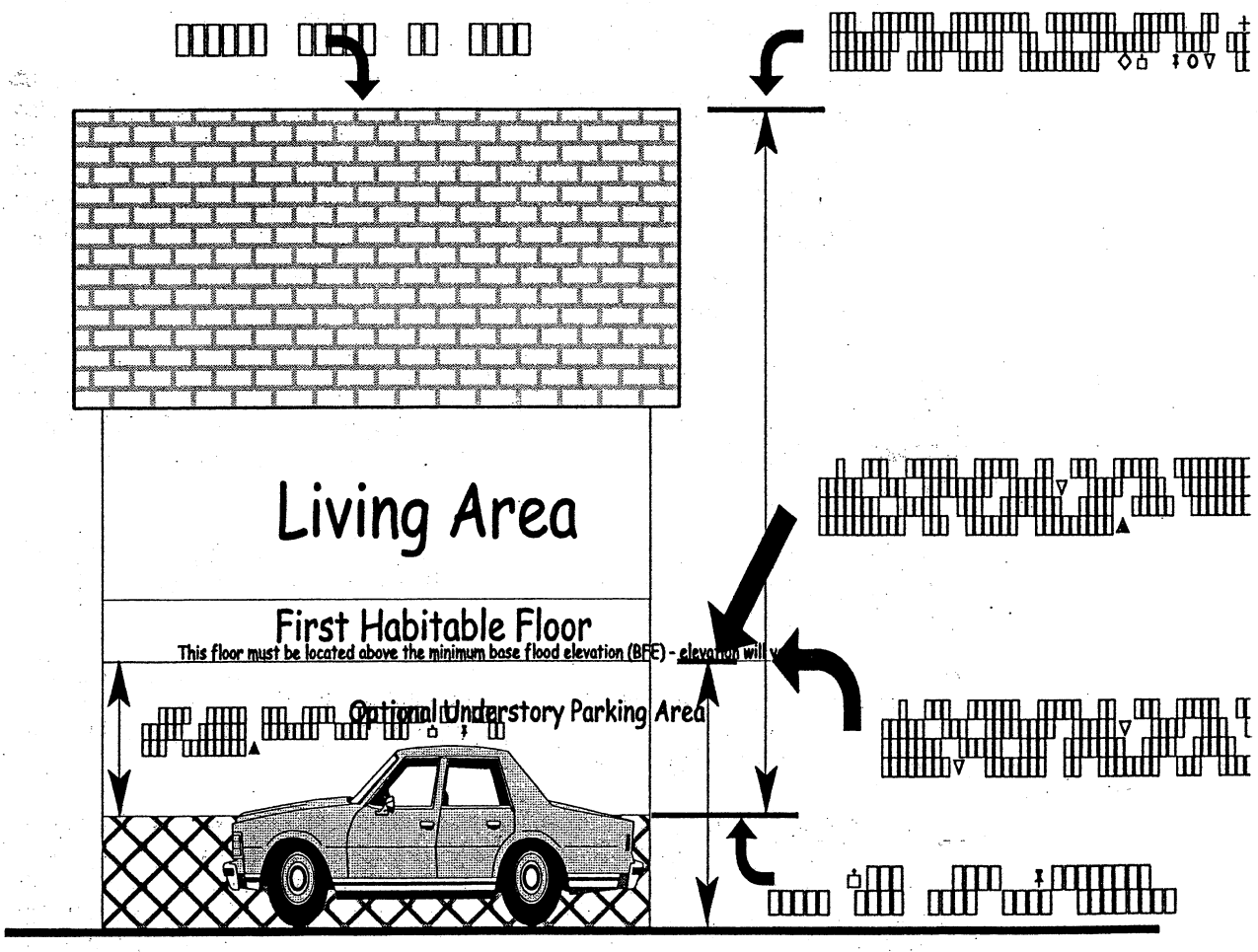
b. The elevation of a wood deck shall not exceed the elevation of the floor of the recreational vehicle or travel trailer. The design of the wooden deck may include provision for use of the underlying space as a storage area. However, this space shall not be used for the storage of combustible materials nor for the storage or placement of flammable liquids, gases, or liquid or gas fuel-powered equipment.

c. For the purpose of this section, the maximum height of any onsite construction or the installation of any Recreational Vehicles, Travel Trailer, Detached Single Family Residence, Class A Mobile Home including additions thereto, shall not exceed twenty-two (22) feet above finished grade or minimum flood elevation, whichever is higher. The maximum height of any structure shall be determined at the highest point of the roof. In the case of multiple roof lines, the maximum height of any structure shall be determined at the highest point of the highest roof structure or system. To the extent that the method of determining maximum building height as described in this paragraph conflicts with any other provision of this Code, the terms of this paragraph shall apply.

Figure 7-34 illustrates a typical wall section example that is to be used in determining the maximum height of all buildings.

Figure 7-34

ILLUSTRATIVE CROSS-SECTION



d. Notwithstanding the other provisions of this Code, new construction or substantial improvement of any residential structure in any recreational vehicle park shall meet the following standards:

1. In those instances where the lowest structural member of the first habitable floor is located less than five (5) feet above finished grade, the outside perimeter walls may include solid wall construction from the finished grade to the top of the minimum base flood elevation. Any solid wall construction below the minimum base flood elevation shall fully conform to the applicable flood protection standards, as set forth in this code.

2. In those instances where the lowest structural member of the first habitable floor is located five (5) feet, or more, above finished grade, the outside perimeter walls may not include any solid foundation, perimeter or interior walls at, or below, the minimum base flood elevation for the area in which the new construction or improvement is taking place. Exterior or perimeter lattice works may be affixed to the outside walls below flood plain, provided that the lattice openings are a minimum of 12" x 12" wide with a maximum separation of 4".

e. The construction of any detached single family residence or any addition to any detached single family residence, recreational vehicles, travel trailer, or Class A Mobile Home shall have a one (1) hour fire resistive rating, in accordance with ASTME119, for all exterior walls, and side lot walls shall not exceed ten percent (10%) wall openings.

f. All onsite construction must meet the applicable Flood Damage Prevention regulations, Section 6.05.00, and the Standard Building Code, Section 13.00.00, requirements of this Code.

g. All new or replacement Recreational Vehicles, Travel Trailers, Single Family Residences, Class A Mobile Home and additions thereto are required to have a permit from the Community Development Director prior to any placement or construction activity commencing.

h. Plans for Single Family Residences, and additions including wood decks shall be submitted to the Community Development Director for approval. Where required under Section 13.00.02(c)(3), all plans must carry the seal of a registered Florida architect or engineer and must be accompanied by an affidavit from the architect or engineer stating that the structure meets or exceeds Standard Building Code requirements. Preapproved Master Plans may be utilized.

i. Construction of an enclosure around a propane gas tank or other combustible prohibited.

2. An addition in existence on the effective date of this Code which does not meet the requirements established in this section shall be deemed a nonconforming structure and shall be subject to the provisions of Section 10.00.00. However, existing additions which pose a threat of imminent danger to the health, safety, or welfare of the general public as determined by the Fire Marshal pursuant to the Standard for Firesafety Criteria for Mobile

Home Installations, Sites, and Communities, NFPA 501A-1982, as applicable, must be brought into compliance or removed. The decision of the Fire Marshal may be appealed to the Board of Construction and Appeal.

7.10.17 MOBILE HOME PARKS

A. GENERALLY

Unless otherwise noted, the following standards shall be applied to all Mobile Home Park developments within unincorporated St. Lucie County.

B. LAND USE COMPATIBILITY

No new Mobile Home Park may be located in any Future Land Use District other than Residential Urban (RU), Residential Medium (RM), Residential High (RH), or Mixed Use (MXD) as may be restricted. Unless otherwise addressed in this Code, any Mobile Home Park located in any other Land Use District shall be considered a nonconforming use.

C. MINIMUM PARK SIZE

A Mobile Home Park shall be permitted only on tracts of land consisting of a minimum of ten (10) acres and having a minimum frontage of one hundred (100) feet on a paved public road.

D. DENSITY

The maximum number of mobile home lots or divisions shall not exceed five (5) units/lots per gross acre.

E. LOT SIZE REQUIREMENTS

1. The minimum dimension for any Mobile Home Park lot, in any lawfully licensed Mobile Home Park existing on or before August 1, 1990, shall be seventy-five (75) feet wide by one-hundred (100) feet long, unless otherwise noted by the Department of Community Development. Any variation in this minimum standard shall be based upon the original development plan for the Mobile Home Park and shall not infer any automatic relief from the minimum yard setbacks from the RMH-5 zoning district as further described in Section 7.04.00.

2. Any mobile home park constructed after August 1, 1990, or any addition to any existing Mobile Home Park made after August 1, 1990, shall provide for a minimum lot width of eighty (80) feet, and a minimum lot depth of one hundred (100) feet unless otherwise accounted for through the Planned Development process described in Section 7.01.00.

F. OFF-STREET PARKING

Off-street parking shall be in accordance with Section 7.06.02 (A)(3).

G. OPEN SPACE STANDARDS

At least twenty (20) percent of the gross site area of the park shall be set aside and developed as open space, recreation space, and buffering between mobile home spaces. Such areas may provide recreation opportunities such as marinas, swimming pools, swimming beaches, tennis courts, picnic areas, playgrounds, pedestrian and bicycle paths, and playing fields. Common open space shall be laid out in according to the following standards:

1. Open space shall not include streets, parking lots, lease or rental lots, buildings, public rights-of-way, or sites for water and sewer treatment plants.

2. Up to fifty (50) percent of the required open space may be accounted for through any on-site stormwater retention areas.

3. Pedestrian and bicycle paths shall be at least six (6) feet in pavement width and shall, where practicable, form part of a system leading to principal destinations.

4. Open space used as buffer areas or left undeveloped shall retain, to the maximum extent practicable, native vegetation that is present on the site.

H. LANDSCAPING

Landscaping shall be in accordance with Section 7.09.00.

I. BUFFER

There shall be a landscaped buffer around all Mobile Home Parks of at least twenty-five (25) feet in width. Landscaping in this area shall conform to the requirements of Section 7.09.00.

J. TRAFFIC CIRCULATION

1. All parks shall be provided with safe, convenient, paved vehicular access from a paved road to each lot.

2. All streets internal to the park shall have a minimum right-of-way of thirty (30) feet, and shall be paved to county specifications.

3. Park entrance paving shall be at least thirty-six (36) feet wide, and park rights-of-way shall be marked or signed.

4. No entrance or exit from a park shall be permitted through a residential district.

K. SPECIFIC ACCESSORY USES

In addition to those generally permitted Accessory Uses found in Section 8.00.00, a Mobile Home Park may also provide for the following:

1. One (1) permanent residence, intended for occupation by the manager of the park, and

2. In parks with one hundred (100) or more lots, a retail and personal service establishment, intended exclusively for the use of the occupants of the recreational vehicles and travel trailers, which is contained within an enclosed building and located so as not to attract vehicular traffic from outside the park.

L. REQUIREMENT FOR SITE PLAN

All Mobile Home Parks are required to undergo a Major Site Plan review unless otherwise required to complete the Planned Development review process as a Development of Regional Impact Review process as described in Chapter 380.06, Florida Statutes.

M. REQUIREMENT FOR CENTRAL UTILITIES

All Mobile Home Parks shall be required to be served by centralized water and sewer services.

N. EMERGENCY SHELTER

In Mobile Home Parks or subdivisions of twenty-five (25) or more lots, an on-site emergency shelter shall be provided. Requirements for the construction, size and equipping of this shelter are to be obtained from the St. Lucie County Office of Emergency Management.

7.10.18 AIRPORT INDUSTRIAL PARK - SPECIAL REGULATIONS

A. GENERALLY

All lands within the Airport Industrial Park, as more particularly described in Plat Book 12, Page 40, and Plat Book 20, Page 3, shall be subject to the Restrictions and Covenants of the Airport Industrial Park, as described in Port and Airport Resolution 87-17, and referenced, in part, below.

B. AUTHORIZED USES

Lands within the Airport Industrial Park may only be used for those uses identified in Section 3.01.03(T) of this Code. Accessory uses shall be subject to the provision of Section 8.00.00.

C. BLOCK 7 RESTRICTIONS

Unless otherwise permitted by the St. Lucie County Port and Airport Authority and the Federal Aviation Administration, no lot owner or lessee in Block 7, Airport Industrial Park, Unit One, is permitted unrestricted access to the St. Lucie County International Airport Grounds, Taxiways or Runway Systems.

