

Town of St. Lucie Village, Florida

Water Supply Facilities Work Plan 2010- 2020



**Prepared by:
Town of St. Lucie Village
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Water Supply Facilities Work Plan

Introduction

The Town of St. Lucie Village Water Supply Facilities Work Plan (Work Plan) identifies the water supply sources and facilities needed to serve existing and new development within the Town. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The Upper East Coast Regional Water Supply Plan Amendment was approved by the South Florida Water Management District (SFWMD) in July 2006. Therefore, the deadline for local governments within Upper East Coast planning area to amend their comprehensive plans to adopt a Work Plan is January 12, 2008.

Potable Water is Supplied by Domestic-Self Supplied Wells

Most of the residents (600 out of a total of 604) of the Town of St. Lucie Village presently obtain their water from domestic-self supplied wells. The residents are responsible for ensuring that enough capacity is available for their existing and future needs.

The Town of St. Lucie Village Water Supply Facility Work Plan (Work Plan) will reference the initiatives already identified in the Town of St. Lucie Village Comprehensive Plan Update. According to state guidelines, the Work Plan and the comprehensive plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The Town of St. Lucie Village Work Plan will have the planning time schedule of 2009 – 2020.

The Town's Work Plan is divided into the following sections:

- Introduction
- Statutory Basis
- Background Information
- Data and Analysis
- Conservation
- Regional Issues
- Reuse
- Capital Improvement Element
- Goals, Objectives, Policies

Statutory Basis

History

The Florida Legislature enacted bills in the 2002, 2004, and 2005 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373, Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

Requirements

The following highlights the statutory requirements:

Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [s. 163.3177(4)(a), F.S.]

- Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s. 163.3177(6)(a), F.S., effective July 1, 2005]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department for review. The submitted package must also include an amendment to the Capital Improvements Element, if necessary, to demonstrate that adequate public facilities will be available to serve the proposed Future Land Use Map modification.
- Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2)(a), F.S., effective July 1, 2005]. This "water supply concurrency" is now in effect, and local governments should be complying with the requirement for all new development proposals. In addition, local governments should update their comprehensive plans and land development regulations as soon as possible to address these statutory requirements. The latest point at which the comprehensive plan must be revised to reflect the concurrency requirements is at the time the local government adopts plan amendments to implement the recommendations of the Evaluation and Appraisal Report (EAR).
- Revise the Sanitary Sewer, Solid Waste, Drainage and Stormwater, Potable Water, and Natural Groundwater Aquifer Recharge Elements (Public Facilities Element), within 18 months after the water management district approves an updated regional water supply plan, to:
 - A. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.];

- B. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.];
 - C. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.] .
- Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period.
 - To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6)(d), F.S.]

If the established planning period of a comprehensive plan is greater than ten years, the plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s. 163.3167 (13), F.S.]

- To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s. 163.3177(6)(h)1., F.S.]
- Address in the EAR the extent to which the local government has implemented the 10-year water supply facilities work plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, bulk sales agreements, and conservation and reuse programs are meeting local water use demands. [s.163.3191 (2)(1), F.S.]

Background Information

Overview

The Town of St. Lucie Village is a historic coastal village located along the Indian River Lagoon on the northeastern Atlantic coastline of St. Lucie County, Florida. The Town is surrounded by unincorporated St. Lucie County to the north and west and by the City of Ft. Pierce to the south and by the Indian River Lagoon to the east. The boundaries of the town encompass an area of approximately 464 acres (St. Lucie County GIS Division, 2006).

The Town of St. Lucie Village was incorporated in 1961. The Town of St. Lucie Village is long and narrow in its orientation. The eastern portion of the Town is residential in use and located largely within the 100-year floodplain. Much of the area is developed around a large area of environmentally sensitive land, St. Lucie Village Heritage Park, which has been purchased and preserved through a Florida Communities Trust grant. The Town's orientation to the north and south is bisected by the Florida East Coast Railroad and Old Dixie Highway and bordered on the west by U.S. Highway 1. The Town is primarily residential with limited commercial uses which are located primarily adjacent to U.S. Highway 1.

The Town is substantially built-out. There have been only minor changes to the Town since the adoption of the Town's 1989 Comprehensive Plan in April 1990. These minor changes have included the designation of a new park, the platting of two new subdivisions near the northern edge of the Town along the FEC Railroad, and the annexation of 81 acres (referenced in the Comprehensive Plan Draft Update, 2009, Exhibit 1-13).

There are currently about 300 permanent and seasonally occupied dwellings and businesses in the Town and each has at least one well. Potable water is obtained by each through individual on-site wells. The SFWMD regulates some commercial wells, but wells for private residential use are exempt from SFWMD review. Both the Floridan and a surficial aquifer underlie the Town. All potable water wells in the Town draw water from the surficial aquifer, as the Floridan has high to moderate concentrations of dissolved salts. Recharge of the surficial aquifer is dependent mostly on rain water. Thus, six hundred (600) of the Town's 604 residents obtain potable water from domestic self-supply systems (wells).

The nearest centralized potable water system is located in the City of Ft. Pierce and operated by the Fort Pierce Utilities Authority (FPUA), a public water supply utility. A water main is planned for construction in the US 1 right-of-way west of the Town. FPUA has designed the main and has obtained the required permits from DEP. Currently, FPUA provides potable water to four (4) residents (two households).

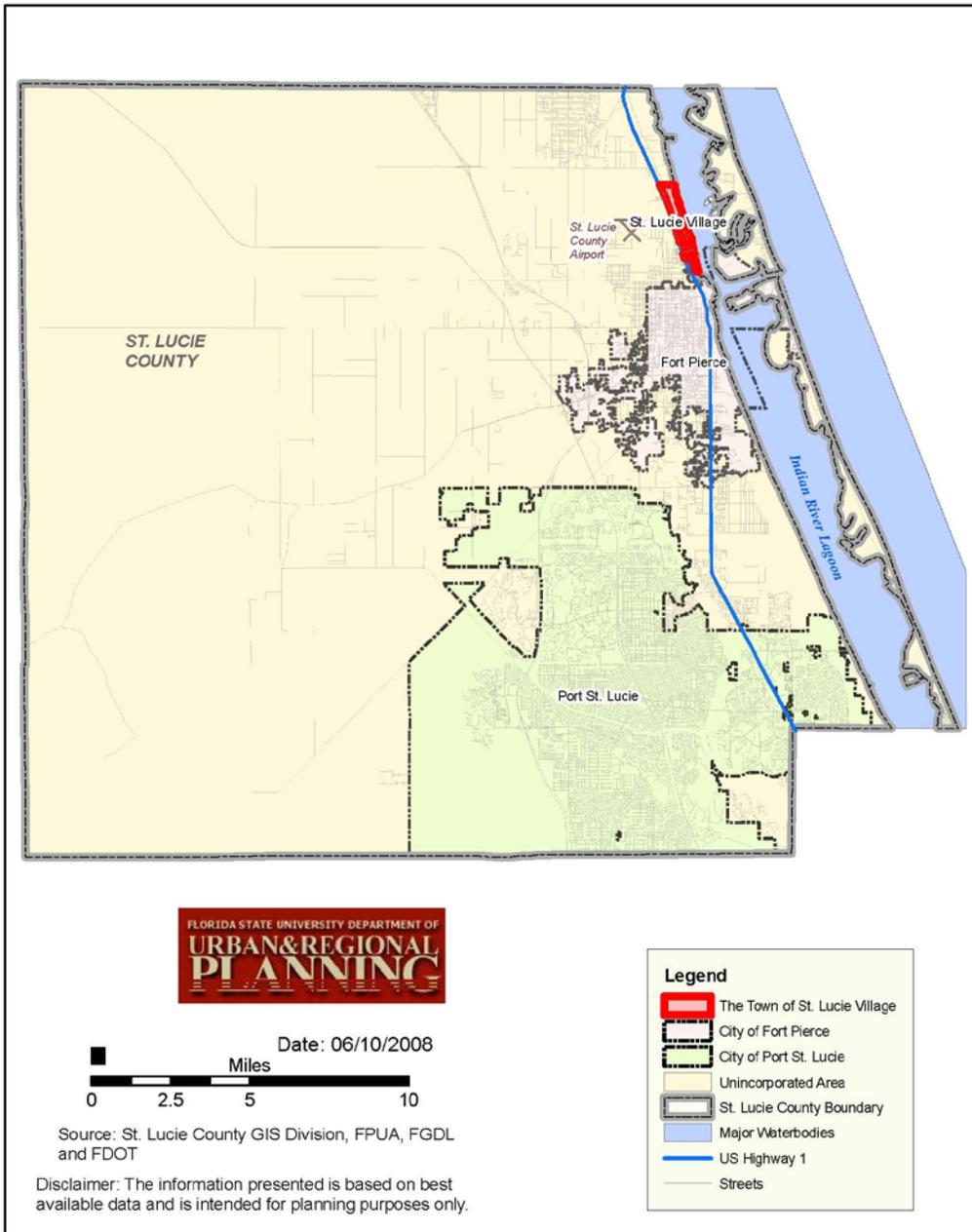
The Town has 604 residents. All the residents of the Town of St. Lucie Village obtain their water from domestic self supply wells except for the four residents (2 houses) that receive their water from (FPUA). Thus, the residents themselves are responsible for ensuring that enough capacity is available for existing and future needs except for the four residents that receive water from FPUA. Those four residents (two households) are ensured that enough capacity is available for existing and future needs by the FPUA.

