

# *The Town of St. Lucie Village*



## Comprehensive Plan Update Technical Data and Policy Analysis Report

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Department of Urban and Regional Planning  
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## **EXECUTIVE SUMMARY**

The Town of St. Lucie Village is an historic coastal village located along the Indian River Lagoon on the northeastern Atlantic coastline of St. Lucie County, Florida (depicted on Map 1.1). The town, oriented north – south, is bisected by the Florida East Coast Railroad and Old Dixie Highway and bordered to the west by U.S. Highway 1. Established in 1961, the town is primarily residential with limited commercial uses which are located primarily adjacent to U.S. Highway 1. The town boasts just over 600 residents, many of whom have lived there for generations.

Many changes have occurred in Florida and St. Lucie County since 1989 when the town Comprehensive Plan (Plan) was adopted, but St. Lucie Village has remained much the same as it was in 1989. By 2000, the population had grown to 604 residents.

The town recently contracted with the Florida Planning and Development Lab at Florida State University to evaluate the Comprehensive Plan. The Plan has been updated to bring it into compliance with current Department of Community Affairs regulations and *Florida Statutes*. Data and analysis for each element is included. An updated map series has been provided for each element. Revised Goals, Objectives and Policies to address statutory and contextual changes in the community have been listed.

## **TABLE OF CONTENTS**

EXECUTIVE SUMMARY .....	i
TABLE OF CONTENTS.....	ii
LIST OF ACRONYMS AND ABBREVIATIONS .....	xiii
ACKNOWLEDGEMENTS.....	xv
1 FUTURE LAND USE ELEMENT.....	1-1
1.1 Purpose of the Element.....	1-1
1.2 Existing Conditions .....	1-1
1.2.1 Existing Land Use Map Series .....	1-3
1.2.2 Existing Population of the Town of St. Lucie Village .....	1-4
1.2.3 Future Population Projections .....	1-5
1.2.4 Existing Employment .....	1-8
1.2.5 Future Employment .....	1-10
1.3 Future Demand for Land .....	1-10
1.3.1 Residential Land Demand .....	1-11
1.3.2 Non-Residential Land Demand .....	1-12
1.4 Future Land Uses.....	1-13
1.4.1 Development Suitability .....	1-19
1.4.2 Adjacent Future Land Use.....	1-21
1.4.3 Future Land Use Map .....	1-22
1.5 Evaluation and Appraisal of the Future Land Use Element.....	1-29
1.5.1 Anticipated Changes .....	1-29
1.5.2 Unanticipated Changes .....	1-29
1.5.3 Statutory Changes .....	1-29
1.5.4 Community and Contextual Changes .....	1-31
1.5.5 Evaluation of Future Land Use Element Goals, Objectives and Policies.....	1-33
1.5.6 Suggested Changes .....	1-36
1.6 Revised Goals, Objectives and Policies .....	1-60
2 TRANSPORTATION ELEMENT.....	2-1
2.1 Purpose of the Element.....	2-1
2.2 Existing Conditions .....	2-2
2.2.1 Existing Roadway Network.....	2-2
2.2.2 Planned Roadway Improvements .....	2-5
2.2.3 Railroads.....	2-7

2.2.4	Sidewalks / Bicycle Lanes .....	2-7
2.2.5	Traffic Accidents .....	2-7
2.2.6	Automobile Ownership .....	2-8
2.2.7	Evacuation .....	2-9
2.2.8	Transit Service.....	2-10
2.2.9	St. Lucie County International Airport.....	2-11
2.3	Analysis of Traffic Impacts due to Future Land Use Changes .....	2-12
2.4	Future Transportation Conditions .....	2-13
2.4.1	Future Transportation Road Network.....	2-13
2.4.2	Future Bicycle and Pedestrian Facilities .....	2-14
2.5	Evaluation and Appraisal of the Transportation Element .....	2-14
2.5.1	Anticipated Changes.....	2-14
2.5.2	Unanticipated Changes .....	2-15
2.5.3	Statutory Changes.....	2-15
2.5.4	Evaluation of Transportation Element Goals, Objectives and Policies.....	2-16
2.5.5	Suggested Changes .....	2-19
2.6	Revised Goals, Objectives and Policies .....	2-27
3	HOUSING ELEMENT.....	3-1
3.1.	Purpose of the Element .....	3-1
3.2.	Existing Conditions.....	3-2
3.2.1	Demographic Characteristics .....	3-2
3.2.2	Housing Stock Characteristics .....	3-5
3.2.3	Future Housing Needs Assessment.....	3-23
3.2.4	Meeting Housing Needs.....	3-28
3.3.	Impacts of Proposed Land Use Changes .....	3-29
3.4.	Evaluation and Appraisal of the Housing Element.....	3-30
3.4.1	Anticipated Changes .....	3-30
3.4.2	Unanticipated Changes .....	3-30
3.4.3	Statutory Changes .....	3-31
3.4.4	Potential Areas of Action.....	3-32
3.4.5	Evaluation of Housing Element Goals, Objectives and Policies .....	3-32
3.4.6	Suggested Changes .....	3-36
3.5	Revised Goals, Objectives and Policies.....	3-47



4	PUBLIC FACILITIES ELEMENT .....	4-1
4.1	Purpose of the Element .....	4-1
4.2	Sanitary Sewer .....	4-1
4.2.1	Existing Conditions.....	4-1
4.2.2	Level of Service Analysis .....	4-3
4.3	Solid Waste .....	4-5
4.3.1	Existing Conditions.....	4-5
4.3.2	Level of Service Analysis .....	4-7
4.4	Drainage and Stormwater .....	4-8
4.4.1	Existing Conditions.....	4-8
4.4.2	Summary of Existing Conditions.....	4-11
4.4.3	Level of Service Analysis .....	4-12
4.5	Potable Water.....	4-12
4.5.1	Existing Conditions.....	4-12
4.5.2	Level of Service Analysis .....	4-14
4.6	Natural Groundwater Aquifer Recharge .....	4-14
4.6.1	Existing Conditions.....	4-14
4.6.2	Level of Service Analysis .....	4-15
4.7	Summary of Significant Issues .....	4-15
4.8	Evaluation and Appraisal of the Public Facilities Element .....	4-17
4.8.1	Anticipated Changes .....	4-17
4.8.2	Unanticipated Changes .....	4-17
4.8.3	Statutory Changes .....	4-17
4.8.4	Evaluation of Public Facilities Element Goals, Objectives and Policies .....	4-18
4.8.5	Suggested Changes .....	4-20
4.9	Revised Goals, Objectives and Policies.....	4-31
5	COASTAL MANAGEMENT ELEMENT.....	5-1
5.1	Introduction.....	5-1
5.2	Boundary of the Coastal Planning Area.....	5-2
5.3	Natural Resources .....	5-2
5.3.1	Vegetative Cover and Wetlands.....	5-3
5.3.2	Aquatic Wildlife.....	5-3
5.3.3	Areas of Special Concern.....	5-4
5.3.4	Coastal Flooding .....	5-8
5.4	Land Use Inventory and Analysis.....	5-9
5.4.1	Existing Land Use.....	5-9

5.4.2	Water-Dependent and Water-Related Uses .....	5-10
5.4.3	Estimate of Need for Water-Dependent and Water-Related Uses .....	5-11
5.4.4	Shoreline Land Use Conflicts .....	5-11
5.4.5	Recommendations for Siting Water-Dependent and Water-Related Uses and Minimizing Shoreline Land Use Conflicts .....	5-12
5.4.6	Areas Needing Redevelopment.....	5-12
5.4.7	Economic Base.....	5-13
5.5	Coastal Area Pollution .....	5-13
5.5.1	Indian River Lagoon .....	5-13
5.5.2	Impact of Proposed Land Uses on Coastal Waters.....	5-15
5.5.3	Analysis of Remedial Action .....	5-16
5.5.4	State, Regional, and Local Regulatory Programs to Reduce Estuarine Pollution.....	5-16
5.6	Beach and Dune System .....	5-18
5.7	Archaeological and Historic Resources of the Coastal Area .....	5-18
5.7.1	Impact of Future Land Use on Archaeological and Historic Resources .....	5-19
5.8	Hurricane Evacuation.....	5-20
5.8.1	Current Status.....	5-20
5.8.2	Future Situation.....	5-25
5.9	Post Disaster Planning Concerns and Coastal High Hazard Areas.....	5-25
5.9.1	Coastal High Hazard Areas.....	5-25
5.9.2	Projected Future Conditions .....	5-26
5.9.3	Post-Disaster Redevelopment Alternatives.....	5-27
5.10	Public Access .....	5-27
5.10.1	Inventory of Existing Facilities.....	5-27
5.10.2	Future Needs .....	5-28
5.11	Coastal Area Infrastructure .....	5-28
5.11.1	Existing Facilities.....	5-29
5.11.2	Future Needs .....	5-30
5.12	Evaluation and Appraisal of the Conservation Element .....	5-31
5.12.1	Anticipated Changes .....	5-31
5.12.2	Unanticipated Changes .....	5-31
5.12.3	Statutory Changes .....	5-32
5.12.4	Evaluation of Conservation Element Goals, Objectives and Policies .....	5-33

5.12.5	Suggested Changes .....	5-37
5.13	Revised Goals, Objectives and Policies.....	5-63
6	CONSERVATION ELEMENT.....	6-1
6.1	Purpose .....	6-1
6.2	Environmental Setting .....	6-2
6.2.1	Current Conditions.....	6-2
6.3	Inventory and Analysis .....	6-4
6.3.1	Surface Water.....	6-4
6.3.2	Floodplains.....	6-7
6.3.3	Seagrass Beds.....	6-8
6.3.4	Wetlands .....	6-9
6.3.5	Groundwater / Aquifer Recharge.....	6-10
6.3.6	Air Quality .....	6-11
6.3.7	Minerals/Stratigraphy .....	6-12
6.3.8	Soils.....	6-12
6.3.9	Wildlife Habitat .....	6-14
6.3.10	Vegetative Communities.....	6-15
6.3.11	Wellhead Protection.....	6-15
6.3.12	Hazardous Waste Generators.....	6-16
6.4	Suitability Analysis .....	6-16
6.5	Analysis of Impacts of Proposed Land Use Changes .....	6-18
6.6	Evaluation and Appraisal of the Conservation Element .....	6-19
6.6.1	Anticipated Changes .....	6-19
6.6.2	Unanticipated Changes .....	6-19
6.6.3	Statutory Changes .....	6-20
6.6.4	Evaluation of Conservation Element Goals, Objectives and Policies .....	6-21
6.6.5	Suggested Changes .....	6-23
6.7	Revised Goals, Objectives and Policies.....	6-37
7	RECREATION AND OPEN SPACE ELEMENT .....	7-1
7.1	Purpose of this Element .....	7-1
7.2	Existing Conditions.....	7-1
7.2.1	Existing Recreation Facilities and Open Space .....	7-1
7.2.2	Proposed Recreational Opportunities and Open Space .....	7-2
7.2.3	Recreational Levels of Service .....	7-3

7.3	Evaluation and Appraisal of the Recreational and Open Space Element .....	7-4
7.3.1	Anticipated Changes .....	7-4
7.3.2	Unanticipated Changes .....	7-4
7.3.3	Statutory Changes .....	7-4
7.3.4	Evaluation of Recreation and Open Space Element Goals, Objectives and Policies.....	7-5
7.3.5	Suggested Changes .....	7-6
7.4	Revised Goals, Objectives and Policies.....	7-10
8	INTERGOVERNMENTAL COORDINATION ELEMENT .....	8-1
8.1	Purpose of the Element .....	8-1
8.2	Existing Conditions.....	8-2
8.2.1	St. Lucie County Public School District.....	8-3
8.2.2	South Florida Water Management District.....	8-3
8.2.3	St. Lucie County Fire District.....	8-4
8.2.4	St. Lucie County Mosquito Control District.....	8-4
8.2.5	Treasure Coast Regional Planning Council .....	8-4
8.2.6	St. Lucie County Metropolitan Planning Organization .....	8-6
8.2.7	St. Lucie County and Airport Authority .....	8-6
8.2.8	Ft. Pierce Utilities Authority.....	8-6
8.2.9	St. Lucie County Public Transit.....	8-7
8.3	Evaluation and Appraisal of the Intergovernmental Coordination Element .....	8-7
8.3.1	Anticipated Changes .....	8-7
8.3.2	Unanticipated Changes .....	8-8
8.3.3	Statutory Changes .....	8-8
8.3.4	Evaluation of Intergovernmental Coordination Element Goals, Objectives and Policies.....	8-10
8.3.5	Suggested Changes .....	8-12
8.4	Revised Goals, Objectives and Policies.....	8-21
9	CAPITAL IMPROVEMENTS ELEMENT .....	9-1
9.1	Purpose of the Element .....	9-1
9.2	Planning Timeframe.....	9-1
9.3	Existing Conditions.....	9-2
9.3.1	Population Projections .....	9-2
9.3.2	Transportation .....	9-3

9.3.3	Public Facilities.....	9-4
9.3.4	Recreation and Open Space .....	9-5
9.3.5	Summary of Level of Service Standards .....	9-6
9.4	Preparing the Five-Year Capital Improvements Schedule.....	9-7
9.5	Five-Year Capital Improvements Schedule .....	9-13
9.6	Evaluation and Appraisal of the Capital Improvements Element.....	9-14
9.6.1	Anticipated Changes .....	9-14
9.6.2	Unanticipated Changes .....	9-14
9.6.3	Statutory Changes .....	9-14
9.6.4	Evaluation of Capital Improvements Element Goals, Objectives and Policies .....	9-15
9.6.5	Suggested Changes .....	9-16
9.7	Revised Goals, Objectives and Policies.....	9-27

## **APPENDICES**

A.	Property Appraiser Parcel List.....	A-1
B.	Methodology for Updating the Existing Land Use Map.....	B-1
C.	Methodology for Estimating Current and Future Employment.....	C-1

## **LIST OF EXHIBITS**

Exhibit 1-1	Analysis of Existing Land Uses, 2006.....	1-2
Exhibit 1-2	Town of St. Lucie Village Existing Land Use Map, 1989 .....	1-3
Exhibit 1-3	Historic Populations of St. Lucie Village and St. Lucie County, 1980-2000.....	1-5
Exhibit 1-4	Population Projections for St. Lucie County, 2010-2030 .....	1-5
Exhibit 1-5	St. Lucie Village Share of St. Lucie County Population Growth.....	1-6
Exhibit 1-6	St. Lucie Village Share of St. Lucie County Projected Population Growth .....	1-7
Exhibit 1-7	St. Lucie Village Population Projections by Share-of-Growth Method Using St. Lucie County Low, Mid and High Projections as Pattern Area.....	1-7
Exhibit 1-8	St. Lucie Village Population Projections .....	1-8
Exhibit 1-9	Estimated Percentage of Total St. Lucie County Employment by NAICS Sector, 2006.....	1-9
Exhibit 1-10	Employment Projections for St. Lucie Village .....	1-10