D. GENERAL PROVISIONS

1. No noxious offensive trade or activity shall be performed, nor shall anything be done on the premises which may be, or may become, an annoyance or nuisance to other occupants of the area by reason of unsightliness or the excessive emission of odors, dust, fumes, smoke, or noise.

2. No building permit or construction authorization shall be applied for until the St. Lucie County Port and Airport Authority has approved, by resolution, a site development plan for the proposed construction. For the purpose of these Covenants, all development plans, regardless of size, within the Airport Industrial Park shall be prepared in accordance with the requirements of Section 11.02.00, of this Code.

3. Those projects requiring standard site plan review, approval by the Board of County Commissioners is required prior to presentation before the St. Lucie County Port And Airport Authority.

4. No building permit or construction authorization shall be issued for any building or structure in the Airport Industrial Park until construction plans have been reviewed and approved by the St. Lucie County Port and Airport Authority. These plans should indicate the physical appearance of the proposed structure including an identification of all exterior coverings and/or painting schemes to be used. The purpose of this review is to maintain a harmony of external design and provide a visually appealing development.

   Structural review shall be conducted by the St. Lucie County Community Development Director, following standard permit review procedures.

E. TEMPORARY USE & STRUCTURE

Unless otherwise permitted by the St. Lucie County Board of County Commissioners, and the St. Lucie County Port and Airport Authority, no temporary uses or structures, as identified in Section 8.00.00 of this Code, are permitted in the Airport Industrial Park, except that construction offices, equipment and equipment storage facilities used during the period of construction of a permanent facility are permitted.

F. LAND COVERAGE

No building or structure may be placed, altered, or erected which covers more than 50% of the land area of the subject parcel.

G. BUILDING SETBACKS

No building or projection thereof shall be placed, altered, or erected within 40 feet of the front line facing a street; 20 feet of a side lot line and 30 feet of each rear lot line.

H. OFF-STREET PARKING

Off-Street parking shall meet the requirements of Section 7.06.00 of this Code.

No loading dock or loading area may be located along any building or structure face having main street frontage. Provisions for the handling of all freight shall be along the sides or rear of the building or structure.

I. BUILDING HEIGHT

No building or structure may exceed a maximum height above existing grade of fifty (50) feet, unless further limited by other permitting agencies. All buildings, structures, communication towers and ground station facilities must comply with all Federal Aviation Administration height restrictions and limitations.

Prior to the issuance of any final development plan approvals by the St. Lucie County Port and Airport Authority, the developers shall have secured from the St. Lucie County Port and Airport Director, written approval that the proposed improvements do not conflict with any aircraft takeoff/approach clearance zones.

J. STORAGE AREA REGULATIONS

No materials, waste, supplies or equipment shall be stored outside of the buildings constructed or erected onsite, unless the storage yard or area is entirely screened by an opaque barrier, eight (8) foot in height, consisting of either a wall, fence, hedge or other durable landscape barrier. All landscape screens shall be approved by the St. Lucie County Port and Airport Authority prior to their installation.

K. LANDSCAPING

All landscaping shall be in accordance with the requirements of Section 7.09.00 of this Code, with the exception that:

1. No vehicular use area, except for driveways, shall be located within twenty (20) feet of the front property line or within ten (10) feet of any side or rear property line.

2. All required landscaped areas shall be irrigated.

L. BILLBOARDS & SIGNS

All signage in the Airport Industrial Park shall comply with the requirements of Chapter 9 of this Code, except that:

1. No off-premises (Billboards) signs shall be permitted within the Airport Industrial Park.

M. CHANGE IN USE

No change in use shall be permitted without the written approval of the St. Lucie County Port and Airport Authority.

N. ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person, firm or corporation violating or attempting to violate any covenant, either to restrain violations or to recover damages. The provisions of this resolution may also be enforced and administered through the Office of the St. Lucie County Community Development Director. Violation of the Protective Covenants may result in enforcement proceedings before the St. Lucie County Code Enforcement Board.

7.10.19 OUTDOOR SHOOTING RANGES

Outdoor shooting ranges shall be subject to the following supplemental regulations:

A. A minimum lot size of five (5) acres is required.

B. Outdoor shooting ranges shall not be allowed within 2500 feet of a school, church, public park, or playground, except that a temporary church or a vocational or trade school located in CG (Commercial, General) zoning shall not be included in this prohibition.

Measurement between a shooting range and any public park or playground, school, or church shall be in a straight line from nearest corner of the shooting range to nearest corner of the lot on which the park, playground, school, or church is located.

C. A site plan shall be submitted in accordance with Sections 11.02.07 through 11.02.09 of this Code.

D. Site plan review shall consider berming, proximity to roads and homes, line of sight, and line of sound.

7.10.20 BED AND BREAKFAST RESIDENCES

A. GENERALLY

In the RE-1, RE-2, and HIRD Zoning Districts a Bed and Breakfast Residence is permitted as a Conditional Use subject to Section 11.07.00 and the requirements of this Section. A Bed and Breakfast Residence may also be approved as a Conditional Use in any other zoning district if the structure is listed on the National Register of Historic Places or is a contributing structure, as defined in the Code of Federal Regulations. Unless exempt, Historical structures are subject to the provisions of this Section.

B. MINIMUM STANDARDS

1. The following requirements shall apply to all Bed and Breakfast Residences:

   a. The Bed and Breakfast Residence must be secondary to the use of the premises for dwelling. All operators of a Bed and Breakfast Residence must own and occupy the building where said use will occur as their principal residence. Separate structures, accessory building and garages are not permitted to be used as living units or sleeping rooms.

   b. Only a singular sign, for the purposes of identification, no advertisement shall be permitted. Identification sign shall not exceed four square feet in area and shall not be illuminated.

   c. The maximum number of guest rooms made available for rent shall be five.

   d. One off-street parking space shall be provided per guest room. All off street parking shall meet the minimum design criteria of Section 7.06.00.

   e. No food preparation or cooking shall be conducted within any bedroom nor other individual rented rooms. Meals shall only be provided to overnight guests, unless the conditional use approval specifies provisions for food service to the general public.

   f. The exterior appearance of the structure shall not be altered from its single-family character.

   g. Guests are limited to a length of stay no longer than 30 consecutive days.

C. Unless it is designated a Hotel or Motel, and then only if it is located in accordance with the provisions of the CG or HIRD zoning districts, no structure shall be constructed for the sole purpose of being used as a Bed and Breakfast Residence; and no existing structure shall be enlarged or expanded for the purpose of providing additional rooms for guest occupancy.

7.10.21 OFF-ROAD VEHICLE PARKS

A. INTENT

The intent of this section is to prevent the widespread and unnecessary destruction or degradation of private property and the Region's natural systems through the unregulated use of Off-Road Vehicles. This Section does not permit go-cart raceway operation or go-cart rentals (Standard Industrial Classification 7999) within the AG-5 zoning district.

B. GENERALLY

Private landowners may apply for permission to develop trails for use by off-road vehicles. These defined trails would limit the destruction and degradation of natural systems and wildlife values, while at the same time providing off-road vehicle users a suitable place to enjoy this growing sport.

In the AG-5 (Agricultural - 5) zoning district, amusement and recreational services for off-road vehicle use may be permitted as a conditional use subject to the criteria set forth in Sections 6.02.01(C)(3), Protected Species, 6.02.04, Regulation of Motorized Vehicles In Environmentally Sensitive Areas, and Section 6.04.01, Native Upland Habitat Protection, and the following minimum requirements:

1. The property on which the off-road vehicle activity is to take place shall be at least one-hundred (100) acres;

2. A site plan of this facility must accompany the application for conditional use;

3. An Environmental Impact Report as defined in Section 11.02.09(A)(5) shall be satisfactorily completed;

4. No removal of county-protected vegetation shall occur;

5. A buffer zone of native upland edge vegetation shall be provided and maintained around all wetlands as defined in Chapter II of this code which are constructed or preserved on new development. 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. This upland edge habitat shall be located such that the total shoreline is buffered by a minimum width of fifty (50) feet of upland habitat. The upland buffer requirement does not apply to drainage canals or stormwater conveyance systems requiring periodic maintenance.

6. No noxious offensive activity shall be performed, nor shall anything be done on the premises which may be, or may become, an annoyance or nuisance to other occupants of the area by reason of unsightliness or the excessive emission of odors, dust, fumes, smoke, or noise.

7.10.22 CAR WASHES, SELF-SERVICE

In the CN (Commercial, Neighborhood) Zoning District, self-service car washes may be authorized as a conditional use, subject to the meeting the standards of review set out in Section 11.07.00 and the following supplemental criteria:

A. The car wash operation is considered to be a drive-through facility and is subject to the site plan submission requirements of Section 11.02.00. No application for conditional use will be considered complete until all minimum site plan criteria have determined to be met.

B. The property on which the car wash is to be located shall be a minimum of 10,000 square feet in size.

C. The car wash, and all related activity areas shall be screened from all adjoining side and rear properties with an eight (8) masonry wall, or a wall constructed of similar materials. The wall shall be located a minimum of five (5) feet inside the side and rear property line. The wall shall be of similar composition, construction, and color and shall not include chain link fence, with or without slates or wooden screening materials. If any side property line is adjacent to any street right-of-way line, no screening wall will be required along that property line.

   The five (5) foot landscape buffer that is located on the outside of the masonry wall shall be landscaped with 1 tree for every 30 linear feet and with one 1 shrub or vine for every 5 linear feet of wall length. At least five (5) feet of the area inside of the required wall along the side and rear property lines shall be landscaped with 1 shrub or vine for every 5 linear feet of wall length. All landscaping shall be irrigated in accord with the provisions of Section 7.09.03 of this Code.

   A strip of land at least fifteen (15) feet in depth shall be located between any abutting street right-of-way and the car wash, and its related activity areas, shall be landscaped to include one (1) tree for each thirty (30) linear feet of abutting right-of-way or major fraction thereof. In addition, a hedge, wall or other durable landscaping barrier shall be placed along the interior perimeter of the landscaped strip. All landscaping shall be irrigated in accord with the provisions of Section 7.09.03 of this Code.

D. No more than 7 car wash bays and 7 vacuum stations shall be allowed in any one car wash facility.

E. All car wash bays shall be enclosed on 2 sides and covered by a permanent roof.

F. All on-site lighting fixtures shall be directed so that adjacent properties are not illuminated.

In addition to the above mandatory standards and the standards of review setforth in Section 11.07.00 of this Code, in considering any application for Conditional Use the Board of County Commissioners may also consider reasonable limitations on the cash wash operations, including but not limited, the hours of business operation and the necessity for manned attendance during those business operation hours. If limitations are imposed on the hours of operation, or if manned attendance is required or if any other special limitation is imposed, the Board shall expressly include in any approval Resolution or other form of Final Development Order the specific reasons that such limitations have been determined to be necessary.

REVISED See ord 08-008

~~7.10.23~~ **TELECOMMUNICATIONS TOWER SITING**

A. PURPOSE.

The purpose of this section is to establish regulations and requirements for the siting of wireless telecommunications towers. All new towers or antennas in the County shall be subject to these regulations, except where specifically excluded. The section is intended to accomplish the following:

1. Protect and promote the health, safety and general welfare of the residents of the unincorporated areas of the County;

2. Minimize potential impacts of towers upon residential areas and land uses;

3. Encourage and promote the location of towers in non-residential areas, where the adverse impact on the community is minimal;

4. Minimize the total number of towers throughout the community by strongly encouraging the co-location of antennas on new and pre-existing tower sites as a primary option rather than construction of additional single-use towers;

5. Encourage and promote to users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening, and innovative camouflaging techniques; and,

6. Enhance the ability of the providers of telecommunications services to provide such services to the community through an efficient and timely application process.

In furtherance of these goals, the County shall at all times give due consideration to the County's Comprehensive Plan, zoning maps, existing land uses, and environmentally sensitive areas, including hurricane preparedness areas, in approving sites for the location of towers.

B. GENERAL.

1. Telecommunications towers may be located as a permitted use in the "AG-5" Agricultural-5, "IL" Industrial Light, "IH" Industrial Heavy, and "U "Utility Zoning Districts subject to the requirements of to Section 7.10.23. Telecommunications towers may be located as a conditional use, subject to the requirements of Section 7.10.23 and Section 11.07.00, in all remaining zoning districts.

2. Telecommunications towers may be located as a permitted use on the same property as another use. A different existing use on the same lot or parcel that is proposed to have a telecommunications tower located on it shall not preclude the installation of that telecommunication tower if the other requirements of this section can be met.