Data and Analysis

Town's Location Map and Areas Served Map

The Town of St. Lucie Village location map is attached below as Map 1.1 Location Map of the Town of St. Lucie Village. Since the Town is 99 percent domestic self-supply wells the location map also reflects the service area of the domestic self-supplied wells.

Map 1.1 Location Map of The Town of St. Lucie Village



Population Information

The Town is substantially built-out. According to the U.S. Census (2006) the total population was 584 in 1990 and 604 in 2000. Between 1990 and 2000, the Town added only 20 residents, a 3.4 percent increase (U.S. Census, 2006). Further, the U.S. Census (2006) projected a total 2008 population of 571, which represents a loss of 33 residences, a 5.5% decrease. The share-of-growth ratio approach using St. Lucie County as the pattern area was employed to calculate 2020 population projections for the Town.

Due to modest growth patterns in the Town in the past, projections of 626 for 2010 and 637 for 2020 were used. The 2020 population growth projection of 637 indicates a 33 person increase over the actual 2000 Census population of 604. The Town's population increased modestly between 1990 and 2000 with the addition of 20 residents (a 3.4% increase in population). The Town's share of the St. Lucie County growth between 1990 and 2000 was only 0.047 percent.

The potential expansion of the Town's current boundaries through annexations is the only factor which might result in significant population increase during the planning period. This could only occur if the Town's Board of Aldermen reconsiders their position regarding annexation.

The Town is a small, slow growing community that does not provide or have available centralized sanitary sewage, or potable water facilities. Each property owner is required to provide water and sewer facilities on-site in a manner consistent with the needs of the property development.

There is no central sanitary sewer serving the Town. Residents and businesses rely exclusively on septic systems. Development is constrained by the lack of central sanitary sewer service. Many lots fall below the regulatory threshold of 0.5 acres for on-site septic service as stipulated by s. 381.0065(4)(a), F.S., for lots platted after 1971. Additionally, most of the area east of the FEC Railroad falls within the Coastal High Hazard Area (CHHA) where flooding can occur during Category 1 or higher storms. Opportunities for development in the Town are primarily located in the area between Old Dixie Highway and U.S. Highway 1. Although approximately 24% of the Town's land is vacant there are obstacles to development for portions of the land such as being located in the CHHA, wetlands, and lack of a centralized water and sewer system.

Over the last fifteen years the Town has remained a low density, single-family area and the Town has changed very little. The Town's population was forecast in the 1989 Plan to reach 745 by 2000; however, the 2000 Census indicates only 604 residents. Parcels were annexed, yet little development has occurred. Residential development west of Old Dixie Highway has increased somewhat, as has commercial use along U.S. Highway 1. Two new subdivisions along the eastern edge of the FED Railroad in the northern part of the Town have been platted, although, to date only one residence has been built. The acquisition of the lands that make up the Town's Heritage Park through a Florida Communities Trust grant is a significant change that was unanticipated in 1989.

Since the Town's Comprehensive Plan was adopted in 1990 the character of the Town itself has not changed as much as neighboring Fort Pierce, the rest of St. Lucie County or the

State of Florida as a whole. As a result, residents view contextual changes in their community related to outside growth as a greater concern than internal changes.

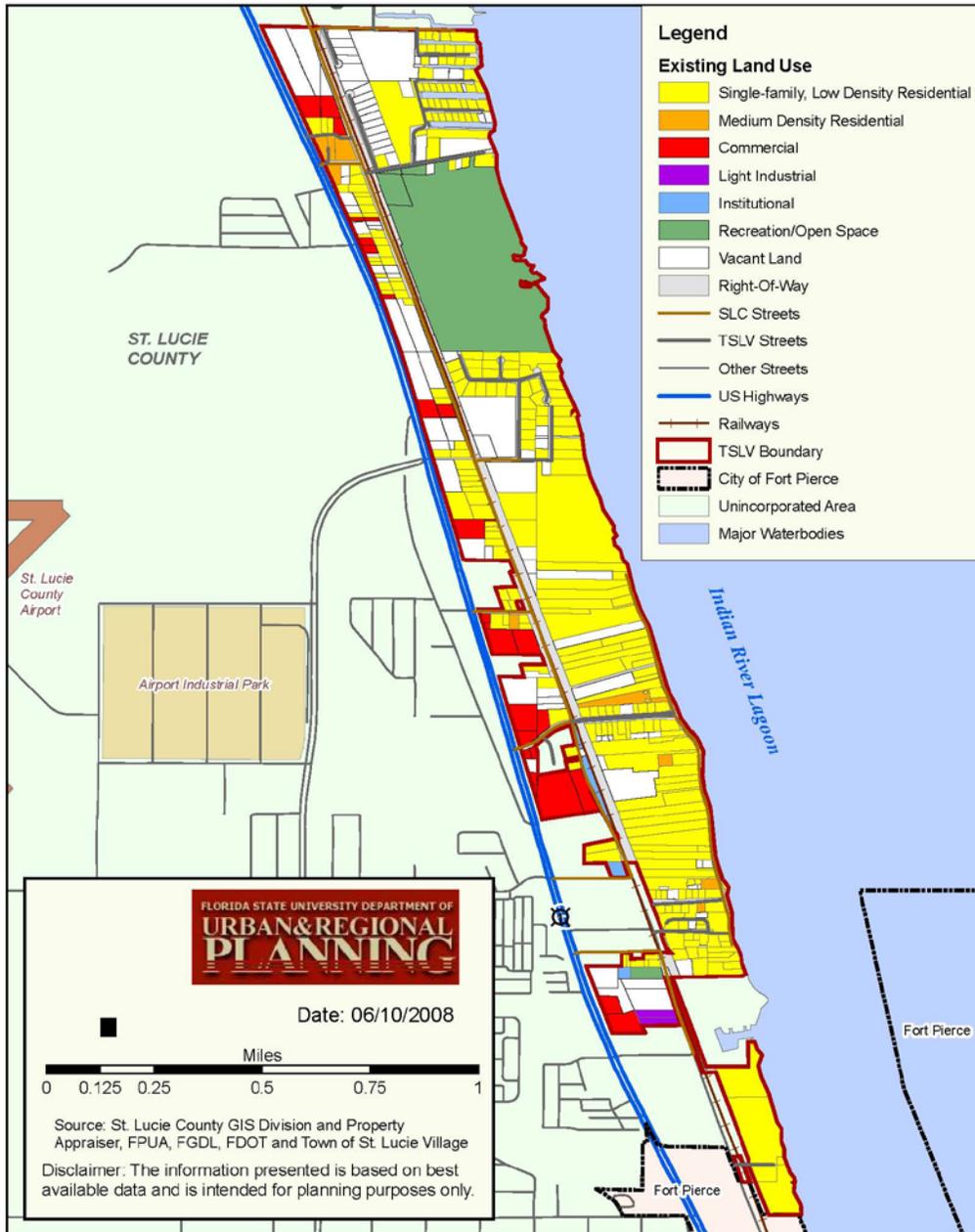
In 2006, an evaluation of existing gross acreage by land uses revealed that 236 acres or 51.2% of the total gross acreage in the Town was dedicated to residential use. The remaining gross acreages are allocated to non-residential uses such as commercial (30.3%); light industrial (0.4%); institutional (0.7%) recreation and open space (16.7%); right-of-way (0.7%); and vacant undeveloped lands (23.7%). The Town does not anticipate substantial increases in land area in the near future, unless there is policy decision from the Town to reconsider their position on annexation. In the meantime, the residential and non-residential growth rate is anticipated to be minimal for the next 10 to 20 years. Listed below is Table 1; "Analysis of Existing Land Uses", 2006 and Map 1.2; "2006 Existing Land Use Map, Town of St. Lucie Village".

Table 1 Analysis of Existing Land Uses, 2006

Existing Land Use	Existing Use (Acres)	Percent Total
Single-family, Low Density Residential	227.9	49.4%
Medium Density Residential	8.1	1.8%
Commercial	30.3	6.6%
Light Industrial	2.0	0.4%
Institutional	3.4	0.7%
Recreation / Open Space	76.9	16.7%
Right-of-way	3.0	0.7%
Vacant	109.5	23.7%
Total Land Area	461.1	100.00%

Sources: St. Lucie County Property Appraiser and GIS data, October 2006

Map 1.2 2006 Existing Land Use Map, Town of St. Lucie Village



The existing lands uses are served by domestic self-supply wells and individual septic tank systems.

In 2007, the Town's Building Department records indicated that only 1 (one) permit was issued for new residential construction and one (1) permit for new commercial construction. In 2008, no permits were issued for any new development.