Exhibit 1-11	Analysis of Vacant Lands in St. Lucie Village, 2006 .....	1-11
Exhibit 1-12	Existing Future Land Use Densities and Intensities .....	1-13
Exhibit 1-13	Properties Annex Into St. Lucie Village Since, 1989.....	1-17
Exhibit 1-14	Composition of Proposed Future Land Use Categories .....	1-26
Exhibit 1-15	Current and Proposed Land Use Categories Compared .....	1-28
Exhibit 1-16	Proposed Revisions to Existing Goals, Objectives and Policies in the Future Land Use Element.....	1-38
Exhibit 2-1	Functional Classification, Number of Lanes, and Capacity of the Village's Major Roadways and its Adjacent Roadways .....	2-3
Exhibit 2-2	Trip Counts, Remaining Capacity, Level of Service of the Village's Major Roadways and its Adjacent Roadways .....	2-5
Exhibit 2-3	Automobile Ownership by Household, Town of St. Lucie Village, St. Lucie County and State of Florida .....	2-8
Exhibit 2-4	Proposed Revisions to Existing Goals, Objectives and Policies in the Transportation Element .....	2-20
Exhibit 3-1	St. Lucie County and Town of Saint Lucie Village, Total Population and Percentage Change, 1990-2000 .....	3-2
Exhibit 3-2	Town of St. Lucie Village, St. Lucie County, State of Florida Characteristics Population by Race, 2000 .....	3-3
Exhibit 3-3	Town of St. Lucie Village Age Composition, 1990-2000 .....	3-4
Exhibit 3-4	Town of St. Lucie Village and St. Lucie County Household Size and Tenancy, 2000.....	3-4
Exhibit 3-5	Housing Types for the Town of St. Lucie Village, St. Lucie County and State of Florida, 2000.....	3-6
Exhibit 3-6	Comparison of Housing Stock 1980-2000.....	3-7
Exhibit 3-7	Year Built of Housing Town of St. Lucie Village, St. Lucie County and State of Florida, 2000.....	3-8
Exhibit 3-8	Occupied Housing Units in the Town of St. Lucie Village, St. Lucie County and State of Florida by Tenure, 2000 .....	3-9
Exhibit 3-9	Vacancy Status for Town of St. Lucie Village, St. Lucie County and State of Florida, 2000.....	3-10
Exhibit 3-10	Town of St. Lucie Village Occupancy Status, By Structure for All Housing Units, 2000 .....	3-11
Exhibit 3-11	Housing Characteristics and General Quality Standards, Town of St. Lucie Village, St. Lucie County and State of Florida 2000.....	3-12
Exhibit 3-12	Town of St. Lucie Village Tenure by Occupants per Room Occupied Housing Units, 2000.....	3-13

Exhibit 3-13	Town of St. Lucie Village Photographic Survey Results by Rating Level.....	3-18
Exhibit 3-14	Septic Tank Permits Issued by the Town of St. Lucie Village 2001-2003 .....	3-18
Exhibit 3-15	Cost Burdened Renter-Occupied Household by Income Range, 1999 .....	3-21
Exhibit 3-16	Town of St. Lucie Village Selected Monthly Owner Costs for Owner-Occupied Units by Mortgage Status, 2000 .....	3-22
Exhibit 3-17	Cost Burdened Owner-Occupied Units by Household Income, 1999 ....	3-22
Exhibit 3-18	Town of St. Lucie Village Projected Housing Needs, 2010-2020 .....	3-25
Exhibit 3-19	Projected Dwelling Units for the Town of St. Lucie Village by Structure Type and Tenancy, 2000-2020.....	3-26
Exhibit 3-20	Projected Increase in Occupied Dwelling Units, 2000-2020.....	3-27
Exhibit 3-21	Projected Affordable Housing Needs by Total Number of Units, 2010-2020 .....	3-27
Exhibit 3-22	Proposed Revisions to Existing Goals, Objectives and Policies in the Housing Element.....	3-38
Exhibit 4-1	Landfill Associations .....	4-6
Exhibit 4-2	Proposed Revisions to Existing Goals, Objectives and Policies in the Public Facilities Element .....	4-21
Exhibit 5-1	Florida's Endangered Species, Threatened Species, and Species of Special Concern within the Indian River Lagoon .....	5-6
Exhibit 5-2	Location of Indian River Lagoon Blueway within Vicinity of the Town of St. Lucie Village .....	5-7
Exhibit 5-3	Generalized Storm Surge Heights.....	5-20
Exhibit 5-4	Evacuating People Statistics, St. Lucie County .....	5-21
Exhibit 5-5	Hurricane Evacuation Clearance Times (in hours).....	5-24
Exhibit 5-6	Proposed Revisions to Existing Goals, Objectives, and Policies in the Coastal Management Element .....	5-38
Exhibit 6-1	Surface Water classifications.....	6-4
Exhibit 6-2	Shellfish Harvesting Area Classification Map #70 (Effective June 18, 1997) Shellfish Harvesting Area in Indian River and St. Lucie County .....	6-6
Exhibit 6-3	Proposed Revisions to Existing Goals, Objectives and Policies in the Conservation Element.....	6-24
Exhibit 7-1	Projected Recreation and Open Space Needs, Town of St. Lucie Village (2000-2020) .....	7-4

Exhibit 7-2	Proposed Revisions to Existing Goals, Objectives and Policies in the Recreation/Open Space Element .....	7-7
Exhibit 8-1	Proposed Revision to Existing Goals, Objectives and Policies in the Intergovernmental Coordination Element.....	8-13
Exhibit 9-1	St. Lucie Village Population Projections by Share-of-Growth Method Using St. Lucie County Low, Mid and High Projections as Pattern Areas .....	9-2
Exhibit 9-2	St. Lucie Village Population Projections .....	9-3
Exhibit 9-3	Level of Service Standards Summary by Infrastructure Type.....	9-6
Exhibit 9-4	Capital Improvements Needs Identified in the Comprehensive Plan .....	9-7
Exhibit 9-5	Other Needed Capital Improvements .....	9-7
Exhibit 9-6	Local Government Revenue Sources .....	9-8
Exhibit 9-7	Fund Accounts .....	9-9
Exhibit 9-8	Revenue Projections Affecting Capital Improvements .....	9-10
Exhibit 9-9	Expenditure Projections for Scheduled Capital Improvements.....	9-10
Exhibit 9-10	Loan and Bond Payments .....	9-10
Exhibit 9-11	Needed Capital Improvements.....	9-11
Exhibit 9-12	Cumulative Operating Cost Increase Due to New Capital Improvements .....	9-11
Exhibit 9-13	Fiscal Assessment .....	9-12
Exhibit 9-14	Five-Year Schedule of Capital Improvements.....	9-13
Exhibit 9-15	Proposed Revisions to Existing Goals, Objectives and Policies in the Capital Improvements Element .....	9-17

## **LIST OF REFERENCED MAPS**

Map 1.1	Location Map of the Town of St. Lucie Village
Map 1.2	2006 Existing Land Use Map, Town of St. Lucie Village
Map 1.3	Adjacent Future Land Use Map
Map 1.4	2020 Future Land Use Map, Town of St. Lucie Village
Map 1.5	2020 Future Land Use Map, Town of St. Lucie Village, Depicting Coastal High Hazard Area and Historic District
Map 1.6	Properties Annexed into St. Lucie Village Since 1989
Map 2.1	St. Lucie MPO Boundary
Map 2.2	The Town of St. Lucie Village Transportation Map
Map 2.3	Functional Classification
Map 2.4	Adopted Level of Service Map
Map 2.5	Existing Level of Service Map



Map 2.6	Average Daily Trips
Map 2.7	Railroad and Rail Crossings
Map 2.8	Traffic Evacuation Zones and Evacuation Routes
Map 2.9	Transit Service in the Town's Vicinity
Map 2.10	Projected Daily Trips
Map 2.11	Future Transportation Map
Map 2.12	Future Bicycle and Pedestrian Facilities
Map 4.1	Canals Map, Town of St. Lucie Village
Map 5.1	Coastal Planning Area, Town of St. Lucie Village
Map 5.2	Landcover, Town of St. Lucie Village
Map 5.3	Historic Resources in the Coastal Planning Area, Town of St. Lucie Village
Map 5.4	Location of Shelters, St. Lucie County
Map 6.1	Topography, Town of St. Lucie Village
Map 6.2	Coastal High Hazard Area and 100-year Flood Zone, Town of St. Lucie Village
Map 6.3	Major Waterbodies, Town of St. Lucie Village
Map 6.4	Outstanding Florida Waters, Class II and Class III Waters, Town of St. Lucie Village
Map 6.5	Seagrass Beds, Town of St. Lucie Village
Map 6.6	Wetlands, Town of St. Lucie Village
Map 6.7	Surficial Aquifer Recharge Rate, Town of St. Lucie Village
Map 6.8	Physical Soil Properties Saturated Hydraulic Conductivity, Town of St. Lucie Village
Map 6.9	Stratigraphy, Town of St. Lucie Village
Map 6.10	Soil Types, Town of St. Lucie Village
Map 6.11	Soil Limitations for Septic Tanks, Town of St. Lucie Village
Map 6.12	Soil Limitations for Construction, Town of St. Lucie Village
Map 6.13	Indicators of Soil Erosion Potential (K factor), Town of St. Lucie Village
Map 6.14	Strategic Habitat Conservation Priorities, Town of St. Lucie Village
Map 6.15	Rare Natural Communities, Town of St. Lucie Village
Map 6.16	Development Suitability of the Town of St. Lucie Village
Map 6.17	Development Suitability by Parcel, Town of St. Lucie Village
Map 7.1	Recreational Opportunities, Town of St. Lucie Village

**LIST OF ABBREVIATIONS AND ACRONYMS**

AADT	Average Annual Daily Traffic
AAQS	Ambient Air Quality Standards
ACOE	Army Corps of Engineers
AQI	Air Quality Index
BEBR	Bureau of Economic and Business Research
CDBG	Community Development Block Grant Program
CHHA	Coastal High Hazard Area
COASL	Council on Aging of St. Lucie, Inc.
CRS	Community Rating System
DCA	Department of Community Affairs
DEP	Department of Environmental Protection
DER	Department of Environmental Regulation
DNR	Department of Natural Resources
DOH	Department of Health
DRI	Development of Regional Impact
DU	Dwelling Units
EAR	Evaluation and Appraisal Report
EIR	Environmental Impact Report
ELUM	Existing Land Use Map
ERP	Environmental Resource Permit Program
F.A.C.	Florida Administrative Code
FAR	Floor Area Ratio
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEC	Florida East Coast
FEMA V-Zone	Federal Emergency Management Agency Velocity Zones
FFWCC	Florida Fish and Wildlife Conservation Commission
FIND	Florida Inland Navigational District
FLUM	Future Land Use Map
FLUE	Future Land Use Element
FNAI	Florida National Areas Inventory

FPUA	Fort Pierce Utilities Authority
F.S.	Florida Statutes
GIS	Geographic Information System
HOC	Highway Oriented Commercial
HOME	Home Investment Partnership Program
HRS	Department of Health and Rehabilitative Services
HUD	US Department of Housing and Urban Development
HVZ	Hurricane Vulnerability Zone
ITE	Institute of Transportation Engineers
LDR	Land Development Regulation
LMC	Limited Marina Commercial
LOS	Level of Service
LUC	Land Use Categories
MPO	Metropolitan Planning Organization
MSTU	Municipal Services Taxing Unit
NAICS	North American Industrial Coding System
NFIP	National Flood Insurance Program
NPDES	National Pollutant Discharge Elimination System
OFW	Outstanding Florida Waters
OG&T	Office of Greenways and Trails
PBS&J	Post, Buckley, Schuh and Jernigan, Inc.
SAIL	State Apartment Incentive Loan
SFWMD	South Florida Water Management District
SHIP	State Housing Initiatives Partnership
SJRWMD	St. Johns River Water Management District
SLOSH	Sea, Lake, Overland Surges from Hurricanes
SWIM	Surface Water Improvement and Management
TCC	Treasure Coast Connector
TCRPC	Treasure Coast Regional Planning Council
USDA	United States Department of Agriculture

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## **1 Future Land Use Element**

### **1.1 Purpose of the Element**

The purpose of the Future Land Use Element (FLUE) is to guide and direct patterns of future development within the Town of St. Lucie Village. The Element consists of goals, objectives and policies that are intended to guide land use decision-making and reflect the vision the community desires for its future. An Existing Land Use Map (ELUM) indicates current land uses and a Future Land Use Map (FLUM) delineates future development patterns. A Land Use Element was originally adopted in 1989 as part of the St. Lucie Village Comprehensive Plan in compliance with s.163.3202, *Florida Statutes*, and has not been updated since that time.

### **1.2 Existing Conditions**

The 1989 Land Use Element of the Town of St. Lucie Village Comprehensive Plan reflects a generic model primarily focused on guiding the issuance of land development permits in accordance with the various other elements of the Comprehensive Plan. The 1989 Land Use Element has only one goal, which is to assure a continued high quality of life and protection of the town's natural and man-made resources from incompatible land uses and environmental degradation.

GIS data obtained from St. Lucie County parcel records indicate there are approximately 464 acres within the corporate limits of the Town of St. Lucie Village (St. Lucie County GIS Division, 2006). Exhibit 1-1 tabulates the current land uses, showing the relative percentages of each type.