3. Co-location of telecommunications antennas by more than one provider on existing telecommunications towers shall take precedence over the construction of new telecommunications towers. Accordingly, each application shall include a written report certified by a professional engineer licensed to practice in the State of Florida, stating the following:

See Ord 08-008

a. An evaluation within the search area of the feasibility of sharing a tower, analyzing the:

4) availability of towers for co-location; and
2) structural capacity of all available towers; and
3) radio frequency interference; and
4) geographical service area requirements; and
5) mechanical or electrical incompatibility; and
6) inability or ability to locate equipment on the tower; and
7) any restrictions or limitations of the Federal Communications Commission that would preclude the shared use of the tower; and
8) any additional information requested by the County.

4. No signals, artificial lights, or illuminations shall be permitted on any tower unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the views from surrounding properties.

5. Other than warning signs, no signs, including commercial advertising, logos, political signs, flyers, or banners shall be allowed on any part of a telecommunications tower. Any signs placed in violation of this section shall be removed at the expense of the owner.

All warning signage shall conform with the requirements of Chapter 9.00.00 of this Code. Notwithstanding those requirements, the following provisions shall apply:

a. The warning signs may be attached to free standing poles if the content of the signs may be obstructed by landscaping.

b. The County reserves the right to modify or waive the above requirements to avoid visual clutter and to better apply the goals of this section.

c. Warning signs shall include the name of the owner(s) and operators and a twenty-four (24) hour emergency telephone number posted adjacent to the gate.

6. All buildings and support equipment associated with a telecommunications tower shall comply with the requirements of this section.

7. Parking shall be in compliance with Section 7.05.00 and 7.06.00 of this Code.

8. All telecommunications towers shall be enclosed by opaque security fencing eight (8) feet in height, regardless of the zoning district in which the tower is located.

9. Telecommunications tower setbacks and separation standards, as provided in Sections 7.10.23(K) and 7.10.23(L)(1) of this Code shall be calculated and applied to telecommunications tower facilities located in the County irrespective of municipal and county jurisdictional boundaries.

10. Telecommunication towers shall be regulated and permitted pursuant to this Section and shall not be regulated as essential services, public utilities, or private utilities.

See Ord. 08-008

11. Owners and/or operators of towers shall certify that all licenses required by law for the construction and/or operation of a wireless communications system in the County have been obtained and shall file a copy of all required licenses with the County.

C. BUILDING CODES/SAFETY STANDARDS.

The construction, operation and repair of telecommunications facilities are subject to the supervision of the County, and shall be performed in compliance with all laws, ordinances, departmental rules and regulations and practices affecting such system including, but not limited to, zoning codes, building codes, and safety codes, and as provided below.

1. The construction, operation and repair shall be performed in a manner consistent with applicable industry standards. All telecommunications towers must meet or exceed current standards and regulations of the FAA, the FCC, including radio frequency emission standards and regulations of the state or federal government with the authority to regulate towers prior to issuance of a building permit by the County. If such applicable standards and regulations are changed, then the owners of the towers governed by this Ordinance shall bring such towers into compliance with such revised standards within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower at the expense of the owner.

2. To ensure the structural integrity of towers, the owner shall maintain the tower in compliance with County building codes, including, but not limited to the Land Development Code and all applicable codes and standards, including Southern Standard Building Code (SBCCI), the Electronics Industries Association and the ASCE, as amended from time to time. A statement shall be submitted by a professional engineer certifying compliance with this subsection. Where a preexisting structure, including light and power poles, is requested as a camouflage facility by the owner, the facility, and all modifications thereof, shall comply with all Building Code requirements as provided in this section.

D. REQUIREMENT OF SITE PLAN AND ENGINEERING REPORT.

All applicants for new towers and towers which are modified or reconstructed to accommodate additional antennas shall submit a written report certified by a professional engineer licensed to practice in the State of Florida. The report shall include:

1. A site plan prepared in accordance with the requirements of Section 11.02.00 of this Code.

2. Type of tower and specifics of design.

3. If the proposed tower requires a conditional use permit, a detailed, representative visual impact analysis and photo digitalization, in ninety (90) degree intervals from selected properties within the 500 feet of the property line, of the proposed tower and all attachments, including associated building and equipment containers, that indicates how the proposed tower will integrate into the surrounding area.

4. A narrative of why the proposed tower cannot comply with the requirements as stated in this section, if applicable.

See Ord. 08-008

5. Current wind-loading capacity and a projection of wind-loading capacity using different types of antennas as contemplated by the applicant. No tower shall be permitted to exceed its wind-loading capacity.

6. A statement that the proposed tower, including reception and transmission functions, will not interfere with the customary transmission or reception of radio, television or similar services as well as other wireless services enjoyed by adjacent residential and non-residential properties.

7. A statement of compliance with Section 7.10.23(C). For all towers attached to existing structures, the statement shall include certification that the structure can support the load superimposed from the tower. Except where provided in Section 7.10.23(B)(3)(a), all towers shall have the capacity to permit multiple users; at a minimum, monopole towers shall be able to accommodate two (2) users and, at a minimum, self-support/lattice or guyed towers shall be able to accommodate three (3) users.

8. A statement of compliance with Section 7.10.23(C)(1), demonstrating that the telecommunications tower including all existing and proposed antennae is in compliance with current radio frequency emission (RFE) standards as established by the FCC.

9.. Any additional information reasonably deemed necessary by the County to assess compliance with this Code.

E. AESTHETICS.

All telecommunications towers shall meet the following requirements:

1. At a tower site, the design of the buildings and related structures shall use materials, textures, screening, and landscaping that will blend them into the natural setting and surrounding building to minimize the visual impact. Towers and any accessory buildings shall retain their silver/grey factory finish or be finished or painted in stealth or neutral tone colors.

2. Except as noted in paragraph 3 and 4 below; all tower sites must comply with the landscaping and screening requirements of the Land Development Code. The Community Development Director shall require landscaping in excess of any written requirements as is deemed reasonably necessary in order to enhance compatibility with adjacent residential and non-residential land uses. All landscaping shall be properly maintained to ensure good health and viability at the expense of the owner. Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from property used for residences. The standard buffer shall consist of a landscaped strip at least ten (10) feet wide outside of the perimeter of the compound, except that, if the tower perimeter abuts a public or private street or road right-of-way, the minimum buffer width shall be fifteen (15) feet. Existing mature growth, not including exotics, and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be sufficient buffer. The Community Development director shall be responsible for determining if the existing native perimeter vegetation meets the intent of this Code. All areas disturbed during project construction shall be replanted with vegetation according to Section 7.09.00, of this Code.

See Ord. 08-008

3. The Board of County Commissioners may consider total or partial relief from the required perimeter landscaping requirements of Paragraph 2 above, if the proposed Telecommunications Tower meets the all of the following standards and criteria:

   a.) The Telecommunications Tower is located in an AG-5, AG-2.5, AG-1, IL, IH or U zoning district.

   b.) The proposed Telecommunications Tower is located a minimum of 1000 feet, or the tower height, whichever is greater, from the nearest public street or road right-of-way, public park or playground, public or private school (primary or secondary educational facility), habitable residential structure or any area zoned for residential or commercial uses. For the purpose of this paragraph this restriction shall apply to all properties regardless of political boundary.

   c.) the proposed Telecommunications Tower base area must be screened from view by either existing vegetation, intervening buildings, structures or other physical or made features meeting the intent of this code.

   d.) It is demonstrated to the satisfaction of the Board of County Commissioners that the planting of any vegetation would result in the high probability of general plant mortality due to unacceptable soil conditions that cannot otherwise be resolved through replacement of the soil or other form of soil treatment.

   In considering any request for relief under the provisions of this section, the Board of County Commissioners may impose reasonable limiting conditions associated with that relief.

4. The provisions of this paragraph shall not apply to Telecommunications Towers or Antenna, or Antenna Arrays erected or attached to any existing telecommunications tower or existing building or structure except that any support buildings or structures for the additional antenna or antenna arrays must be screened compliant with the intent of this code.

5. The County reserves the right to require that any new towers be designed as a camouflage tower.

F. SECURITY FUND

Every telecommunications service provider shall establish a cash security fund, bond or provide the County with an irrevocable letter of credit in the same amount, to secure the cost of removing an antenna, antenna array, or tower that has been determined to be abandoned under Section 7.10.23(P), in the event the owner fails to comply with the provisions of Section 7.10.23(P). The amount of the cash security fund, letter of credit, or, bond is to be provided as follows:

1.	for each commercial telecommunication tower and the initial set of antenna or antenna array	$15,000
2.	for each co-located telecommunication providers antenna or antenna array	$1,000

See ORD. 08-008

G. GENERAL REQUIREMENTS FOR THE LOCATION OF NEW TELECOMMUNICATIONS TOWERS ON COUNTY PROPERTY.

In addition to the other standards of this section, every new telecommunications tower proposed for location on any property owned, leased, and/or controlled by St. Lucie County shall be subject to the following minimum standards:

1. Lease Required.

Any new construction, installation or placement of a telecommunications facility on any property owned, leased, and/or controlled by the County shall require a Lease Agreement executed by the County and the owner of the facility. The County may require, as a condition of entering into a Lease Agreement with a telecommunications services provider, the dedication of space on the facility for public health and safety purposes, as well as property improvements on the leased space. Any dedications and improvements shall be negotiated prior to execution of the lease.

2. Inventory of Existing Sites Within Search Area.

a. Each applicant shall review the County's inventory of existing towers, antennas, and approved sites within the search area. All requests for sites other than the inventory shall include specific information concerning the location, height, and design of the proposed tower. No new tower which is more than one hundred fifty (150) feet in height shall be permitted within one mile of an existing tower which is one hundred fifty (150) feet or more in height unless the applicant demonstrates to the reasonable satisfaction of the County that no existing tower, structure or alternative technology that does not require the use of new towers or new structures can accommodate, or be modified to accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower structure or alternative technology is suitable may consist of any of the following:

1. No existing tower or structure located within the search area has the capacity to provide reasonable technical service, including but not limited to, applicable FCC coverage requirements.

2. Existing towers or structures are not of sufficient height to meet applicable FCC coverage requirements.

3. Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.

4. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.

5. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

See ord. 08-008

6. The applicant demonstrates that there are other limiting factors that render existing towers or structures unsuitable.

b. The County may share such information as provided in Sections 7.10.23(G)(2)(a) with other applicants applying for a permitted use on private property and conditional use under this section or other organizations seeking to locate antennas within the jurisdiction of the County provided, however, that the County is not, by sharing such information, in any way representing or warranting that such information is accurate or that such sites are available or suitable.

3. Incentive to co-locate facilities on County property.

Pursuant to the intent of this Ordinance, the County shall provide the following incentives to tenants in order to encourage the co-location of telecommunications facilities:

a. Tenants seeking to co-locate shall not pay rent to the facility owner in excess of the fair market value for the space, as determined at the time of execution of the lease.

b. The County shall receive a percentage of the rental fees and permit fees received by the telecommunications facility operators from each subsequent tenant at a single telecommunications facility located on public property. Fees for placement, installation and use of towers and antennas shall be determined by resolution of the Board.

4. Inspections, reports, fees, and monitoring.

a. Telecommunications tower owners shall submit a report to the Community Development Director certifying structural and electrical integrity of the tower every five years.

b. The County may conduct periodic inspections of telecommunications towers, at the owner's expense, to ensure structural and electrical integrity and compliance with the provision of this Ordinance. The owner of the telecommunications tower may be required by the County to have more frequent inspections should there be extraordinary conditions or other reason to believe that the structural and electrical integrity of the tower is jeopardized. There shall be a maximum of one inspection per year unless extraordinary conditions warrant.

If, upon inspection, the County concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. If the owner fails to bring such tower into compliance within thirty (30) days, the owner shall remove of the tower at the owner's expense.

c. No lease or sublease granted under this section shall convey any exclusive right, privilege, permit or franchise to occupy or use the public lands of the County for delivery of telecommunications services or any other purpose.

d. No lease granted under this section shall convey any right, title, or interest in the public lands other than a leasehold interest, but shall be deemed only to allow the

See Ord. 08-008

use of the public lands for the limited purpose and term stated in the lease agreement. No lease granted under this section shall be construed as a conveyance of a fee title interest in the property.

e. The Board shall adopt by resolution a standard fee schedule to be used in the calculation of lease rates for the use of County property for establishing a telecommunications tower site.

