

CHAPTER 1

**ST. LUCIE COUNTY
COMPREHENSIVE PLAN**

FUTURE LAND USE ELEMENT

Prepared by:

St. Lucie County
Board of County Commissioners

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Department of Growth Management

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**FUTURE LAND USE ELEMENT
ST. LUCIE COUNTY**

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FUTURE LAND USE ELEMENT ST. LUCIE COUNTY

INTRODUCTION

This Element, through both written and visual format, presents a pattern of development for the future growth of St. Lucie County. The Future Land Use Element, along with the Plan as a whole, will attempt to evaluate the needs of this community for the next five (5) years as well through the year 2020. This Element is intended to serve as the foundation for the balance of the remaining Elements of the St. Lucie County Comprehensive Plan.

The Future Land Use Element has been divided into a series of sections which analyze the existing patterns of development within the community, portray future patterns of development and recognize unique or special areas within the community that should be considered in future land use determinations. Integral to the success of the Comprehensive Plan are the Goals, Objectives, and Policies which will be used to direct the location and intensity of development for the variety of uses necessary for a healthy and diversified community.

INVENTORY

A. General Description

St. Lucie County is located along Florida's southeast coast, in the upper reaches of the South Florida geographic region. Locally, this area is referred to as Florida's Treasure Coast because of the many Spanish Treasure Galleons shipwrecked along this part of the coast. The County comprises approximately 600 square miles, of which approximately 500 square miles are unincorporated area and subject to the land use and regulatory authority of the St. Lucie County Board of County Commissioners. The balance of the County consists of territory located within the incorporated municipalities of Ft. Pierce, Port St. Lucie, and St. Lucie Village. Map Figure 1-1 indicates the relative location of the County within the State of Florida along with an identification of its internal communities.

St. Lucie County may be characterized as slightly rectangular in shape. At its widest points, the County measures 24 miles, north/south and 29 miles east/west. Physiographically, the County is divided into three primary regions: the Atlantic Coastal Ridge (including the barrier islands), the Eastern Valley and the Osceola Plain. These physiographical regions are identified in Map Figure 1-2.

The dominating physiographic region of the east/central portion of the County is known as the Eastern Valley. The Valley extends from the Atlantic Coastal Ridge to the central part of the County. Elevations in this area range from +15 to +30 feet above sea level. The land within this area falls generally to the southeast.

The vast citrus and ranching areas of central and western St. Lucie County are contained within the physiographic areas known as the Sebastian/St. Lucie Flats, Allapattah Flats and the Osceola Flats. Except where drained for agricultural activities, these areas are characteristically pocketed with surface wetlands and have limited natural drainage. Elevations in this area are in the range of +30 to +60 feet, with the general fall of the land being from the northwest to the southeast.

The Atlantic Coastal Ridge forms the eastern border of the County and includes the coastal barrier island, locally known as Hutchinson Island, the Indian River Lagoon, and the ridge which lies east of the North and South Savannas and parallels Indian River Drive south of Fort Pierce and US 1 to the north. Elevations range from sea level to about +15/17 feet on the barrier islands to as much as +60 feet along the western shorelines of the Indian River Lagoon. The western terminus of the

Atlantic Coastal Ridge lies approximately along the eastern edge of the Savannahs, both north and south of Ft. Pierce.

Located within the Eastern Valley is the single principal freshwater estuary in St. Lucie County, the North Fork of the St. Lucie River. Secondary water courses include the North Fork's two primary tributaries, Five Mile and Ten Mile Creeks. An unconnected freshwater marsh network, known as the Savannahs, is located immediately to the west of the Atlantic Coastal Ridge. The Savannahs represent a vanishing natural feature that was once found along the entire length of the Indian River Lagoon, from Volusia County to Northern Palm Beach County. Through time, and man's development of the coastal regions, much of this area has been lost. The Savannahs in St. Lucie and northern Martin County are the exceptions. Through the continued effort of the State of Florida's Conservation and Recreational Land (CARL) acquisition program, approximately 90% of the privately held properties within this area have been acquired for perpetual public preservation.

Lying between the western edges of the Atlantic Coastal Ridge and the barrier island is the Indian River Lagoon. This saltwater estuary is part of a larger ecosystem which extends 156 miles from Volusia County to Northern Palm Beach County. More detailed discussions on the function and vitality of the Indian River Lagoon system can be found in the Conservation and Coastal Management Elements of the St. Lucie County Comprehensive Plan.

Section 258.39(8), (9) and (12), Florida Statutes, provides for the official designation of the Indian River Lagoon and portions of the North Fork of the St. Lucie River as Aquatic Preserves. The Florida Department of Environmental Protection, charged with administration and supervision of these preserves, has adopted specific management plans for both areas, conducting both research and enforcement actions within them.

In addition to its inland estuary and isolated wetland network, St. Lucie County has 21 miles of Atlantic Ocean shoreline, much of which is currently undeveloped. Through the efforts of the citizens of St. Lucie County and the State of Florida, approximately seven miles of this unincorporated oceanfront are under public ownership. Another two miles of oceanfront property are owned by the Florida Power & Light Company, and are to be maintained in their present natural state in conjunction with the operation of the St. Lucie Power Plant facilities. The balance of the remaining oceanfront properties is held in private ownership and available for development activities, which have historically been residential in character. Presently, approximately 45% of this privately held frontage is developed.

EXISTING LAND USE OVERVIEW

As previously mentioned, the intent of this element is to summarize the future land use patterns for St. Lucie County. The distribution of the various Future Land Use designations should be reasonably related to a projected need; they should be able to be provided with supporting services and facilities when, or as, they are developed; and, they should reflect the needs and desires of the local residents as to how they wish their community to develop.

The County's prior master plan, the *Growth Management Policy Plan (GMPP)*, was adopted in 1981 in accordance with the Local Government Comprehensive Planning Act of 1975. That Plan provided a general guide for land use decisions in the unincorporated regions of the County. It recognized the importance of a mix of land uses and gave the County leverage, through its implementation, in determining the appropriateness of proposed land use activities on a case-by-case basis. The *GMPP* also set forth policies for a wide spectrum of environmental issues.

Figure 1-1.

General Location Map

Figure 1-2 -

General Physiographic Features

Population growth in St. Lucie County was explosive in the early and mid-1980's. A fault of the Growth Management Policy Plan was that it failed to provide the flexibility that was necessary to meet the demands of a rapidly growing community. This shortcoming resulted in the necessity to constantly consider major amendments that cumulatively served to denigrate the effectiveness of the entire plan.

The existing *St. Lucie County Comprehensive Plan*, adopted in 1990, took the foundation laid by the County's original master plan (*GMPP*), and built upon it to meet the revised intent of Chapter 163.08, Florida Statutes. In doing so, the following issues and concerns were acknowledged and addressed:

- X Preservation, maintenance, and enhancement of the County's natural resources, including:
 - the Indian River Lagoon,
 - the North Fork of the St. Lucie River,
 - the Savannas,
 - the coastal barrier islands system,
 - isolated inland wetland systems,
 - aquifer recharge areas,
 - native upland habitat;

- X Increased pressure of western development migration;

- X Emergence of the I-95/Florida Turnpike corridor as a major force in future development consideration;

- X Desire of the community to attract high-quality employers; and,

- X Efficiency in traffic circulation associated with providing residential areas near employment hubs.

This review and revision of the existing *St. Lucie County Comprehensive Plan* refines the work done at that time. The existing Plan allows the flexibility necessary and not provided by the *GMPP*. This flexibility is demonstrated by the small number of plan amendments requested since adoption of the existing Plan.

This new Plan addresses the following revised list of issues and concerns.

- X Preservation, maintenance, and enhancement of the County's natural resources, including:
 - o the Indian River Lagoon.
 - o the North Fork of the St. Lucie River. including 5 and 10 Mile Creeks.
 - o the Savannas, both North and South.
 - o the coastal barrier islands system.
 - o isolated inland wetland systems.
 - o aquifer recharge areas.
 - o native upland habitat, including intact habitat in the western county:

- X Continued pressure for western development and migration;

- X The I-95/Florida Turnpike corridor as a major force in future development consideration;
- X Increased desire of the community to attract high-quality employers;
- X Efficiency in traffic circulation associated with providing residential areas near employment hubs; and,
- X Efficiency in the provision of all public services.

The County's philosophy for future land use is discussed further in the Goals, Objectives, and Policies and Future Land Use Map with its associated land use designations.

DEVELOPMENT PHILOSOPHY - WESTERN COUNTY

Over the years, the County has been requested to approve development proposals that would permit the encroachment of urban uses in areas previously used for agricultural purposes. Many of these areas are outside of what may be considered the community's existing urban form or pattern. As discussed later in this element, the cost of providing the necessary community services to these development sites has become an increasing community concern.

This Element establishes an Urban Service Boundary which runs generally along the I-95/Turnpike corridor and limits the area for which the County will provide services. Development west of the Urban Service Boundary is limited to densities which range from 1 dwelling unit per acre to .20 dwelling units per acre (1 dwelling unit per five acres). Development in excess of these densities requires an amendment to the Future Land Use Map of this plan. Any approval of such an amendment must include findings that the developer will provide the necessary services at no cost to local government and the conversion of agricultural land maintains the viability of agricultural uses on adjacent lands.

CONCURRENCY

As a part of the County's land development regulations, provisions will be included within the concurrency monitoring system, and the basic development approval procedures that assure the provision of all necessary facilities concurrent with development.

DESCRIPTION OF EXISTING LAND USES

The 1981 *St. Lucie County Growth Management Policy Plan* established 15 separate future land use categories. These categories were further divided by the St. Lucie County Community Development Department into 30 separate use designations, in order to provide for a detailed monitoring of the rate and type of land consumption.

The existing Plan establishes 15 land use categories. With the single exception of the description of the Special Use (SD) district, this revision changes neither the number nor actual designations of the existing plan.

Because of the level of detail required to maintain an accurate database, the County employs a 1:200 base map series for monitoring its land use consumption. Due to the map scale limitations of this plan, it is not possible to accurately portray each of these 15 separate land use categories on one composite map. Small parcels with

individual classification cannot be shown. The Future Land Use Map does indicate broad land use categories and in fact shows the majority of the individual classifications.

Rule 9J-5.006(1)(a), Florida Administrative Code (FAC), requires the following designations be depicted on the existing land use map. The land use designations represented in Table 1-1 are compliant with this requirement, albeit using slightly different terminology. Table 1-1 should be referred to in order to identify the required designations.

The major use of land within the unincorporated areas of the County is agriculture. Well over 60% of the County is presently used for the production of citrus, cash crops or ranching activities. These agricultural activities account for St. Lucie County being ranked among the top citrus producers in the State of Florida, contributing substantially to the local and regional economy.

The largest urban use of land within the unincorporated area of the County is for detached, single family residential dwelling units. This use accounts for approximately 13,000 acres with an additional 14,900 acres vacant and available for this use. Multi-family and mobile home development activities account for about 4,000 acres of the remaining developed portions of the County. About 600 acres are available for these uses.