**Exhibit 1-1 Analysis of Existing Land Uses, 2006**

<b>Existing Land Use</b>	<b>Existing Use (Acres)</b>	<b>Percent Total</b>
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%
<b>Total Land Area</b>	<b>461.1</b>	<b>100.00%</b>

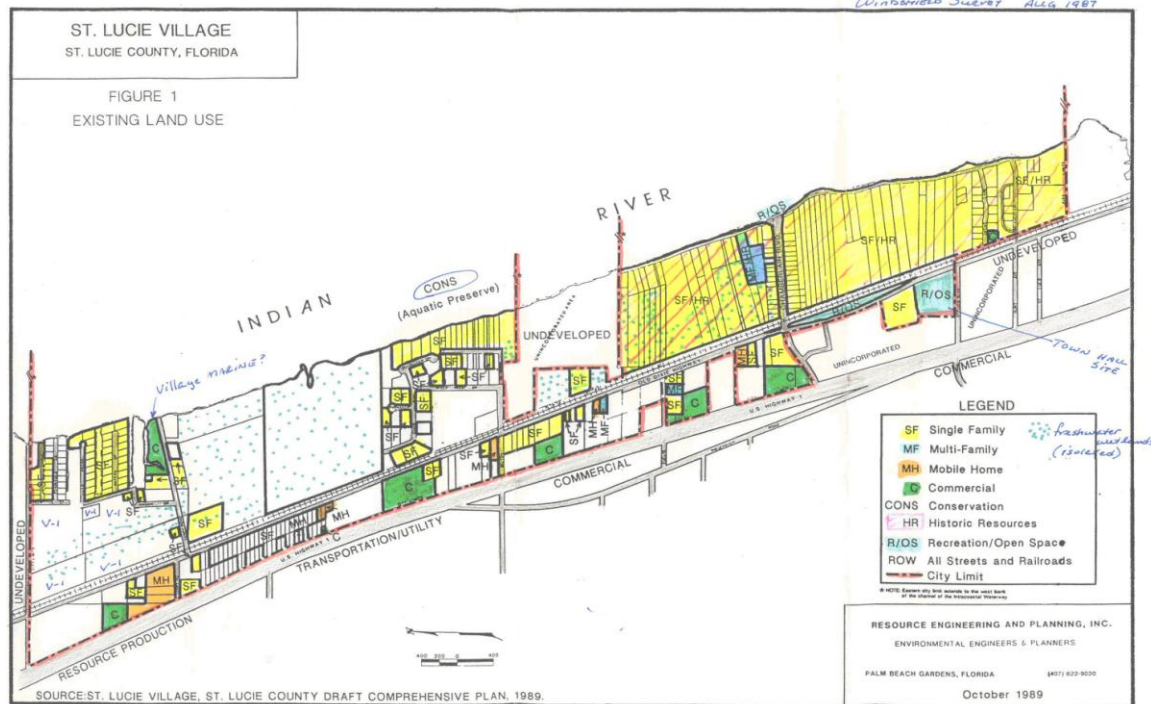
Sources: St. Lucie County Property Appraiser and GIS data, October 2006

Extensively developed residential uses occupy half of the total land area of St. Lucie Village, most of which are located east of the Florida East Coast (FEC) Railroad. Commercial uses occupy 6.6 percent, primarily along U.S. Highway 1. Recreational/open space land use takes up 16.7 percent almost all of which is in Heritage Park, and institutional uses such as the Town Hall and the old school occupy 0.7 percent of the land area. At present, only the Indian River Lagoon falls under the conservation land use designation with no conservation use designated on land within the town. There is adequate vacant land (23.7 percent) for future growth. Much of the land area east of the FEC Railroad is in the Coastal High Hazard Area (CHHA) as depicted on Map 1.5. This area is in recreation/open space and residential use, most of which has been developed. There is considerable vacant land located between Old Dixie Highway and U.S. Highway 1, which is outside the CHHA and suitable for residential or non-residential development. The Historic land use designation, which is applied as an overlay, appears on the 1989 Future Land Use Map in the original 1989 Comprehensive Plan, but the historic district is unregulated at this time.

### 1.2.1 Existing Land Use Map Series

The original Existing Land Use Map (Exhibit 1-2) shows single-family, multi-family and mobile home residential uses. Historic resources are designated on appropriate residential parcels. Non-residential uses include commercial, conservation, recreation/open space.

**Exhibit 1-2 Town of St. Lucie Village Existing Land Use Map (ELUM), 1989**



Source: Town of St. Lucie Village 1989 Comprehensive Plan, colorized by N. Miller

Development of the updated ELUM was necessary to evaluate the effectiveness of the 1989 FLUE. The St. Lucie County Property Appraiser's office provided a list of parcels within the Town of St. Lucie Village incorporated area and 2006 GIS mapping information was obtained from the GIS Division of St. Lucie County. By reviewing these sources of data on a parcel by parcel basis, a master spreadsheet of parcels was developed (Appendix A) which was converted into an updated ELUM (Map 1-2). For a more in-depth discussion of this process, please refer to Appendix B.

Changes since 1989 include the designation of a new park, the platting of two new subdivisions near the northern edge of the town along the FEC Railroad, and annexations of 81 acres (listed in Exhibit 1-13).

A large part of the town east of the FEC Railroad is within the Coastal High Hazard Area, the area most threatened by storm surges and flooding that could result from a Category 1 or greater hurricane. A more clearly defined single-family low density land use category has been applied to this area in order to strengthen regulatory efforts to reduce the potential for increased development in this vulnerable area per s. 163.3178, *F.S.*

#### 1.2.2 Existing Population of the Town of St. Lucie Village

St. Lucie Village has remained largely unaffected over the years by growth trends that have catapulted Florida into its position as one of the fastest growing states in the U.S. On the other hand, St. Lucie County is growing rapidly. While Florida's overall population grew by 23.5 percent between 1990 and 2000, St. Lucie County grew by 28.3 percent. During the same time period, St. Lucie Village added only 20 residents, a 3.4 percent increase (U.S. Census, 2006). The character of the town has remained primarily residential with much of the vacant land constrained from development by lack of municipal infrastructure and environmental features such as wetlands and the 100-year floodplain.

Historic population trends are presented in Exhibit 1-3 for St. Lucie Village and St. Lucie County. As would be expected, unequal growth trends have resulted in St. Lucie Village becoming a smaller and smaller portion of the St. Lucie County population as a whole.



**Exhibit 1-3 Historic Populations of St. Lucie Village and St. Lucie County,  
1980-2000**

<b>Year</b>	<b>St. Lucie Village</b>	<b>Percent Change</b>	<b>St. Lucie County</b>	<b>Percent Change</b>	<b>Town Percent of County Population</b>
1980	*593	-	87,182	-	0.68%
1990	584	-1.5%	150,171	72.2%	0.39%
2000	604	3.4%	192,695	28.3%	0.31%

Sources: U.S. Census, 2006; \*TSLV Comprehensive Plan

### 1.2.3 Future Population Projections

Population projections for larger areas are generally recognized as more reliable than projections for smaller ones. Ratio population projection methods utilize population projections from a larger “pattern area” to calculate projections for a smaller area within the pattern area (Klosterman, 1990). The share-of-growth ratio approach using St. Lucie County as the pattern area has been employed to calculate 2020 population projections for St. Lucie Village. Due to modest growth patterns in St. Lucie Village in the past, the low projections of 626 for 2010 and 637 for 2020 have been selected. These projections also coincide with projections from the Shimberg Center at the University of Florida which projects a 2010 population for St. Lucie Village of 622 and 639 for 2020 (Shimberg Center, 2006).

Low, medium and high population projection data for St. Lucie County were obtained from the Bureau of Economic and Business Research (BEBR) at the University of Florida. These projections are reported in Exhibit 1-4.

**Exhibit 1-4 Population Projections for St. Lucie County, 2010-2030**

<b>St. Lucie County</b>	<b>2000 Actual</b>	<b>2010 Projected</b>	<b>2020 Projected</b>
Low	192,695	238,600	262,300
Medium		264,500	323,300
High		291,600	393,400

Source: BEBR, 2004, U.S. Census, 2006

The share-of-growth method assumes that the smaller area will retain the same share of the larger pattern area's growth as it has in the past. A percent share is computed and that percent share is applied to projections for the pattern area. This number is added to launch year (2000) observed population numbers and to subsequent years throughout the projection horizon (Klosterman, 1990).

Calculations:

- (1) Small area's growth from 1990 to 2000 is calculated.
- (2) Pattern area's growth from 1990 to 2000 is calculated.
- (3) Smaller area's growth is compared to pattern area's growth to determine the smaller area's percent share of growth over the ten year period 1990-2000 (see Exhibit 1-5).
- (4) This percent share is applied to the pattern area's population projections for 2010.
- (5) The resulting number (Exhibit 1-6) is added to the 2000 population for the smaller area to obtain the projected population for 2010.
- (6) The resulting number is added to the 2010 projection for the smaller area to obtain the projected population for 2020 (Exhibit 1-6).

This process has been applied to the BEBR St. Lucie County low, medium, and high population projections as the pattern areas. Results are shown in Exhibit 1-7.

**Exhibit 1-5 St. Lucie Village Share of St. Lucie County Population Growth**

<b>St. Lucie County as Pattern Area</b>	<b>Calculation of the Share of Growth</b>
St. Lucie County Population Growth 1990-2000 (actual)	42,524
St. Lucie Village Population Growth 1990-2000 (actual)	20
St. Lucie Village Share of Growth % 1990-2000	0.047%

Source: U.S. Census, 2006

**Exhibit 1-6 St. Lucie Village Share of St. Lucie County Projected  
Population Growth**

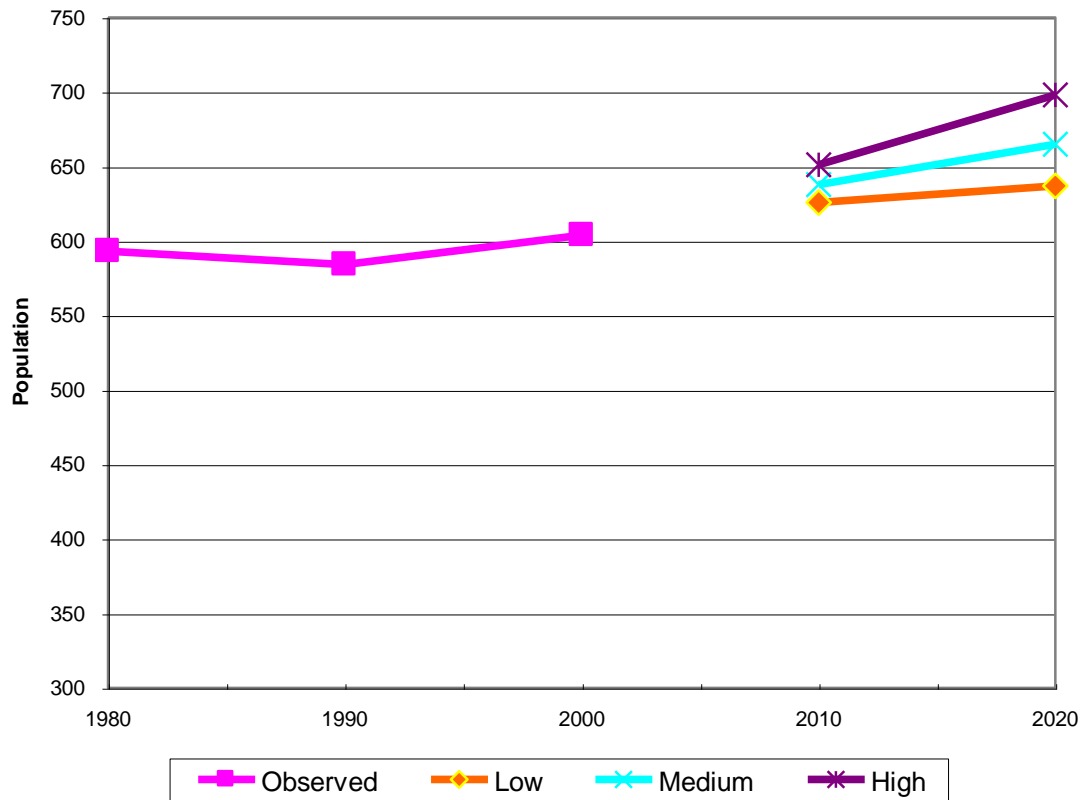
<b>Time Horizon</b>	<b>St. Lucie County Low</b>	<b>St. Lucie Village Share</b>		<b>St. Lucie County Medium</b>	<b>St. Lucie Village Share</b>		<b>St. Lucie County High</b>	<b>St. Lucie Village Share</b>
2010 projected	45,905	22		71,805	34		98,905	47
2020 projected	23,700	11		58,800	28		101,800	48

Source: BEBR, 2004

The results of the share-of-growth ratio approach using pattern area St. Lucie County low, medium and high projections are recorded in Exhibit 1-7 and Exhibit 1-8.

**Exhibit 1-7 St. Lucie Village Population Projections by Share-of-Growth Method  
Using St. Lucie County Low, Mid and High Projections as Pattern Area**

<b>Pattern Area</b>	<b>Town 2010</b>	<b>Town 2020</b>
St. Lucie County low projection	626	637
St. Lucie County medium projection	638	665
St. Lucie County high projection	651	698

**Exhibit 1-8 St. Lucie Village Population Projections**

Source: U.S. Census, 2006; BEBR, 2004

### *Seasonal Population*

The seasonal population has not been included in population projections. The 1989 St. Lucie Village Comprehensive Plan reported that the 1980 Census listed 20 seasonal residences and 9 residences “held for occasional use.” Current inventories discussed in the Housing Element record 21 seasonal residences today, indicating that there has been little growth in the seasonal population.

#### 1.2.4 Existing Employment

Businesses in St. Lucie Village range from light manufacturing and boat sales to boat and auto repair shops and general retail. There is one family restaurant located in the town. All businesses are located between Old Dixie Highway and U.S. Highway 1. The 2000

Census reported the per capita income in St. Lucie Village as \$25,641 compared to \$18,790 for St. Lucie County and \$21,557 for Florida. The median household income in St. Lucie Village is \$43,611 compared to \$37,388 for St. Lucie County and \$38,985 for Florida.

Very little current employment data for St. Lucie Village are available from the Agency for Workforce Innovation. The U.S. Census (Census 2000 SF 3) lists an employed civilian population over sixteen of 347 individuals, but a current estimate was deemed necessary. Through use of the Property Appraiser data and photographs, business types have been determined. Based on visual evidence in Property Appraiser data and land use descriptions on parcel records, businesses were assigned North American Industrial Coding System (NAICS) categories. For each NAICS sector, the multiplier of national average square footage per worker was applied using Nelson's estimating techniques (Nelson, 2004) to yield an estimated number of employees per sector (see Appendix C for methodology).

Estimates indicate that there are currently 401 jobs in St. Lucie Village with the most employment in the general retail trade category (see Exhibit 1-9 below).

**Exhibit 1-9 Estimated Percentage of Total St. Lucie County Employment  
by NAICS Sector, 2006**

<b>NAICS Code</b>	<b>Industry</b>	<b>Current Employment (estimated)</b>	<b>Percent of Total Employment</b>
31	General Manufacturing	80	19.8 %
42	Distribution and Wholesale Trade	19	4.7 %
44	General Retail Trade	247	61.6 %
48	Warehousing and Storage	30	7.4 %
722	Food Services	4	1.0 %
811	Repair and Maintenance	22	5.5 %
<b>Total Employment</b>		<b>401</b>	<b>100.0 %</b>

Source: St. Lucie County Property Appraiser data, 2006; Nelson, 2004.

### 1.2.5 Future Employment

St. Lucie Village is expected undergo steady, if modest, gains in employment over the time horizon that reflect regional patterns. The projected 2020 employment for the town using the constant-share approach referenced to regional employment projections predicts a workforce of 540, an increase of 139 jobs (Exhibit 1-10). Regional economic projection data from the Agency for Workforce Innovation were utilized to project a future economic scenario for St. Lucie Village. The region encompasses Indian River, Martin, Okeechobee and St. Lucie counties. Regional data were chosen in order to capture a wider and more diverse employment scenario.

**Exhibit 1-10 Employment Projections for St. Lucie Village**

<b>NAICS code</b>	<b>Industry</b>	<b>Estimated 2006 Employment</b>	<b>Projected 2020 Employment</b>	<b>Percent Increase</b>
31	General Manufacturing	80	88	10.0 %
42	Distribution and Wholesale Trade	19	26	36.8 %
44	General Retail Trade	247	356	44.1 %
48	Warehousing and Storage	30	36	20.0 %
722	Food Services	4	5	25.0 %
811	Repair and Maintenance	22	29	31.8 %
<b>Total Employment</b>		<b>401</b>	<b>540</b>	<b>34.6 %</b>

### 1.3 Future Demand for Land

To achieve the future growth scenario defined by the Comprehensive Plan, land must be allotted to accommodate future residential and non-residential land uses. Land demand has been calculated based on population and employment growth projected for 2020.