5. Indemnification and insurance requirements

Indemnification

a. The County shall not enter into any lease agreement or otherwise authorize tower siting by a telecommunications service provider until and unless the County obtains an adequate indemnification from such provider. This indemnification must at least:

(1) Release the County from and against any and all liability and responsibility in or arising out of the constructions, operation, or repair of the telecommunications facility. Each telecommunications facility operator must further agree not to sue or seek any money or damages from the County in connection with the above mentioned matter;

(2) Indemnify and hold harmless the County, its elected and appointed officers, agents, servants and employees, from and against any and all claims, demands, or causes of action whatsoever kind or nature, and the resulting losses, costs, expenses, reasonable attorney's fees, liabilities, damages, orders, judgments or decrees, sustained by the County or any third party arising out of, or by reason of, or resulting from, or out of each telecommunications facility operator's, or its agent's, employee's, or servant's negligent acts, errors, or omissions; and,

(3) Provide that the covenants and representations relating to the indemnification provision shall survive the term of any agreement and continue in full force and effect as to the responsibility of the party to indemnify.

6. Insurance

a. The County may not enter into any lease agreement, or otherwise authorize a tower site by any telecommunications service provider until and unless the County obtains assurance that such operator (and those acting on its behalf) have adequate insurance as determined by the County Personnel/Risk Manager. At a minimum, the following insurance requirements shall be satisfied:

1. A telecommunications facility operator shall not commence construction or operation of the facility without obtaining all insurance required under this section and approval of such insurance by the County Personnel/Risk Manager, nor shall a telecommunications facility operator allow any

contractor or subcontractor to commence work on its contract or subcontract until all similar such insurance required of the same has been obtained and approved by the County Personnel/Risk Manager. The required insurance must be obtained and maintained for the entire period the telecommunications facility is in existence. If the operator, its contractors or subcontractors do not have the required insurance, the County may order such entities to cease operation of the facility until such insurance is obtained and approved.

2. Certificate(s) of such insurance, reflecting evidence of the required insurance shall be filed with the County Personnel/Risk Manager. For entities that are entering the market, the certificates shall be filed prior to the commencement of construction and once a year thereafter, and as provided below in the event of a lapse in coverage.

3. The certificate(s) of insurance shall contain a provision that coverages afforded under such policies shalll not be cancelled until at least thirty (30) days prior written notice has been given to the County. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida.

4. Where applicable, in the event that the insurance certificate provided indicates that the insurance shall terminate or lapse during the term of the lease agreement with the County, then in that event the telecommunications facility operator shall furnish at least thirty (30) days prior to the expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage remains in effect for the balance of the lease term.

b. A telecommunications facility operator and its contractors or subcontracts engaged in work on the operator's behalf, shall maintain minimum insurance, in the amounts determined by the County Personnel/Risk Manager, to cover liability, bodily injury and property damage. The insurance shall cover the following exposures: premises, operations, and certain contracts. Such coverage shall be written on an occurrence basis and shall also be required under any lease agreement between the County and the telecommunications facility operator.

H. TELECOMMUNICATIONS ANTENNAS ON EXISTING STRUCTURES.

Any telecommunications antenna which is not attached to a tower shall be approved by the Community Development Director as an accessory use to any commercial, industrial, institutional, or multi-family structure of three (3) or more stories provided:

1. The antenna does not extend more than twenty (20) feet above the highest point of the structure;

2. The antenna complies with all applicable FCC and FAA regulations and all applicable building codes; and,

See ord. 08-008

3. Wall-mounted antennas shall be located as close as possible but no more than four (4) feet from the face of the wall of the building to which it is attached. Wall-mounted antennas shall not exceed fifty (50) square feet per building face excluding mounting.

4. To minimize adverse visual impacts, antenna types shall be selected based upon the following priority: (1) camouflage; (2) whip; (3) panel; and, (4) dish. Any applicant for the construction of a telecommunications tower shall state in writing why each choice cannot be used for a particular application if that choice is not the top priority.

5. Roof mounted antennae shall have a vertical clearance to the roof of not less than 10 (ten) feet.

I. ANTENNAS ON EXISTING TOWERS.

An antenna which is attached to an existing tower shall be approved provided such co-location is accomplished in a manner consistent with the following:

1. A tower which is modified or constructed to accommodate the co-location of an additional antenna shall be of the same tower type as the existing tower, unless the Community Development Director allows reconstruction as a monopole.

2. An existing tower may be modified or rebuilt to a taller height, to accommodate the co-location of an additional antenna(s), only if the modification or reconstruction is in full compliance with the Standard Building Code. This provision shall include utility and power poles. This additional height shall not require an additional separation as set forth in Section 7.10.23(L) The pre-modification tower height shall be used to calculate such distance separations.

3. A tower which is being rebuilt to accommodate the co-location of an additional antenna may be moved on site within fifty (50) feet of its existing location, subject to applicable setback and separation requirements. A relocated on site tower shall continue to be measured from the original tower location for purposes of calculating separation distances between towers pursuant to Section 7.10.23(L) and shall in no way be deemed to cause a violation of Section 7.10.23(L.) A tower which previously received a conditional use approval may be rebuilt according to the conditions under which the conditional use was approved.

4. After the tower is rebuilt to accommodate co-location, only one tower may remain on the site. The initial tower shall be removed within thirty (30) days of the final inspection for the new tower.

J. ROOFTOP MOUNTED TELECOMMUNICATIONS TOWERS.

All rooftop towers shall comply with the following requirements:

1. The height of the tower, including support structures, shall not extend more than fifteen (15) feet above the average height of the roof line.

2. Rooftop communication towers shall not adversely affect adjacent properties.

3. Screening shall be required to minimize the visual impact upon adjacent properties.

K. SETBACKS.

The following setback requirements shall apply to all telecommunications towers for which a permit is required:

1. All telecommunications towers shall be setback from all property lines a minimum distance of 20% of the height of the tower, or the minimum setback for the zoning district, or meet the fall radius, whichever is greater.

2. The base of any guys and accessory buildings must satisfy the minimum zoning district setback requirements.

L. SEPARATION

The following separation requirements shall apply to all telecommunications towers for which a building permit is required:

1. Separation from off-site/designated areas:

a. Tower separation shall be measured from the base of the tower to the lot line of the off-site and/or designated areas as specified in Table 7-40, except as otherwise provided in Table 7-40.

b. Separation requirements for towers shall comply with the minimum standards established in Table 7-40.

TABLE 7-40

From any habitable residential structure (except for accessory security residences in IL, IH and U zoning districts)	750 feet or 100% of tower height, whichever is greater
From vacant residentially zoned land	500 feet or 100% of tower height, whichever is greater
From any non-residentially zoned land and accessory security residences in IL, IH and U zoning districts.	20% of tower height, zoning setback or fall radius, whichever is greater

c. The Board of Adjustment may approve variances from the separation requirements to habitable residential structures, and to vacant residentially zoned land, provided that no variance shall permit a separation distance of less than 500 feet or 50% of the tower height, whichever is greater .

The Board of Adjustment shall not approve a variance except upon specific written findings of fact based directly upon the particular facts submitted to them showing that:

1. A literal interpretation of the provisions of Table 7-40 would render the applicant in violation with FCC coverage requirements.

2. The granting of the variance will not be detrimental or injurious to surrounding properties, and will not endanger public safety.

See ord 08-008

3. The variance is the minimum variance that will make possible reasonable use of the land, building, and structures; and

4. The variance requested arises from a condition that is unique and peculiar to the land involved and that it is created by the conditions of this Code and not by the actions of the property owner or applicant.

The above standards of review are in addition to those general standards set out in Section 10.01.02 of this Code.

2. Separation distances between telecommunications towers.

a. The separation distance from other towers described in the inventory of existing sites submitted pursuant to Section 7.10.23(G)(2) shall be shown on an updated site plan or map. The applicant shall also identify the type of construction of the existing tower(s) and the owner/operator of the existing tower(s), if known.

b. Separation distances between towers shall be applicable for and measured between the proposed tower and pre-existing towers. The separation distances shall be measured by drawing or following a straight line between the center of the base of the existing tower and the center of the base of the proposed tower, pursuant to a site plan.

c. Each applicant shall review the County's inventory of existing towers, antennas, and approved sites within the search area. All requests for sites other than the inventory shall include specific information concerning the location, height, and design of the proposed tower. No new tower which is more than)one hundred fifty (150) feet in height shall be permitted within one mile of an existing tower which is one hundred fifty (150) feet or more in height unless the applicant demonstrates to the reasonable satisfaction of the County that no existing tower, structure or alternative technology that does not require the use of new towers or new structures can accommodate, or be modified to accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower structure or alternative technology is suitable may consist of any of the following:

1. No existing tower or structure located within the search area has the capacity to provide reasonable technical service, including but not limited to, applicable FCC coverage requirements.

2. Existing towers or structures are not of sufficient height to meet applicable FCC coverage requirements.

3. Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.

4. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.

5. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

6. The applicant demonstrates that there are other limiting factors that render existing towers or structures unsuitable.

d. The Board of Adjustment may approve variances from the separation requirement to habitable residential structures of less than 300 feet, provided that the applicant meets all of the provisions of Section 7.10.23(L).

e. The separation distance of one mile between towers shall not apply to properties that are proposed to be developed as a "telecommunications tower farm", in order to encourage clustering of telecommunications towers on a single property, provided that all other setback and separation standards as specified in this section are met.

M. BUILDINGS AND EQUIPMENT STORAGE AREAS.

It is recognized that each telecommunications tower will have some type of associated electronic support and equipment buildings at or near the tower. Depending on the type of tower being erected, the following general standards shall apply, in addition to the other general provisions of the code.

1. Rooftop mounted towers shall comply with the following requirements:

a. Rooftop equipment/storage cabinets shall not exceed a total of 300 square feet in area or 25% of the total roof area, whichever is less.

b. Rooftop equipment/storage cabinets shall be set back a minimum of 15 feet from the edge of the roof or 1/4 of the distance along the perpendicular axis of the roof, whichever is less.

c. All rooftop equipment buildings shall be finished, screened or designed so that they blend into the architecture of the building on which they are located.

2. Antennas located on power poles, street lights or other utility poles shall comply with the following requirements:

a. Equipment/storage cabinets located on the ground in a public right of way shall not exceed a total of 25 square feet in area.

b. The maximum height of any equipment/storage cabinet located on the ground in a public right of way shall be five (5) feet.

3. Antennas located on towers shall comply with the following requirements:

a. Equipment/storage facilities shall not exceed an aggregate total of 1,500 square feet in area per telecommunications tower site.

See ord. 08-008

b. Equipment/storage facilities shall comply with the minimum building setback standards of the zoning district in which they are located. This requirement may be modified by the Board of Adjustment to encourage co-location.

c. All equipment/storage facilities shall be screened in accordance with the general requirements of Section 7.09.00.

4. Generators may be used only when other power sources are not available, and as an emergency back-up power source.

N. SUPPLEMENTAL REVIEW INFORMATION FOR TELECOMMUNICATIONS TOWER CONDITIONAL USE APPLICATIONS.

In addition to the minimum standards of review set forth in this section, any application for a conditional use permit for the construction of a telecommunications tower shall address the following standards and requirements:

1. Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures.

2. Height of the proposed tower.

3. Setback and separation distance between the proposed tower and the nearest residential units, residential district boundaries, platted residentially zoned property, where applicable.

4. Topography of the area where the tower is proposed to be located.

5. Type, extent and density of existing native vegetation at the proposed site and the surrounding tree coverage and foliage.

6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness. Camouflage tower designs shall be encouraged as meeting this criterion.

7. Proposed ingress and egress.

O. REMOVAL OF TELECOMMUNICATIONS TOWERS AND ANTENNAS.

Any telecommunications tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such tower shall remove the same within ninety (90) days of receipt of notice from the County notifying the owner of such abandonment. Failure to remove an abandoned tower within the ninety (90) days shall be grounds for the County to remove the tower at the expense of the owner. If there are two (2) or more users of a single tower, the tower shall not be considered abandoned until all users cease using the tower for a continuous period of twelve (12) months.

P. PREEXISTING TELECOMMUNICATIONS TOWERS.

Any telecommunications tower erected before September 2, 1997, shall be allowed to continue usages which existed on this date. Routine maintenance of the tower and its support facilities is allowed to continue. Any existing tower that does not meet the standards of this section shall not be

required to meet these standards unless and until the tower is proposed for replacement. At the time any existing telecommunications tower is proposed to be replaced or substantially improved, then the requirements of this section shall apply.

Q. INSPECTIONS, REPORTS, FEES, AND MONITORING.

a. Telecommunications tower owners shall submit a report to the Community Development Director certifying structural and electrical integrity of the tower every five (5) years.

b. The County may conduct periodic inspections of telecommunications towers, at the owner's expense, to ensure structural and electrical integrity and compliance with the provision of this Ordinance. The owner of the telecommunications tower may be required by the County to have more frequent inspections should there be extraordinary conditions or other reason to believe that the structural and electrical integrity of the tower is jeopardized. There shall be a maximum of one inspection per year unless extraordinary conditions warrant.