Water Supply Provided by Individual Self-Supplied Wells
Potable Water Level of Service Standard

There are currently about 300 permanent and seasonally occupied dwellings and businesses in the Town and each has at least one well. Potable water is obtained by each through individual on-site wells. The SFWMD regulates some commercial wells, but wells for private residential use are exempt from SFWMD review. Both the Floridan and a surficial aquifer underlie the Town. All potable water wells in the Town draw water from the surficial aquifer, as the Floridan has high to moderate concentrations of dissolved salts. Recharge of the surficial aquifer is dependent mostly on rain water.

A majority vote of residents responding to an official survey would be necessary for central water and/or sewer services to be requested from FPUA. At this time, only 2 of the 300 houses are served by central water and none are served by central sewer. Should the residents vote and elect to receive central water and sewer services, a special taxing district would need to be established for the Town residents to pay an assessment on their tax bill for the extension of centralized water and/or sewer.

A map delineating the areas served by domestic self-supplied wells has been provided previously in the work plan (Map 1.1 and Map 1.2). There have been no documented problems of salt water intrusion or well contamination in the Town though several residents have stated that intrusion is beginning to occur in their wells.

Water Supply Provided by FPUA to Two Households (4 residents)

FPUA currently serves only 2 households (4 residents) within the Town with central water. FPUA has established a water use level of service of 300 gallons per day (GPD) per typical dwelling unit. A typical dwelling unit serves 2.5 persons, therefore, the adopted level of service is 120 GPD/person. Presently, FPUA serves 4 residents for a total demand of 480 GPD.

The following Table 2 outlines population and demand by private self-serve wells and FPUA for the planning period;

Table 2 Population and Potable Water Demand Projections – Town of St. Lucie Village

	2000 Population (U.S. Census)	2010 Population Projection	2020 Population Projection	2000 Demand (MGD)	2010 Demand Projection (MGD)	2020 Demand Projection (MGD)
Self Served Potable Wells	600	622	632	.07200	.07464	.07584
FPUA Customers	4	4	5	.00048	.00060	.00060
Totals	604	626	637	.07248	.07524	.07644

Conservation

Conservation efforts are needed to effectively manage the Town's water resources. -The Town presently has incorporated water conservation best management practices in the adopted Land Development Regulations. These measures include the requirement to use xeric landscaping and ultra low volume toilets for all new and replacement fixtures.

The Town will continue to actively support SFWMD in the implementation of new regulations or programs that are designed to conserve water during the dry season. The Town will adhere to the adopted SFWMD year round water conservation measures which include limited irrigation watering schedules and the use of moisture sensing devices.

Further, the Town presently has a policy to promote water conservation education via a joint program with FPUA. The Town presently receives electric service from FPUA. Water conservation educational inserts will be included in the billing statements periodically which will reach every Town resident.

The Town shall cooperate with the South Florida Water Management District in implementing the Upper East Coast Water Supply Plan, including the development and implementation of water conservation programs.

Regional Issues

As the state agency responsible for water supply in the Upper East Coast Regional planning area, the SFWMD plays a major role in resource protection, through criteria used for Consumptive Use Permitting.

Reuse

State law supports reuse efforts. The reuse effort in the state is primarily led by utilities, local governments, the water management districts and state agencies. The intent of their efforts is to implement water reuse programs that increase the volume of reclaimed water used and promote public acceptance of reclaimed water. Florida Statutes (Sections. 403.064(1) and 373.250(1) F.S. promote water reuse as a formal state objective. "These sections conclude that water reuse programs designed and operated in compliance with Florida's rules governing reuse are deemed protective of public health and environmental quality." Section 403.064(1), F.S., concludes, "reuse is a critical component of meeting the state's existing and future water supply needs while sustaining natural systems."

The Town of St. Lucie Village supports water reuse initiatives by Florida Department of Environmental Protection (FDEP) and South Florida Water Management District (SFWMD).

The Town will support the SFWMD water reuse projects, and implementation of new regulations or programs designed to increase the volume of recycled or reclaimed water used and public acceptance of these water uses.

Capital Improvements

As noted in this document, the Town does not provide water service to the residents. All but four residents (two households) use domestic self-supplied wells for potable water and irrigation water. No capital improvement projects have been identified.

Concurrency

The Town presently requires documentation that potable water is available prior to issuance of the Building Permit. This documentation is normally a well construction permit from the St. Lucie County Health Department and/or a Consumptive Use Permit from SFWMD, as applicable. For any proposed potable water connections to FPUA, the Town would require a water availability letter from FPUA. In any event, no Building Permits will be issued without the appropriate documentation of water availability.

Goals, Objectives and Policies

Goals, Objectives and Policies of the Town's Water Supply Facility Work Plan are included in the following Comprehensive Plan Elements: Public Facilities/Potable Water; Conservation; Intergovernmental Coordination; Capital Improvements; and Future Land Use.

Potable Water Sub-Element:

~~GOAL 4.1.: Sanitary sewage, solid waste, storm drainage, and potable water facilities shall~~ Public Facilities will be provided in a manner which protects groundwater aquifer recharge, promotes orderly growth, and furthers the goals, objectives and policies of the future land use element.

~~Objective 4.1.7.: By the year 1995, the village shall develop, adopt and implement regulations for the protection of potable water and groundwater aquifer recharge areas.~~

~~Policy 4.1.7.1.: The village shall conduct a study to determine the number of active and open wells, the aquifers being used, the drawdown rates and water quality in the community.~~

~~Policy 4.1.7.2: The village shall enlist the assistance of the SFWMD to develop, adopt and implement regulations for the placement, construction techniques, drawdown rates, use and abandonment of wells. All existing and proposed wells shall then be required to conform with the adopted regulations and obtain a permit from the village.~~

~~Policy 4.1.7.3.: The village, with the assistance of the SFWMD, shall install permanent groundwater quality and depth monitoring stations.~~

~~Policy 4.1.7.4.: The village shall participate in the countywide wellfield protection program.~~

Objective 4.1.8-6.: Centralized potable water systems will ~~shall~~ be introduced into St. Lucie Village only in a manner consistent with the financial capabilities and development policies of the Town and ~~village and~~ town ~~village~~ residents.

Policy 4.1.8.1.: ~~Centralized potable water facility operators shall obtain a franchise permit from the village.~~

Policy 4.1.8.2. 6.1.: Any ~~assessments required~~ plans for the extension of potable water facilities into St. Lucie Village will ~~shall~~ be subject to a survey of all property owners ~~placed on a referendum before the registered voters of the~~ town ~~village~~ indicating the estimated amount of the assessment to be paid by each landowner. A simple majority of those responding to the survey will ~~shall~~ be required to affirm or deny the levying of the assessment or the extension of service.

Policy 4.1.8-~~36~~.2.: ~~At such date that a central potable water facility becomes feasible within the village limits, this comprehensive plan shall be amended to specify a sufficient level of service standard for said facility. The town will adopt LOS standards of 300 GPD per dwelling unit for potable water at the time the facilities become available.~~

Objective 4.1.9-7.: ~~By 1995, 2011, t~~The Village town will ~~shall~~ investigate and implement strategies for conserving potable water resources.

Policy 4.1.7.1: Coordinate with the South Florida Water Management District relative to the Upper East Coast Water Supply Plan and prepare updates to the Town's Water Supply Facility Work Plan within 18 months of Upper East Coast Water Supply Plan approval.

Policy 4.1.7.2: The Town shall share information regarding water supply needs with the local governments that provide water service within the Town.

Policy 4.1.7.3: The Town shall coordinate the establishment of level of service standards and population projections with the local governments that provide water

service within the Town to ensure that water supply will be adequate to serve demand.

Policy 4.1.7.4.: The town will investigate and amend the land development regulations to include requirements for the use of xeric landscaping principals for all new development and redevelopment.

Policy 4.1.7.5.: The town will investigate and amend the land development regulations to include rain sensing devices for implementation in all new landscape irrigation systems.

Policy 4.1.7.6.: The town will investigate and develop an ordinance that requires the use of water saving plumbing devices in all new development and redevelopment.

Policy 4.1.7.7.: The town shall coordinate with the South Florida Water Management District, the City of Ft. Pierce and St. Lucie County and participate in the countywide wellfield protection program.

Policy 4.1.7.8.: Land use activities that have potential to adversely impact quality and/or quantity of potable water resources, including aquifer recharge areas, shall be restricted. The town shall investigate and amend the land development regulations to include land use restrictions to protect potable water resources. Restrictions to include minimizing parking requirements, minimizing impervious surface coverage, alternate paving techniques that promote infiltration and additional stormwater retention requirements for new development or redevelopment to conserve the regional water supply and help prevent saltwater intrusion into coastal supply wells.

Policy 4.1.7.9.: The town shall cooperate with the South Florida Water Management District and St. Lucie County to assure new development and redevelopment meets current state standards for new and redevelopment potable well construction.

Policy 4.1.7.10.: The town shall implement the recommendations, as proposed, in the Water Supply Facilities Work Plan, latest edition.

~~Policy 4.1.9.1: In accordance with Section 163.3202, F.S. the village town shall revise land development regulations to include requirements for the use of zeric xeric landscaping in all new development and redevelopment.~~

~~Policy 4.1.9.2.: In accordance with Section 163.3202, F.S., the village town shall revise land development regulations to include requirements to include requirements~~

~~for the use of soil water tensiometers, or other similar devices, in all irrigation systems for all new development or redevelopment~~

~~Policy 4.1.9.3.: By 1993, the village shall develop an ordinance requiring the use of water saving plumbing devices in all new development and redevelopment.~~

Conservation Element:

GOAL 6.1.: The natural resources of St. Lucie Village shall be preserved or managed in a manner which insures their protection and maximizes their functions and values.