An analysis of vacant land indicates that there are 54.5 residential and 45.1 non-residential acres available for future population and employment growth. Although the vacant parcels total 114 acres, 11 acres are distributed in parcels that are less than a half-

acre in size. Because the town lacks municipal infrastructure for water and sanitary sewer service, development on lots smaller than a half acre should be prohibited in the future by the town land development regulations. This is consistent with the Florida Department of Health standards as directed by s. 381.0065(4), *F.S.* Exhibit 1-11 below reports acreage totals available for residential and commercial uses, with the exception of lots of record platted prior to 1971.

**Exhibit 1-11 Analysis of Vacant Lands in St. Lucie Village, 2006**

<b>Vacant Lands Analysis</b>	<b>Acres</b>
Total vacant acreage	109.0
<b>Residential</b>	
Total vacant residential	75.83
Vacant residential acreage in lots < 0.5 acres in size	10.71
Residential acreage available (parcels > 0.5 acres)	65.12
<b>Non-residential</b>	
Total vacant commercial	28.46
Vacant commercial acreage in lots < 0.5 acres in size	2.00
Commercial acreage available (parcels > 0.5 acres)	26.46
Total vacant industrial	4.54
Commercial acreage available (parcels > 0.5 acres)	4.54
Total vacant public facilities	0.17
Vacant commercial acreage in lots < 0.5 acres in size	0.17

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

### 1.3.1 Residential Land Demand

The least intensive density allowances in St. Lucie Village are described in Policy 1.1.1.2(a) as two units per acre. With 54.5 acres available for residential development, a total of 109 dwelling units (DU) could currently be built if the land were evenly subdivided. A closer analysis of the parcels based on the application of the one-half acre lot minimum per unit, and assuming an increasing density gradation of 1.0 acre for two units, 1.5 acres for three units, and so on, shows that with the current subdivision patterns

in place and no central sanitary sewer service, 129 units could be constructed. This analysis does not take into account the suitability of land for development.

The 2020 population growth projection of 637 indicates a 33 person increase over the actual 2000 Census population of 604. Assuming no change in household size, the projected 2020 population increase of 33 is divided by the 2000 average household size for St. Lucie Village of 2.17 persons per household to yield a need for an additional 16 dwelling units. Applying the 2000 Census vacancy rate of 12.6 percent to the need for 16 additional units adds another 2 units for total need of 18. At the most restrictive residential land use of 2 units per acre, this yields an adjusted need for 9 acres of residential land by 2020.

The ratio of 2006 total vacant residential acres to total residential acres required to meet the demand for the 2020 population is 6.4, indicating an ample supply of vacant land for residential development.

### 1.3.2 Non-Residential Land Demand

St. Lucie Village has 46.1 acres of vacant non-residential acreage, or 10 percent of the town's land area. All of this property is located west of the FEC Railroad, outside of the CHHA, on acreage that is highly suitable for development (refer to Map 6.16).

Employment projections indicate that employment will grow from the current estimated workforce of 401 to 540 by 2020, an increase of 139. The current employment density of 12.3 employees per non-residential acre has been calculated by dividing the existing employment of 401 by the 31.5 acres now in commercial uses. Assuming a FAR of 0.5 for non-residential acreage an increase of 5.7 acres for non-residential use are needed to support the 540 person workforce of 2020, for a total of 37.2 acres in non-residential use in 2020. This total includes the 31.5 acres in commercial use today. St. Lucie Village has 45.1 available vacant acres highly suitable for commercial development. The ratio of 2006 vacant non-residential acres to total non-residential acres required to meet the



demand for the 2020 population is 7.9. Thus, no changes in the 1989 Future Land Use Map are needed to satisfy future non-residential land demand.

#### 1.4 Future Land Uses

The 1989 Future Land Use Map (Exhibit 1-14) depicted the vision of a residential coastal community with single-family land uses along the Indian River Lagoon and a mix of single and multi-family along Old Dixie Highway. Commercial uses were planned to extend along U.S. Highway 1, the town's western edge. In the period since the town Plan was adopted in 1989, thirty-nine parcels totaling 81.4 acres have been annexed, adding over 20 percent to the size of the town. Exhibit 1-12 portrays current allowable densities and intensities in the town, which are not well defined. Floor Area Ratio (FAR) is a method of calculating allowable floor area. The FAR multiplied by the parcel size (in square feet) equals the amount of allowable floor area that can be built within a development. As a formula:  $FAR = (\text{Total covered area on all floors of all buildings on a certain parcel}) / (\text{Area of the parcel})$ . The FAR is the maximum gross floor area, regardless of building height, permitted for all buildings on a given site.

**Exhibit 1-12 Existing Future Land Use Densities and Intensities**

Land Use Category	FAR	Density
Single-family Low Density Residential		2 DU/acre
Medium Density Residential		4 DU/acre
General Community Commercial	Not available	Not available
Highway Oriented Commercial	Not available	Not available
Recreation / Open Space	Not available	Not available
Conservation	Not available	Not available
Historic Resources	Not available	Not available

Source: St. Lucie Village Comprehensive Plan, 1989

Considerations regarding decisions on future land uses include the suitability of the land based on infrastructure availability and environmental constraints and the existing use on the parcel. Through careful study of the Development Suitability Map for St. Lucie Village (Map 6.16), visual comparisons were made to determine whether land uses that had been applied to various areas on the 1989 Future Land Use Map were compatible with the suitability of the given area for the assigned land use and type of development. The use currently existing on the parcels was also evaluated with regard to the 1989 Future Land Use Map. The updated Future Land Use Map has been developed based on these considerations.

#### Methodology

To determine existing land uses, all available information relating to current land uses within and surrounding the town were obtained. Property Appraiser records were referenced on a parcel by parcel basis for information on land use categories, developed and undeveloped parcels and types of development. Personal communications with town officials, Growth Management officials in St. Lucie County, and the Ft. Pierce Planning Department, support materials obtained from the town, and observations made during the site visit contributed data for decisions regarding proposed future land uses.

Dwelling unit calculations were made in consideration of lot size. Only when the lot was large enough to permit one unit was that unit counted. For example, parcels 0.5 to 0.99 acres were assigned a density of one unit; parcels 1.0 to 1.49 acres were assigned 2 units; parcels 1.5 to 1.99 acres were assigned 3 units, etc. The same area-based allocation was applied in all residential land use categories.

The 1989 Land Use Element failed to designate intensity standards (see Exhibit 1-12). Policy 1.1.1.3 limits structural coverage to a maximum of 50% of the gross lot area. However, requirements for parking, stormwater, landscaping, etc. limit the potential size of the structure to be built. An estimate of the potential FAR for a developing property had to be determined. Examining the parking requirements in the St. Lucie Village Zoning Ordinance provides a basis for this analysis. Parking requirements vary from a

ratio of 1 space per 100 sq. ft. (1:100) of built area to a ratio of 1:250 for retail, 1:500 for showrooms and 1:1000 for greenhouses. A conservative average of one parking space for every 250 square feet of building was chosen for calculating the potential FAR. Referencing Kevin Lynch in *Site Design*, an allowance of 250 sq. feet per parking space (to include aisles, etc.) and another 400 sq. feet for landscaping, drainage, etc. yields an estimated need of 650 sq. feet of ancillary improvement for every 250 sq. feet of structure, and a FAR of .38.

$$\begin{aligned} & \frac{250 \text{ sq. ft. of built area}}{250 \text{ sq. ft. for parking} + 400 \text{ sq. ft. for landscape and drainage}} \\ & = \text{FAR } 0.38 \text{ per acre potential for built area in St. Lucie Village} \end{aligned}$$

The FAR of 0.38 is an estimation of the achievable built area. However, an examination of existing commercial development patterns is necessary to determine FARs that are appropriate for the character of non-residential development in St. Lucie Village. Existing patterns were reviewed and compared with the FARs allowed in the St. Lucie County Comprehensive Plan. Current intensities on 21 developed commercial properties within the town were calculated by dividing the area of the building in the project converted into square feet and the area of the parcel to determine FAR for each parcel. The resulting intensities, based on parcels currently in commercial use, ranged from 0.01 to 0.63, with the median at 0.12 and a mean of 0.17. This analysis provided a basis for determining allowable FARs for non-residential land uses. St. Lucie County Comprehensive Plan Policy 1.1.7.4. allows various FARs depending on the land use. High intensity development areas are allowed a 1.0 FAR in General Commercial, medium intensity development, 0.75 FAR and low intensity development, 0.5 FAR. These intensities are high for the residential nature of St. Lucie Village, and to date, greatly exceed commercial patterns in the town. A FAR of 0.5 has been selected for the new commercial, public facilities, industrial and transportation/utilities categories, based on existing patterns. Nineteen of the 21 current commercial parcels fall below this level. The three remaining commercial parcels have been annexed since 1989 with the stipulation that each retains its existing use; therefore non-conforming uses will not be created.

As mentioned above, development suitability was factored into decisions regarding proposed future land uses by close visual examination of the Development Suitability Map (Map 6.16) to insure that development was appropriately directed away from those areas least or less suitable. Consultation with Florida Planning and Development Lab team members regarding present and future infrastructure availability led to the location of future land uses.

#### Description of Proposed Future Land Use Changes

Because suitable land uses were established for most existing parcels in the 1989 FLUM, changes primarily affect parcels annexed since 1989. Two other land use changes are recommended that reflect the development patterns of the town where parcels are currently in use in ways that were not intended on the 1989 FLUM. In addition, intensities have been applied to non-residential uses.

Exhibit 1-13 lists annexed lands and compares proposed land uses with land uses that were applied to the parcels in the annexation ordinances. This list has been compiled by review of the annexation ordinances submitted to the Florida Planning and Development Lab by St. Lucie Village officials. Annexation ordinance data were verified by visual parcel by parcel comparison of the 1989 ELUM to the 2006 GIS parcel map developed by the Florida Planning and Development Lab from GIS data received from the GIS Division of St. Lucie County. Visual verification led to the inclusion of parcel #143311300300102 as an annexed parcel, although no annexation ordinance was discovered in the materials sent by town officials. This property, signified by the asterisk in Exhibit 1-13, is listed as under the jurisdiction of St. Lucie Village on the Property Appraiser's record, is surrounded by annexed parcels, and was absent from the 1989 ELUM (St. Lucie County Property Appraiser data, 2006).

Since 1989, 39.43 properties consisting of 79.33 83.78 acres have been annexed, all from St. Lucie County. Exhibit 1-13 provides a listing of these properties along with a notation of the land use category in which they were placed upon annexation. The St. Lucie

County Zoning Ordinance describes R-1 as allowing 2 DU per acre and R-2 as allowing 4 DU per acre. All parcels are proposed for categorization on the FLUM in the land use type under which they were annexed, therefore creating no non-conforming uses. The location of these parcels is provided in Map 1.6.

Because the St. Lucie County Comprehensive Plan is silent on density and intensity standards for various land uses it is not always possible to determine the impact of annexation. In general, however, due to the absence of infrastructure, the density and intensity standards adopted by the Town herein are lower than those in the surrounding county and therefore estimated to have no deleterious effect on infrastructure provision.

### Exhibit 1-13 Properties Annexed into St. Lucie Village Since, 1989

MAP 1.6 Reference Number	PROPERTY ID	Land Area (Acres)	Year Annexed	Year Developed	Land Use when Annexed	Proposed FLU
1	1428-602-0030-000-4	0.11	2000	1956	Commercial	Commercial
2	1428-802-0002-000-3	0.26	2000	1966	Commercial	Commercial
3	1428-802-0001-000-6	0.25	2000	1972	Commercial	Commercial
4	1433-124-0005-000-9	2.05	2002	1997	Commercial	Commercial
5	1433-124-0005-020-5	1.18	2002	1990	Commercial	Commercial
6	1428-701-0003-000-0	5.71	2000	2002	Commercial	Commercial/ <u>Medium Density Residential</u>
7	1428-501-0081-000-6	0.29	2000	1985	Commercial	Commercial
8	1433-123-0006-000-3	1.97	2002	VAC	Commercial	Commercial
9	1433-124-0005-010-2	1.61	2002	VAC	Commercial	Commercial
10	1428-501-0080-000-9	0.47	2000	VAC	Commercial	Commercial
11	1433-110-0031-000-7	1.04	1999	1983	R-1	<del>Commercial</del> <u>Single-family Low Density Residential</u>
12	1433-130-0008-000-9	0.34	1999	VAC	R-1	<del>Commercial</del> <u>Single-family Low Density Residential</u>
13	1433-113-0030-020-5	2.90	2003	VAC	Lt. Industrial	Light Industrial
14	1433-113-0030-030-8	1.02	2003	1984	Lt. Industrial	Light Industrial

<b>MAP 1.6 Reference Number</b>	<b>PROPERTY ID</b>	<b>Land Area (Acres)</b>	<b>Year Annexed</b>	<b>Year Developed</b>	<b>Land Use when Annexed</b>	<b>Proposed FLU</b>
15	1433-113-0030-000-9	0.97	2002	VAC	Lt. Industrial	Light Industrial
16	1433-113-0030-010-2	1.47	2001	VAC	Lt. Industrial	Light Industrial
17	1433-110-0030-000-0	1.34	1991	VAC	Rec/Op Spc	Public Facility
18	1433-110-0029-000-0	0.53	1991	1936	Rec/Op Spc	Public Facility
19	1428-210-0029-000-1	0.55	1991	VAC	R-1	Single-family Low Density Residential
20	1428-501-0041-000-4	2.55	1994	1968	R-1	Single-family Low Density Residential
21	1434-322-0001-000-2	0.25	2001	1940	R-1	Single-family Low Density Residential
22	1433-411-0002-000-9	0.69	2002	VAC	R-1	Single-family Low Density Residential
23	1433-130-0009-000-6	5.09	1999	1994	R-1	Single-family Low Density Residential
24	1433-410-0003-000-3	8.95	2002	1940	R-1	Single-family Low Density Residential
25	1428-501-0045-000-2	21.59	1991	1993	R-1	Single-family Low Density Residential
26	1434-320-0000-000-9	4.55	2002	1900	R-1	Single-family Low Density Residential
27	1434-320-0001-000-6	1.41	2002	1980	R-1	Single-family Low Density Residential
28	1428-210-0002-000-6	4.81	1991	VAC	R-1	Single-family Low Density Residential
29	1428-605-0021-000-7	0.49	2006	1969	R-1	Single-family Low Density Residential
30	1428-605-0021-010-0	0.47	2006	VAC	R-1	Single-family Low Density Residential
31	1428-802-0010-000-2	0.48	1991	1988	R-2	Medium Density Residential
32	1433-110-0026-000-9	0.29	1991	1945	R-2	Medium Density Residential
33	1433-110-0027-000-6	0.10	1991	1945	R-2	Medium Density Residential
34	1433-110-0028-010-6	0.31	1994	1984	R-2	Medium Density Residential
35	1433-502-0011-000-4	0.18	2006	1957	R-1	<del>Single-family</del> <del>Low Density Residential</del> <del>Medium Density</del> <del>Residential</del>
36	1428-802-0009-000-2	0.39	1991	1979	R-2	Medium Density Residential
37	1433-502-0009-000-7	0.16	2006	1950	R-1	<del>Single-family</del> <del>Low Density Residential</del> <del>Medium Density</del> <del>Residential</del>

MAP 1.6 Reference Number	PROPERTY ID	Land Area (Acres)	Year Annexed	Year Developed	Land Use when Annexed	Proposed FLU
38	1428-701-0003-000-0	2.17	2000	2002	Commercial	Medium Density Residential
39	1433-110-0028-000-3	0.34	1994	1940	R-2	Medium Density Residential
40	1428-605-0020-000-0	2.26	2000	1966	Commercial	Commercial
41	1428-501-0011-000-5	1.37	2008	1972	Commercial	Commercial
42	1428-501-0010-010-1	.60	2008	VAC	Commercial	Commercial
43	1433-502-0012-000-1	.22	2009	1952	R-1	Single-family Low Density Residential
<b>Total Acres:</b>		<b>83.78</b>				

Source: St. Lucie County Property Appraiser, 2006; St. Lucie County Comprehensive Plan, Land Use Element, 2002

\*This parcel is listed with the Property Appraiser as part of St. Lucie Village and is surrounded by annexed parcels.