If, upon inspection, the County concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. If the owner fails to bring such tower into compliance within thirty (30) days, the owner shall remove of the tower at the owner's expense.

7.10.24 COMMUNITY ARCHITECTURAL STANDARDS

A. General

The Interim Community Architectural Standards setforth in this section are to apply to all areas of the Unincorporated County as minimum criteria for all new construction or substantial expansion to existing buildings or structures in areas zoned Commercial Neighborhood, Commercial Office, Commercial General, Institutional, Religious Facilities, Planned Unit Development (Commercial Components Only), Planned Non-residential Development and Planned Mixed Use Development.

These design standards are not intended to stifle imagination nor curtail variety but rather they are for the purpose of promoting a more attractive and unified community appearance.

B. Site Plan Submission Standards:

In addition to the items required for site plan approval, as set forth in section 11.02.00 of this Code, the following additional items must also be submitted for review and comments part of the site plan review process.

1. Submittal Requirements.

Utilize the Design Standards Checklists provided within this document to indicate the selected design elements.

Submit the required number of preliminary drawings that include architectural elevations of front and sides of proposed building(s), a site signage plan and elevation, and exterior lighting locations and standards. All building elevations shall indicate building and roof form, windows, doors, materials/colors (include samples in color "spec" or "cut" sheets), and all other architectural details and elements. Note: The additional landscaping and sign standards articulated in these standards are more restrictive than other County codes.

2. Review.

Staff will review preliminary drawings and provide written comment at the Development Review Committee Meeting. The applicant can schedule separate preliminary review meetings with staff upon request.

After staff review of the preliminary architectural elevations or plans, the site plan application will be processed in accord with the provision of section 11.02.00 of the land development code. In the vent that site pan review is not required, pursuant to this code, then the applicant may apply for building permit approval, subject to meeting all other applicable codes and standards of the county.

Note: These standards are a supplement to the existing site plan review standards. For projects requiring a Florida registered Architect pursuant to State regulations, final plans shall be signed and sealed. Signed and sealed plans by an Architect are <u>not</u> required when submitting preliminary drawings, but may be required in order to obtain building permits.

C. Design Standards:

1. General Requirements

a. ***Building Orientation*** — The main entrance(s) of a building shall be oriented toward the primary street front.

b. ***Building Configuration*** — Buildings shall be grouped or clustered on parcels having more than one building.

c. ***Building Length*** - Length of buildings will be reviewed on a case by case basis.

d. ***Drive-Throughs*** - Drive-throughs shall not be located between a primary collector/arterial street and a building. If there is no other option, the drive-through shall be completely screened from view from the street by a continuous screen of vegetation having a height of six feet at time of planting.

e. ***Pedestrian and Vehicular Connections and Access*** -Pedestrian and vehicular connections shall be provided between adjacent parcels and buildings. Cross-access agreement(s) shall be obtained by adjacent property owners.

Interior sidewalks shall inter-connect with existing public sidewalks or shall provide stubouts to designated future public sidewalks.

A single point of vehicular access shall be provided along the primary street frontage, or the minimum driveway separation requirements shall apply. Additional access is permitted if parcel abuts adjacent side or rear street and if distance requirements are met, subject to meeting all other applicable requiremenst of the land development code.

f. ***Building/Parking Location*** - Buildings located along Port St. Lucie Boulevard (east of the Turnpike), Bayshore Boulevard, and the US 1 Corridor are exempt from the following requirement.

Parking is encouraged to be located along the rear and/or side of a building. Parking located along the front of building is permitted provided that at least one additional architectural element as articulated in Chapter II.B. of this document is included in the design of the building.

g. ***Landscape Plan*** - In addition to other landscape code requirements, the landscape plan shall incorporate the following landscape features:

1. Ten percent (10%) of the groundcover landscaping shall consist of seasonal flowers.

2. A minimum 10-foot planting space between parking spaces and building and a minimum 5-foot planting space between driveways, sidewalks, and buildings shall be provided.

3. Sod coverage shall be limited to *50% off the* site landscaping.

D. Building Design Standards

1. Facade and Roof Design

Prohibited Facade Features and Materials

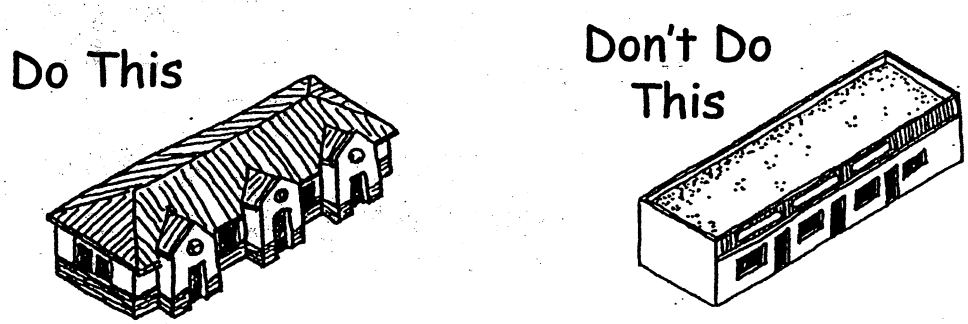
- large, blank, unarticulated walls corrugated metal siding
- plastic siding, plastic laminates
- unpainted concrete block/plain concrete walls irregular, modernistic, window shapes
- imitation rockwork veneer plywood
- corrugated fiberglass
- square, box-like, buildings without articulation of windows or facade

2. Facade Design

Requirements for the articulation of facades shall apply to the front and sides of all buildings

a. Articulation — Facade design shall appear as indicated on the approved drawing. Provide varying wall offsets and other architectural features to create horizontal and vertical building articulation. A minimum wall offset of 5 feet is required to achieve horizontal facade articulation. A minimum vertical distance of 2 feet between facade elements is required to achieve vertical articulation.

Figure 7-x.
Facade Articulation



b. Out Parcels — All facades of buildings located on out parcels shall be considered primary facades and shall therefore require facade and roof articulation on all sides. Architectural, site, and landscaping design elements shall be consistent with the design elements of the primary building with which the out parcel is associated.

c. Color - As indicated in the Preferred Color Chart, soft, muted tones shall be used. A building shall have no more than three colors on all facades. The applicant shall indicate the color scheme on conceptual and final drawings and shall provide paint color samples with conceptual and final plan submittal. Table 7-x identifies the approved paint color samples:

Base Color (s) _____

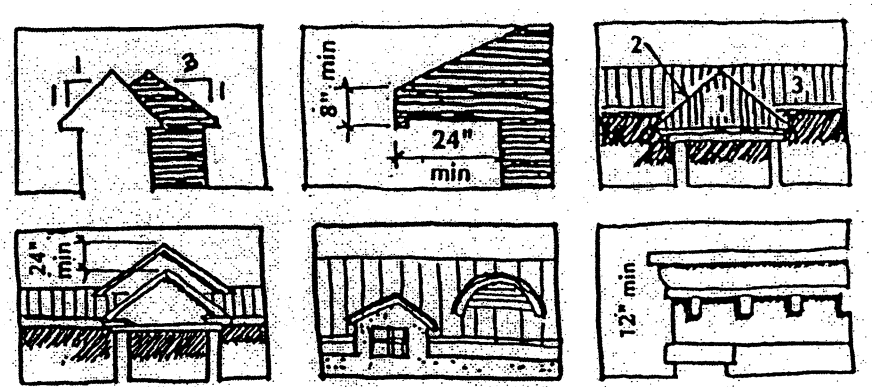
Trim Color (s) _____

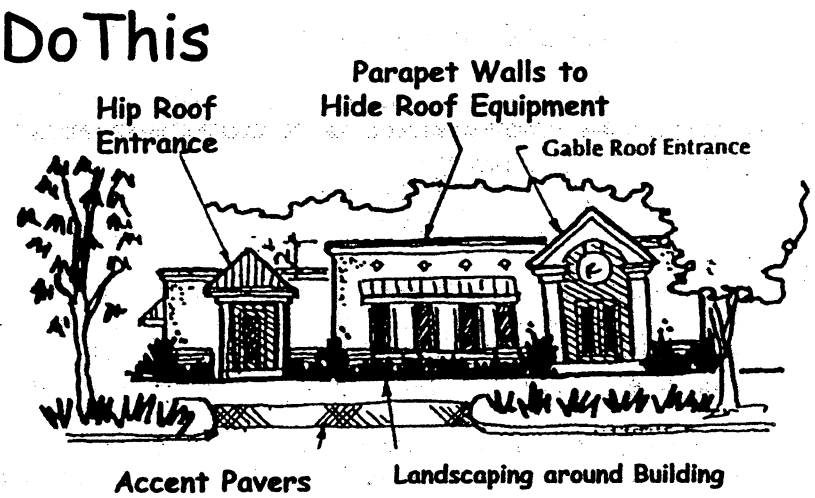
Minor variation to the colors shown in Table 7-x may be approved provided that the intent of color pattern is being complied with.

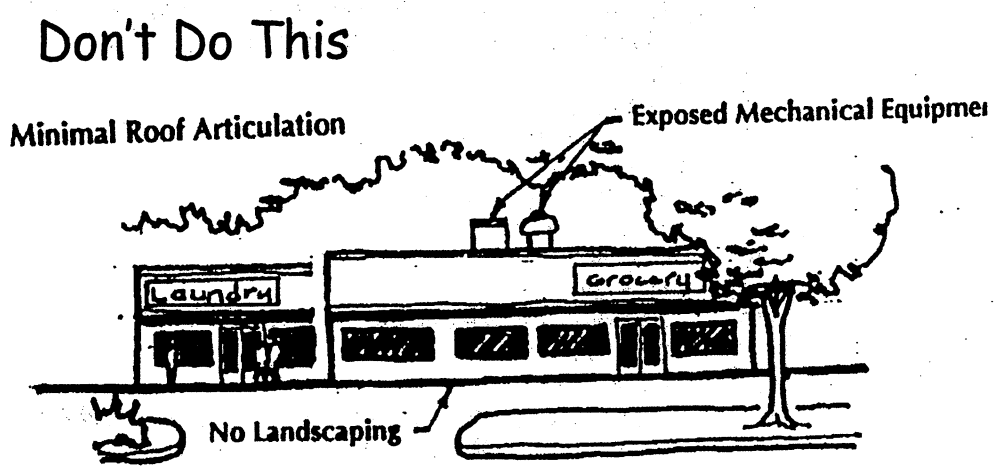
E. Roof Design

1. Sloped Roofs — Roof height shall not exceed the average height of the supporting walls. The average slope shall be greater or equal than 1 foot of vertical rise for every 3 feet of horizontal run, and the average slope shall be less than or equal to 1 foot of vertical rise for every 1 foot of horizontal run. Proposed buildings shall incorporate at least two (2) of the following roof elements or features (Circle 2 choices):

a) Eaves that overhang a minimum of 2 feet with a minimum fascia depth of 8".
b) Three or more roof slope planes per primary facade.
c) An additional vertical change in roof height (minimum 2-foot change in elevation).
d) Dormers or other additional roof elements facing primary street frontage.
e) A porch, portico, arcade, or other similar element located at the main building entrance(s)







2. Flat Roofs - Flat roofs may be used provided all of the following conditions are met:

   a) Peaked or pitched roof elements shall cover at least 50% of the length of a facade facing the primary street frontage. Mansard roofs and/or cornices (mm. 12" in height with a mm. of 3 reliefs) may be counted toward meeting 25% of the required horizontal length. Peaked or pitched roof elements shall cover at least 25% of the sides of a building.

   b) Equipment on roof shall not be visible from an elevation that is horizontal to the location of the roof equipment.

   c) A porch, portico, arcade, or other similar element shall be located at the main entrance(s).

F. Prohibited Roof Materials/Elements

1) Asphalt shingles (except laminated, 320 lb., 30 year architectural grade shingles or better).
2) Mansard roofs/canopies without roof articulation using faux gables, dormers, etc.
3) Roofs with less than a 3 / 12 pitch (unless full parapet coverage is used).
4) Back-lit awnings used as a mansard or canopy roof.
5) Brightly colored glazed tile.
6) Roof color that does not conform to color standard.

G. Rehabilitated or Remodeled Structures Design standards shall apply to properties undergoing redevelopment when the sum of all building costs is 50% or more than the appraised value of the building. The conversion of an existing single family home to a commercial use may trigger the requirernent to comply with these standards.