Objective 6.1.1.: Air quality in the village town shall continue to meet or exceed the minimum air quality levels established by ~~DER~~ Florida Department of Environmental Protection (FDEP).

~~Policy 6.1.1.1.: The village town shall obtain the DER DEP Annual Report and compare it with existing air quality standards to establish the level(s) of attainment.~~

Policy 6.1.1.12.: The village town shall cooperate with other local and state agencies to reduce air pollutants on a regional level.

~~Policy 6.1.1.23.: All proposed point sources of pollution shall present evidence of compliance with Objective 6.1.1. prior to being approved. No proposed point sources of pollution shall be approved which exceeds the level of air quality established by the State Implementation Plan.~~ procure applicable federal and state air emission permits prior to development approval by the town.

Objective 6.1.2.: Surface and sub-surface water resources in the village town shall be managed in a manner which insures their viability as natural habitats and utility for recreational and potable water uses.

Policy 6.1.2.1.: In accordance with ~~s~~Section 163.3202, F.S., drainage system design regulations shall ~~be adopted~~ continue to be enforced which are consistent with SFWMD and ~~DER~~ FDEP regulations.

Policy 6.1.2.2.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted which require:

- a. Site plans for new development to identify the location and extent of wetlands located on the property;
- b. Site plans to provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development;
- ~~c. Where alteration of wetlands is necessary in order to allow reasonable use if property, either the restoration of disturbed wetlands to be provided or an additional wetlands to be created to mitigate any wetland destruction;~~
- c. Proposed developments Future annexations shall comply with the wellfield protection program adopted by the county.

~~Policy 6.1.2.3.: The village shall require compliance with Florida DER, Florida DNR, SFWMD, TCRPC, and the U.S. Army Corps of Engineers regulations with regard to dredge and fill permitting processes and the Indian River Aquatic Preserve Management Plan.~~

~~Policy 6.1.2.4.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted which require a buffer zone of native upland (i.e. transitional) vegetation and littoral zones to be provided and maintained in and around wetland, retention, and deepwater habitats which are constructed or preserved on new development sites.~~

Policy 6.1.2.3.: The protection of wetlands shall be accomplished through the use of land planning tools (e.g., site plan reviews; land use change proposal, other) and shall take into account the type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and

~~locations of affected wetlands. Land uses that are incompatible with the protection of wetlands and wetland functions shall be directed away from wetlands wherever possible. Wetland protection shall be enforced by requiring all applicable state and federal permits for wetland potentially impacted by development activities, including SFWMD Environmental Resource Permits and U.S. Army Corps of Engineers permits. The Town shall require strict adherence to all conditions of these permits throughout the development process. Development shall be prohibited in high quality wetlands.~~

Policy 6.1.2.4.: The development review process and the plan amendment process shall require that the location and extent of wetlands (as defined by the South Florida Water Management District (SFWMD), FDEP, or U.S. Army Corps of Engineers (ACOE)) within the development site be identified.

Policy 6.1.2.5.: Low quality wetlands shall mean those wetlands that do not have significant habitat for federally threatened or endangered species or state classified rare, critically imperiled or species of special concern, and that have been previously impacted.

Policy 6.1.2.6.: The town shall, where possible, implement a minimum 25 foot buffer to low-quality wetlands and minimize development impacts.

Policy 6.1.2.7.: Impacts to low quality wetlands may be authorized on a case by case basis in conjunction with and as approved by applicable regulatory agencies and should be presumed to be allowed unless such impacts are contrary to the interest of the public. When encroachments, alterations or removal of low-quality wetlands are permitted, it shall be mitigated based on the appropriate regulatory agency including FDEP, SFWMD, and ACOE. The town shall accept impacts and mitigation permitted under federal or state wetland protection processes.

Policy 6.1.2.8.: Mitigation for encroachments, alterations or removal of low-quality wetlands may take several forms, including the creation of new habitat of the same type destroyed, restoration of previous disturbances, and purchase for the purpose of preservation of habitat similar to that being destroyed.

Policy 6.1.2.9.: High quality wetlands shall mean all wetlands that do not qualify as a low quality wetland. High quality wetlands shall be protected with a minimum 25-foot wide naturally vegetated buffer landward from the identified edge of the wetland. Where possible, high quality wetlands reviewed as part of amendments to the Future Land Use Map shall be designated as Preservation, Conservation or Wetlands on the FLUM.

Policy 6.1.2.10.: Impacts to high quality wetlands shall be limited to cases where no other feasible and practicable alternative exists that will permit a reasonable use of the land. Development within high quality wetlands and their associated buffers shall be prohibited except for the following activities pursuant to approval by the appropriate permitting agency: minor road crossings; minor encroachments for utilities and their maintenance; passive recreational trails and paths; structures that provide water access such as docks, piers and public boat ramps; and wetland maintenance and restoration activities. . All encroachments into the 25-foot buffer shall be those that do not adversely affect the predevelopment hydrology of the wetland including water quality or quantity.

Objective 6.1.3.: ~~By 1994, the village, with the assistance of the SFWMD, shall develop, adopt, and enforce provisions for monitoring and regulating water use in order to prolong freshwater availability.~~ Through its development approval process the town shall assure that water use permitting and the regulatory requirements of SFWMD, the Florida Department of Health, and Fort Pierce Utilities Authority are adhered to in order to assist those agencies in monitoring and prolonging freshwater availability.

Policy 6.1.3.1.: The ~~village~~ town shall request in writing a copy of the Model Water Shortage Ordinance prepared by the SFWMD for adaptation and/or adoption.

Policy 6.1.3.2.: The ~~village~~ town shall work towards the further education of the public regarding various methods of water conservation at the household and small business level by requesting the Fort Pierce Utility Authority to provide water conservation information with billings for garbage and electrical services.

Objective 6.1.4.: In accordance with Section 163.3202, F.S., land development regulations shall ~~be adopted~~ continue to be enforced for the control of soil erosion.

Policy 6.1.4.1.: The ~~village~~ town shall utilize the St. Lucie County Soil and Water Conservation District guidelines in the development of regulations for minimizing soil erosion.

Policy 6.1.4.2.: All mining activities shall be prohibited.

Objective 6.1.5.: All ecological communities, wildlife, marine habitat, fisheries, and endangered and rare species, shall be identified, managed, and protected.

Policy 6.1.5.1.: In accordance with Section 163.3202, F.S., land development regulations shall ~~be adopted~~ continue to be enforced which ensure that:

- a. All endangered and threatened plant and animal populations are protected;
- b. All habitat identified by professionally accepted methods as being of significant value to existing populations of endangered and threatened species is preserved;
- c. All nuisance and invasive exotic vegetation (e.g. Australian Pine, Brazilian Pepper and Melaleuca) is removed by the developer at the time of development or redevelopment of a site;
- d. All native woody vegetation of a significant size is preserved or replaced;
- e. The clearing and removal of native species is minimized; and

f. A written environmental assessment is prepared for all proposed development, rezonings, and land use amendments considered by the Board of Alderman and/or city development review boards that are currently or were previously undeveloped with urban uses. The assessment shall include, at a minimum, impacts on flora, fauna, air quality, and water quantity and quality.

~~Policy 6.1.5.3.: The town shall request the Treasure Coast Regional Planning Council to convene an Indian River Lagoon Planning Task Force which shall include representatives from the state, regional planning councils and each county and municipality located on the lagoon to discuss those methods to be incorporated into the comprehensive plan and management plans of each organization for the protection of lagoon flora and fauna and to identify those areas most suited for the development of public access, water-dependent, and water-related uses.~~

~~Policy 6.1.5.4~~ Policy 6.1.5.2: The village town shall assist the SFWMD, Florida ~~DNR~~ Florida DEP, Florida Game and Freshwater Fish Commission, and other local, state, and federal agencies with the maintenance and enhancement of the Indian River fisheries through compliance with and enforcement of regulations promulgated by these agencies for such purpose including entering into an agreement with Fort Pierce Utility Authority upon the approval of the electorate for a centralized sewerage system and requiring connection to centralized sewerage systems when existing onsite systems fail.

~~Policy 6.1.5.5~~ Policy 6.1.5.3.: The village town shall continue to conserve and protect its floodplains by maintaining the policy of low density development ~~with strict environmental controls implemented by utilization and enforcement of land development regulations~~ and establishing allowable density/intensity requirements within the Future Land Use Element.