TABLE 1-1 State vs. Local Land Use Comparisons	
Rule 9J-5.006(1)(a) FAC., Designation	Equivalent St. Lucie County Designation
Residential	Residential
Commercial	Commercial
Industrial	Industrial
Agricultural	Resource Production
Recreational	Conservation/Recreation
Conservation	Conservation/Recreation
Educational	Public Services
Public Buildings & Grounds	Public Services
Other Public Buildings	Public Services
Vacant/Undeveloped	Vacant/Undeveloped
Historic Resources	Public Services

Existing commercial and industrial activities account for approximately 5,100 acres. An additional 1,850 acres are available for commercial uses. About 850 acres are available for industrial uses. The remaining urban portions of the County are comprised of public service/recreation and transportation/utility activities.

LAND USE IN ADJACENT MUNICIPALITIES

While not specifically addressed in this Element, land use decisions made by the municipalities of Ft. Pierce, Port St. Lucie and St. Lucie Village can be expected to have an impact on the land use activities that will occur within the unincorporated areas. As such, a brief discussion of the nature of these communities is necessary.

A. FT. PIERCE

The City of Ft. Pierce is the oldest incorporated municipal body in St. Lucie County. Ft. Pierce serves as the County Seat and has historically been the center for both commercial and industrial activity for the entire County. Ft. Pierce is currently estimated to have a permanent population of about 37,516 (2000), with seasonal increases primarily attributed to tourism and labor demands from the agricultural industries.

The City of Ft. Pierce is consistent with small Florida coastal cities developed around the turn of the century. There is a small but well defined Central Business District (CBD), along with a number of residential neighborhoods. Typical of many established urban communities, the Ft. Pierce CBD is being transformed from a retail-oriented business center into a more specialized business/office/service/tourist center. General retail activities are generally located in the suburban fringe areas of the City.

The City of Ft. Pierce is essentially built out. Future growth of the City will depend on the redevelopment and conversion of lower intensity uses to higher intensity uses or the annexation of additional property.

Land use distributions within the City of Ft. Pierce are typical of most Florida cities its size and development age. For many years the US #1 corridor has served as the commercial core of the community. This land use pattern has carried out into the unincorporated areas of the County and is indicated on the future land use maps. Development to the west has typically been residential with the exception of an emerging commercial area along Okeechobee Road and as far west as the Sunshine State Parkway/Turnpike.

B. PORT ST. LUCIE

In 1961, articles of incorporation were filed with the State of Florida, creating the City of Port St. Lucie. In 1960, there were estimated to be approximately 100 persons living in what would become Port St. Lucie. In 1970, the number of residents was recorded as 330 and by 1980, the number of residents was recorded as 14,690. By 2000, the estimated population of the City was 88,769, which represents a 600% increase over 1980 levels.

Port St. Lucie may best be described as a pre-platted, single family residential community. The City encompasses approximately 80 square miles, yet because of the large number of platted, individually owned, single family lots, there is very limited existing opportunity for medium/large scale multi-family, commercial or industrial development within the city limits. The St. Lucie West Development of Regional Impact provides the City with an opportunity to allow centralized services to develop.

The City of Port St. Lucie is dominated by residential uses. Non-residential development activities within this city occur generally along the US #1 and Port St. Lucie Blvd. corridors, within the St. Lucie West Development of Regional Impact and to a lesser degree in isolated neighborhood developments throughout the City.

Population projections for Port St. Lucie indicate a continued high rate of residential growth. As in the past, the majority of this growth will be detached, single family dwelling units, located on individual 10,000-12,000 square foot lots. This form of community development is typical of the land sales/development practices of Florida in the 1960's and 1970's. This pattern is extremely inefficient for the economical provision of municipal services.

C. ST. LUCIE VILLAGE

St. Lucie Village is a small residential community located along the west banks of the Indian River, north of Ft. Pierce. The Village was incorporated in 1960 and contains about 3 square miles. The estimated April, 1988, population of the Village was 550. The 2000 census counted 604 residents. Until such time as the remaining undeveloped tracts within the Village are built upon, there is not expected to be any significant increase in the Village's population. There are no significant areas of commercial or industrial development within the jurisdiction of St. Lucie Village.

St. Lucie Village is also dominated by residential use but at a much smaller scale than Port St. Lucie. Non-residential development activities within the Village generally occur only along the US #1 Corridor.

MUNICIPAL LAND USE CONFLICTS

When compared to the County's future land use plan, there do not appear to be any points of significant land use conflict with the adjacent municipalities of Fort Pierce, Port St. Lucie or St. Lucie Village.

As mentioned above, the City of Port St. Lucie and St. Lucie Village are dominated by residential use. Non-residential development activities within these communities are limited to essentially strip commercial development along the US #1 Corridor (Port St. Lucie and St. Lucie Village) and isolated neighborhood development throughout the City of Port St. Lucie. On the whole, when compared to the County's future land use plan, there do not appear to be any points of significant land use conflict with the adjacent municipalities of Port St. Lucie or St. Lucie Village.

LAND USE CONFLICTS IN ADJACENT COUNTIES

St. Lucie County is bordered by three other Counties. Martin County lies to the south, Indian River County lies to the north, and Okeechobee County lies to the west. The Atlantic Ocean serves as the eastern County boundary. The dominant land use along each of the County's boundaries is agriculture and/or community service/facility (parks, landfills, correctional centers, etc.) development. The most intense urban designations are found within an approximately 10 mile strip parallel to the Atlantic coastline. Review of the various Future Land Use Elements of the Comprehensive Plans for Martin, Indian River, and Okeechobee Counties indicates no significant change in the existing Future Land Use pattern. Based upon existing conditions, it may also be inferred that no significant change to the existing land use pattern should be expected. As with the municipalities, no major land use conflicts exist along county borders.

ANALYSIS

A. POPULATION

Table 1-2 illustrates the projected permanent population of St. Lucie County through the year 2020.

In addition to the permanent population of the community, an estimate of the increases resulting from a seasonal adjustment to the permanent population has been included. The seasonal adjustment factor used in these population estimates is 20% of the permanent population. This multiplier was developed utilizing information

provided through the Florida Department of Transportation 1985 Highway Capacity Manual and by Dr. James Nicholas, PhD, Technical Memorandum on the Methods Used to Calculate Road Impact Fees, St. Lucie County Florida. (1989). No local surveys or empirical studies have been conducted that would provide a more definitive statistical base.

TABLE 1-2 St. Lucie County Population Projections		
Year	St. Lucie County	Unincorporated
1980	87,182	38,097
1985	116,239	47,120
1990	120,582	47,629
1995	171,003	61,676
2000	198,143	67,765
2005	222,140	72,764
2010	245,542	77,400
2015	265,185	83,205
2020	286,400	89,445
Source: 1990 U.S. Census; University of Florida, Bureau of Business and Economic Research		

in 1988, the City of Port St. Lucie accounted for about 30% of the total County population, while at the same time the unincorporated areas of County accounted for 40% of the overall permanent population. The existing Plan projected that the population of Port St. Lucie would surpass the populations of both the City of Ft. Pierce and the unincorporated County within 25 years. This, in fact, happened within 10 years of the adoption of that Plan. Today, Port St. Lucie accounts for about 45% of the population while the unincorporated County accounts for about 30%. This rapid growth in Port St. Lucie is expected to continue. Its affect has caused the population of unincorporated St. Lucie County to decrease as a percentage of the county's population, even as it increases numerically. Projecting this trend forward, it is estimated that the percentage of the unincorporated County population, compared to the whole, will decrease by .4% per year. This will result in approximately 29% of the year 2020 population residing in the unincorporated regions of the community.

CONSIDERATIONS IN LAND USE DECISION MAKING

A. SOILS

In considering lands that are potentially available for development, the sensitive nature of the environment and its ability to support that development must be carefully considered. Development activities in much of St. Lucie County need to address the issues of poorly drained soils. Typical of this region, the dominant soil series is the

Pineda-Wabasso-Riviera and Winder-Riviera soil groups. These are classified by the U.S. Soil Conservation Service as being soils of swamps, marshes, and very wet areas that are subject to ponding or flooding. They are not considered as prime for development in their natural state. However, it should be noted that through the application of proper building practices, these soils may be used for urban development purposes. Map 8-5 (Conservation Element) provides a generalized description of the various soil types found in St. Lucie County.

B. HISTORIC RESOURCES

Within St. Lucie County, there are several historical sites and places, identified on both State and National registers. These sites and facilities consist of both onshore locations as well as offshore treasure wrecks. The region's name, *The Treasure Coast*, was in large measure brought about because of the number of Spanish treasure ships lost in storms off the coastal areas.

Within the unincorporated areas of the County only one nationally recognized historic structure is identified, the Casa Caprona Apartment site. Built during the first quarter of the 20th century, in conjunction with what is now called the Florida East Coast Railroad, the Casa Caprona facility served as a hotel for travelers and land purchasers from the north during the early Florida land boom periods. The facility, constructed in the typical Mediterranean style of the time, is now used as a co-op apartment complex. Its inclusion on the National Historic Register may assist in its preservation for the future. To date, it has not been well maintained.

The protection of historic resources is important for both preserving the heritage of an area and providing guidance for the future development of a community. Many of the identified historic resources in the County are archaeological in nature, unique hammock habitat, Indian mound areas and undersea wreck sites. Structural facilities are few and are typical of the early 20th century Florida Cracker style of architecture. Figure 7-8 (Coastal Element) identifies the location of the various historic resources/facilities within the county. There are no historic districts or other areas of accepted concentration of historic resources in unincorporated St. Lucie County. The County has budgeted funds to match state funding for an archeologic survey to be conducted in the next fiscal year. The results of that survey can be incorporated into the Plan when available.

There has been interest in creating a historic district for White City, a turn of the century community with a rich history located in the east central portion of the county. Although few of its original structures have survived, examples of vernacular architectures of various periods abound.

As a part of the County's Land Development Regulations, efforts should be made to strengthen local historic preservation regulations by regulating development that is in known historic areas, by establishing historic preservation guidelines for implementation into any historic district or area that may be created, and by encouraging the adaptive reuse of historic structures.

As important as preserving a Community's past and heritage may be, it is acknowledged that there may be instances when for the greater good of the community it is necessary to alter or relocate a historic site or facility. In those instances, the removal or relocation of any facilities should be done only as an action of last resort and only in a manner that will ensure the maintenance of the character of the relocated facility. In those instances where it is necessary to remove an archaeological site, efforts should be given to permitting the complete exploration of the site, in accordance with State regulations, prior to the alteration/destruction of that resource.

C. MINERAL RESOURCES

Mining and mineral extraction operations in the unincorporated areas of the County have historically been limited to fill material including sand and coquina rock. There are presently 21 authorized extraction operations within the County. With the exception of three, all are sand or fill material operations.

Under the County's mining regulations, a permit approval is required before any type of extractive operation may commence that results in the off-site removal of more

than 100 cubic yards of material. These mining permits may vary in length from 5 years (Class I) to 20 years (Class II). The Class II permits are issued only for those operations removing rock material, and are to be reviewed every five years. Class I permits can be renewed every five years, subject to compliance with all applicable standards. In addition to all required County approvals, all mineral extraction operations are required to comply with applicable South Florida Water Management District standards. Further regulations governing the operations and permitting procedures for mining operations are found in the County's Land Development Regulations.