#### 1.4.1 Development Suitability

##### Challenges to Development

Development in St. Lucie Village is constrained primarily 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 CHHA where flooding is expected to occur during Category 1 or higher storms. Visual inspection of the suitability data reported in the Conservation Element on Map 6.16 indicates that much of the area east of the FEC Railroad is classified as less or least suitable for development. Coastal scrub habitat exists on two parcels, one in single-family use at the northern edge of the town and the other on a vacant parcel on the Indian River Lagoon (Map 6.14). Because of the scale of the habitat to the size of the parcels, in both cases the designation of single-family low density residential has been left in place. The land between the FEC Railroad and U.S. Highway 1 is classified as more or most suitable for development.

##### *Roads*

St. Lucie Village is bisected longitudinally by a minor arterial, Old Dixie Highway. A principal arterial, U.S Highway 1, runs the length of the western border of the town.

Neighborhoods are served by local roads, some unpaved and narrow. These roadways are expected to supply sufficient capacity to serve the town within the planning time horizon (see Map 2.11 and Transportation Element, Section 2.3).

#### *Sanitary Sewer*

There is no central sanitary sewer serving St. Lucie Village. Residents and businesses rely exclusively on septic systems. Presently there are 157 parcels less than 0.5 acres in single-family use in St. Lucie Village, all served by on-site septic systems.

The Fort Pierce Utility Authority (FPUA) has run a force main along U.S Highway 1 and town residents will have the opportunity to vote to be served by the Authority. Commercial properties on the east side of U.S. 1 presently have access to the FPUA force main and can connect to it if they provide a private pumping station. Soils on the east side of the FEC Railroad are especially unsuited to septic service due to wetness and ponding. This is discussed further in the Land Suitability section of the Conservation Element.

#### *Potable Water*

All residences and businesses throughout St. Lucie Village are dependent on on-site wells for potable water. On the 157 lots less than 0.5 acres, potable water wells are placed in close proximity to septic systems and may thus be out of compliance with Department of Health standards as promulgated by s. 381.0065(4), *F.S.*

#### *Drainage*

Three canals and a number of minor ditches capture stormwater drainage in St. Lucie Village. Detailed information from the town on the drainage system has been unavailable.

#### *Solid Waste*

Waste Pro is the service provider for the hauling of solid waste for the town. Solid waste is deposited at the St. Lucie County Landfill. According to E. J. Grotke, P.E., Principal Engineer for Camp Dresser & McKee, Inc., in a personal communication dated



November 2, 2006, the landfill is expected to reach capacity in 2038.

#### Summary of Suitability Analysis

Opportunities for development in St. Lucie Village are located in the area between Old Dixie Highway and U. S. Highway 1. This land is outside the CHHA and an adequate quantity of undeveloped land is available for both residential and non-residential development. This area can be served by central sanitary sewer service from the trunk line along U.S. Highway 1. Both Old Dixie Highway and U.S Highway 1 have adequate trip capacities to satisfy transportation concurrency requirements, which is discussed in depth in the Transportation Element, Section 2.3.

#### 1.4.2 Adjacent Future Land Use

##### Methodology

GIS data for adjacent land uses were obtained from the Ft. Pierce Planning Department, the St. Lucie County GIS Division and the St Lucie County Growth Management Department. The Ft. Pierce Planning Department delivered the Existing Land Use and the zoning maps in PDF format (Personal communication, E. H. Ehly, November 14, 2006). The Growth Management Department furnished the Comprehensive Plan including Existing and Future Land Use Maps and current zoning map (St Lucie County Growth Management Department, 2004). Existing Land Use and zoning maps were examined for information regarding current land uses. Future land uses were determined by the St. Lucie County FLUM. Ft. Pierce is in the process of updating the Future Land Use Map and the original FLUM was unavailable. Because the zoning map shows the northeast portion of the city to be developed in commercial uses, it has been assumed that these land uses will continue into the future.

##### Description of Adjacent Future Land Uses

Unincorporated St. Lucie County encompasses the town on its northern and western borders and extends south to the northern edge of Ft. Pierce near the town's southwestern

edge. To the north, the St. Lucie County future land use between the FEC Railroad and the Indian River Lagoon is Residential Urban. West of the town, Commercial future land uses extend nearly as far south as Ft. Pierce. Sparsely scattered parcels of Residential Urban can be found between U.S. Highway 1 and Old Dixie Highway. There is one parcel of Light Industrial. Adjacent land uses can be reviewed on Map 1.3. The map shown does not represent an exact depiction of future land uses found on the future land use maps of the adjacent jurisdictions. The adjacent land uses have been colorized to visually resemble future land uses found on the St. Lucie Village Future Land Use Map.

As noted above, Ft. Pierce is in the process of revising its Plan for the first time since its adoption in 1990 and was unable to provide a Future Land Use Map (Personal communication, E. H. Ehly, November 14, 2006). Existing uses in Ft. Pierce according to the city's current zoning map are marina commercial directly south of the town and east of the FEC Railroad, and commercial and industrial occur along the southwestern edge of the town. These uses will most likely continue into the future (Personal communication, E. H. Ehly, November 14, 2006).

#### 1.4.3 Future Land Use Map

The Future Land Use Map has been examined for revision for the first time since its adoption in 1989. In general, because there is adequate vacant land in appropriate land use categories to accommodate future growth, very little needs to change. Using the Property Appraiser parcel records, all parcels have been carefully examined and land use designations applied. The process adhered as closely as was practical to the original FLUM while maintaining existing densities and single-family character in the CHHA.

New Future Land Use Categories have been proposed in an attempt to assure that development will occur in areas outside the CHHA with non-residential uses located adjacent to or between Old Dixie Highway and U.S. Highway 1. Exhibit 1-14 portrays the distribution of lands under the proposed new categories and Exhibit 1-15 compares allowable densities and intensities for the various land use categories.

### Methodology

The first step in revising the FLUM involved assessing current land uses within and adjacent to the incorporated area of the town including an assessment of developed and vacant parcels. After the development of an updated ELUM was accomplished, data were compared with the original 1989 FLUM included in the town's Land Use Element. Parcel size was considered as well as infrastructural and environmental constraints. The analysis of land suitability in the Conservation Element delineated parcels that were more or less appropriate for land development and aided in supporting decisions regarding allowable density and intensity. Land demand did not dictate a need for increased intensities and attempts were made to adhere to the original FLUM whenever possible.

With these considerations in mind, parcels were examined one by one. The 1989 future land use categories were applied to each parcel and compared to existing uses. New land use categories have been designed in an attempt to more closely approximate the character and development patterns of the community. St. Lucie County and Ft. Pierce land uses were applied to annexed parcels, a number of which were developed when annexed. The Suitability Map (Map 6.16) shows the relative suitability of each parcel for development. After future land use codes were applied to parcels, each was checked against the Suitability Map and the 1989 FLUM. The 1989 future land use patterns (with modifications made by the new land use categories) are still appropriate.

The resulting FLUM is shown on Map 1.4. The proposed FLUM shows little change from the 1989 FLUM. Annexed parcels are included, some non-conforming uses exist, but these have been allowed under the annexation ordinance pertinent to the particular property. Objective 1.1.6. allows such uses to continue in accordance with provisions in Section 3.12.2 of the St. Lucie Village Zoning Ordinance, which regulates non-conforming uses and, in addition, the Objective exempts lots of record existing on the effective date of the adoption of this Comprehensive Plan. Because no change will occur to the land use under which these properties were annexed, no impact will result.

### Description of Future Land Use Categories

The following future land use categories have been defined for application on the updated FLUM. The composition of these categories is reported in Exhibit 1-14. The process for determining the FAR appropriate for each category has been discussed previously under Methodology in Section 1.4 above.

*Single-family low density (SFL):* The single-family low density land use category provides for a maximum development density of two DU per acre. This land use is applied primarily to flood prone lands east of the FEC Railroad in order to preserve the existing low density single-family character, to limit loss of life and property as a result of flooding and storm damage, and as a result of infrastructure limitations. The physical suitability of the property for development must comply with objectives and policies in the Conservation and Coastal Management Elements. New development within the single-family low density category can occur using single-family detached residential development patterns. Limited agricultural uses are allowed in the SFL category.

*Medium density residential (MDR):* The single-family medium density land use category is intended to be applied to areas outside the CHHA where central sanitary sewer service is expected to be available within the planning horizon. A maximum development density of 4 DU per acre is permitted under this land use designation. The development of the property must comply with objectives and policies in the Conservation and Coastal Management Elements. New development within the medium density residential category can occur using single-family detached residential development patterns. Mobile home parks are considered a non-conforming land use in this category.

*Commercial (CM):* The commercial land use designation is applied to properties used for commercial activities providing goods and services to the market area. Commercial development should 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. A maximum FAR of 0.5 is allowed.

*Light Industrial (LI):* The light 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 setbacks from other land uses. Industrial land uses shall occur in accessible locations that are served with adequate infrastructure. Permitted uses include schools, manufacturing, warehouses, distribution centers and research and development uses as well as uses to accommodate the needs of the industrial park work force. Intensity: FAR of 0.5.

*Limited Marina Commercial (LMC):* The limited marine commercial land use designation may be applied 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. Intensity: FAR of 0.10. This FAR allows 4,356 sq. feet of built area, which should accommodate the limited commercial uses envisioned for this land use category and be consistent with ordinances pertaining to the Village Marina.

*Public Facilities (PF):* The public facilities land use designation is applied to properties used for such activities as education, worship, or other public uses such as administrative buildings or active recreational areas. Intensity: FAR of 0.5.

*Transportation /Utilities (T/U):* The purpose of the transportation /utilities land use is to identify parcels where the 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. Intensity: FAR of 0.5 for ancillary buildings and structures.

*Conservation (C):* The Conservation land use designation is intended to be applied to areas that 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. Residential density: 1 DU per 40 acres. Intensity: FAR of 0.01.

*Historic Overlay (H):* The historic land use overlay is applied to properties of historic significance as identified by the 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. The St. Lucie Village Historic District is a U.S. National Historic Landmark district (designated on December 1, 1989), which extends from 2505 through 3305 North Indian River Drive and contains 34 contributory and non-contributory buildings.

**Exhibit 1-13 Composition of Proposed Future Land Use Categories**

<b>Future Land Use Category</b>	<b>Future Land Use (Acres)</b>	<b>Percent of Total</b>
Single-family Low Density	289.1	62.7 %
Medium Density Residential	22.8	4.9 %
Commercial	56.4	12.2 %
Light Industrial	6.5	1.4 %
Limited Marina Commercial	2.7	0.6 %
Public Facility	4.9	1.1 %
Conservation	75.6	16.4 %
Transportation / Utility	3.0	0.7 %
<b>Total Future Land Use</b>	<b>461.1</b>	<b>100 %</b>

Sprawl Indicators

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.

Rule 9J-5.006(5), *F.A.C.*, defines several indicators of urban sprawl and methods for reviewing a community's development for evidence of these indicators. The following points address these indicators.

1. Although a large part of the town is in low density single-family use, the preponderance of this use is located in areas unsuitable for higher densities due to their location in flood prone areas.
2. The town is compact with no rural areas within or adjacent to its jurisdiction.
3. The western portion of the town is sandwiched longitudinally between U.S. Highway 1 and Old Dixie Highway with retail uses comprising the majority of the land along U.S. Highway 1. Although exhibiting the appearance of strip development, commercial uses are dictated along U.S. Highway 1 due to the longitudinal configuration of the town, adjacent retail land uses, and the proximity of the St. Lucie County International Airport on the town's western border.
4. Any lack of protection for sensitive land or natural features is not due to premature conversion of rural land. This is an old community with a compact growth pattern that has been surrounded by development.
5. There are no agricultural areas within the municipal boundaries of the town.
6. Public facilities that are available are adequately utilized.
7. Future public facilities will be adequately used because the present lack of such facilities already places demands on very limited town funds.
8. Land use patterns and slow growth rates do not disproportionately increase cost of providing services.
9. There are no rural uses in the vicinity of St. Lucie Village.
10. Infill is not discouraged by any objective or policy in the Plan.

11. Because of the small size of the town, uses within the town boundaries are in close proximity and functionally mixed.
12. Because of its small size and relatively light traffic volume, residents are able to walk to commercial areas, although the only sidewalk runs along Chamberlain Boulevard.
13. Heritage Park provides adequate open space within St. Lucie Village.



**Exhibit 1-14 Current and Proposed Land Use Categories Compared**

<b>Existing Future Land Use Category</b>	<b>Allowable Density / Intensity</b>	<b>Proposed Future Land Use Category</b>	<b>Allowable Density / Intensity</b>
Single-family Residential	Up to 2 DU / gross acre Minimum lot size of 0.5 acre	Single-family Low Density	2 DU / acre Minimum lot size of 0.5 acre
Medium Density Residential	Up to 4 DU / gross acre Minimum lot size of 0.25 acre	Medium Density Residential	4 DU / acre
Highway Oriented Commercial	Structural coverage limited to maximum of 50 percent of the gross lot acre.	Commercial	FAR of 0.5
General Commercial	Structural coverage limited to maximum of 50 percent of the gross lot acre		
Recreation / Open Space	Not applicable	Public Facilities	FAR of 0.5
Conservation	Not applicable	Conservation	1 DU / 40 acres FAR of 0.01
Historic Resources	Not applicable	Historic Overlay	Not applicable
<b>New Categories</b>		Transportation / Utilities	FAR of 0.5
		Light Industrial	FAR of 0.5
		Limited Marina Commercial	FAR of 0.10

Source: Town of St. Lucie Village Comprehensive Plan, 1989

## **1.5 Evaluation and Appraisal of the Future Land Use Element**

### **1.5.1 Anticipated Changes**

Over the last fifteen years St. Lucie Village 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, yet the 2000 Census indicates 604 residents. Parcels have been annexed, yet little development has occurred. As expected, 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 FEC Railroad in the northern part of the town have been platted, although, to date, only one residence has been built.

### **1.5.2 Unanticipated Changes**

The acquisition of the lands that make up the St. Lucie Village Heritage Park through a Florida Communities Trust grant is a significant change that was unanticipated in 1989.