~~Objective 6.1.6.:~~ The village shall provide all available population, land use, and waste sanitation data to St. Lucie County or other agencies for use in developing

~~and implementing hazardous waste identification and hazardous work disposal programs. The town shall assist St. Lucie County as requested in implementing programs for the proper storage, collection, recycling and disposal of hazardous waste.~~

Policy 6.1.6.21.: ~~The village shall assist St. Lucie County as requested in implementing programs for the proper storage, collection, recycling and disposal of hazardous waste. The town shall provide all available population, land use, and waste disposal data to St. Lucie County or other agencies for use in developing and implementing hazardous waste identification and hazardous work disposal programs.~~

Objective 6.1.7.: ~~By 1994, the village shall develop a trust for the receiving of land and/or monetary donations and implement a program to actively pursue contributions.~~

~~The town shall promote the protection of ecological habitat through the use of federal and state funds as well as land donations.~~

Policy 6.1.7.1.: The ~~village~~ town shall, in a manner consistent with the Future Land Use Element of this Comprehensive Plan, develop and implement regulations which encourage the dedication of conservation areas for new development or redevelopment activities.

Policy 6.1.7.2.: The ~~village~~ town shall investigate state, federal, and non-profit public land ownership programs and submit applications for those which the ~~village~~ town is eligible.

Intergovernmental Coordination Element:

Goal 8.1.: Establish effective coordination measures – among all pertinent public and quasi public entities so to best maintain the Town of St. Lucie Village quality of life and efficient use of resources.

Objective 8.1.1.: ~~The Town of St. Lucie Village~~ By 1991, St. Lucie village shall formally establish specific means of establish and maintain coordination with the following: adjacent municipalities; local, state, and federal agencies who have permitting and regulating authority; and with quasi-public entities which provide services but lack regulatory authority in the Town of St. Lucie Village.

Policy 8.1.1.1.: The Town of St. Lucie Village will notify in writing St. Lucie County and the City of Ft. Pierce of all applications for rezoning and land use amendments which are contiguous to their borders including land for purposes of annexation, municipal incorporation and joint infrastructure service areas.

Policy 8.1.1.2: The Town of St. Lucie Village shall maintain liaisons between the Town of St. Lucie Village and State regulatory agencies, ~~between the state regulatory agencies and the village. A recently established program of this type by SFWMD has proven highly successful in improving relations and information flow and shall be used as a model for other agencies~~ FDEP, DOH, and SFWMD.

Policy 8.1.1.3.: Charge the Town of St. Lucie Village Mayor with the responsibility for developing and enforcing an effective intergovernmental coordination program for the Town of St. Lucie Village.

~~Policy 8.1.1.4.: Request in writing the Regional Planning Council to play a more active role on issues between the town and St. Lucie County.~~

Policy 8.1.1.4.5: The Town of St. Lucie Village shall encourage cooperative education programs between the county, the town and regulatory agencies to inform the public and development community about applicable laws and regulations. This will be accomplished by including brief informational pamphlets in utility bills or other means of widespread general circulation.

~~Policy 8.1.1.6.: Encourage Fort Pierce and Port St. Lucie to designate their anticipated future annexation areas so that any territorial issues that may arise can be addressed wither through local forums or with the assistance of TCRPC.~~

Policy 8.1.1.5.: In an effort to foster collaborative planning and decision making the Town of St. Lucie Village shall request a liaison regarding proposed plans or plan amendments from the St. Lucie County School Board, Chamber of Commerce, South Florida Water Management District, Treasure Coast Regional Planning Council, Fort Pierce Utility Company Utilities Authority, Florida Power and Light Authority and St. Lucie County.

Policy 8.1.1.6.: The Town of St. Lucie Village shall ensure annually that the town maintains its exemption from school concurrency by regularly monitoring the specific qualifying criteria listed in [Section 163.3177\(12\)\(b\)](#), F.S

Objective 8.1.2.: The Town of St. Lucie Village shall work with the St. Lucie County Administrator or his designee to ensure, that ~~by August, 1990,~~ all level of service standards for county-provided services are met.

Policy 8.1.2.1.: Coordinate the timing, location, and capacity of public facilities such as potable water, transportation, wastewater and sewer to ensure that required services will be available when needed to meet the town level of service standards and are economically feasible.

~~Policy 8.1.2.2.: Coordinate programs of infrastructure development and improvement between the county and the town so that mutually agreed upon levels of service can be maintained throughout the town.~~

Policy 8.1.2.2.3: Use the ~~(TCRPC)~~ Treasure Coast Regional Planning Council for informal mediation purposes when issues with other local governments cannot be resolved on the local level.

~~Objective 8.1.3.: By August, 1990, the Mayor shall be appointed to coordinate village activities with the St. Lucie County comprehensive plan, and other plans from units of local government such as the School Board providing services but not having regulatory authority over the use of land.~~

Objective 8.1.3 The Town of St. Lucie Village shall establish procedures for monitoring and evaluation of the Comprehensive plan, ~~in accordance with Rule 9J-5.005(7) F.A.C., provides orderly procedures for monitoring, updating and evaluating the Comprehensive Plan and attendant Evaluation and Appraisal Report (EAR) (§163.3191, FS).~~

Policy 8.1.3.1.: ~~By March 1, 2010, the scheduled due date for the adoption of the EAR, the Town of St. Lucie Village shall evaluate its Comprehensive plan as necessary. The Town of St. Lucie Village shall, by July 1, 2013, evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements, notify the state land planning agency accordingly and, if deemed necessary as a result of the evaluation, prepare and transmit within one year the necessary plan amendment or amendments, all in accordance with Section 163.3191 F.S. (2011).~~

Policy 8.1.3.2.: The Town of St. Lucie Village shall establish a plan to record the accomplishments of the Town's adoption of the Updated Comprehensive Plan at which the Town may record the extent to which the goals, objectives and policies

have been successfully met. This can be accomplished through the` services of a consultant.

~~Policy 8.1.3.3: In conjunction with other affected parties, evaluate existing Interlocal agreements when the Capital Improvements Element is undergoing annual review to determine if current funding is proportional to services rendered.~~

~~Policy 8.1.3.4.: Coordinate closely with the School Board on the location of future locations in relation to the projected population and land use.~~

~~Objective 8.1.4.: By August, 1990, shall establish an intergovernmental coordination process to ensure full consideration is given to the impacts of developments proposed in the villagers Plan on other governmental entities.~~

Policy 8.1.~~3.3~~.4.1.: Support the development and adoption of interlocal agreements with the affected municipalities to coordinate the management of the St. Lucie River, Intracostal Waterway, Indian River Lagoon, and Savannahs.

Policy 8.1.~~3.4~~.4.2.: Continue to work with the Treasure Coast Regional Planning Council to identify regional issues and to assist in the periodic updating of their comprehensive Regional Policy Plan.

Policy 8.1.~~3.54~~.3.: The ~~village~~ Town of St. Lucie Village shall continue to coordinate and cooperate with adjacent governments and organizations such as the SFWMD, the Marine Resource Council and the Department of Environmental Protection (DEP) to coordinate the management of the Indian River Lagoon.

Policy 8.1.3.6.: File a written request with St. Lucie County to receive and review copies of all proposed plans or rezoning amendments for areas adjacent to the Town of St. Lucie Village boundaries.

Objective 8.1.54.: Work closely with St. Lucie County and the St. Lucie County Port and Airport Authority to ensure that the ~~village~~ Town of St. Lucie Village is heard and represented on issues pertaining to the airport expansion.

Policy 8.1.54.1.: ~~By April 1, 1990~~ Within one year of the effective date of this Comprehensive Plan, the Town of St. Lucie Village shall formally request that the St. Lucie County Port and Airport Authority designate one or more of its staff members to ~~meet~~ coordinate with the Town of St. Lucie Village regarding any changes or expansions to the airport, as needed in order to ensure that the town remain informed about the airport's current and future plans ~~with the village Mayor and Aldermen to discuss airport expansion plans.~~

Policy 8.1.5.2.: ~~By April 1, 1990 formally request that the Chairman of the St. Lucie County Port and Airport Authority meet with the village Mayor and Aldermen to discuss airport expansion plans.~~

Policy 8.1.5.4.23.: ~~Immediately upon the adoption~~ Within one year of the effective date of this Comprehensive Plan, the Town of St. Lucie Village shall request that the St. Lucie County Port and Airport Authority ~~to~~ notify the town in writing of all documents, meetings, decisions, and actions produced or taken regarding the proposed airport expansion.

Policy 8.1.54.3.4-.: If In the event that the St. Lucie County Port and Airport Authority ~~continues its present course of action to~~ decides to move forward on the development of transforming the ~~develop~~ St. Lucie County International Airport into a regional jetport, the Town of St. Lucie Village Mayor and Board of Aldermen shall pursue all available means to assure that the residential character and quality of life within St. Lucie Village is preserved.

Capital Improvement Element:

Goal 9.1.1.: The Town of St. Lucie Village shall recognize and implement sound fiscal policies to identify and provide for the public safety and needs of its residents.

Objective 9.1.1.: When reviewing expenditures for inclusion in the annual budget, the Board of Aldermen shall review all expenditures in the following order of priority:

- a. elimination of public hazards;
- b. financial feasibility;
- c. maintenance of adopted levels of service.
- d. preservation of existing facilities;
- e. furthering the goals of the Comprehensive Plan; and
- f. changes in demographics or land use patterns.

~~Policy 9.1.1.1.: Within one year following the adoption of the Comprehensive Plan,~~
The ~~town~~ Town of St. Lucie Village hereby establishes debt policies to limit debt service to 10 percent of the annual operating revenues.