In considering areas for new development, the County has historically looked unfavorably upon the introduction of extraction operations near or otherwise adjacent to residential environments. The County in 1984 instituted new permitting procedures that call for approval of a special zoning designation, Industrial Extraction (IX), before any type of final mining permits can be issued. In considering the future land use allocations, the County has initiated efforts to ensure that all existing activities are adequately separated from encroachment on residential uses. Although the Industrial Extraction designation is considered to be compatible within most land use categories because of the required public review/hearing procedures, the County has committed through the development polices in this Element and the Conservation Element, to continue to review these procedures. To date, the procedures have generally accomplished the goal of protecting residential environments from encroachments of these uses.

Figure 1-3 identifies those approved mining operations within the unincorporated areas of the County.

D. WELLFIELD PROTECTION

In 1989, St. Lucie County adopted a *Wellfield Protection Ordinance* designed to be the first step in a comprehensive wellfield protection program for the entire County. The *Interim Wellfield Protection Ordinance* was later incorporated as Section 6.03.00 of the County's *Land Development Code*. Map 1-4 identifies the outside perimeter of the 1000 foot area of impact around each of the major producing wellfields in the County. The 1000 foot impact area is the area in which the underground water table is to be protected by the County's Wellfield Protection Regulations. The State of Florida, Department of Environmental Protection, has recently amended its regulations to protect a 500 foot area around major public wells. The County should review its regulations for consistency purposes.

In the southern and extreme northern regions of the County, the major land use within these zones of influence is residential. The zones around the City of Ft. Pierce reflect a more diverse use of land and are subject to greater monitoring as called for in the Wellfield Protection Ordinance.

Although most of the production wells for the Ft. Pierce Utilities Authority are located within the City of Ft. Pierce, the areas of influence extend for some distance into the unincorporated regions of the County. Many of these areas currently have incompatible uses that if left unmonitored could potentially lead to contamination of the wellfield and its loss as a producing source.

Under the County's interim regulations, uses within a 1000 foot radius of each producing public well are required to comply with a strict set of design and permitting standards intended to reduce the risks of contamination. It is the intention of St. Lucie County to expand upon these regulations as necessary to ensure the continued protection of this resource. The issue of wellfield protection and underground water-resources is discussed further in the Conservation and Infrastructure (Potable Water) Elements of this plan.

E. REDEVELOPMENT/RENEWAL POTENTIAL

With the exception of a few isolated areas, most of the major development activity that has taken place in the unincorporated areas of St. Lucie County is less than 25 years old. Rule 9J-5.006(2)(B), FAC, does not require that detailed original data studies be undertaken to determine the exact extent of any areas of blight, or substandard housing conditions. Although no specific studies have been conducted that could be used to identify such areas in need of redevelopment, the fact that most

of the County's development is less than 25 years old would lend credence to the position that areas of blight are not a significant problem within the unincorporated areas of the County.

Although no specific areas of blight have been identified within the unincorporated areas, the County should strive to enact, through its Land Development Regulations, incentive programs that would serve to keep areas from becoming blighted so as to avoid the detrimental effects that it creates on the community, both in appearance and on its economic base. The County should, in conjunction with the goals, objectives and policies of the Housing Element, strive for the establishment of minimum housing standards that would be used to prevent the deterioration of established residential areas. In conjunction with these minimum codes, the County should strive to locate its land use activities in such a manner so as to provide optimum separation of incompatible uses.

F. FLOODPRONE AREAS

Typical of the southeast coast of Florida, St. Lucie County is generally level with an average elevation above sea level of 30 feet. With the exception of the area along the Atlantic Coastal Ridge, there are no pronounced physical relief features in the County. Surface water flows in the majority of the County are generally northwest to southeast, with the primary receiving water body being the Indian River Lagoon through Five and Ten Mile Creeks and the North Fork of the St. Lucie River and the C-24 and C-25 Canals. Surface water flows in the extreme southwestern portion of the County are generally southwesterly into Lake Okeechobee. Surface water flows in the extreme northwestern portion of the County are generally northerly into the headwaters of the St. Johns River.

As indicated by the Federal Emergency Management Administration (FEMA) Flood Hazard Maps for St. Lucie County, most of the areas east of the Atlantic Ridge are within a special flood hazard zone. Portions of the County along the North Fork of the St. Lucie River and areas adjacent to the Savannas are also indicated as being within areas of special flood hazard, subject to shallow flooding in a 100 year or greater storm event. It should be noted that specific site conditions may cause localized flooding to occur during storm events of less than 100 year rainfall. Areas that are indicated as being outside of the 100 year flood plain may experience localized inundation during a major storm event due to local conditions. This flooding is not necessarily indicative of being within

Figure 1-3

MINING OPERATION MAP

Figure 1-4

WELLFIELD ZONES

Figure 1-5

100-YEAR FLOOD PLAIN MAP

a flood plain but may in fact be demonstrating the need to review the basic stormwater management system in a given area. Stormwater Management and its related impacts are addressed in greater detail in the Infrastructure Element, Drainage Sub-element, of the Comprehensive Plan.

FEMA has identified two specific flood zones, or areas, that would be subject to more considerable impacts from flood water and storm surge conditions. These areas of particularly special hazard are the 'V' (velocity) Zone and the Floodway. Within St. Lucie County the 'V' Zone has been defined as that area lying east of the Barrier Island Coastal Dune and selected areas along the base of the western shoreline of the Indian River Lagoon, south of Ft. Pierce. Current St. Lucie County regulations, as well as those of the Florida Department of Environmental Protection, limit the type of construction activity in this zone to breakaway structures such as dune crossovers and boat piers. However, were it possible to construct any residence or other permanent structure in these areas, compliance with all applicable flood and storm protection requirements would be required.

A floodway has been defined by FEMA authorities to mean the channel of a river or other watercourse and the adjacent land areas that must be preserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. In the Base Flood Insurance Study for St. Lucie County issued in February, 1981, the concept of floodways was discussed and dismissed because of the relatively slight topography and the apparent width of the flood plain. As such, a floodway designation is not included within any of the identified flood prone areas within unincorporated St. Lucie County. However, should Federal authorities eventually provide a quantitative means to define such an area within the confines of the local community, then the County's Flood Damage Prevention Regulations, which will be included as a part of the Land Development Regulations, will need to be amended. Map 8.4 (Conservation Element) identifies the general areas identified as within the 100 year flood plain. In this Plan, these areas are only generally identified. Prior to any building activity, flood zone location should be verified through the St. Lucie County Community Development Department. As of this date, only the eastern 1/4 of St. Lucie County has been mapped by FEMA authorities. The remaining unincorporated portions of St. Lucie County have not yet been mapped. However, as soon as mapping studies are conducted in this area, it may be necessary to expand the County's flood plain protection regulations to include any newly identified zones.

St. Lucie County currently participates in the National Flood Insurance Protection Program. All new construction located within any identified flood hazard zone must meet all applicable flood-proofing requirements. It is not the intent of St. Lucie County to prohibit all development activities within the identified flood plain. The intent is to ensure that whatever construction does occur is done in such a manner as not to cause danger to the occupants of a structure; not to adversely impact upon adjacent property owners, upstream or downstream; and not to cause any net increase in public expenditures to correct locally caused flooding problems.

In the event that any existing structures located within the 100 year flood plain were damaged or destroyed, their replacement can be authorized provided that all new construction complies with regulations in effect at the time of the new permit issuance. As indicated by Figure 1-5, most of the identified flood hazard areas in the County are used for residential or conservation purposes. No high intensity development is permitted within these identified high hazard areas.

G. NORTH FORK OF THE ST. LUCIE RIVER

Beginning in central St. Lucie County, the North Fork of the St. Lucie River provides an example of a unique Florida resource that is rapidly vanishing. The North Fork has been designated an Aquatic Preserve by the State of Florida. This Preserve is characterized by both freshwater hardwood swamp in its northern reaches and tidally influenced brackish mangrove areas in its southern reaches.

As described further in the drainage sub-element, the North Fork has been utilized as the main drain for the central portion of the County. This has resulted in much of the upper reaches of the river being channelized for water control purposes. However, there remain several areas of native hardwood vegetation that warrant some degree of special attention.

In 1980, the Board of County Commissioners adopted regulations governing certain development activities along the banks of The North Fork of The St. Lucie River. These regulations were first designed to limit the effects of soil erosion and river siltation, which were contributing to local flooding. As a by-product of this original intent, some degree of shoreline conservation was achieved. However, its affects were limited due to provisions in the law that allowed for the removal of native vegetation and, in its place, the introduction of non-indigenous plants and tree species.

Noting this unanticipated side effect, as well as the increasing concern over the control of siltation and its effect on stormwater removal, the County incorporated Land Development Regulations, to supplement those of Article II, Chapter 1-7.5, Drainage and Erosion Control, St. Lucie County Code and Compiled laws. The water courses identified are the only major inland waterways in the unincorporated County. The segments identified still represent a close proximity to natural conditions in that they have not been irreparably altered through channelization efforts.

It should be noted that nothing within these regulations is intended to usurp or abridge the lawful permitting authority of any other regulatory agency. In those cases where multiple jurisdictional authority exists, the more stringent of the regulations applies.

H. AVAILABILITY OF FACILITIES AND SERVICES

With some limited exceptions, principally associated with transportation, the existing community facilities and services in St. Lucie County have been determined to adequately meet the needs of the present population. Within the various other elements of this Plan, detailed discussion can be found on issues related to Infrastructure, Transportation and the Parks & Recreation needs necessary to accommodate future growth in the community.

As provided for under the requirements of concurrency, new development activities are only to be authorized in conjunction with the availability of public services to support that development. ■New development■ includes all that activity requiring some form of local government approval. It is not the intention of this section, or of any subsequent implementing program for concurrency monitoring, to permit any development that cannot be adequately served with community facilities, as required in this plan.

A detailed concurrency management system as required by Chapter 9-J5 is included as a part of the Capital Improvement Element of this Plan. This system will provide the monitoring necessary to ensure that no development takes place that would cause failure in any required area of service.

URBAN SERVICE AREAS

Figure 1-6a, identifies that portion of the unincorporated County that is within the Urban Service Area. This area lies to the east of the previously discussed Urban Service Boundary and represents the preferred regions for development at urban intensities. The area indicated is the most likely to have centralized water and wastewater services provided by either a municipal utility or a privately operated regional enterprise. The intent of the urban service area designation is to restrict the negative impacts of a sprawling low density development pattern and the fiscal burden that pattern of development has on the ability of the community to meet its service needs.

The Urban Service Area is not designed to be a permanent or static limitation on growth. Rather it is intended to indicate the areas of the County that can reasonably be expected to be provided with necessary community services during the fiscal planning periods of this plan.

Policy 1.1.5.1, of the Future Land Use Element speaks to the definition of the boundary of the Urban Service line. This Policy provides for some flexibility in the exact location of this line by as much as 1,500 feet, without the need to amend to the Comprehensive Plan. This flexibility is based upon the recognition that as properties develop they may in fact have boundaries that lie in part beyond the defined Urban Service boundary as depicted. It is not the intention of this plan to penalize these

properties for being partially outside of this area.

For example, it is conceivable that a property could be divided by the Urban Service boundary, but through particular topographic conditions it may be possible for that entire site to receive the full range of community utility services. The Urban Service designation is not intended to be a line of absolute demarcation for the provision of these services.