H. Architectural Style Refer to architectural illustrations at the end of this document. The applicant shall choose at least five *(5)* elements from the following list and shall illustrate the elements on the required elevation drawings (Circle 5 choices):

1) Predominantly vertical, rectangular, windows
2) Clear glass windows (88% light transmission or more)
3) Lightly stained / painted wood in a horizontal pattern
4) Arbor
5) Clock tower
6) Bahama shutters
7) Square Columns
8) Porch with picket railing
9) Arcade / loggia
10) Cupola
11) Dormer
12) Standing seam metal roof
13) Widow's walk
14) Lattice detailing
15) Stone or stamped concrete pavement at project entry, drop-off, or pedestrian crossing (330-sf. minimum).
16) Pedestrian courtyard or plaza (200 sf. minimum)
17) Canopy
18) Portico / Porte Cochere
19) Sculpture
20) Raised cornice parapets over doors
21) Arches
22) Display windows
23) Bell tower
24) Frieze / medallion

If parking is located in front of the building, add one additional architectural design. List the additional element here, if applicable.

I. Signs and Lighting Standards

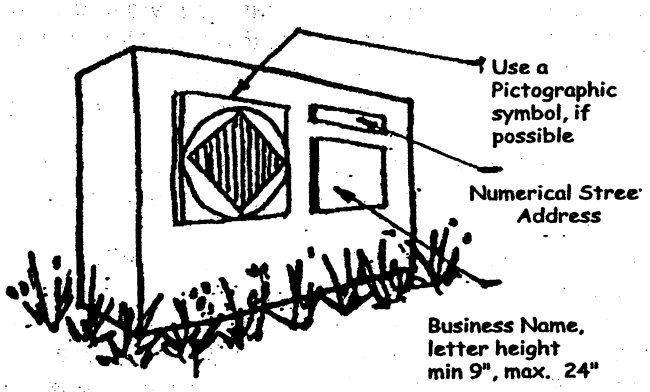
Unified Sign Plan: A conceptual signage and sign lighting plan shall be submitted with the site plan review application that complies with these standards, and all other applicable requirements of the Land Development Code.

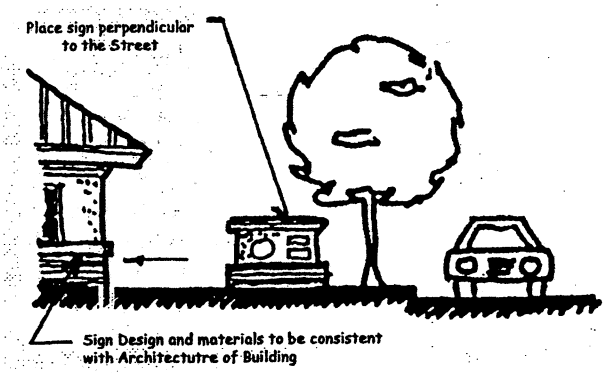
For projects with multiple on-premise signs, the applicant shall submit, with application, a sign plan with elevations showing that all signs are compatible in color/material/design (including out parcel signs). Corporate logo and sign lettering with color variation is permitted.

a. Free Standing Tenant Signs:

In addition to other County codes, the following standards shall apply:

1. Design of all signs to be compatible with the architecture of the building (colors, materials).
2. Use a minimum 9" and a maximum 24" letter height for all signs.
3. Identify the business name/logo and type of business on tenant signs. Corporate logo and color are permitted on sign.
4. Locate sign perpendicular to the street.
5. Utilizing color of building on sign face, use no more than three colors on one sign face.
6. For pole hung signs, design a decorative base/skirt under the sign consistent with the architecture of the building to create the appearance of a ground-mounted monument sign.
7. Use a pictographic symbol, if possible (e.g., a key on a locksmith's sign).
8 For shopping centers / multi-tenant developments, reserve a minimum of 10% of the sign face to identify the name of the development.

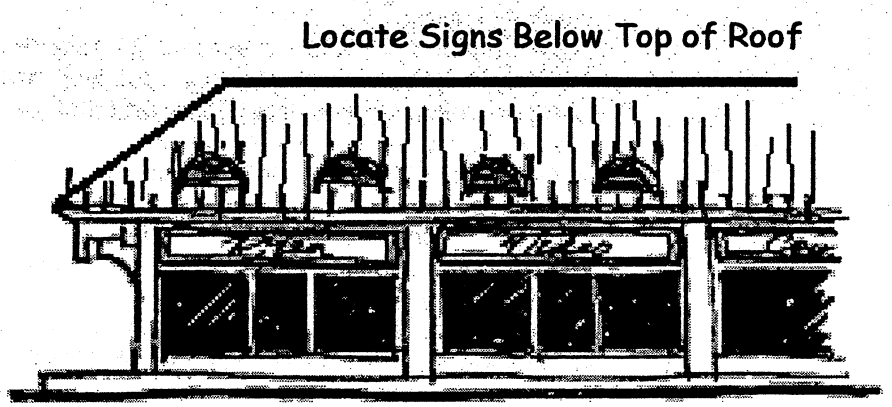




b. Tenant Signs Attached to a Building

In addition to other City standards, the following standards apply:

1. Design signs to be consistent with the architecture of the building (colors, materials).
2. Use a minimum 12" and a maximum 24" letter height.
3. Identify only the business name/logo and type of business on facade signs.
4. Use a pictographic symbol if possible (e.g., a key on a locksmith's sign).
5. Lettering shall not take up more than 75% of the sign face.
6. Keep signs below top of roof and within 15 feet above the ground floor.

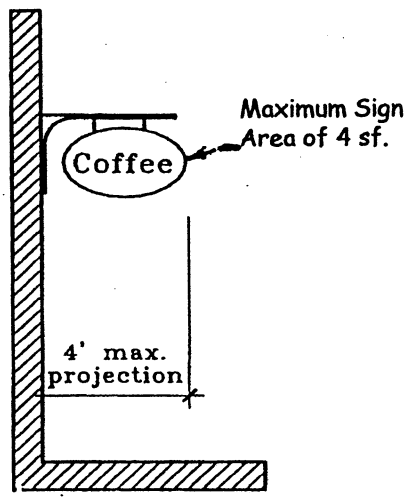


Name/Logo and type of Business
Permitted -Letter height: 12" min. and
24" max.

c. Miscellaneous Signs

1. Rear Building Signs: Buildings with rear parking may have identification signs on the rear building walls that are no more than 4 square feet in area. Observe guidelines for "Tenant Signs Attached to Buildings" listed above.
2. Instructional Signs: No sign shall be more than two square feet in area. Design sign to be consistent with other site and building signs (color/material).
3. Address Information: Exhibit numerical address on the front facade buildings (close to main building entrance) and on the free standing sign (if provided).
4. Display Signs: Limit display of pricing information (gasoline/beer) or similar pricing to 30% of sign face.
5. Window Signs: Include only tenant/business name and hours of operation on windows. Limit permanent window sign displays to 20% of window area.
6. Neon Signs: Use neon signs for creative and exciting artistic expression. Limit area of neon to 20% of total sign or window face.

7) Projecting Signs: Locate signs above ground level doors/windows but below the roofline or second-floor level to promote a pedestrian environment. Use no more than one projecting sign per business. Signs shall project no more than four feet from the building face and shall not project into the public right-of-way. At minimum, sign shall have a 6" clearance from the building face. Design all projecting signs to be perpendicular from the building. A maximum sign area of four square feet is permitted.

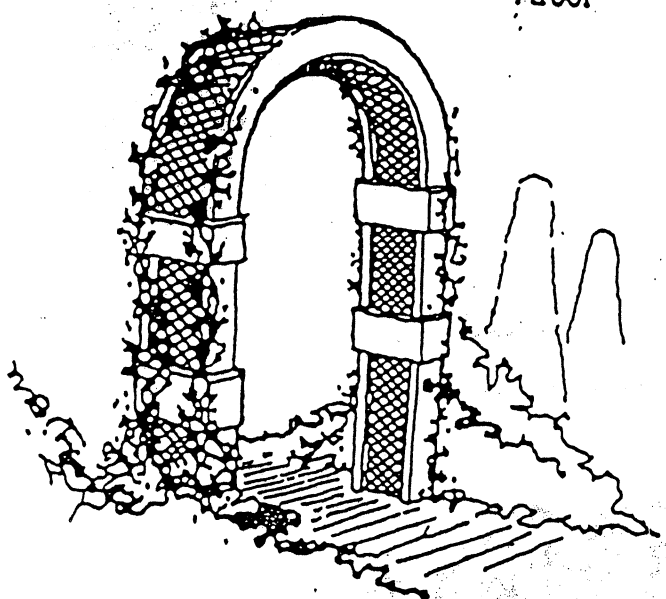


D. Sign Lighting

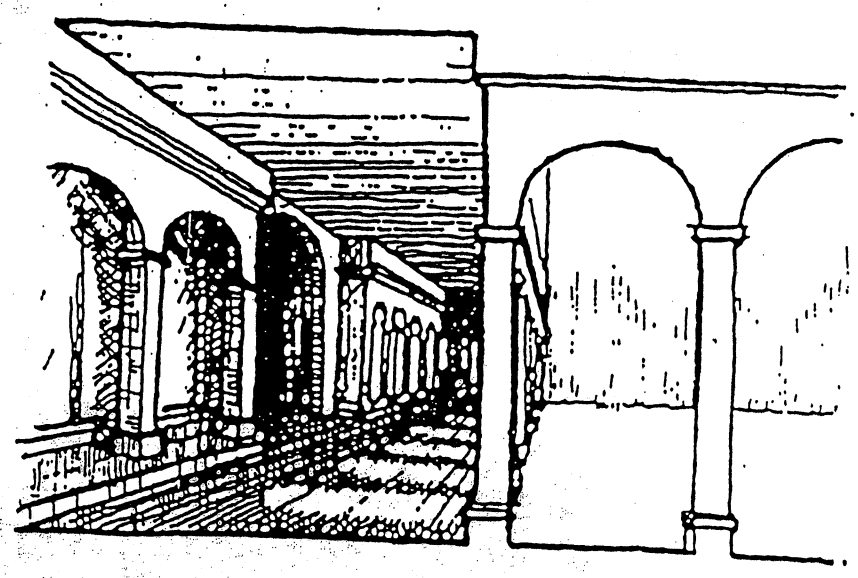
1. Ground-mounted up-lights shall not exceed 150 watts per sign face and shall shield light from aiming toward motorists and neighboring properties. Fixtures shall be hidden from view by sign foundation landscaping.
2. Back-lit individually cut letters are encouraged in monument sign illumination.
3. Use same-source lighting for signs and parking area lighting (i.e., do not combine metal halide with sodium vapor).
4. Interior-lit tenant signs attached to buildings shall only illuminate name and type of business and not entire sign face.
5. Lighting and buffering shall be consistent with the County's zoning and landscape codes