### **1.5.3 Statutory Changes**

Chapter 163, *F.S.*, requires that all local governments develop and regularly update comprehensive plans to guide future growth. Since the adoption of the town Comprehensive Plan in 1989, numerous changes have occurred to Florida's growth management statutes. While many changes are only applicable to larger jurisdictions, the following changes in the Chapter 163, *F.S.*, must be addressed in order to keep the town Comprehensive Plan Land Use Element in compliance.

- Add requirement that Future Land Use Element of coastal counties must encourage the preservation of working waterfronts, as defined in s. 342.07, *F.S.* per s.163.3177(6)(a) and s.163.3178(2)(g), *F.S.*
  - New Objective 1.1.12 and new Policy 1.1.12.1 address the preservation of working waterfronts.
- Require consultation with water supplier prior to issuing building permit to ensure “adequate water supplies” to serve new development is available by the date of issuance of a certificate of occupancy. s. 163.3180(2)(ah), *F.S.*
  - All water in St. Lucie Village is supplied by individual on-site wells as of November, 2006.
  - Policy 1.1.4.4. addresses the necessary consultation.
- Require local governments to amend their Future Land Use Map and coastal management element to include the new definition of the CHHA, and to depict the CHHA on the FLUM by July 1, 2008. s.163.3178(2)(c), *F.S.*
  - New Objective 1.1.11 and new Policy 1.1.11.1 address the redefining of the CHHA.
  - The CHHA is depicted on Map 1.5 and Map 5.1.

Numerous changes to Rule 9J-5.006, *F.A.C.*, have been put in place since the adoption of the town Comprehensive Plan in 1989. Summarized below are rule changes that should be addressed during the process of revising the Land Use Element of the Plan.

- Analyze proposed development and redevelopment based upon hazard mitigation reports. 9J-5.006(2)(g), *F.A.C.*
  - New Policy 1.1.1.6 addresses this issue based on local hazard mitigation strategies.
- Eliminate uses inconsistent with hazard mitigation report. 9J-5.006(3)(b)(6), *F.A.C.*, and 9J-5.006(3)(b)(11), *F.A.C.*
  - New Policy 1.1.1.7 addresses the elimination of the uses inconsistent with local hazard mitigation strategies.

- Address protection of potable water wellfields. 9J-5.006(3)(c)(6), *F.A.C.*
  - Existing Policy 1.1.1.1(f) mandates protection of potable water wellfields.
  - Existing Policy 1.1.2.3. mandates participation in and implementation of the St. Lucie County Wellfield Protection Program.
  - There are no potable water wellfields in St. Lucie Village
- Show public potable waterwells, wellhead protection areas, and CHHA on the future land use map and show educational uses, public buildings and grounds and other public facilities as one land use category. Map CHHA on FLUM.  
9J-5.0006(4)(b), *F.A.C.*
  - There are no public waterwells or wellhead protection areas within the jurisdictional boundaries of the town. The CHHA is mapped on Map 1.5.
- Meet criteria for reviewing local comprehensive plans and plan amendments for adequacy in discouraging the proliferation of urban sprawl, including indicators of sprawl. 9J-5.006(5), *F.A.C.*
  - Policies 1.1.5.8-11 have been added to address the indicators of urban sprawl.

#### 1.5.4 Community and Contextual Changes

Since the town Comprehensive Plan was adopted, 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 noted previously, the population of St. Lucie Village has only increased 3.4 percent between 1990 and 2000, while the Florida population increased by 23.5 percent and the St. Lucie County population by 28.3 percent. As a result, residents view contextual changes in their community related to outside growth as a greater concern than internal changes. Fort Pierce to the south has reached the southern edge of the town and continues to grow north along the its western border and St. Lucie County is projecting future growth based on the high population projection scenario from the Bureau of Economic and Business Research (BEBR) at the University of Florida (Personal communication. R. Nix, October 13, 2006).

Community issues have been defined through documents submitted by the town to the Florida Planning and Development Lab, interaction with the community itself as represented by the town Mayor, Bill Thiess and discussions with St. Lucie County Growth Management Director, Robert Nix. A site visit to the town on October 13, 2006, further clarified the town context. Historic preservation and encroachment of the St. Lucie County International Airport are important community issues and provisions are needed to assure that homes and businesses are protected from incompatible land uses.

#### Historic Preservation

In 1989, the St. Lucie Village Historic District was added to the National Register of Historic Places (National Register of Historic Places web site, November, 2006). The District encompasses 34 properties between 2505 and 3305 North Indian River Drive along the Indian River Lagoon in the southern portion of the town. Residents value their historic roots and some properties have been under the ownership of the same family for generations (Personal communication, B. Thiess, October 13, 2006). Mayor Thiess reported that the town had developed a draft historic protection ordinance, but that it has never been adopted due to the resistance of residents to further regulation. The town has succeeded in the listing of the 34 properties referenced above, but if there is no desire to adopt regulations to restrict development of historic properties, Policy 1.1.2.7(b) should be deleted.

#### Airport Encroachment

The St. Lucie County International Airport is located immediately across U.S. Highway 1, the western border of St. Lucie Village. Concern over airport encroachment on the town has been a major issue for the community since the late 1980's when the St. Lucie County Board of County Commissioners began to pursue upgrades intended to accommodate larger aircraft (Letter Report #1, Comprehensive Plan Assessment, 2001). The town stands to be adversely impacted if flight paths are altered or runways extended, causing noise and vibration to threaten the historic homes in the town. County consultants have identified the Historic District as falling within the "noise sensitive area" (Letter Report #1, Comprehensive Plan Assessment, 2001). St. Lucie County has

prepared an Airport Master Plan that directs the facility to continue as a general aviation facility and has abandoned plans for expansion to jetport status (Personal communication, R. Nix, October 13, 2006).

#### Buffering from Incompatible Land Uses

Currently the Plan offers no protection to homes and businesses from incompatible land uses. New Policy 1.1.1.4 provides this protection.

#### 1.5.5 Evaluation of Future Land Use Element Goals, Objectives and Policies

##### **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.**

##### Actual Result

In 1995, the town adopted the Zoning Ordinance pursuant to town Ordinances 95-3 and 96-3. Section 3, Land Use Regulations, primarily establishes and defines zoning districts including intent and development potential.

##### **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.**

##### Actual Result

No criteria for defining or protecting natural and historic resources appear in the land development regulations.

**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 to support such development.**

Actual Result

The town Zoning Ordinance fails to identify locations where topography and soil types are appropriate for development. Criteria for defining appropriate soil types and topography are also lacking for areas that have a soil structure that is capable of or after being improved capable of supporting the proposed development. Soil types least suitable for development are located along the Indian River Lagoon and extend west toward the FEC Railroad (see Soil Limitations for Construction Map 6.12 in Conservation Element), yet this area is extensively developed.

**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.**

Actual Result

The town Zoning Ordinance places no requirements that development meet levels of service prescribed in the Comprehensive Plan. There are 157 residences with septic systems on lots less than 0.5 acres in size as is required by the State Department of Health standards for on-site septic systems.

**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.**

Actual Result

The town Zoning Ordinance lacks definitions of the desired community character, urban sprawl, sound planning principles and natural limitations. Development patterns between the FEC Railroad and U.S. Highway 1 are somewhat consistent with the Future Land Use Map. All commercial development is located along U.S. 1 as depicted on the FLUM. Single-family residential development has occurred along the west edge of Old Dixie Highway as mapped on the FLUM.

**OBJECTIVE 1.1.6**

**Existing land uses which are incompatible or inconsistent with the Future Land Use Element shall be eliminated by the year 2000.**

Actual Result

In an interview with Mayor Bill Thiess, he indicated that it has been very difficult to force residents to eliminate uses inconsistent with the FLUE. An update of the existing Land Use Map and St. Lucie County Property Appraiser records indicate a persistence of inconsistent land uses, primarily between Old Dixie Highway and U.S. Highway 1. Multi-family uses occur randomly throughout the town.

**OBJECTIVE 1.1.7**

**The 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.**

Actual Result

The town has limited staffing and the analysis of the Intergovernmental Element indicates that limited formalized coordination with other jurisdictions has occurred. Annually the



Board of Aldermen meets to decide which individual will act as liaison to designated committees and jurisdictions. A number of interlocal agreements have been signed with St. Lucie County, the School District of St. Lucie County, and the Fort Pierce Utilities Authority.

**OBJECTIVE 1.1.8**

**The town shall strive to resolve all issues surrounding the expansion of the St. Lucie County International Airport as expediently as possible.**

Actual Result

According to Mayor Thiess, a fellow Council member has taken a deep interest in the airport expansion and participates on the airport advisory board.

**1.5.6 Suggested Changes**

Land development in St. Lucie Village has not followed the 1989 Future Land Use Map. This has been confirmed through review of the existing Future Land Use Element and the current land uses recorded in Property Appraiser records, through a site visit by the Florida Planning and Development Lab and through the process of updating the Existing Land Use Map.

For example, the original Policy 1.1.1.2 describes two residential land uses. Single-family allows up to a maximum of 2 detached single-family DU per gross acre with a minimum lot size of 0.5 acre; and Medium Density Residential allows up to a maximum of 4 DU per gross acre with a minimum lot size of 0.25 acre, with a note that “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.” At this time no properties in St. Lucie Village are served by central sanitary sewer or package facilities. In actuality, of 268 parcels designated residential in St. Lucie Village, 155 are less than 0.5 acre in size. Of the five

parcels recorded by the Property Appraiser as in multi-family use, all but one are less than an acre in size and three are less than 0.5 acre.

The original Policy 1.1.1.3 defined two types of commercial uses. General Commercial is intended to serve the local area, whereas Highway Oriented Commercial services a more regional market. Both are located along U.S. Highway 1 in close proximity to one another and there is no further definition in the element that differentiates these two categories. The revised policy combines these two categories in Policy 1.1.1.3(a). Two additional non-residential commercial uses have also been added. Light Industrial has been added through Policy 1.1.3(b) to include parcels listed for light industrial use in the Property Appraiser records. Limited Marina Commercial was added through Policy 1.1.1.3(c) to more clearly define allowable uses at the town marina. Currently all municipal properties are categorized as Recreation/Open Space in present Policy 1.1.1.3(c). This use has been separated into Conservation in revised Policy 1.1.1.3(f) to be applied to open space, parks and passive recreational areas, and Public Facilities in revised Policy 1.1.1.3(d) to apply to municipal buildings.

Exhibit 1-16 below provides a complete listing of revisions intended to bring the Plan into compliance with statutory changes and to address contextual changes the town has undergone since the original Plan was adopted. A revised land use classification system is included which more clearly defines future land uses in St. Lucie Village.

## Exhibit 1-15 Proposed Revisions to the Existing Goals, Objectives and Policies in the Future Land Use Element

Current Language	Suggested Revisions	Comments
GOAL 1.1.: CONTINUE TO ENSURE A HIGH QUALITY LIVING ENVIRONMENT THROUGH LAND USES THAT WILL MAXIMIZE THE NATURAL AND MAN MADE 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.	GOAL 1.1.: CONTINUE TO ENSURE A HIGH QUALITY LIVING ENVIRONMENT THROUGH LAND USES THAT WILL MAXIMIZE THE NATURAL AND MAN MADE 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.	No change.
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, <i>F.S.</i>	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, <i>F.S.</i>	No change.
Policy 1.1.1.1.: The village 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 consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;	Policy 1.1.1.1.: The <del>village</del> <u>town</u> 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;	Updated for consistency with s. 163.3202, <i>F.S.</i>

Current Language	Suggested Revisions	Comments
<p>c. Protect the conservation areas designated on the Future Land Use Map and described in the Conservation and Coastal Management Elements of this Comprehensive Plan;</p> <p>d. Regulate development which has a potential to contaminate water, soil, or air;</p> <p>e. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management consistent with the Infrastructure Element;</p> <p>f. Protect potable water wellfields;</p> <p>g. Regulate signage;</p> <p>h. Ensure safe and convenient on-site traffic flow and vehicle parking needs;</p> <p>i. Require landscape buffers using predominately native species and other appearance measures to maintain a high visual quality; and</p> <p>j. 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.</p>	<p>c. <del>Protect the conservation areas designated on the Future Land Use Map and described</del> <u>Ensure the protection of environmentally sensitive lands designated in the</u> Conservation and Coastal Management Elements of this Comprehensive Plan;</p> <p>d. Regulate development which has a potential to contaminate water, soil, or air;</p> <p>e. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management consistent with the Infrastructure Element;</p> <p>f. Protect potable water wellfields;</p> <p>g. Regulate signage;</p> <p>h. Ensure safe and convenient on-site traffic flow and vehicle parking needs;</p> <p>i. Require landscape buffers using predominately native species and other appearance measures to maintain a high visual quality; and</p> <p>j. <u>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</u></p>	

Current Language	Suggested Revisions	Comments
	<p><u>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.</u></p>	
New policy.	<p><u>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.</u></p> <ul style="list-style-type: none"> <li><u>a. Single-family Low Density Residential: maximum development density of 2 DU per acre.</u></li> <li><u>b. Medium Density Residential: maximum development density of 4 DU per acre.</u></li> <li><u>c. Commercial: maximum FAR of 0.5 is allowed.</u></li> <li><u>d. Light Industrial: maximum FAR of 0.5 is allowed.</u></li> <li><u>e. Limited Marina Commercial: maximum FAR of 0.10 is allowed.</u></li> <li><u>f. Public Facilities: maximum FAR of 0.5 is allowed.</u></li> <li><u>g. Transportation /Utilities (T/U): maximum FAR of 0.5 is allowed.</u></li> <li><u>h. Conservation: maximum residential</u></li> </ul>	Policy added which defines future land use patterns per Rule 9J-5.006(3)(c)(7), F.A.C.