FUTURE LAND USE

A. FUTURE LAND USE MAP

Figure 1-6b, represents the Future Land Use Classifications for St. Lucie County at a scale of approximately one inch equals one mile. This is the adopted scale for submission of this Comprehensive Plan. However, specific figures throughout this Element and the remaining elements of the Comprehensive Plan may be reduced for presentation purposes.

In conjunction with the adoption of this plan by the Board of County Commissioners, the Department of Community Development shall prepare and be responsible for maintaining a county-wide map series at a scale of one inch equals 200 feet, or as otherwise may be available from the St. Lucie County Property Appraiser's map database. The purpose of this map series is for delineating the future land use designations on a property specific basis. Amendments to the land use designations on these maps, once approved, shall be in accordance with the provisions of Section 163.3187 or 163.3189, Florida Statutes.

It is acknowledged that the Future Land Use Map designates more land use acreage than is projected to be required to accommodate the minimum year 2020 population needs. Additional urban land uses have been included:

- 1) To provide choice of location;
- 2) To be able to take into account environmental constraints; and,
- 3) To recognize site specific limitations.

One of the fundamental philosophies of the *1985 Growth Management Act* and subsequent Growth Management Legislation, is that a local community must provide for the service demands of its current and new residents. One strategy to provide both efficient and adequate services is through the containment of urban sprawl. Urban sprawl for the purpose of this plan can be defined as that spatial pattern of development that fails to account for the service demands placed upon the local community resulting in a greater and disproportionate share of financial impact falling upon that part of the community already in place.

The Future Land Use Map (Figure 1-6b) reflects this fundamental philosophy of containment. In the most general descriptive terms, the future land use maps direct future development away from the environmentally sensitive areas of the coastal and estuarine environment to more concentrated employment and housing centers

FIGURE 1-6A - URBAN SERVICE BOUNDARY

along the I-95/Florida Turnpike corridor. It should also be noted that most of the new intense land use designations correspond with those areas identified as vacant or undeveloped on the existing land use map.

This particular pattern of development is somewhat different than the typical coastal community in Southeast Florida. Yet it should be pointed out that St. Lucie County has certain physical differences that serve to discourage the intense urbanization of its easternmost regions. Concerns about the further degradation of the quality of the riverine systems of the Indian River Lagoon, the North Fork of the St. Lucie River as well as the Savannas, which could be accelerated through the discharge of stormwater run-off, has lead St. Lucie County to recognize the need to move west of these areas with its more intense development patterns, while maintaining the Urban Service Boundary. Other considerations for developing areas along the western edges of the current urban form are the physical and fiscal constraints faced with increasing development intensities, and providing the necessary transportation and community services in this area. By directing future land development into areas that can be economically provided with urban services and do not have major environmental constraints, it will be possible to more effectively provide for the future needs of the community

B. FUTURE LAND USE DESIGNATIONS

The following future land use designations are those portrayed on the Future Land Use Map (Figure 1-6B). These descriptions provide the intent as well as recommend permitted/preferred uses within each designation. Further descriptions include other uses related to the predominant use which are consistent with the intent of the designation and which would be permitted at the discretion of the County. All residential densities are given in dwelling units per gross acre (du/ac). With the exception of the description of the Special District (SD) classification, these designations are unchanged from the existing Plan.

Also included in this section is a description of how the Future Land Use Map addresses certain non-residential uses. As explained later, specific non-residential uses are permitted within a variety of future land use designations without requiring amendments to the map.

Finally, Table 1-3 provides a land use district/zoning district compatibility chart that is intended to provide assistance in the application of compatible zoning districts, as currently found in St. Lucie County's Land Development Regulations.

Figure 1-6b

Future Land Use with Urban Service Boundary

SEE ATTACHED LARGE SCALE MAP

**TABLE 1-3
Land Use Designation/Zoning Compatibility Matrix**

Zoning	LAND USE DISTRICTS														
	AG-5	AG-2.5	RE	RS	RU	RM	RH	R/C	Cpub	COM	IND	P/F	MXD	SD	H
AG-5	X	X	X	X				X				X	X		
AG-2.5		X	X	X								X	X		
AG-1			X	X	X	X							X		
R/C			X	X	X	X	X	X					X		
AR-1			X	X	X	X							X		
RE-1			X	X	X	X							X		
RE-2				X	X	X	X						X		
RS-2				X	X	X	X						X		
RS-3					X	X	X						X		
RS-4					X	X	X						X		
RM-5					X	X	X						X		
RMH-5					X	X	X						X		
RM-7						X	X						X		
RM-9						X	X						X		
RM-11							X						X		
RM-15							X						X		
CN	X	X	X	X	X	X	X			X			X		
CO	X	X	X	X	X	X	X			X			X		
CG										X	X		X		
IL											X		X		
IH											X		X		
IX	X	X	C	C	C	C	C	C	C	X	X	X	X		X
U	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
I	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

**TABLE 1-3
Land Use Designation/Zoning Compatibility Matrix**

Zoning	LAND USE DISTRICTS														
	AG-5	AG-2.5	RE	RS	RU	RM	RH	R/C	Cpub	COM	IND	P/F	MXD	SD	H
RF	X	X	X	X	X	X	X	X		X		X	X		X
PUD	X	X	X	X	X	X	X	X				X	X	X	X
PNRD	X	X	X	X	X	X	X	X		X	X	X	X	X	X
PMUD	X	X	X	X	X	X	X	X		X	X	X	X	X	X
HIRD			X	X	X	X	X	X		X		X	X	X	X
RVP											X		X		

X - indicates compatible land use/zoning combination
C - indicates requirement for Conditional Use to insure compatibility

LAND USE CATEGORIES

A. AGRICULTURAL-5 (AG-5)

The AG-5 land use designation is intended for those areas of the County outside of the planned urban service area which are associated with agricultural and agricultural-related activities. These areas are recognized for first being appropriate for the production of citrus, cash crops, or ranching activities. These areas are acknowledged as potentially suitable for limited residential development under the following criteria:

- All residential development must be in accordance with applicable standards and restrictions as set forth in the Land Development Regulations;
- All residential development proposals in excess of 8 units must be approved through the Planned Unit Development (PUD) process as provided for in the Land Development Regulations;
- Any activity other than crop or food product related production, including combinations of properties/uses, in excess of 200 acres should be in conjunction with the establishment of a Community Development District, pursuant to Chapter 190, Florida Statutes, for the purpose of providing the necessary infrastructure facilities to support that development; and,
- Residential densities are set at a maximum of .20 units per gross acre (one (1) unit per 5 gross acres).

B. AGRICULTURAL - 2.5 (AG-2.5)

The AG-2.5 land use designation is intended for those areas of the County outside of the planned urban service area which are associated with agricultural and agricultural-related activities. These areas are recognized for first being appropriate for the production of citrus, cash crops, or ranching activities. These areas are acknowledged as potentially suitable for limited residential development under the following criteria:

- All residential development must be in accordance with applicable standards and restrictions as set forth in the Land Development Regulations;
- All residential development proposals in excess of 8 units must be approved through the Planned Unit Development (PUD) process as provided for in the Land Development Regulations;
- Any activity other than crop or food product related production, including combinations of properties/uses, in excess of 200 acres should be in conjunction with the establishment of a Community Development District, pursuant to Chapter 190, Florida Statutes, for the purpose of providing the necessary infrastructure facilities to support that development; and,
- Residential densities are set at a maximum of .40 units per gross acre (one (1) unit per 2.5 gross acres).

C. RESIDENTIAL ESTATE (RE)

The Residential Estate (RE) land use category is intended to act as a transitional area between the agricultural areas and the more intense residential areas in the eastern portion of the County. This category is found predominantly along the western edge of the urban form, but is also appropriate for areas of special environmental concern such as along the North Fork of the St. Lucie River and the Indian River Lagoon.

The RE designation is intended for large lot, single-family detached residential dwellings, at a density of one unit per gross acre. These areas are not required to be served with central utilities, however when at all practical, service connections should be provided.

The RE designation is acknowledged as potentially suitable for limited residential development under the following criteria:

- All residential development must be in accordance with applicable standards and restrictions as set forth in the Land Development Regulations;
- All residential development proposals in excess of 8 units must be approved through the Planned Unit Development (PUD) process as provided for in the Land Development Regulations;
- Any residential development in excess of 200 acres should be in conjunction with the establishment of a Community Development District, pursuant to Chapter 190, Florida Statutes, for the purpose of providing the necessary infrastructure facilities to support that development; and,
- Residential densities are set at a maximum of one (1) unit per one (1) gross acre.

D. RESIDENTIAL SUBURBAN (RS)

The Residential Suburban (RS) land use category is intended to act as a transitional area between the agricultural areas and the more intense residential areas in the eastern portion of the County. This category is found predominantly along the western edge of the urban form, but is also appropriate for areas of special environmental concern such as along the North Fork of the St. Lucie River and the Indian River Lagoon.

The RS designation is intended for large lot, single-family detached residential dwellings, at a density of one to two units per gross acre. These areas are not required to be served with central utilities, however when at all practical, service connections should be required.

E. RESIDENTIAL URBAN (RU)

The Residential Urban (RU) classification is the predominant residential land use category in the County. This residential land use category provides for a maximum density of 5 dwelling units per gross acre. The RU designation is generally found between the identified urban service areas and the transitional RS areas. These properties need to be serviced with central water and wastewater services. These services may be provided by either a public utility or through private on-site facilities, as would be permitted in accordance with all applicable regulations. New development in the RU areas can occur using traditional single-family or multi-family zoning designations or through the Planned Unit Development process.

F. RESIDENTIAL MEDIUM (RM)

The Residential Medium (RM) land use category is to be applied to those areas that are within, or planned to be within, areas of central community services. A maximum residential density of nine dwelling units per gross acre is permitted under this land use designation. If required, the actual density is subject to the satisfactory completion of the rezoning process, which would include complete review of the physical suitability of the property for development at the proposed intensity.

Medium density residential land uses can act as a transition between the lower intensity RU areas and the more intense land use designations. Zoning applications within the RM land use area include single-family, multi-family, or PUD zoning.

G. RESIDENTIAL HIGH (RH)

Areas designated Residential High (RH) are intended to accommodate high density development, not to exceed 15 dwelling units per gross acre. In order to develop at this intensity, it must be possible to connect into a central water and wastewater service facility, and the subject property must be located in an area of the County which has available all urban services and facilities including fire protection, police, recreation, roadways, and schools.

H. MIXED USE DEVELOPMENT (MXD)

The intent of the Mixed Use Development (MXD) designation is to identify those areas where innovative land use concepts are encouraged. Application of this district should be with prudence, and should be only to those areas where traditional land use classifications do not afford the desired flexibility and community input in land use planning necessary to address local concerns. Candidates for this district include all I-95 interchange areas, the St. Lucie County International Airport, Community Development Districts created pursuant to Chapter 190, Florida Statutes and areas of special or unique environmental consideration that may not be appropriate for traditional land use designations.

Uses within the areas classified as Mixed Use should be segregated as to intensity and indicated in the form of a concept master plan which is to be included as a part of the land use designation process. The following criteria, in addition to those as cited in Objective 1.1.7, are to be used in the development of Mixed Use areas:

- Unless otherwise compliant with the identified intensity classification, any change in zoning shall be to the Planned Unit Development (PUD), Planned Non-residential Development (PNRD) or Mixed Use Development (MXD), as described in the St. Lucie County Land Development Regulations. Those properties with compatible existing zoning designations are encouraged to develop under the PUD, PNRD or MXD regulations.
- Residential development shall be regulated by the intensity district in which it is to take place. In no case should gross residential density exceed 15 du/ac.
- All uses shall be compatible with internal and external adjacent land uses.