- ~~1. limit the debt services to 10 percent of the annual operating revenues.;~~
- ~~2. limit the maximum ratio of outstanding capital indebtedness to property tax base; and~~
- ~~3. limit the use of future bonds as a percent of total debt.~~

Policy 9.1.1.2.: The town will continue to inspect and maintain all current town facilities and make necessary repairs and replacements in a timely manner.

~~Policy 9.1.1.3.: Immediately following the adoption of this Comprehensive Plan, the Board of Aldermen shall undertake a study of alternative revenue sources.~~

Objective 9.1.2.: The Town of St. Lucie Village will not expend public funds for infrastructure or service facilities in coastal high hazard areas, except to insure public safety or to acquire or enhance natural resources.

Policy 9.1.2.1.: ~~The town shall designate the coastal high hazard areas as that area east of the FEC railroad track which is within the Federal Emergency Management~~

~~Agency Velocity (V) Zones. flood zone.~~ The Coastal High Hazard Areas shall be areas below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. These areas are depicted on Map 5.1 of this Comprehensive Plan.

Policy 9.1.2.2.: Pursuant to Section 163.3202, F.S., the town will adopt land use development regulation which require that all public facilities, except those used for recreation, shall not be located by the town within the coastal high hazard area.

Policy 9.1.2.3.: ~~Densities within the coastal high hazard area shall not exceed 2 units per net acre with minimum lot size of one-half acre.~~ The town will inspect and maintain canals and drainage ditches and make necessary repairs and improvements in a timely manner. The town will continue a maintenance contract for the three major ditch systems.

Objective 9.1.3.: All future development will bear its proportionate share of costs for facility improvements necessitated by the development in order to maintain the adopted levels of service (LOS) standards.

Policy 9.1.3.1.: The Town of St. Lucie Village shall continue to coordinate collection of the county's Road Impact Fee from all new development within its jurisdiction. The monies from this will be turned-over to the county to fund necessary transportation improvements.

~~Policy 9.1.3.2.: Prior to subdivision approval, the town shall require that the developer designate for open space and/or conservation with public access, not less than 3.5 acres/1,000 person subdivision population.~~

Policy 9.1.3.2.: The town will evaluate all applications for new development to assure that public facilities provided by the developer accommodate public facility demands based upon adopted levels of service standards.

Objective 9.1.4.: ~~The village will adopt the following level of service standards (LOS) to review all future development~~ Through 2020, adopted levels of service standards (LOS) will be reviewed and maintained for all concurrency facilities.

Policy 9.1.4.1.: Traffic Circulation:

- a. Principal Arterial Roadways – LOS standard C (LOS D- peak hour)
- b. ~~Collector~~ Minor Arterial Roadways – LOS standard C (LOS D – peak hour)
- b. Local Roadways – LOS standard C (LOS C D – peak hour)

Policy 9.1.4.2.3.: Potable Water Treatment – ~~currently not applicable~~. The town will ~~shall amend its plan and~~ adopt adequate LOS standards of 300 GPD per dwelling unit for potable water at the time the facilities become available necessary.

Policy 9.1.4.3.4.: Sanitary Sewer Service- ~~currently not applicable~~. The town will ~~shall amend its plan and~~ adopt adequate LOS standards of 240 GPD per dwelling unit for sanitary sewer at the time the facilities become available necessary.

Policy 9.1.4.4.: Solid Waste - The Town of St. Lucie Village's level of service (LOS) standard for solid waste will be the same as St. Lucie County, which is currently 9.31 pounds per capita County-wide per day.

Policy 9.1.4.5.: ~~The town shall adopt DER Rules 62.40 17-3 and 17-25 F.A.C., as referenced by SFWMD, Rules 40E-40 for storm water drainage quality and quantity. These standards shall apply to all development and redevelopment without exception or exemption~~

~~Stormwater Management – The town adopts the following level of service standards for drainage facilities, as stated in this element and recommended by SFWMD:~~

~~5-year, 24-hour protection for road centerlines;~~

~~5-year, 1-hour protection for parking lots served by exfiltration systems.~~

~~The town shall implement the following storm water management design levels of service for all new development and redevelopment:~~

- (1) Minimum roadway and parking lot elevations shall be set at the peak elevation of the 10-year, 24 hour storm event;
- (2) Minimum site perimeter elevations shall be set at the 25-year, 72 hour peak stage. Site runoff up to such stage level may not overflow onto any adjacent property, unless a permanent drainage easement is obtained;
- (3) Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year, 24 hour, 25-year, 72 hour and 100-year, 72 hour storm events for the site shall be submitted with the site development plans;
- (4) Building floor elevations shall be at or above the greater of the following:
 - i) Two (2) feet above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps.
 - ii) Elevation 7.0 ft-NGVD.
 - iii) The peak stage generated from a 100-year, 72 hour storm (following the latest SFWMD methodology).
- (5) Off-site discharge shall be limited to pre-development runoff based on the 25-year, 72 hour storm event calculated by SFWMD methods;
- (6) All roof runoff shall be detained on site.

Policy 9.1.4.6.2.: The adopted Recreation and Open Space level of service standard shall be 3.50 acres per 1,000 persons.

Objective 9.1.5.: Implement a Concurrency Management System Pursuant to Ch. 163, F.S., and Rule 9J-5.0055 F.A.C., the town shall develop and implement a Concurrency Management System, which shall ensure that facilities and services needed to support development are available concurrent with the impacts of new development and redevelopment.

Policy 9.1.5.1.: Adopt a Concurrency Management System. The Town of St. Lucie Village hereby adopts a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impact of development. The Concurrency Management System shall ensure that no

development order is issued that will result in a reduction in the level of service (LOS) below the adopted LOS standard for those public facilities that are subject to the system.

Policy 9.1.5.2.: The Concurrency Management System shall by reference, incorporate all the applicable concurrency options allowed by 9J-5.0055, F.A.C. The following guidelines identify the stages in the development review process when the test for concurrency must be met:

1. Preliminary Development Order Stage. A preliminary development order is a development order that precedes the issuance of a building permit, such as subdivision plat, development plan, certificate of compliance, conditional use permit, or development of regional impact development order. A proposed development must receive a conditional concurrency determination prior to receiving a preliminary development order.
2. Final Development Order Stage. A final development order is a building permit or any other development permit authorizing the construction or expansion of a building, an increase in development intensity, or a change of use requiring a new certificate of occupancy. With the exception of development resulting from Policy 1-2.1.3 and the replacement of existing development, a proposed development must receive a final concurrency determination prior to receiving a final development order.

The following guidelines identify the effect of a concurrency determination:

1. Conditional Concurrency Determination. Such determination shall indicate that adequate public facilities are available at the time the determination is issued, but shall not guarantee the adequacy or availability of public facilities at subsequent stages of development review.
2. Final Concurrency Determination. Such determination shall indicate that adequate facilities will be available at all subsequent stages of development review, subject to certain limitations such as elapsed time and payment of fees.

The following guidelines identify the minimum criteria necessary to meet the concurrency requirements of each public facility type:

1. The concurrency requirements for roads, potable water, solid waste, wastewater, and drainage facilities and services shall be satisfied if one or more of the following conditions are met:
 - a. The necessary facilities and services are in place at the time a development permit is issued; or
 - b. The development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or
 - c. The necessary facilities are under construction at the time a permit is issued; or
 - d. An enforceable development agreement guarantees that the necessary facilities and services will be in place when the impacts of the development occur.
2. The concurrency requirements for recreational facilities shall be satisfied if one or more of the following conditions are met:
 - a. Conditions 3(a), 3 (b), or 3(c) listed above; or
 - b. A binding executed contract is in place at the time the development permit is issued which provides for the commencement of the actual construction of the required facilities or provision of services within one year of permit issuance; or

Policy 9.1.5.3.: Concurrency Monitoring System. Within one year of the effective date of the Comprehensive Plan, The town shall develop a concurrency monitoring system that ensures adherence to the adopted level of service standards, the schedule of capital improvements, and the availability of public facility capacity and shall include the following components:

1. An updated database of permitting data that includes the amount of development for which final development orders have been issued,

development for which final development orders have expired, and development which has been constructed;

2. The database shall also include public facility data that incorporates the capacity of existing facilities, the additional capacity created by facility improvements, the impacts of existing development, and the impacts anticipated due to committed development; and
3. An annual report assessing the capacities of all public facilities within the town subject to the Concurrency Management System.

Future Land Use Element:

GOAL 1.1.: Continue to ensure a high quality living environment through land uses that will maximize the natural and manmade resources of St. Lucie Village while minimizing any threat to the health, safety, and welfare of the Town's citizens that is caused by incompatible land uses and environmental degradation.