VI. Preferred Color Chart

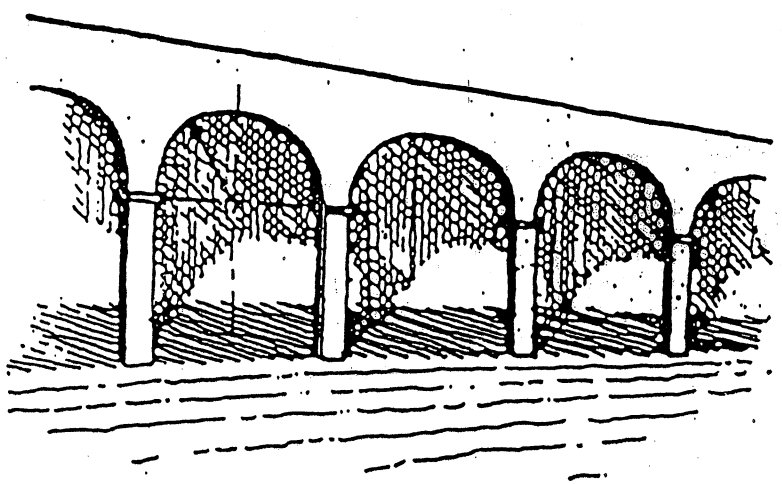
Arbor

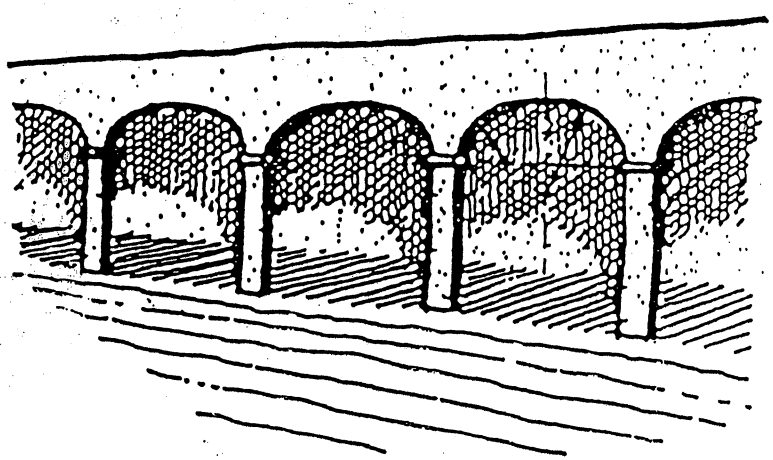


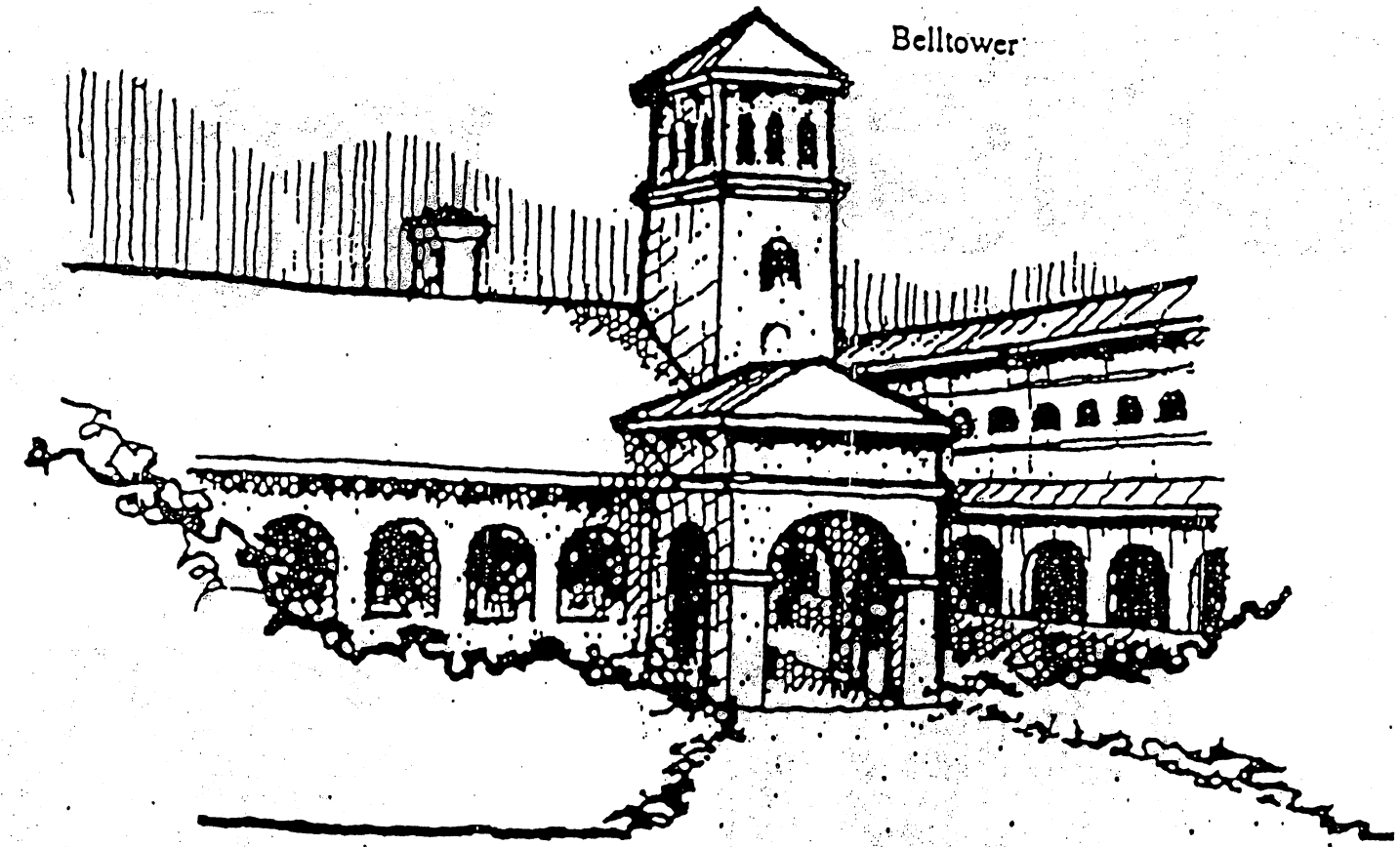
Arcade/Loggia

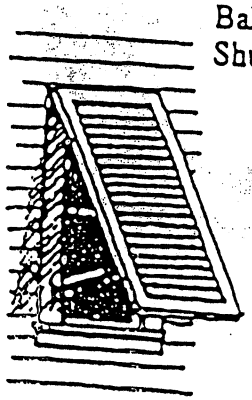


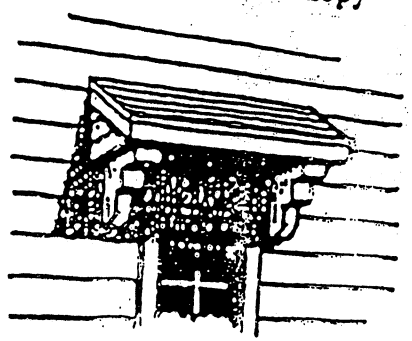
Arches

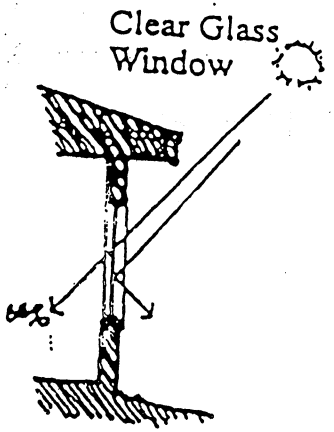


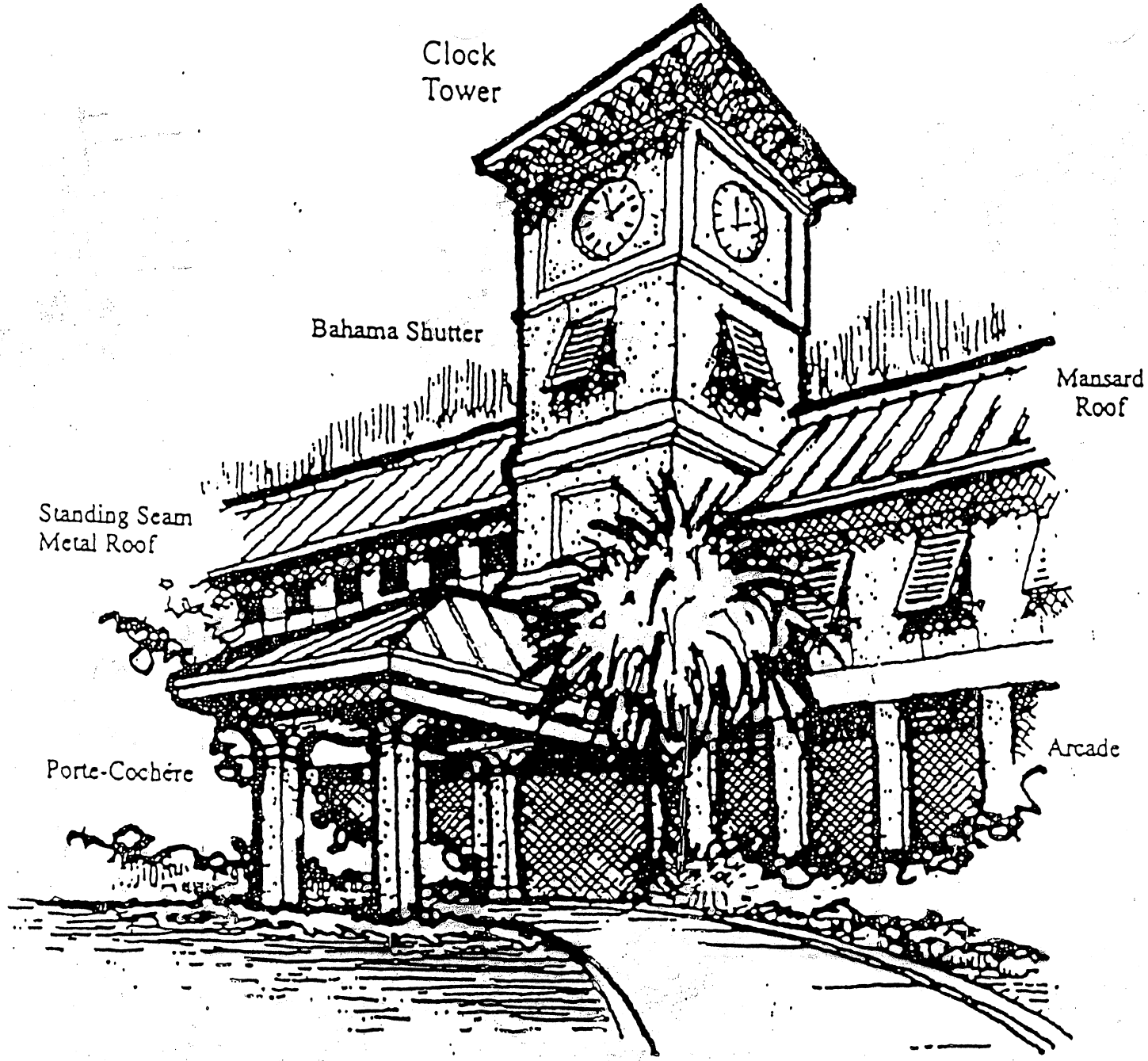


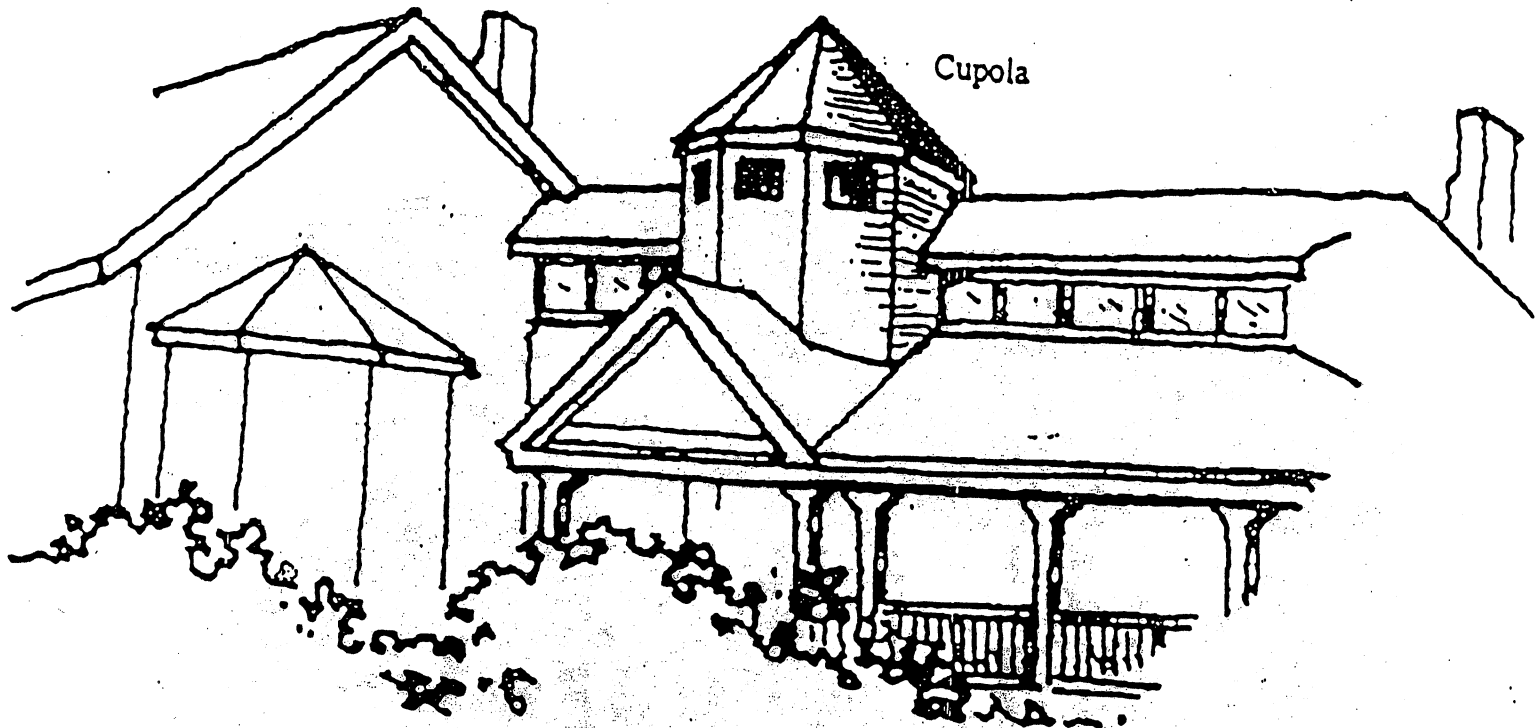

Belltower


Bahama
Shutter

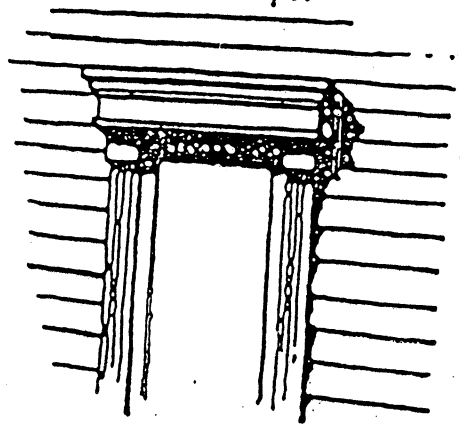

Canopy


Clear Glass
Window


Clock
Tower
Bahama Shutter
Mansard
Roof
Standing Seam
Metal Roof
Porte-Cochère
Arcade