I. SPECIAL DISTRICT (SD)

The intent of the Special District (SD) designation is to identify those areas where specific uses or combinations of uses are anticipated. These include previously approved Community Development Districts, areas for which a site specific development plan or concept has been granted, or areas which by their location have specific issues and concerns for their development.

Residential densities within an area designated as a Special District are limited to what the current land use designation authorizes. Any increase over the present designation may be considered only through the Plan Amendment process.

J. COMMERCIAL (COM)

The Commercial (COM) land use designation is applicable to areas of future commercial development, in addition to those existing developed commercial areas. Future commercial areas should be located at points of high transportation access, with specific action taken to prevent the development of new linear commercial strips.

Although this plan supports the location of higher intensity commercial uses at the intersection of arterial roadways, it should not be interpreted to mean that every intersection should be designated for commercial activities. Unless otherwise designated on the future land use maps, applications for commercial use should be done in conjunction with a detailed review of the impacts of such development on adjacent property, specifically noting what, if any, negative neighborhood impacts could result.

The Commercial (COM) designation is intended to accommodate all commercial zoning districts as identified under St. Lucie County's Land Development Regulations. Office and general retail uses are considered the principal uses within the COM designated areas.

J. INDUSTRIAL (IND)

This land use designation is applied to specific areas of the County identified as suitable for industrial use. This land use designation is intended to be implemented through both the heavy and light industrial zoning districts, with the specific criteria for zoning application as provided for under the policies of the Future Land Use Element.

Areas designated for Industrial activities must have available all necessary services and facilities prior to development, supplied by either public or private sources as permitted. In addition, developments proposing to incorporate heavy industrial uses will be required to be adequately buffered from any adjacent use that would be incompatible.

K. PUBLIC FACILITIES (P/F)

The Public Facilities (P/F) land use designation is applied to properties used for such activities as education and places of worship. This designation may also be applied to other public uses such as jails and administrative buildings.

L. TRANSPORTATION/UTILITIES (T/U)

The purpose of this district is to recognize the Transportation or Utility use of property. This designation may be applied as appropriate subject to review of the specific application and intended use of the property.

The Transportation/Utilities (T/U) land use designation has been applied principally to four areas:

- 1) St. Lucie County International Airport;
- 2) The St. Lucie County Landfill;
- 3) The St. Lucie Power Plant site located on South Hutchinson Island; and,
- 4) The Florida Power and Light - Midway switching station along West Midway Road.

M. HISTORIC (H)

The Historic (H) land use designation is applied to properties of historic significance as identified by the national historic register, or State of Florida.

N. CONSERVATION

The Conservation land use designation has been divided into two categories: **Residential/Conservation (R/C)** and **Conservation-Public (Cpub)**. These designations are intended to identify areas of the County which exhibit unique or special environmental characteristics, and may be either publicly or privately held. The designations are described in more detail below.

1. **Residential/Conservation (R/C)**: The Residential/Conservation category is intended to identify those privately controlled lands that contain unique vegetation or have characteristics which warrant special attention prior to their being developed. The Residential/Conservation designation is not intended to prevent development activities. Instead, its purpose is to identify those areas that, due to special environmental or other unique constraints, location, property configuration, or topography should be more closely examined before final development approvals are authorized.

Areas designated Residential/Conservation carry a development potential of .20 dwelling units per gross acre (1 dwelling unit per 5 gross acres). Areas within the R/C designation should be developed using the following criteria:

- The development is supplied with central water and sewer service; unless otherwise permitted by the appropriate authority.
- Any development within an area designated R/C should, as a requirement for building permit approval, demonstrate compliance with all applicable environmental protection regulations as set forth in the Land Development Regulations for St. Lucie County.
- Any residential development proposal in excess of 10 acres, or involving more than 8 units, should be reviewed under the Planned Unit Development

regulations as set forth in the Land Development Regulations for St. Lucie County.

2. **Conservation-Public (Cpub):** Areas designated Conservation-Public are those lands which exhibit unique environmental characteristics and are owned by federal, state, regional, or local public agencies. They are intended solely for preservation and/or recreational use. No residential or commercial development may occur other than that typically related to park service and security functions.

NON-RESIDENTIAL USES

Future development in St. Lucie County will take place in many different styles, uses, configurations and combinations of uses. Some of this development may seem contradictory to the land use designation in which it is located. Non-residential uses which support residents and provide alternatives to the lifestyles of future residents are important when considering future land use issues. Table 1-6 identifies two categories under the current St. Lucie County Zoning Ordinance that would be compatible with each land use category identified in this plan.

The following zoning districts may occur in one or more of the future land use categories without requiring a change in land use designation, provided these performance standards are met.

Commercial Neighborhood. Commercial Office. Planned Non- Residential: Limited commercial uses may occur in areas designated Agriculture or any residential category not indicated as a Preferred Residential area, if all of the following criteria are met:

- 1) The intent of the commercial use is to provide easily accessible, convenience-type uses to immediately surrounding residents;
- 2) The property for which the commercial designation is sought is located on an Arterial or Major Collector;
- 3) Conversion of the petitioned property would not promote any strip commercial use of land;
- 4) The use is compatible with surrounding land uses and is provided with adequate screening and buffering of any adjacent residential property;
- 5) The site does not have direct driveway access onto any local or Minor Collector street; and,
- 6) The property for which the commercial designation is sought does not exceed 10 acres.

Industrial Extraction: An extractive use designation may occur in any future land use designation if all of the following criteria are met:

- 1) The extractive operation does not adversely affect areas determined to be environmentally significant;
- 2) The use is adequately buffered from surrounding land uses;
- 3) The use is compatible with surrounding land uses;

- 4) A plan has been developed which will allow for the reuse of the site in a manner which is compatible with surrounding land uses; and,
- 5) The proposed extraction operations not contrary to any of the provisions of the remaining elements of this plan or the county's land development regulations.
- 6) The Board of County Commissioners has approved the mining operation as a Conditional use in a residential district.

GOALS, OBJECTIVES AND POLICIES

The following Comprehensive Plan Goals, Objectives, and Policies are modifications of the portions of the Element as adopted in 1990.

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1.1 **ENSURE THE HIGHEST QUALITY LIVING ENVIRONMENT POSSIBLE, THROUGH A MIXTURE OF LAND USES REFLECTING THE NEEDS AND DESIRES OF THE LOCAL RESIDENTS AND HOW THEY WANT THEIR COMMUNITY TO DEVELOP. THE GOAL SHALL BE IMPLEMENTED BY STRICTLY ENFORCED BUILDING, ZONING AND DEVELOPMENT CODES BASED ON OBJECTIVES AND POLICIES THAT WILL ENHANCE ST. LUCIE COUNTY'S NATURAL AND MAN-MADE RESOURCES WHILE MINIMIZING ANY DAMAGE OR THREAT OF DEGRADATION TO THE HEALTH, SAFETY AND WELFARE OF THE COUNTY'S CITIZENS, NATIVE WILDLIFE AND ENVIRONMENT, THROUGH INCOMPATIBLE LAND USES.**

Objective 1.1.1 **Maintain the Future Land Use Map land with the following use designations to portray the future development patterns of St. Lucie County.**

Policy 1.1.1.1 The following land use designations/intensities, as indicated on the Future Land Use Maps are provided as the pattern for the future development of the area within unincorporated St. Lucie county.

Land Use Category	Residential Density/ Max Lot Coverage by Structure
AG-5 Agriculture - 5	1 du/5 acres (.2 du/1 acre)
AG-2.5 Agriculture - 2.5	1 du/2.5 acres (.4 du/1 acre)
RE Residential Estate	1 du/1 acre
RS Residential Suburban	2 du/1 acre
RU Residential Urban	5 du/1 acre
RM Residential Medium	9 du/1 acre
RH Residential High	15 du/1 acre
R/C Cpub Residential/Conservation Conservation - Public	1 du/5 acres (.2 du/1 acre) 0 du/5 -10% ^{1 4}
COM Commercial	0 du/40-50% ^{1 4}

IND	Industrial	0 du/40-50% ^{1 4}
P/F	Public Facilities	0 du/40-50% ^{1 4}
T/U	Transportation/Utilities	0 du/40-50% ^{1 4}
MXD	Mixed Use Development	.2-15 du/acre ^{2 3} 40% - 50% ⁴
H	Historic	0 du/40-50% ^{1 4}
SD	Special District	.2-15 du/acre ^{2 3} 40% - 50% ⁴

- 1) Residential uses permitted only as accessory to primary permitted use. Refer to Zoning/Land Development Regulations for special restrictions.
- 2) Maximum Densities subject to compliance with intensity plans for each mixed use area, as set forth in Policy 1.1.6.4.
- 3) Special restrictions apply. Refer to Policy 1.1.6.5.
- 4) For specific non-residential land use intensities, refer to zoning/land development regulations.

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

Policy 1.1.2.1: Require that new developments within the AG-5 and AG 2.5 future land use categories not exceed the gross densities provided in Policy 1.1.1.1.

Policy 1.1.2.2: Any application or petition to divide a lot or parcel of record as of January 9, 1990, in the AG-2.5 or AG-5 future land use categories, into more than 8 lots, parcels or tracts, shall be approved only through the planned development process consistent with the other Goals, Objectives and Polices of this Plan, except in those instances where the division of lot or parcel of record as of January 9, 1990, would result in individual parcels or tracts of 20 acres or more in size and no streets roads or other public or private infrastructure are required.

If two (2) or more lots, parcels or tracts or combinations of lots parcels or tracts and portions of lots parcels or tracts which are contiguous to other lots parcels or

tracts under single or common ownership interest and were of record on January 1, 1990, the lands involved shall be considered to be an undivided parcel for the purposes of this Policy, provided however, that lots, parcels or tracts separated by an ingress/egress, access or roadway easement that was of record on January 1, 1990, but specifically excluding any easement limited to utilities, drainage or other non-access purpose, shall not be considered an undivided parcel for the purpose of this Policy.

Where any new street, road, or other public or private infrastructure is proposed within the PUD it shall be designed in a manner that provides for the grouping or concentrating of all development areas and activities in order to minimize the cost of providing infrastructure and community services to these areas while maintaining a minimum of 80% Open Space (gross area).

Policy
1.1.2.3:

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

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

For any planned development project developed within the AG-5 and AG-2.5 future land use categories, a minimum of 35% of the gross project area shall be held in common ownership or management control. Nothing in this Policy is intended to prevent these areas of required common open space from, at the discretion of and acceptance by the appropriate unit of local or state government, being conveyed into public ownership or trust. For any agricultural PUD, equal to or less than 160 acres in gross area or involving eight (8) or less lots or parcels, whichever is more restrictive, the required common open space, may be held in either common or individual interest.