Objective 1.1.1.: Future growth and development will be managed through the preparation, adoption, implementation, and enforcement of revised land development regulations to be adopted in accordance with section 163.3202, *F.S.*

Policy 1.1.1.1.: The ~~village~~ town shall adopt or amend existing land development regulations to ensure that they contain specific and detailed provisions intended to implement the adopted Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water for those land use categories included in the land use element and ensure the compatibility of adjacent land uses and provide for open space;
- c. ~~Protect the conservation areas designated on the Future Land Use Map and described~~ Ensure the protection of environmentally sensitive lands designated in the Conservation and Coastal Management Elements of this Comprehensive Plan;

- d. Regulate development which has a potential to contaminate water, soil, or air;
- e. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management consistent with the Infrastructure Element;
- f. Protect potable water wellfields;
- g. Regulate signage;
- h. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- i. Require landscape buffers using predominately native species and other appearance measures to maintain a high visual quality; and
- j. Provide that public facilities and services meet or exceed the standards established in the capital improvements element required by s. [163.3177](#), F.S. and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development. Not later than 1 year after its due date established by the state land planning agency's rule for submission of local comprehensive plans pursuant to s. [163.3167\(2\)](#), F.S.; provide that development orders and 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 Comprehensive Plan.

Policy 1.1.1.2.: The following land use designations / intensities, as indicated on the Future Land Use Map, are provided as the pattern for the future development of the area within incorporated St. Lucie Village.

- a. Single-family Low Density Residential: maximum development density of 2 DU per acre.
- b. Medium Density Residential: maximum development density of 4 DU per acre.
- c. Commercial: maximum FAR of 0.5 is allowed.
- d. Light Industrial: maximum FAR of 0.5 is allowed.
- e. Limited Marina Commercial: maximum FAR of 0.10 is allowed.

- f. Public Facilities: maximum FAR of 0.5 is allowed.
- g. Transportation /Utilities (T/U): maximum FAR of 0.5 is allowed.
- h. Conservation: maximum residential density of 1 DU per 40 acres and maximum FAR of 0.01 is allowed.
- i. Historic Overlay: the Historic land use overlay is applied to properties of historic significance as identified by the [National Register of Historic Places](#)[National Historic Register](#) or the State of Florida.

Policy 1.1.1.23.: Land development regulations adopted to implement this plan shall allow new residential development to be permitted only at densities equal to or less than the following future land use categories:

- ~~a. Single-family, Low Density Residential – up to a maximum of 2.0 detached single-family dwelling units per gross acre with a minimum lot size of 0.5 acres; and~~
- ~~b. Medium Density Residential – up to a maximum of 4 dwelling units per gross acre with a minimum lot size of 0.25 acres.~~

~~Note: Development at a density greater than 2 dwelling units per gross acre shall only occur if the dwelling units are hooked up to a central sanitary sewer facility, or a package treatment facility approved by the state.~~

- a. Single-family Low Density Residential (SFL): maximum development density of 2 DU per acre. The SFL land use is intended to be applied primarily to flood prone lands east of the FEC Railroad in order to preserve the existing low density single-family character and to limit loss of life and property as a result of flooding and storm damage. The physical suitability of the property for development shall comply with objectives and policies in the Conservation and Coastal Management Elements. New development within the SFL category should occur using single-family detached residential development patterns. Limited agricultural uses shall be allowed. Accessory units shall be allowed under certain conditions as described in the St. Lucie Village Land Development Regulations.
- b. Medium Density Residential (MDR): maximum development density of 4 DU per acre. The development of the property shall comply with objectives and policies in the Conservation and Coastal Management Elements. New

development within the SFM category can occur using single-family detached residential development patterns. The SFM land use category is intended for application to areas where central sanitary sewer service is expected to be available within the planning horizon and that are located outside the CHHA.

Policy 1.1.1.34.: Land development regulations adopted to implement this plan shall allow non-residential development to be permitted only at intensities equal to or less than the following future land use categories:

~~a. General Community Commercial – commercial activities providing goods and services primarily to residents of the village with structural coverage limited to a maximum of 50% of the gross lot area;~~

~~b. Highway Oriented Commercial – commercial activities providing goods and services to a market area larger than the village with structural coverage limited to a maximum of 50% of the gross lot area;~~

~~c. Recreation/Open Space – active or passive recreation uses, lands under public ownership and public buildings;~~

~~d. Conservation – structures and activities which are limited to those permitted in specific area management plans adopted by the village or other governmental agencies for the protection of flora, fauna and/or water quality~~

~~e. Historic Resources – locally, state or federally designated historic resources, the density and intensity of which is to be controlled by one or the other future land use categories but whose designation as an historic resource requires additional use and structural restrictions in accordance with local, state or federal regulations and policies regarding historic resources.~~

- a. Commercial (CM): maximum FAR of 0.5. The commercial land use designation is intended for application to properties used for commercial activities providing goods and services to the market area. Commercial development shall occur in locations that are appropriate to its service and trade area and that are compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. Schools

- are allowed in the commercial land use designation. Buffering from adjacent land uses may be required.
- b. Light Industrial (LI): maximum FAR of 0.5. The industrial land use category is intended for application to areas where industrial activity may have off-site impacts. Off-site impacts require buffering and/or distance from other land uses. Industrial land uses shall occur in accessible locations that are served with adequate infrastructure. Permitted uses include manufacturing, warehouses, distribution centers and research and development uses as well as uses to accommodate the needs of the industrial park work force.
 - c. Limited Marina Commercial (LMC): maximum FAR of 0.10. The LMC land use designation is intended for application to areas of up to 12 wet and dry slips combined per gross acre. Accessory uses are limited to boat ramps and bait sales which serve users of the marina. Retail boat sales, fuel sales, repair services and commercial fishing operations are strictly prohibited.
 - d. Public Facilities (PF): maximum FAR of 0.5. The PF land use designation is intended for application to properties used for such activities as education, places of worship, or other public uses such as administrative buildings or active recreational areas.
 - e. Transportation /Utilities (T/U): maximum FAR of 0.5. The T/U land use is intended for application to parcels where transportation and utilities uses are allowed. The designation may be applied as appropriate subject to review of the specific application and intended use of the property.
 - f. Conservation (C): Residential density of 1 DU per 40 acres and maximum FAR of 0.01. The conservation land use designation is intended for application to areas which exhibit unique or special environmental characteristics and are generally, but not always, owned by federal, state, regional or local public agencies. They are intended solely for preservation and/or passive recreational use such as nature trails, canoe launches, observation towers, wildlife sanctuaries, wildlife feeding stations, natural history education facilities, picnic facilities, bathrooms and parking lots. No commercial development may occur other than that typically related to park

- service and security functions. Conservation areas may be required to be platted as part of new subdivisions although ownership may remain private.
- g. Historic Overlay: The Historic land use overlay is intended for application to properties of historic significance as identified by the [National Register of Historic Places](#)~~National Historic Register~~ or the State of Florida. This is to be used as an overlay district on any of the other land use districts to further restrict land use in accordance with local, state or federal regulations and policies regarding historic resources.

Policy 1.1.1.5.: Town land development regulations shall, by various means, ensure that adjacent land uses are compatible. These means shall include, but are not limited to:

- a. Vegetative buffers
- b. Setbacks
- c. Open space
- d. Regulation of lighting
- e. Regulation of hours of operation
- f. Regulation of noise
- g. Regulation of access.

~~Policy 1.1.1.6.: All new development and redevelopment shall be consistent with the St. Lucie County Hazard Mitigation Plan and any inconsistencies shall be remedied in the site plan approval process. The Town shall continue its active participation on the St. Lucie County Unified Local Mitigation Strategy Steering Committee. All development in the Coastal High Hazard Area shall conform to floor elevation, construction standards and other requirements of the Town's Flood Ordinance. By August 1, 2008, the town land development regulations will define criteria to analyze proposed development and redevelopment based on local mitigation strategies.~~

Policy 1.1.1.7.: By August 1, 2020 all land uses inconsistent with local mitigation strategies will be eliminated.

Objective 1.1.2.: Development orders and permits for development or redevelopment activities shall be issued only if the protection of natural and historic resources is ensured and consistent with the goals, objectives, and policies of the Conservation and Coastal Management Elements of this Comprehensive Plan.

Policy 1.1.2.1.: All development activities within areas designated on the Future Land Use Map as Conservation shall be consistent with the allowable activities for such areas as described in this Element.

Policy 1.1.2.2.: All development activities which endanger the continued existence of an endangered or threatened species or species of special concern on the site or in the area shall be prohibited. To implement this policy, ~~by July 1, 2013~~August 1, 2008, the ~~village~~ town shall prepare land development regulations consistent with ~~S~~section 163.3202, *Florida Statutes* and Policy 1.1.1.1. of this ~~e~~Comprehensive ~~p~~Plan which address at a minimum the following:

- a. Inventory the flora and fauna of the site and identify any endangered or threatened species or species of special concern and the presence of their habitats;
- b. Inventory all on-site wetlands;
- c. Inventory any other significant on-site resources;
- d. Describe the impact of the proposed development on the inventoried resources and any mitigating measures to be taken.

Policy 1.1.2.3.: The ~~city~~ town shall protect potable water wellfields through participation in and implementation of the St. Lucie County Wellfield Protection Program.

Policy 1.1.2.4.: Proposals for development within the 100-year floodplain as identified by the Federal Emergency Management Agency shall conform with local regulations adopted in accordance with Federal Flood Insurance Regulations, and

which are consistent with the Conservation, Coastal Management, Infrastructure elements, and Policy 1.1.2.2. and Policy 1.1.3.1. of the Future Land Use Element of this Comprehensive Plan.