Current Language	Suggested Revisions	Comments
	<p><u>density of 1 DU per 40 acres and maximum FAR of 0.01 is allowed.</u></p> <p>i. <u>Historic Overlay: the Historic land use overlay is applied to properties of historic significance as identified by the National Historic Register or the State of Florida.</u></p>	
<p>Policy 1.1.1.2.: 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:</p> <p>a.2, 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</p> <p>b. Medium Density Residential - up to a maximum of 4 dwelling units per gross acre with a minimum lot size of 0.25 acres.</p> <p>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.</p>	<p>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:</p> <p><del>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</del></p> <p><del>b. Medium Density Residential—up to a maximum of 4 dwelling units per gross acre with a minimum lot size of 0.25 acres.</del></p> <p><del>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.</del></p> <p>a. <u>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</u></p>	<p>Updated to more accurately reflect residential land use patterns in St. Lucie Village and to discourage development in the Coastal High Hazard Area per s. 163.3178(f), <i>F.S.</i></p>

Current Language	Suggested Revisions	Comments
	<p><u>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.</u></p> <p>b. <u>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.</u></p>	

Current Language	Suggested Revisions	Comments
<p>Policy 1.1.1.3.: 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:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>c. Recreation/Open Space - active or passive recreation uses, lands under public ownership and public buildings;</li> <li>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.</li> <li>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</li> </ul>	<p>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:</p> <ul style="list-style-type: none"> <li><del>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;</del></li> <li><del>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;</del></li> <li><del>c. Recreation/Open Space - active or passive recreation uses, lands under public ownership and public buildings;</del></li> <li><del>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</del></li> <li><del>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</del></li> </ul>	<p>Updated to more accurately reflect non-residential land use patterns in St. Lucie Village and to add FAR intensity standards.</p>



Current Language	Suggested Revisions	Comments
<p>an historic resource requires additional use and structural restrictions in accordance with local, state or federal regulations and policies regarding historic resources.</p>	<p><del>regulations and policies regarding historic resources.</del></p> <p>a. <u>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</u></p> <p>b. <u>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 schools, manufacturing, warehouses, distribution centers and research and development uses as well as uses to accommodate the</u></p>	

Current Language	Suggested Revisions	Comments
	<p><u>needs of the industrial park work force.</u></p> <p>c. <u>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.</u></p> <p>d. <u>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.</u></p> <p>e. <u>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.</u></p> <p>f. <u>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</u></p>	

Current Language	Suggested Revisions	Comments
	<p><u>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.</u></p> <p>g. <u>Historic Overlay: The Historic land use overlay is intended for application to properties of historic significance as identified by the 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.</u></p>	
New policy.	<u>Policy 1.1.1.5.: Town land development regulations shall, by various means, ensure that adjacent land uses are compatible. These</u>	New policy to address community concerns about the airport expansion and other uses that they

Current Language	Suggested Revisions	Comments
	<u>means shall include, but are not limited to:</u> a. <u>Vegetative buffers</u> b. <u>Setbacks</u> c. <u>Open space</u> d. <u>Regulation of lighting</u> e. <u>Regulation of hours of operation</u> f. <u>Regulation of noise</u> g. <u>Regulation of access.</u>	fear are incompatible with existing businesses and residences.
New policy.	Policy 1.1.1.6.: <u>By August 1, 2008, the town land development regulations will define criteria to analyze proposed development and redevelopment based on local mitigation strategies.</u>	New Policy to address changes in Rule 9J-5.006(2)(g), <i>F.A.C.</i>
New policy.	Policy 1.1.1.7.: <u>By August 1, 2020 all land uses inconsistent with local mitigation strategies will be eliminated.</u>	New Policy to address changes in Rule 9J-5.006(3)(b)(6), <i>F.A.C.</i> and 9J-5.006(3)(b)(11), <i>F.A.C.</i>
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.	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.	No change.
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 1.1.2.1.: 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.	No change.

Current Language	Suggested Revisions	Comments
<p>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, the village shall prepare land development regulations consistent with Section 163.3202, <i>Florida Statutes</i> and Policy 1.1.1.1. of this comprehensive plan which address at a minimum the following:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. Inventory all on-site wetlands;</li> <li>c. Inventory any other significant on-site resources;</li> <li>d. Describe the impact of the proposed development on the inventoried resources and any mitigating measures to be taken</li> </ul>	<p>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, <u>by August 1, 2008, the village town</u> shall prepare land development regulations consistent with <del>S</del>section 163.3202, <i>Florida Statutes</i> and Policy 1.1.1.1. of this <del>e</del>Comprehensive <del>p</del>Plan which address at a minimum the following:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. Inventory all on-site wetlands;</li> <li>c. Inventory any other significant on-site resources;</li> <li>d. Describe the impact of the proposed development on the inventoried resources and any mitigating measures to be taken.</li> </ul>	<p>Date added to provide a specific time for the completion of this Policy.</p>
<p>Policy 1.1.2.3.: The city shall protect potable water wellfields through participation in and implementation of the St. Lucie County Wellfield Protection Program.</p>	<p>Policy 1.1.2.3.: The <del>city</del> <u>town</u> shall protect potable water wellfields through participation in and implementation of the St. Lucie County Wellfield Protection Program.</p>	<p>Language change.</p>
<p>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</p>	<p>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</p>	<p>Language change.</p>

Current Language	Suggested Revisions	Comments
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.	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 e <u>C</u> omprehensive p <u>P</u> lan.	
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 1.1.2.5.: 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.	No change.
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 1.1.2.6.: 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.	No change.
Policy 1.1.2.7.: By August 1, 1990, the village shall: a. Adopt criteria for the identification of historic resources; b. 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	Policy 1.1.2.7.: By August 1, <del>1990</del> <u>2008</u> , the <del>village town</del> shall adopt regulations for the protection and preservation of historic sites and structures. <del>e. Determine if any structures or sites meet the criteria for historic resources and so designate and map those that do;</del> <del>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</del>	Revised to more accurately reflect the current status of this Policy. Dates are added to provide a specific time for the completion of this Policy.

Current Language	Suggested Revisions	Comments
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.	<del>e. Continually update the list of historic resources as appropriate.</del>	
New policy.	<u>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 Florida Department of State, Division of Historic Resources for inclusion on state and national lists.</u>	Policy added to more accurately reflect the current status of the original Policy.
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 to support such development.	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 <u>or areas that have a soil structure that is capable of or after being improved capable of supporting</u> such development.	Change to accommodate the property rights of town residents.
Policy 1.1.3.1.: The village shall prepare and adopt land development regulations consistent with Section 163.3202, <i>Florida Statutes</i> and this comprehensive plan which ensure that proposed development occur only in those areas that have the soil structure capable of supporting the proposed development and attendant on-site facilities.	Policy 1.1.3.1.: The <del>village</del> <u>town</u> shall prepare and adopt land development regulations consistent with <del>S</del> section 163.3202, <i>Florida Statutes</i> and this <del>e</del> <u>C</u> omprehensive <del>p</del> <u>P</u> lan which ensure that proposed development occur only in those areas that have the soil structure <u>that is capable of or after being improved capable of</u> supporting the proposed development and attendant on-site facilities.	Change to accommodate the property rights of town residents.
Policy 1.1.3.2.: All proposed development shall be located in a manner such that the	Policy 1.1.3.2. : All proposed development shall be located in a manner such that the natural	No change.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comments</b>
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.	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,	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,	No change.
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 1.1.4.1.: 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.	No change.
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 1.1.4.2.: 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.	No change.
Policy 1.1.4.3.: All development in areas not provided central sewer services shall be governed by the provisions of 5.381.272, <i>F.S.</i> , regulating on-site sewage disposal	Policy 1.1.4.3.: All development in areas not provided central sewer services shall be governed by the provisions of 5.381.272, <i>F.S.</i> , regulating on-site sewage disposal systems;	No change.



Current Language	Suggested Revisions	Comments
systems; and, Chapter 10D-6, <i>F.A.C.</i> , which regulates the installation of individual sewage disposal facilities and St. Lucie County Health Department regulations regarding the same.	and, Chapter 64-E, <i>F.A.C.</i> , which regulates the installation of individual sewage disposal facilities and St. Lucie County Health Department regulations regarding the same.	
New policy.	<u>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.</u>	Policy added for compliance with s. 163.3180(2)(a), <i>F.S.</i>
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.	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.	No change.
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 1.1.5.1.: 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.	No change.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comments</b>
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 1.1.5.2.: 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.	No change.
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 1.1.5.3.: 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.	No change.
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 1.1.5.4.: 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.	No change.
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.	Policy 1.1.5.5.: <del>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.</del> <u>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,</u>	Revised to more clearly adhere to Rule 9J-5.006(4)(f), F.A.C.

Current Language	Suggested Revisions	Comments
	<u>the town shall propose that St. Lucie County and the City of Ft. 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.</u>	
Policy 1.1.5.6.: In accordance with section 163.3202, <i>F.S.</i> , land development regulation shall be adopted which require new development to reserve suitable land for utility facilities necessary to support the proposed development.	Policy 1.1.5.6.: In accordance with section 163.3202, <i>F.S.</i> , land development regulations shall be adopted which require new development to reserve suitable land for utility facilities necessary to support the proposed development.	No change.
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 1.1.5.7.: Ingress and egress between Old Dixie Highway and parcels with frontage on U.S. Highway 1 shall be prohibited.	No change.
New policy.	<u>Policy 1.1.5.8.: The town shall consider 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.</u>	Policy added to address urban sprawl in compliance with Rule 9J-5.006(3)(b)(10), <i>F.A.C.</i> .
New policy.	<u>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.</u>	Policy added to address urban sprawl per Rule 9J-5.006(3)(b)(8), <i>F.A.C.</i>

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comments</b>
New policy.	<u>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.</u>	Policy added to assure compliance with Ch. 64E-6, <i>F.A.C.</i>
New policy.	<u>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.</u>	Policy added to address urban sprawl per Rule 9J-5.006(3)(c)(2), <i>F.A.C.</i>
Objective 1.1.6.: Existing land uses which are incompatible or inconsistent with the Future Land Use Element shall be eliminated by the year 2000.	Objective 1.1.6.: Existing land uses which are incompatible or inconsistent with the Future Land Use Element shall be eliminated by the year 2010, <u>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.</u>	Language added for clarity in protecting property rights per s. 163.3191(2)(1), <i>F.S.</i> and for consistency with the St. Lucie Village Zoning Ordinance.
Policy 1.1.6.1.: Expansion or replacement of land uses which are incompatible with the Future Land Use Plan shall be prohibited.	Policy 1.1.6.1.: Expansion <del>or replacement</del> of land uses which are incompatible with the Future Land Use Plan shall be prohibited.	Change to accommodate the property rights of town residents.
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, <i>F.S.</i>	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, <i>F.S.</i>	No change.
Objective 1.1.7.: The village shall maintain coordination with affected and appropriate governments, agencies and resource	Objective 1.1.7.: The <del>village town</del> shall maintain coordination with affected and appropriate governments, agencies and resource	Language change.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comments</b>
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.	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 shall locate residential areas and establish densities in coastal areas in a manner consistent with the St. Lucie County Peacetime Emergency Management Plan.	Policy 1.1.7.1.: The <del>village</del> <u>town</u> shall locate residential areas and establish densities in coastal areas in a manner consistent with the St. Lucie County Peacetime Emergency Management Plan.	Language change.
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 1.1.7.2.: 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.	No change.
Policy 1.1.7.3.: The village shall coordinate development approvals in a manner that furthers the goals, objectives, and policies of the Indian River Lagoon Aquatic Preserve Management Plan.	Policy 1.1.7.3.: The <del>village</del> <u>town</u> shall coordinate development approvals in a manner that furthers the goals, objectives, and policies of the Indian River Lagoon Aquatic Preserve Management Plan.	Language change.
Objective 1.1.8.: The village shall strive to resolve all issues surrounding the expansion of the St. Lucie County International Airport as expediently as possible.	Objective 1.1.8.: The <del>village</del> <u>town</u> shall strive to resolve all issues surrounding the expansion of the St. Lucie County International Airport as expediently as possible.	Language change.
Policy 1.1.8.1.: The village shall continue efforts to establish coordination with St. Lucie County to assure that development of St. Lucie County International Airport	Policy 1.1.8.1.: The <del>village</del> <u>town</u> shall continue efforts to establish coordination with St. Lucie County to assure that development of St. Lucie County International Airport remains	Language change.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comments</b>
remains compatible with land use within St. Lucie Village.	compatible with land use within St. Lucie Village.	
Policy 1.1.8.2.: The village 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.	Policy 1.1.8.2.: The <del>village</del> <u>town</u> 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.	Language change.
Policy 1.1.8.3. : The village shall continuously review all drafts of the County's comprehensive plan for consistency with their own plan, especially concerning the airport expansion issue.	Policy 1.1.8.3. : The <del>village</del> <u>town</u> shall continuously review all drafts of <u>St. Lucie County's eComprehensive pPlan</u> for consistency with their own plan, especially concerning the airport expansion issue.	Language change.
No Objective currently exists to address school siting as required by S.B. 360.	<u>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.</u>	New Objective to address school siting in accordance with s. 163.3187, <i>F.S.</i>
New policy.	<u>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.</u>	New Policy to support new Objective addressing school siting in accordance with s.163.3187, <i>F.S.</i>

Current Language	Suggested Revisions	Comments
New policy.	<p><u>Policy 1.1.9.2.: Proposed school sites shall meet the following criteria:</u></p> <ul style="list-style-type: none"> <li>a. <u>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;</u></li> <li>b. <u>There are no significant environmental constraints that would preclude development of a school on the site;</u></li> <li>c. <u>There are no adverse impacts on archeological or historic sites or structures listed on the State of Florida Historic Master File or the Federal Register of Historic Places;</u></li> <li>d. <u>Soils are suitable or adaptable for the proposed use;</u></li> <li>e. <u>Required parking and circulation of vehicles on the site can be accommodated; and</u></li> <li>f. <u>Where feasible, co-location with public facilities shall be considered.</u></li> </ul>	New Policy to support new Objective addressing school siting in accordance with s. 163.3187, <i>F.S.</i>
No Objective currently exists.	<p><u>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</u></p>	New Objective as required by s.163.3178(2)(c), <i>F.S.</i>

Current Language	Suggested Revisions	Comments
	<u>established by a Sea, Lake, Overland Surges from Hurricanes (SLOSH) computerized storm surge model.</u>	
New policy.	<u>Policy 1.1.10.1.: By August 1, 2010, the town shall develop land use regulations to discourage any increase in density in the CHHA.</u>	New Policy to support new Objective 1.1.10.
New policy.	<u>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.</u>	New Objective added to comply with s.163.3177(6)(a), F.S.
New policy.	<u>Policy 1.1.11.1. By 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.</u>	New Policy added to support new Objective 1.1.11.



## **1.6 Revised Goals, Objectives and Policies**

GOAL 1.1.: CONTINUE TO ENSURE A HIGH QUALITY LIVING ENVIRONMENT THROUGH LAND USES THAT WILL MAXIMIZE THE NATURAL AND MAN MADE 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 ~~e~~Comprehensive ~~p~~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 ~~July 1, 2013, August 1, 1990~~ 2008, the ~~village town~~ shall adopt regulations for the protection and preservation of historic sites and structures.

- ~~e. 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 ~~S~~section 163.3202, *Florida Statutes* and this ~~e~~Comprehensive ~~p~~Plan 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~~ 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 e~~C~~omprehensive ~~p~~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.