Policy
1.1.2.4:

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

Policy
1.1.2.5:

The County shall include in its land development regulations a site assessment process to evaluate the potential conversion of existing or designated agricultural land uses to non-agricultural land uses in a rational and orderly manner. Such provision shall require as a condition to such conversion that the Board of County Commissioners affirmatively find that the proposed non-agricultural use:

- a. is compatible with adjacent land uses;

- b. maintains the viability of continued agricultural uses on adjacent lands;
- c. contains soils suitable for urban use as defined by the St. Lucie County soil survey;
- d. is suitable with existing site-specific land characteristics;
- e. is consistent with comprehensive development plans;
- f. will have available the necessary infrastructure concurrent with the anticipated demands for development;
- g. will avoid the extension of the urban services boundary to create any enclaves, pockets, or finger areas; and,
- h. Could not be feasibly located on non-agricultural land.

Policy 1.1.2.6: Provide adequate buffering and/or setbacks between agriculture and non-agricultural uses to protect such agricultural uses from adverse impacts associated with encroachment of non-agricultural development or creation of nuisances by agricultural operations. Insure that Agricultural Best Management Practices are used.

Policy 1.1.2.7: Consistent with Objective 1.1.16 allow for eco-tourism uses within the Agricultural areas.

Objective 1.1.3 Review and amend, as required, the County's Land Development Regulations which support the implementation of the Future Land Use Element, and the other components of the St. Lucie County Comprehensive Plan.

Policy 1.1.3.1 Adopt and/or amend existing land development regulations to ensure that they contain the specific and detailed provisions necessary to implement the adopted Comprehensive Plan, and which as a minimum include the following:

- a. Regulate the subdivision of land;
- b. Regulate the use of land, air, and water consistent with all elements of the St. Lucie County Comprehensive Plan, to ensure the compatibility of adjacent land uses and provide for adequate open space;
- c. Protect those areas designated for conservation purposes or that contain other special environmental habitat as identified in the Future Land Use and other elements of the St. Lucie County Comprehensive Plan;
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas;
- f. Regulate signage;
- g. Provide minimum landscaping standards for all development that encourages the use and protection of native and drought tolerant species in lieu of exotic and water consumptive plants;
- h. Ensure safe and convenient on-site traffic flow and vehicle parking needs;

- i. Provide that development orders and development permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this and other elements of the St. Lucie County Comprehensive Plan;
- j. Provide for procedures and time schedules for acceptance of amendments to the St. Lucie County Comprehensive Plan in accordance with the provisions of Chapter 163.3187, FS.; and
- k. Minimize noise and light pollution.

Objective 1.1.4 Require through the County's Land Development Regulations, specific performance criteria [(i.e., architectural, landscaping and separation standards, Transfer of Development Rights (TDRs)), that all new development be compatible with surrounding land uses, both existing and future as represented in this Element.

Policy 1.1.4.1 Encourage the location of urban land use intensities, through the development of density bonus and incentive programs in the Land Development Regulations, to those areas that lie within the defined urban service boundary and discourage the conversion of property in the agricultural and suburban areas to higher intensity urban uses, while still keeping all development authorizations in line with the adopted levels of service within this plan.

Policy 1.1.4.2 Require that new development be designed and planned in a manner which does not place an unanticipated economic burden upon the services and facilities of St. Lucie County.

Policy 1.1.4.3 Continue to encourage the use of cluster housing and planned unit development techniques to conserve open space and environmentally sensitive areas, through the County's Land Development Regulations which include:

- a. minimum acreage requirements necessary to support a viable mixed use community providing sufficient design flexibility to allow innovation and creativity in all forms of planned unit developments;
- b. minimum open space ratios of 35% in all planned unit developments and including within the PUD documents assurances that such areas will remain as open space to protect existing native habitat, to provide for minimum setback needs from adjacent uses, and to provide active and passive recreational as well as visual amenities.
- c. minimum open space standards;
- d. provisions ensuring the long term preservation of remaining open spaces;
- e. a mixed use district combining residential, commercial, recreational, educational, and other income producing uses providing significant functional and physical integration among uses;
- f. minimum standards for the provision of on-site shopping, job opportunities and internal trip capture; and,
- g. specific requirements to provide efficient, centralized infrastructure (potable water and sanitary sewer). Include specific restrictions on the use of

septic tanks, individual wells, and package plants in planned unit developments.

Policy 1.1.4.4 Calculate gross residential density on lands that lie above the mean high water elevation and provide for the ability to transfer/cluster residential density from wetland and other sensitive or unique environmental habitats to upland areas on contiguous property.

Objective 1.1.5 In coordination with the other elements of this plan, future development within the Urban Service Area shall be directed to areas where urban and community services/facilities can be provided in the most efficient and compact manner so as to discourage the proliferation of urban sprawl.

Policy 1.1.5.1 Urban development activities shall be restricted to that area identified as the Urban Service Area (Fig. 1-6a). Urban development activities are defined, for the purpose of this Policy, as any residential development activity in excess of two units to the gross acre, any non-agricultural commercial activity or any non-extractive/non-agriculturally related industrial activity.

The Urban Service Area is not intended to be a static line of development. Using the 1990 urban service boundary line as a base, an individual segment of this line may be extended or contracted only once for a distance up to 1,500 feet from that which is indicated on Figure 1-9 without necessitating an amendment to the Comprehensive Plan provided that the urban service area lies contiguous to an existing residential commercial or industrial land use classification; the owner of the contiguous property can ensure the provision of appropriate infrastructure and services, and the resulting change does not detrimentally impact the established character of the area surrounding the area to be included in the urban service boundary. St. Lucie County shall be responsible for maintaining an updated map indicating the location of the 1990 Urban Service Boundary, including any alterations to it and once every two years include as a part of a Comprehensive Plan Amendment process, the latest Urban Service Area Map.

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

Policy 1.1.5.2 Prior to the issuance of any final development order within the Urban Service Area, the County shall consider the proximity of the proposed development activity to the availability of urban and community services and facilities. Development which requires extending any of these services over or through significant distances of undeveloped land or land not already subject to the issuance of a final development order shall be discouraged until other lands that are more proximate to the existing services have been developed

Policy 1.1.5.3 When considering any amendment to the Future Land Use Maps of the County's Comprehensive Plan, the County Commission shall make the following findings, supported by the other elements of this Plan, prior to taking any approval actions granting an individual amendment to the Future Land Use Maps:

1. That the property under land use amendment application is adjacent to, or within no more than 1/4 mile of the same or greater type of land use classification.
2. That the property under land use amendment consideration lies within the Five Year Capital Improvement Program of the Water and Wastewater Master Plan for St. Lucie County or otherwise meets the requirements of Policy 1.1.5.4.

Policy
1.1.5.4

All new subdivision and site plan development projects that are proposed to take place within the unincorporated area of the County for which water/sanitary sewer service can be provided to the project as identified in Chapter 6A and 6D, the project shall be required to provide a dry-line water/sanitary sewer distribution/collection system, and provide for connection to such available water/sanitary sewer service as such service becomes available. The standard for construction of these systems shall

be included as a part of the County's Land Development Regulations or Utility Extension Policy Regulations.

Policy
1.1.5.5

Within the Urban Service Area as described in Policy 1.1.5.1, where regional water and wastewater utility service is not currently available or planned to be made available within the Five Year Capital Improvement Program of the Water and Wastewater Master Plan for St. Lucie County the County shall not allow for non-residential development, or residential development in excess of two (2) dwelling units per acre unless the following factors are met:

- a) the proposed development bears the entire fiscal impact of providing its own on-site water and wastewater services; and,
- b) the developer agrees to connect to a regional water and wastewater system when such system becomes available to the site with none of the cost for connecting to the regional system being passed on to the regional system.

Policy 1.1.5.6 The County's adopted potable water and wastewater master plan shall be considered a part of this plan based on references contained here and in the Infrastructure Element.

Policy 1.1.5.7 Coordinate with the City of Fort Pierce, the City of Port St. Lucie, the Florida Department of Transportation, St. Lucie Metropolitan Planning Organization, Florida Department of Community Affairs and Treasure Coast Regional Planning Council to annually review the transportation network. The annual review will identify strategies, e.g., Transportation Concurrency Exception Areas, which will allow for LOS standards lower than those listed in Policy 2.1.2.8 to achieve infill and redevelopment Goals, Objectives, and Policies.

Policy 1.1.5.8 The County shall not at public expense construct any new roadways which will extend public facilities to areas not presently served within the Urban Services Area unless such areas are immediately contiguous to existing non-residential or residential urban developments (those areas having density in excess of two (2) dwelling units per acre) or which have been identified by the Metropolitan Planning Organization as part of its area roadway network to meet areawide transportation needs.

Policy 1.1.5.9 No non-agricultural development

shall be permitted outside of the Urban Service Area that does not address all of its community infrastructure impacts, both on-site and off-site. All development outside the Urban Service Area shall pay the entire cost of its fiscal impacts on public facilities and services.

Policy
1.1.5.10

New industrial development shall be located in those areas that are or can be serviced with central water and wastewater facilities consistent with the Water and Wastewater Master Plan for St. Lucie County and will not contribute to the degradation of surficial water quality,

Policy
1.1.5.11

The use of individual on-site septic disposal systems for industrial development activities shall be in accordance with all applicable state and local regulations, including but not limited to Rule 10D-6, FAC., and St. Lucie Environmental Control Ordinance 89-02 (wastewater and sewage disposal regulations).

Policy
1.1.5.12

As provided for under Policy 1.1.5.2, construction of new residential development at densities greater than two units per acre shall only be permitted when central or on-site water and central or on-site wastewater systems are available or will be provided concurrent with the impacts of development, consistent with the adopted levels of service found in the plan.

Policy
1.1.5.13 Existing development will be required to connect to central water and sewer systems when such facilities are made available in accordance with applicable Rules and Regulations.

Policy
1.1.5.14 All new subdivision and site plan development projects that are proposed to take place within the approved service area of any duly authorized water/wastewater utility in St. Lucie County, shall be required to provide a "dry-line" central water and wastewater distribution/collection system, and provide for the connection to centralized systems as they become available. The standards for construction of these systems shall be included as a part of the County's Land Development Regulations.

Policy
1.1.5.15 Local utility services (i.e., electric substations, wastewater lift stations, telecommunication sites and other small scale utility service operations) necessary to provide for the utility service needs of the neighborhood area, may be approved without the need to amend the Future Land Use Element so long as the property on which the activity is to take place is less than ten (10) acres in total area. Zoning compliance and review procedures are to be as described in the County's Land Development Regulations.

Objective **St. Lucie County shall require, through the County's Land**

1.1.6 Development Regulations, the protection of historically significant structures, facilities and locations within the unincorporated areas of the County, as identified by the State of Florida or the Federal Register of Historic Places.

Policy 1.1.6.1 St. Lucie County shall continue, with the assistance of the State of Florida and the St. Lucie County Historical Commission, to identify significant historic resources within the unincorporated areas which are in need of protection and develop management and restoration plans as appropriate.

Policy 1.1.6.2 Historic resources shall be protected through designation as historic sites by the State or the County.

Policy 1.1.6.3 St. Lucie County shall include within its Land Development Regulations specific actions as prescribed by the Division of Historic Resources of the Florida Department of State, that are to be followed in the event historically significant facilities are discovered through or threatened by the land development process.

Policy 1.1.6.4 Adaptive reuse of historic structures shall be given priority over activities

that would harm or otherwise destroy the historic value of such resources.

Policy 1.1.6.5 St. Lucie County shall continue to protect historic structures by enforcing Section 4.11.00 of the St. Lucie County Land Development Code.

