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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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~~%~~ percent 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~~298,800	~~77,400~~81,473
2015	~~265,185~~346,200	~~83,205~~87,707
2020	~~286~~390,400	~~89,445~~93,398

~~Source: 1990 U.S. Census; University of Florida, Bureau of Business and Economic Research~~

~~in~~2025	429,700	98,067
Source: 2006 University of Florida, Bureau of Business and Economic Research (published February 2007); Unincorporated projections from University of Florida Shimberg Center		

In 1988, the City of Port St. Lucie accounted for about 30~~%~~ percent of the total County population, while at the same time the unincorporated areas of County accounted for 40~~%~~ percent 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~~As of 2006, Port St. Lucie accounts for about ~~45%~~56 percent of the population while the unincorporated County accounts for about ~~30%. This rapid~~27 percent. 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~~ The relative percentage of ~~the unincorporated County~~ population~~, compared~~ in the unicorporated County is anticipated to ~~the whole, will~~ decrease to 22 percent by ~~.4% per year. This will result in approximately 29% of the year 2020~~2025.

For the purposes of water and wastewater service planning, the above population ~~residing~~projections must be modified slightly. This is due to the fact that existing residents included in Table 1-2 are served by existing County-owned or municipal treatment facilities, privately owned treatment facilities, or on site wells and septic systems. Therefore, for planning purposes, the County must consider new residents when planning future facilities. Revised population projections for water and sewer planning purposes are presented in the ~~unincorporated regions of the community~~Water and Sanitary Sewer Sub-Elements of this Comprehensive Plan. **Table 1-3** provides a summary of the population projections used in preparation of the water and sewer sub-elements (Chapters 6(A) and 6(D)).

Table 1-3
St. Lucie County Utilities Service Area - Connected Water and Wastewater Population Projections, 2007-2027

Service Area	2007	2012	2017	2022	2027
North County Service Area	3,194	15,821	48,968	69,041	80,059
Central County Service Area	0	8,852	20,384	31,337	41,962
South County Service Area	0	6,292	18,703	28,131	32,508
North Hutchinson Island[1]	8,098 / 6,580[2]	8,557 / 7,419[2]	9,017 / 8,258[2]	9,476 / 9,096[2]	9,935

[1]Connected population based on Equivalent Residential Connections (ERC) connected to North Hutchinson Island (NHI) water system and assumes 2.2 people per ERC.

[2]Connected water/wastewater connected population, respectively. Water and wastewater projections for the remaining service areas are equal.

CONSIDERATIONS IN LAND USE DECISION MAKING

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~~4 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.

TABLE 1-~~3~~4

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

TABLE 1-~~3~~4

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
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
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