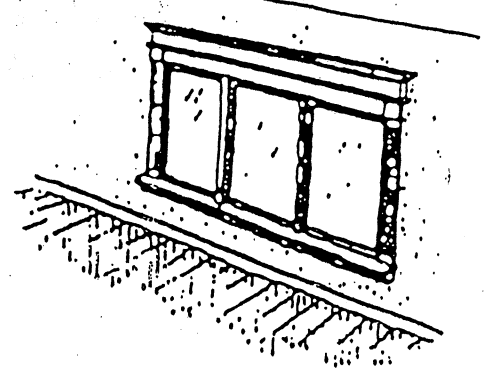


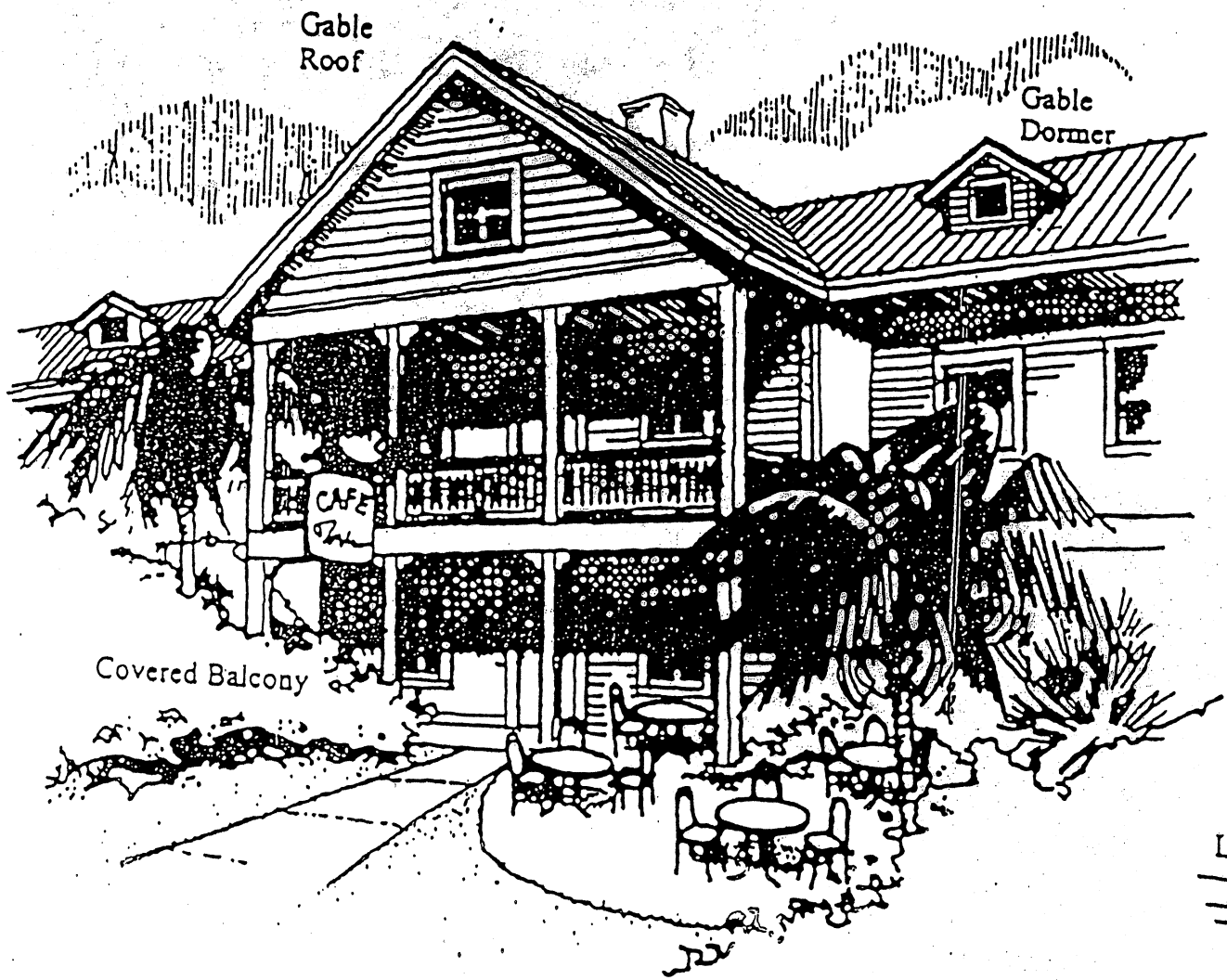
Raised Cornice Parapet



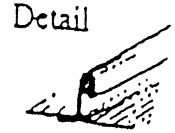
Frieze/
Medallion

Display Window

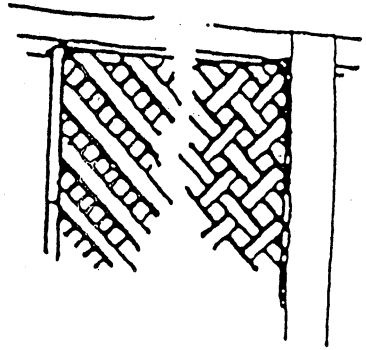




Standing
Seam
Metal Roof
Detail

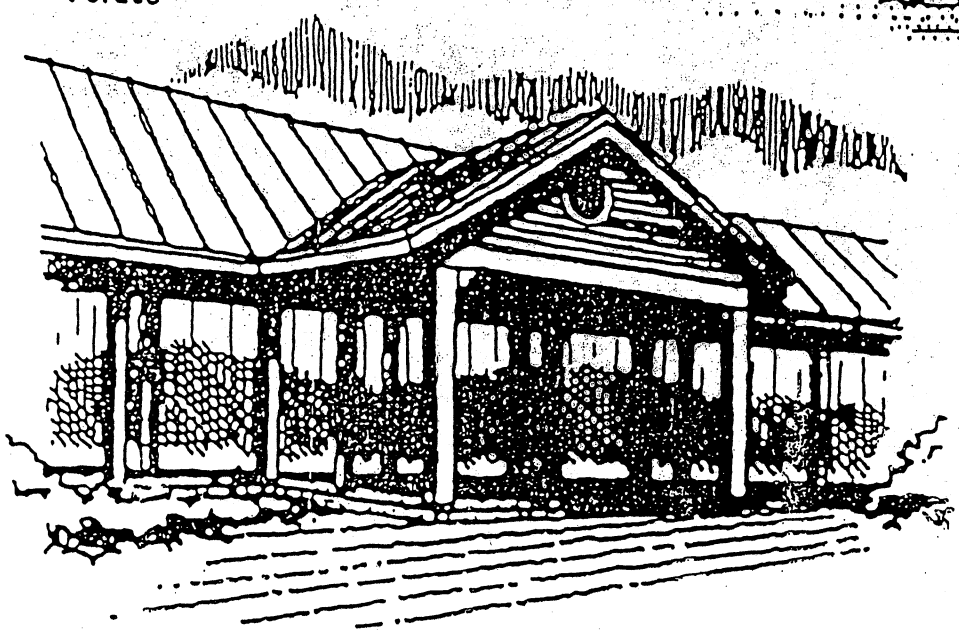


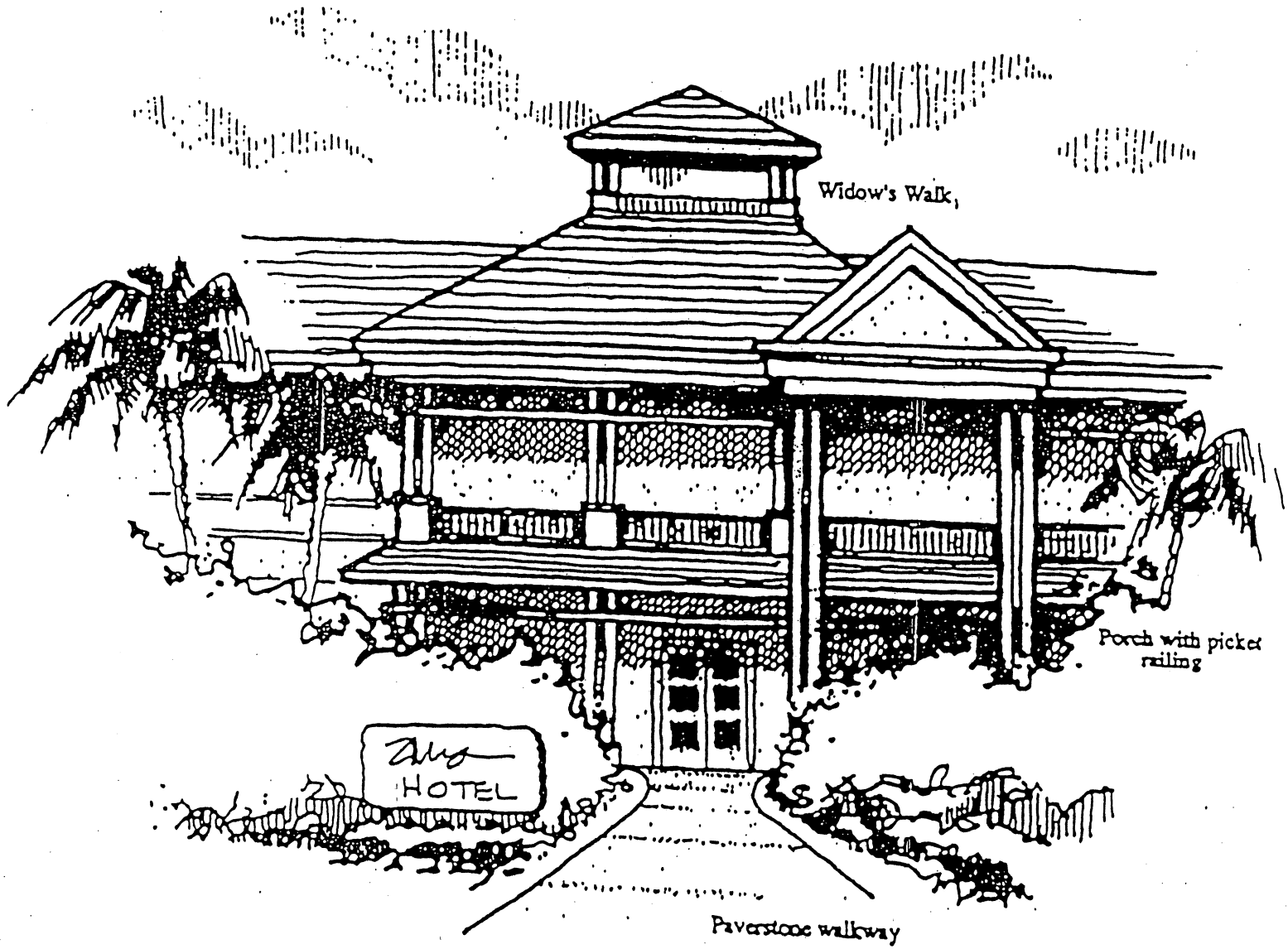
Lattice



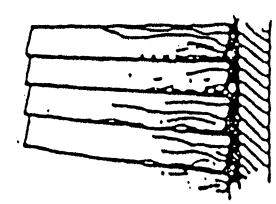
Porte-Cochère

Portico





Ship-Lap Siding



Square Columns