Policy 1.1.6.6 St. Lucie County shall maintain an inventory and map of all archaeological and historical resources within the County.

Objective 1.1.7 Future development and redevelopment activities shall be directed to those areas depicted with urban land use designations on the Future Land Use Map and are to be consistent with sound planning principles contained in the goals, objectives, and policies of this plan.

Policy 1.1.7.1 Continue to support and encourage innovative land use development patterns through adequate provision in the County's Land Development Regulations including Planned Unit Developments (PUD), Planned Non-Residential Development (PNRD) and the Planned Mixed Use Development (PMUD) zoning designations.

Policy Encourage the use of the Planned

1.1.7.2 Mixed Use Development (PMUD) zoning designation which permits both residential and non-residential development within a single planned development.

Policy 1.1.7.3 Continue to support the Mixed Use activity areas as indicated in the following sub-area Mixed Use activity areas plans as depicted in Figure 1-7a thru 1-7j.

Figure 1-7a Indrio Mixed Use Area

Figure 1-7b RESERVED

Figure 1-7c Treasure Coast Ind. Park Mixed Use Activity Area

Figure 1-7d St. Lucie Intl Airport Mixed Use Activity Area

Figure 1-7e St. Lucie Blvd Mixed Use Activity Area

Figure 1-7f orange avenue/ i-95 mixed use activity area

Figure 1-7g

Okeechobee Road/I-95 Mixed Use Activity Area

Figure 1-7h midway/glades mixed use activity area

Figure 1-7i west orange mixed use activity area

Figure 1-7j Gatlin Blvd./I-95 Mixed Use Activity Area

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES

Policy
1.1.7.4

The following use intensity definitions shall be used for the purpose of this plan for the Mixed Use activity areas:

1. **High**
Intensity
developm
ent areas
may
include
the
following
types of
land uses;

Ratio

* FAR = Floor Area

2. **Medium**
Intensity
developm
ent areas
may
include
the
following
types of
land uses;

Ratio

* FAR = Floor Area

3. **Low**
Intensity
developm
ent areas
may
include
the
following
types of
uses;

* FAR = Floor Area Ratio 4. Specific L

Areas with special
or unique local
character may be

included within the Mixed Use Designation. These areas, because of conditions unique or peculiar to them alone, have been limited to specific activities and zoning options as set forth in the activity area plans described in Policy 1.1.7.4. Any zoning application not consistent with this policy must be accompanied by a corresponding Comprehensive Plan Amendment indicating the change in intensity classification.

Application of the Specific Use Area designation is to be made to those areas recognized by the County as suitable for alternative land use as the full spectrum of community services become available. This designation would serve to prevent the unplanned or

premature development of such areas until all services were provided for and are consistent with the Future Land Use development philosophy of St. Lucie County.

The terminology used in the Specific Use designation identifies the type of permitted activity, maximum zoning density or maximum zoning intensity. Each Mixed Use Activity area will identify the type of Special Use areas in the legends of each area.

Policy
1.1.7.5

St. Lucie County Planning staff shall review on a bi-annual basis, all mixed use activity areas for consistency with the other elements of this plan and to determine if any amendments or further definition of intensity designation is warranted. Any amendments to any mixed use activity area intensity designation shall be processed as an amendment to the County's Comprehensive Plan in accord with the applicable

standards of Chapter 163, Florida Statutes.

**Objective
1.1.8** **Property owners investments, their quality of life and the single family neighborhood, as a defined residential area, shall be protected from the encroachment of commercial and/or other inappropriate land uses through consistent and predictable application of the Land Development Regulations.**

Policy
1.1.8.1 All new subdivisions, planned unit developments and site development plans shall be designed to include an efficient system of internal traffic circulation that does not require internal trips or trips of short duration to be forced onto the major roadway network.

Policy
1.1.8.2 All new subdivisions shall be designed so that all individual lots have direct access to the internal street system, and that any lot or property along the periphery of the development is to be buffered from any major roadway and incompatible land uses.

Policy
1.1.8.3 Continue to implement the county-wide right-of-way protection regulation and Right-of-Way Dedication Ordinance.

Policy
1.1.8.4 Limited development of commercial/non- residential uses will

be allowed within areas classified for residential use, provided that these activities are compatible with the adjacent land uses and meet the following standards:

- a) intent of the commercial use is to provide easily accessible, convenience-type uses to immediately surrounding residents;
- b) property for which the commercial designation is sought is located on an Arterial or Major Collector;
- c) conversion of the petitioned property would not promote any strip commercial use of land;
- d) use is compatible with surrounding land uses and is provided with adequate screening and buffering of any adjacent residential property;
- e) The site does not

have its primary driveway access onto any local or Minor Collector street; and,

- f) The property for which the commercial designation is sought does not exceed 10 acres.

Policy
1.1.8.5

In addition to any other general standard for change in zoning as may be described in the County's Land Development Regulations, the following specific standards shall be used in determining the suitability of new property(s) for designation as Commercial General (CG) under the County's Land Development Regulations:

- a) New Commercial General (CG) property should have available to it at the time of any zoning change central water services, or have an executed service agreement for the provision of central water services necessary for both domestic and fire protection purposes.

- b) New Commercial General (CG) property should not be located within 300 feet of any Aquatic Preserve or other specially designated aquatic habitat or a Category I Wetland as described in Policy 8.1.14.1 of the Conservation Element of this Plan.
- c) New Commercial General (CG) areas should have immediate access to the regional transportation network.
- d) New Commercial General (CG) property should have a minimum lot size of one (1) acre, unless the property is being added to another existing commercially (general) zoned property.

Policy 1.1.8.6 Require effective visual and light diffusion barriers between residential and non-residential uses. Standards and requirements for such barriers

are to be included in the landscaping and screening regulations of the St. Lucie County Land Development Regulations.

Policy 1.1.8.7 Eliminate future scattered and highway strip commercial development by encouraging the development of commercial centers or nodes consistent with the Future Land Use Map.

Policy 1.1.8.8 Restrict strip commercial development to those traffic corridors where such development patterns now exist. The depth of these commercial areas should average 600 feet, with the exceptions to be found at points of arterial intersection.

Policy 1.1.8.9 Concentrate tourist and regional service related commercial activities to those areas adjoining the interstate highway system or that have sufficient regional automobile access.

Policy 1.1.8.10 Interchange development activities should not include commercial activities that are designed to service a small geographic market area. Local service activities should be located at points away from an interchange so as to avoid conflicts between regional and local traffic which can contribute to accelerated degradation of level of service in these areas.

Policy
1.1.8.11

Encourage the use of existing commercial and industrial designated lands within the urban service area, through requiring a strict demonstration of service availability, before authorizing Land Use and Zoning amendments in areas not presently indicated as having such a designation.

**Objective
1.1.9**

Through enforcement of Chapter 6.00.00 of the County's Land Development Code, support criteria and standards for the protection/creation of native plant communities within the County. For the purpose of this plan, Native Plant Communities shall be preserved as defined in the Treasure Coast Regional Planning Council's Regional Policy Plan, Regional Policy 10.1.2.2., "...preserved in viable condition with intact ground cover, understory and canopy."

Policy
1.1.9.1

St. Lucie County shall include within its Land Development Regulations criteria and standards for the protection and preservation of both wetland and upland habitat. The criteria to be included within the County's Land Development Regulations shall be based upon, but not limited to, the following:

- a) Size of the property on which the development

activity is to take place;

- b) The type quality and sensitivity of the native habitat including nesting and foraging locations found on site;
- c) Methodologies to be employed in protecting and preserving native habitat;

The presence or occurrence of endangered or threatened species on site and methodologies to be employed to ensure their continuing presence on site or mitigation;

- d) The amount of similar habitat in a state of functional preserve within the same area; and,
- e) Requirements that all necessary environmental assessments be prepared by personnel having the appropriate expertise to make the necessary determinations which shall be submitted in writing to the Board of County

Commissioners for review prior to their making a determination regarding any proposed development.

Policy 1.1.9.2 In conjunction with the implementation of Policy 1.1.9.1, the County shall by, June 2004, reconsider the establishment of an impact fee collection system for the purpose of habitat acquisition/preservation, in lieu of specific on-site preservation.

Policy 1.1.9.3 All development applications that include wetland habitat shall be consistent with all applicable Federal, State and County regulations and the goals, objectives and policies of the County's Comprehensive Plan. The most restrictive of these regulations shall be enforced.

Policy 1.1.9.4 Enforce Section 7.09.00 of the land development regulations to provide that existing on-site native upland habitat be incorporated into required site plans as a part of open space areas, required landscaping or as a part of minimum yard areas so that as much of the identified habitat as is practicable is maintained.

Policy 1.1.9.5 Enforce Section 6.00.00 of the land development regulations to protect trees and upland habitat by

prohibiting the premature clearing of land and the concurrent destruction of native habitats with appropriate fines and mitigation.

Policy
1.1.9.6

St. Lucie County shall subject proposed development in areas designated Residential/ Conservation (R/C) on the Future Land Use map to following criteria prior to approval:

1. Residential development shall not exceed one (1) dwelling unit per five (5) gross acres;
2. All development shall be subject to specific building restrictions as further specified in the County's Land Development Regulations.
3. The clearing of trees and other native understory, other than Melaleuca Leucadendra (Punk Tree), Schinus Terebinthifolius (Brazilian Pepper), and Casuarina Spp. (Australian Pine) shall be prohibited, unless

specifically permitted through the County's tree protection regulations.

4. The addition or expansion of structures that require development orders or building permits shall be considered on a case-by-case basis.5. Any residential development proposal in excess of 40 acres, or involving more than 8 units, shall be subject to the County's Planned Development regulations, including all standards of development identified within them, as set forth in the Land Development Regulations for St. Lucie County.

Policy
1.1.9.7

Enforce Section 6.02.02 of the land development regulations to protect the water courses identified below:

North Fork of the St. Lucie River -

from the Martin County line to the confluence with Five & Ten Mile Creeks

Five Mile Creek - from the confluence of the North Fork of the St. Lucie River to the Florida East Coast Railroad, Glades Cut-Off Branch Line.

Ten Mile Creek - from the confluence of North Fork of the St. Lucie River to McCarty Road.

Policy 1.1.9.8 Enforce Section 6.00.00 of the County's land development regulations which requires immediate (within 5 days of alteration) reseeded or stabilization of areas cleared for development activities. Clearing for site construction shall not commence until appropriate authorizations for such activities have been granted pursuant to the County's Tree and Habitat protection regulations, reference Policy 1.1.8.6.

Policy 1.1.9.9 Enforce Section 7.07.07 of the County's land development regulations which require the developer of any site to be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.

Policy Continue to require new urban type

1.1.9.10 developments near agricultural areas to avoid adverse impacts on the natural resources essential to production of crops and citrus.

Policy 1.1.9.11 Enforce Section 6.06.00 of the County's land development regulations which requires that extraction activities for natural resources be permitted only where compatible with existing and proposed land uses. All operations must be in accordance with all applicable regulatory permitting requirements.

Policy 1.1.9.12 Enforce Section 6.06.00 of the County's land development regulations which require that a reclamation/restoration plan be submitted as part of the required application for an extractive use permit.

Policy 1.1.9.13 Enforce Section 6.05.00 of the County's land development regulations, which require that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within the identified 100 year flood zones is subject to the County's Flood Damage Protection regulations.