Policy 1.1.2.5.: The developer/owner of any site shall be responsible for the management of run-off consistent with the goals, objectives, and policies of the Infrastructure Element of this Comprehensive Plan.

Policy 1.1.2.6.: Extraction of natural resources shall be permitted only where compatible with existing and proposed land uses and in a manner consistent with the goals, objectives, and policies of the Conservation Element of this Comprehensive Plan.

Policy 1.1.2.7.: By ~~August 1, 1990~~ July 1, 2013 ~~2008~~, the village town shall adopt regulations for the protection and preservation of historic sites and structures.

- ~~c. Determine if any structures or sites meet the criteria for historic resources and so designate and map those that do;~~
- ~~d. Submit a list of designated historic resources to the Florida Department of State, Division of Historic Resources for inclusion on state and national lists; and~~
- ~~e. Continually update the list of historic resources as appropriate.~~

Policy 1.1.2.8.: The town shall continually update the list of historic resources which meet the criteria for historic resources as appropriate, so designate and map those that do and submit new listings to the ~~State of Florida~~ Florida Department of State, Division of Historic Resources for inclusion on state and national lists.

Objective 1.1.3.: Development orders and permits for development and redevelopment activities shall be issued only in those areas where suitable topography and soil conditions exist or areas that have a soil structure that is capable of or after being improved capable of supporting ~~to support~~ such development.

Policy 1.1.3.1.: The ~~village~~ town shall prepare and adopt land development regulations consistent with Section 163.3202, *Florida Statutes* and this Comprehensive pPlan which ensure that proposed development occur only in those areas that have a soil structure that is capable of or after being improved capable of supporting the proposed development and attendant on-site facilities.

Policy 1.1.3.2.: All proposed development shall be located in a manner such that the natural topographic features of a site are not altered so as to negatively affect the drainage of neighboring properties or visual aesthetics of the area.

Objective 1.1.4.: Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this Comprehensive Plan) are available concurrent with the impacts of development.

Policy 1.1.4.1.: All development shall be timed and staged in conjunction with the provision of facilities for which levels of service have been adopted by this plan.

Policy 1.1.4.2.: Public and on-site facilities and utilities shall be located to:

- a. Maximize the efficiency of services provided;
- b. Minimize their costs;
- c. Minimize their impacts on the natural environment; and
- d. Maximize consistency with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.1.4.3.: All development in areas not provided central sewer services shall be governed by the provisions of 5.381.272, *F.S.*, regulating on-site sewage disposal systems; and, Chapter 64-E, *F.A.C.*, which regulates the installation of individual

sewage disposal facilities and St. Lucie County Health Department regulations regarding the same.

Policy 1.1.4.4.: If and when central water and sewer become available, the town shall consult with the water supplier prior to issuing building permits in order to ensure the adequacy of water supplies to serve new development is available by the date of issuance of a certificate of occupancy.

Objective 1.1.5.: Future growth, development and redevelopment shall be directed to appropriate areas as depicted on the Future Land Use Map, consistent with: the availability of suitable land for utility facilities necessary to support the proposed development; sound planning principles; minimal natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; the desired community character; and in a manner which limits urban sprawl,

Policy 1.1.5.1.: Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed traffic onto arterial roads and highways.

Policy 1.1.5.2.: Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

Policy 1.1.5.3.: Development orders, and permits for future development and redevelopment activities shall be issued only in areas possessing the appropriate Future Land Use designation and that are consistent with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.1.5.4.: All proposed commercial development requiring a change on the Future Land Use Map in order to be approved shall submit a market study indicating the economic feasibility of the development and the locational advantage over existing commercial lands.

Policy 1.1.5.5.: ~~The city shall designate future annexation areas on the Future Land Use Map and coordinate with the affected land owners, governments and agencies for the future annexation and land uses of these areas.~~ In order to discourage urban sprawl, the town shall map and identify its future annexation areas and shall limit new and additional annexations within that identified area during the plan horizon. To coordinate annexation and the development of land within the identified area, the town shall propose that St. Lucie County and the City of Fort Pierce enter into a Joint Planning Agreement for Annexation that shall contain policies and provisions for coordinating annexation, planning and development activities within the identified area during the plan horizon.

Policy 1.1.5.6.: In accordance with section 163.3202, *F.S.*, land development regulations shall be adopted which require new development to reserve suitable land for utility facilities necessary to support the proposed development.

Policy 1.1.5.7.: Ingress and egress between Old Dixie Highway and parcels with frontage on U.S. Highway 1 shall be prohibited.

Policy 1.1.5.8.: The ~~town~~ shall ~~consider~~ discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in Section 163.3177(6)(a)(9) F.S. and through the use of innovative land use development techniques such as clustering or traditional neighborhood developments. The type and character of such innovative land development techniques shall be consistent with and further the intent of the Future Land Use Element.

Policy 1.1.5.9.: The town shall locate future land uses at appropriate densities and intensities to control strip, leap-frog, and scattered development patterns that contribute to inefficient land that unduly depletes the town's physical, social, and fiscal resources.

Policy 1.1.5.10.: If and when central water and sewer become available, the town shall require central water and sewer systems for residential developments in excess of 2 dwelling units per acre.

Policy 1.1.5.11.: Community neighborhood character shall be preserved and promoted through promoting consistency of the surrounding land use densities and intensities in the review of proposed future development for consistency with the Comprehensive Plan.

Objective 1.1.6.: Existing land uses which are incompatible or inconsistent with the Future Land Use Element shall be eliminated by ~~July 1, 2013~~~~the year 2010~~, unless otherwise allowed in accordance with provisions in Section 3.12.2 of the St. Lucie Village Zoning Ordinance. Lots of record existing on the effective date of the adoption of this Comprehensive Plan shall be exempted from this Objective,

Policy 1.1.6.1.: Expansion ~~or replacement~~ of land uses which are incompatible with the Future Land Use Plan shall be prohibited.

Policy 1.1.6.2.: Regulations for buffering incompatible land uses shall be set forth in the land development regulations adopted in accordance with section 163.3202, *F.S.*

Objective 1.1.7.: The ~~village~~ town shall maintain coordination with affected and appropriate governments, agencies and resource management plans to gain their input into the development process and mitigate potential impacts of future development and redevelopment activities and to coordinate with regional and county hurricane evacuation plans,

Policy 1.1.7.1.: The ~~village~~ town shall locate residential areas and establish densities in coastal areas in a manner consistent with the St. Lucie County Peacetime Emergency Management Plan.

Policy 1.1.7.2.: Requests for development orders or permits shall be coordinated, as required, with St. Lucie County, Treasure Coast Regional Planning Council, South Florida Water Management District and state and federal agencies.

Policy 1.1.7.3.: The ~~village~~ town shall coordinate development approvals in a manner that furthers the goals, objectives, and policies of the Indian River Lagoon Aquatic Preserve Management Plan.

Objective 1.1.8.: The ~~village~~ town shall strive to resolve all issues surrounding the expansion of the St. Lucie County International Airport as expediently as possible,

Policy 1.1.8.1.: The ~~village~~ town shall continue efforts to establish coordination with St. Lucie County to assure that development of St. Lucie County International Airport remains compatible with land use within St. Lucie Village.

Policy 1.1.8.2.: The ~~village~~ town shall continue to provide written comment to all applicable parties, including the County and the FAA, on all issues surrounding the expansion of the current site of the St. Lucie County International Airport or regarding any proposed changes to the Airport Master Plan.

Policy 1.1.8.3.: The ~~village~~ town shall continuously review all drafts of St. Lucie County's Comprehensive Plan for consistency with their own plan, especially concerning the airport expansion issue.

Objective 1.1.9.: The town shall coordinate with the St. Lucie County School Board to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school or surrounding land uses.

Policy 1.1.9.1.: The Future Land Use designation for land on which a school is constructed or planned to be constructed shall be changed to Public Facilities (PF) Land Use at the comprehensive planning amendment cycle immediately following

the commencement of school construction. Schools may be located in areas designated multi-family, commercial or industrial.

Policy 1.1.9.2.: Proposed school sites shall meet the following criteria:

- 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 archeological or historic sites or structures listed on the [Florida Master Site File](#) ~~State of Florida Historic Master File~~ or the ~~Federal~~ [National Register of Historic Places](#);
- 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 shall be considered.

Objective 1.1.10.: The town shall discourage any increase in density in the Coastal High Hazard Area (CHHA) and any additional development that would significantly degrade the capacity for evacuation as detailed in the St. Lucie County Hazard Mitigation Strategy. The CHHA is defined as including areas below the elevation of the Category 1 storm surge line as established by a Sea, Lake, Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 1.1.10.1.: By ~~July 1, 2013~~ [August 1, 2010](#), the town shall develop land use regulations to discourage any increase in density in the CHHA.

Objective 1.1.11.: The town will not regulate the use of its waterfront in a manner that seeks to excluded any uses ancillary to working waterfronts in the vicinity of the town.

Policy 1.1.11.1.: By ~~July 1, 2013~~~~August 1, 2010~~, the town will develop land use regulations defining methods of preserving working waterfronts in a manner that seeks to include any uses ancillary to working waterfronts located within the town's jurisdiction.