Policy 1.1.9.14 Continue to require new development activities to be consistent with the soil conditions in the area in which the activity is proposed. In those instances where soil modifications

are necessary, all activities should utilize best management practices as identified by the Soil Conservation Service.

Policy
1.1.9.15

By December 2004, the County shall develop and approve a plan to promote (through acquisition) or protect (through incentives), the establishment of designed wildlife corridors connecting viable environmental habitat in order to allow the survival of far ranging species and prevent the isolation of natural communities. This plan is to be developed in cooperation with the Florida Game and Fresh Water Fish Commission, the U.S. Fish and Wildlife Service, the Department of Environmental Regulation, the South Florida Water Management District, Department of Agriculture and Consumer Services, and affected landowners.

Objective
1.1.10

St. Lucie County shall continue to protect and manage the unique coastal resources of the County, balancing the need to provide reasonable private property use while assuring a full range of public beach access and recreational facilities for the residents of and visitors to the County.

Policy
1.1.10.1

Continue to enforce the provisions of the Hutchinson Island Residential District as described in the Land Development Regulations.

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

Policy 1.1.10.3 Future land development activities within the identified Hurricane Vulnerability Zone, shall be consistent with Goal 7.2, its Objectives and Policies, as identified in the Coastal Management Element of the St. Lucie County Comprehensive Plan.

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

Policy 1.1.11.1 St. Lucie County shall actively assist to the maximum extent practical in the recruitment of clean high growth industrial activities.

Policy 1.1.11.2 In addition to any other general standard for change in zoning as may be described in the County's Land Development Regulations, the following specific standards shall be

used in determining the suitability of new property(s) for designation as Heavy Industrial under the County's Land Development Regulations:

1. Heavy Industrial property should have available to it central water services necessary for both domestic and fire protection purposes.
2. New Heavy Industrial property shall not be located within 1,000 feet of any Aquatic Preserve or other specially designated aquatic habitat or a Category I Wetlands as described in Policy 8.1.14.1 of the Conservation Element of this Plan.
3. New Heavy Industrial property should not be located within the 100 year flood plain.
4. Heavy Industrial property should have available to it heavy rail services for the receipt and

distribution of products.

5. Heavy Industrial property should have immediate access to the regional transportation network without the need to travel through residential areas.
6. New Heavy Industrial property should have a minimum lot area of 10 acres.
7. New Heavy Industrial property should not be located within any cone of influence, as identified under the County's wellfield protection program.

Policy
1.1.11.3

In addition to any other general standard for change in zoning as may be described in the County's Land Development Regulations, the following specific standards shall be used in determining the suitability of new property(s) for designation as Light Industrial under the County's Land Development Regulations:

1. Light Industrial

property should have available to it central water services necessary for both domestic and fire protection purposes.

2. New Light Industrial property should not be located within 500 feet of any Aquatic Preserve or other specially designated aquatic habitat or a Category I Wetlands as described in Policy 8.1.14.1..
3. New Light Industrial areas should have immediate access to the regional transportation network.
4. New Light Industrial property should have a minimum lot size of one (1) acre.

Objective 1.1.12 Pursuant to Chapter 5.00.00 of the Land Development Code, all development orders and permits for future development and redevelopment activities shall be

issued only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.

Policy 1.1.12.1 Restrict higher densities and intensities of development to urban service areas, where public facilities are available.

Policy 1.1.12.2 Time the development of residential, commercial, and industrial land concurrently with provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

Policy 1.1.12.3 Permit only those proposed locations of public facilities which:

- a) maximize the efficiency of services provided;
- b) minimize their cost; and
- c) minimize their impacts on the natural environment.

Policy 1.1.12.4 Require that all development in areas not provided with central water and sewer services be governed by the provisions of Section 381.272, F.S., regulating on-site sewage disposal

systems; and Chapter 10D-6, F.A.C., which regulates the installation of individual sewage disposal facilities.

Policy
1.1.12.5

Prior to the issuance of any final development order within the Urban Service Area, the County shall consider the proximity of the proposed development activity to the availability of urban and community services and facilities. Development which requires extending any of these services over or through significant distances of undeveloped land or land not already subject to the issuance of a final development order shall be discouraged until other lands that are more proximate to the existing services have been developed.

**Objective
1.1.13**

The County shall continue to improve coordination with affected and appropriate governments and agencies to include their input into the development process and to mitigate potential adverse impacts of future development and redevelopment activities.

Policy
1.1.13.1

Coordinate requests for development orders or permits, as appropriate, with the City of Fort Pierce, Port St. Lucie, St. Lucie Village, adjacent counties, special districts, the Treasure Coast Regional Planning Council, the South Florida Water Management District and state and federal agencies.

Policy 1.1.13.2 By January 31, each year The County shall encourage the various municipal bodies within St. Lucie County, to develop and provide the County a Future Annexation Plan.

Policy 1.1.13.3 The County shall encourage the annexation of any isolated enclave area prior to the issuance of any County building authorizations within that enclave.

Policy 1.1.13.4 The County shall coordinate the review of all development proposals within the identified area of future annexation with the appropriate municipal body

Objective 1.1.14 St. Lucie County shall eliminate or reduce land uses inconsistent with the provisions of the Comprehensive Plan unless otherwise referenced through the vesting of development rights.

Policy 1.1.14.1 St. Lucie County shall by December 31, 2004, develop and implement a program to provide for the recapturing of previously approved development authorizations that have not been permitted for construction, excluding those development units or lots recognized as existing lots of record as further described in the County's Land Development Code.

Policy St. Lucie County shall by December 31, 2004, develop and implement a

1.1.14.2 program to provide for specific maximum time periods in which approved development units or non-residential square footage must be constructed or the approvals authorizing its construction shall terminate and the approvals be rescinded.

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

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

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

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

Policy St. Lucie County shall continue to

1.1.15.4 work toward the phasing out of incompatible land uses within the 65 Ldn line as identified in the Airport Master Plan

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

Policy 1.1.16.1 Require that the proposed facility be consistent with the provisions of the Coastal and Conservation Elements of this Plan.

Policy 1.1.16.2 Require that the proposed facility not negatively impact the resource through design standards which consider the carrying capacity of the resource, and the intensity and compatibility of the proposed use

Policy 1.1.16.3 Require that the proposed facility be designed to contribute to the experience offered by the resource.

Policy 1.1.16.4 Require the developer to provide, as a part of the application, a study of the resource's carrying capacity and to establish a visitor monitoring program to avoid negative bio-physical impacts.

Objective 1.1.17 **Coordinate with the St. Lucie County School Board and other educational institutions to locate**

future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.

Policy
1.1.17.1 Future schools shall be allowable uses in all Future Land Use categories within the Urban Service Area except; Industrial (IND), Conservation - Public (Cpub), Residential/Conservation (R/C), Historic (H) and any Special District (SD) which is defined to exclude educational facilities.

Policy
1.1.17.2 The Future Land Use designation for land on which a school is constructed or planned to be constructed shall be changed to Public Facilities (P/F) Land Use at the earliest opportunity.

Policy
1.1.17.3 Schools shall not be located outside the Urban Service Area described in Policy 1.1.5.1 unless (a) the school is to be located on property owned by the School Board on or before January 1, 2001, or (b) it is demonstrated that the projected enrollment is primarily students which live outside of the Urban Service Area and are best served by a school also located outside of the Urban Service Area, or the school's curriculum focuses on agricultural uses consistent with those found in St. Lucie County.

Policy Proposed school sites shall meet the following general criteria:

- 1.1.17.4
- a) Adequate public facilities and services, including roads, central water service, central sewer service, and other utilities shall be available concurrent with the opening of the school;
 - b) There are no significant environmental constraints that would preclude development of a school on the site;
 - c) There are no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master File;
 - d) Soils are suitable or adaptable for the proposed use;
 - e) Required parking and circulation of vehicles on the site can be accommodated; and
 - f) Where feasible, co-location with public facilities such as active parks, libraries, and community centers is considered.

Policy 1.1.17.5 As provided in Chapter 1013, Florida Statutes, the Land Development Code may include reasonable development standards and conditions for school site plans in accordance with Chapter 1013 Florida Statutes, so long as those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.

Policy 1.1.17.6 When considering the acquisition and establishment of public facilities such as active parks, libraries, and community centers, the county shall, to the greatest extent possible, select a location which allows for the current or future co-location with a public school.

Policy 1.1.17.7 When selecting land for preservation, or passive parks and uses, the county shall consider the possibility of co-location with a school.

Objective 1.1.18 St, Lucie County shall identify existing and future dredge spoil sites in a manner which does not negatively impact the surrounding area.

Policy 1.1.18.1 St Lucie County shall coordinate with, and assist, the Florida Inland Navigation District in the identification of dredge/spoil disposal sites associated with maintaining the Atlantic Intercoastal Waterway in St. Lucie County. Dredge disposal sites within the jurisdiction of the county should first be used to serve the needs of St. Lucie County and then, if sufficient capacity in the sites exist, extraterritorial depositions may be permitted.

Policy 1.1.18.2 St, Lucie County shall, by December 31, 2003, develop local selection criteria that shall ensure the availability of sufficient sites to meet future dredge/spoil disposal needs associated with the County's stormwater improvement programs. The criteria to be established shall at a minimum address and be consistent with all applicable environmental and natural resource protection policies established within this Comprehensive Plan and supporting external documents and plans. The regulations affecting the local selection criteria for dredge/spoil disposal sites shall be included in the St. Lucie County Land Development Code.

GOAL 1.2: RECOGNIZE THAT LAND USE AND TRANSPORTATION MUST BE CONSIDERED CONCURRENTLY IN ALL PLANNING, AND TO THE EXTENT FEASIBLE, MODIFY CURRENT LAND USE PATTERNS TO DECREASE DEPENDENCY ON THE AUTOMOBILE IN ORDER TO MINIMIZE THE NEED FOR FUTURE ROADWAY EXPANSION AND PROMOTE THE USE OF ALTERNATE MODES OF TRANSPORTATION.

Objective 1.2.1: Complete the Transportation/Land Use Study and implement policy based on its recommendations.

Policy 1.2.1.1: Based on the recommendations of the Transportation/Land Use Study, modify Future Land Use designations where feasible.

Policy 1.2.1.2: Modify County zoning designations consistent with Future Land Use.

Policy 1.2.1.3: Based on the recommendations of the Transportation/Land Use Study, work with Ft. Pierce, Port St. Lucie, Martin County, Indian River County and Okeechobee County to modify Future Land Use and zoning where feasible.

Policy 1.2.1.4: Encourage development consistent with the recommendations of the Transportation/Land Use Study.

Objective 1.2.2: Continue to explore planning concepts which provide for fewer and/or shorter automobile trips.

Policy 1.2.2.1: Explore development patterns which allow for employment and shopping opportunities in close proximity to residential uses.

Policy 1.2.2.2: Provide for transit stop locations within appropriate developments.

Policy 1.2.2.3: Support efforts to provide fixed route transit throughout the County, including light rail service.

GOAL 1.3 RECOGNIZE AND PLAN FOR UNIQUE AREAS WITHIN THE UNINCORPORATED COUNTY.

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

Policy
1.3.1.1: Define the boundaries of appropriate planning areas.

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

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