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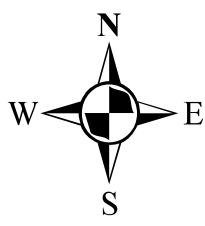
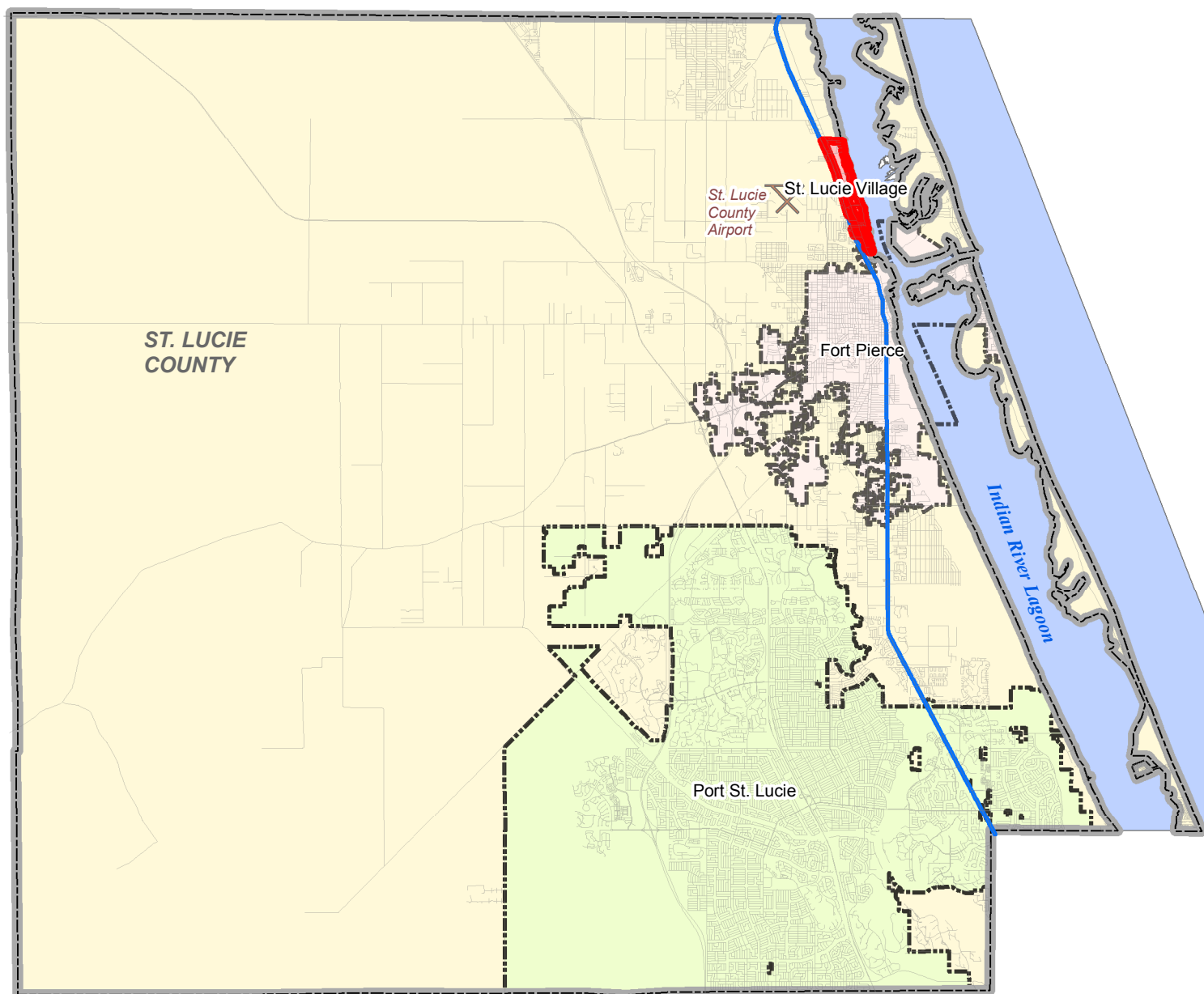
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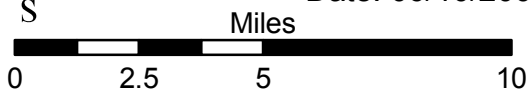
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# Map 1.1 Location Map of The Town of St. Lucie Village



Date: 06/10/2008



Source: St. Lucie County GIS Division, FPUA, FGDL and FDOT

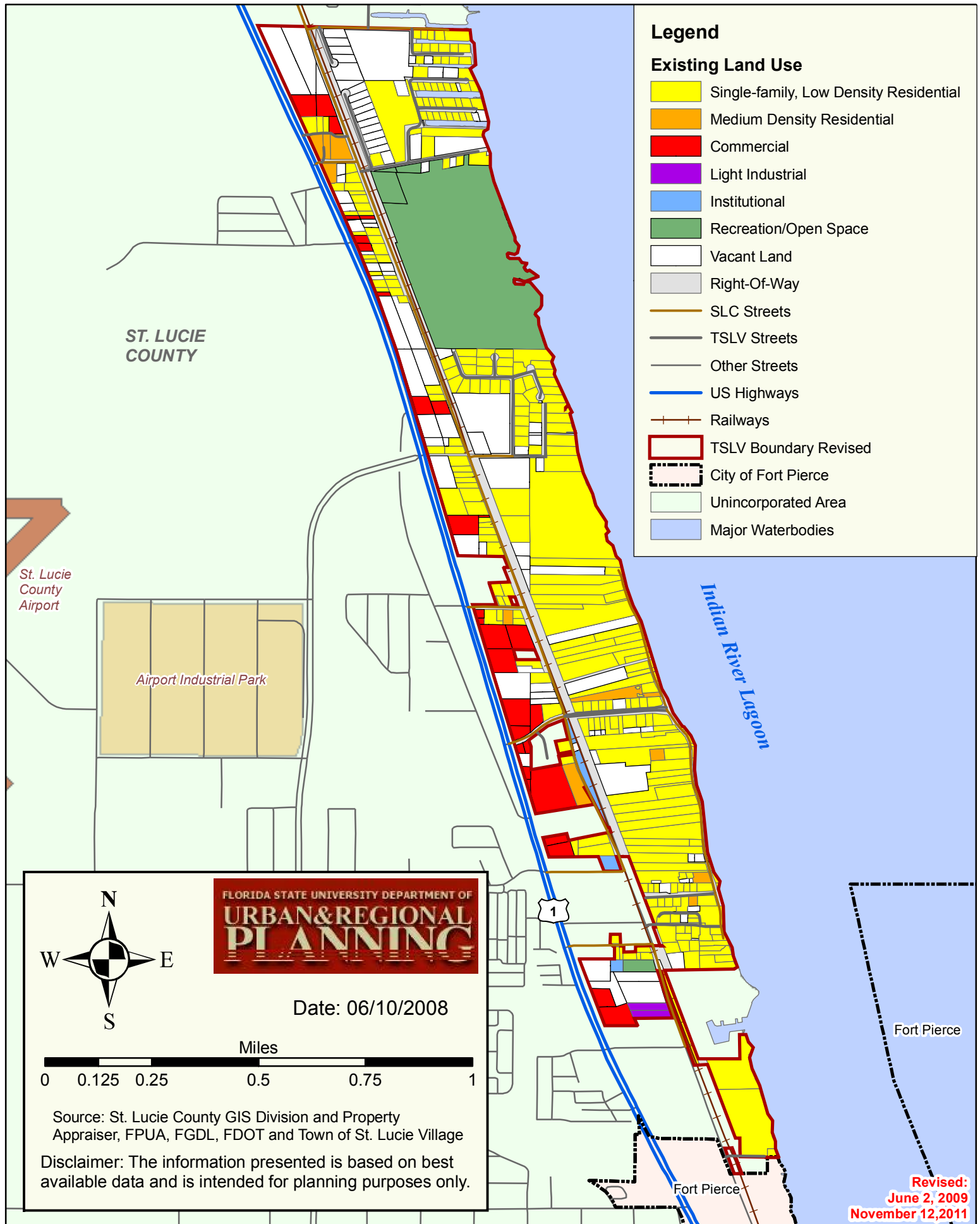
Disclaimer: The information presented is based on best available data and is intended for planning purposes only.

## Legend

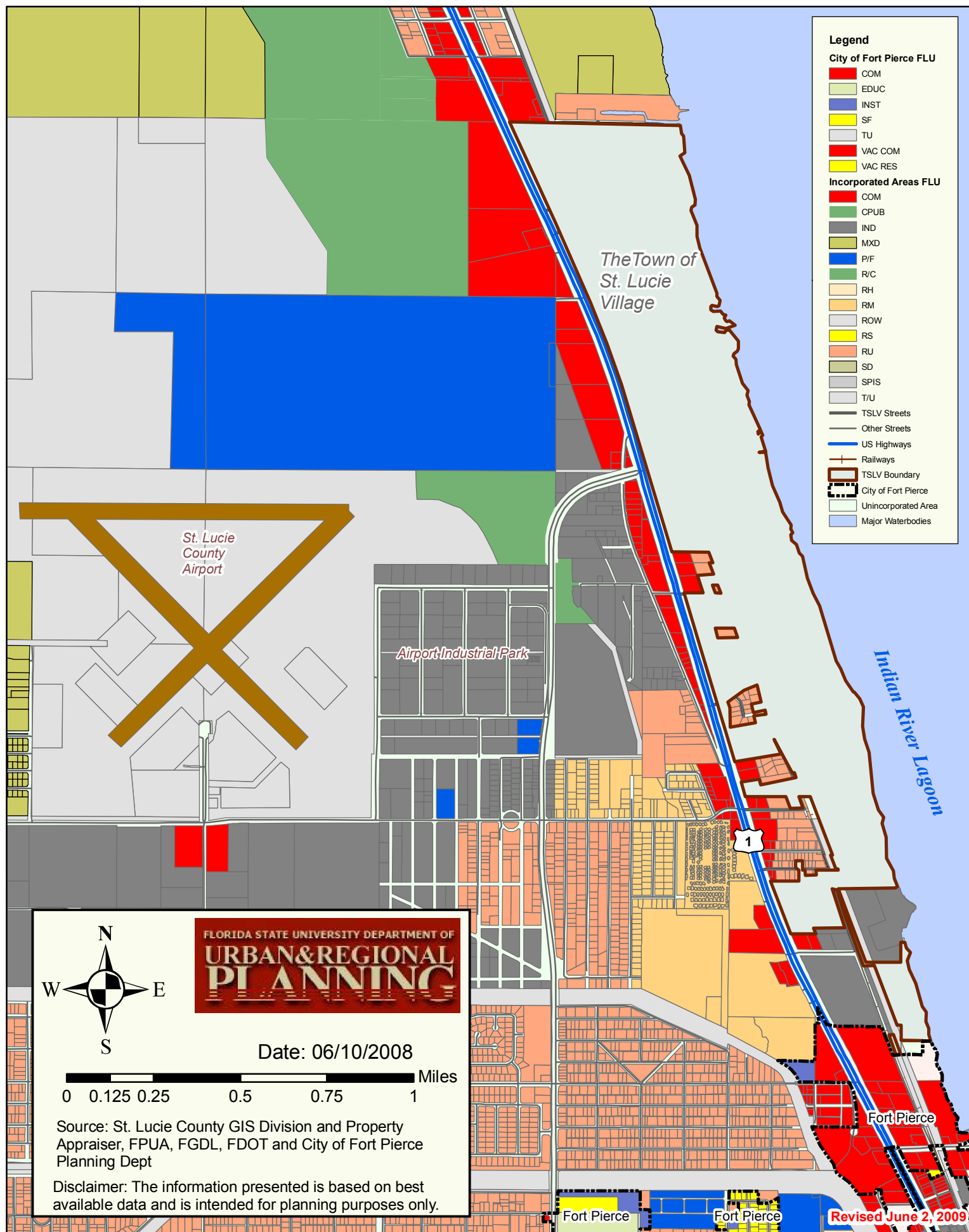
- The Town of St. Lucie Village
- City of Fort Pierce
- City of Port St. Lucie
- Unincorporated Area
- St. Lucie County Boundary
- Major Waterbodies
- US Highway 1
- Streets

Revised June 2, 2009

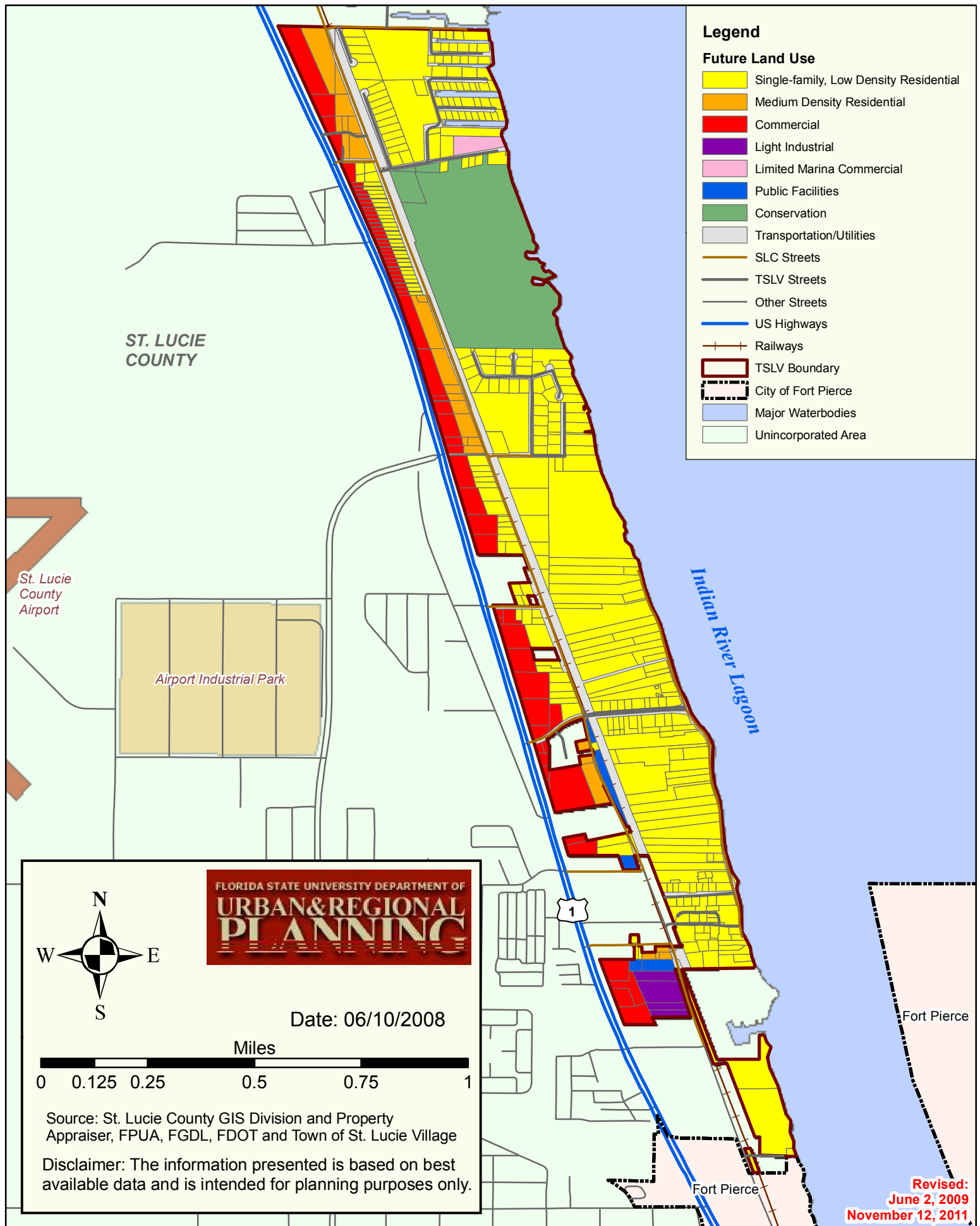
# Map 1.2 2006 Existing Land Use Map, Town of St. Lucie Village



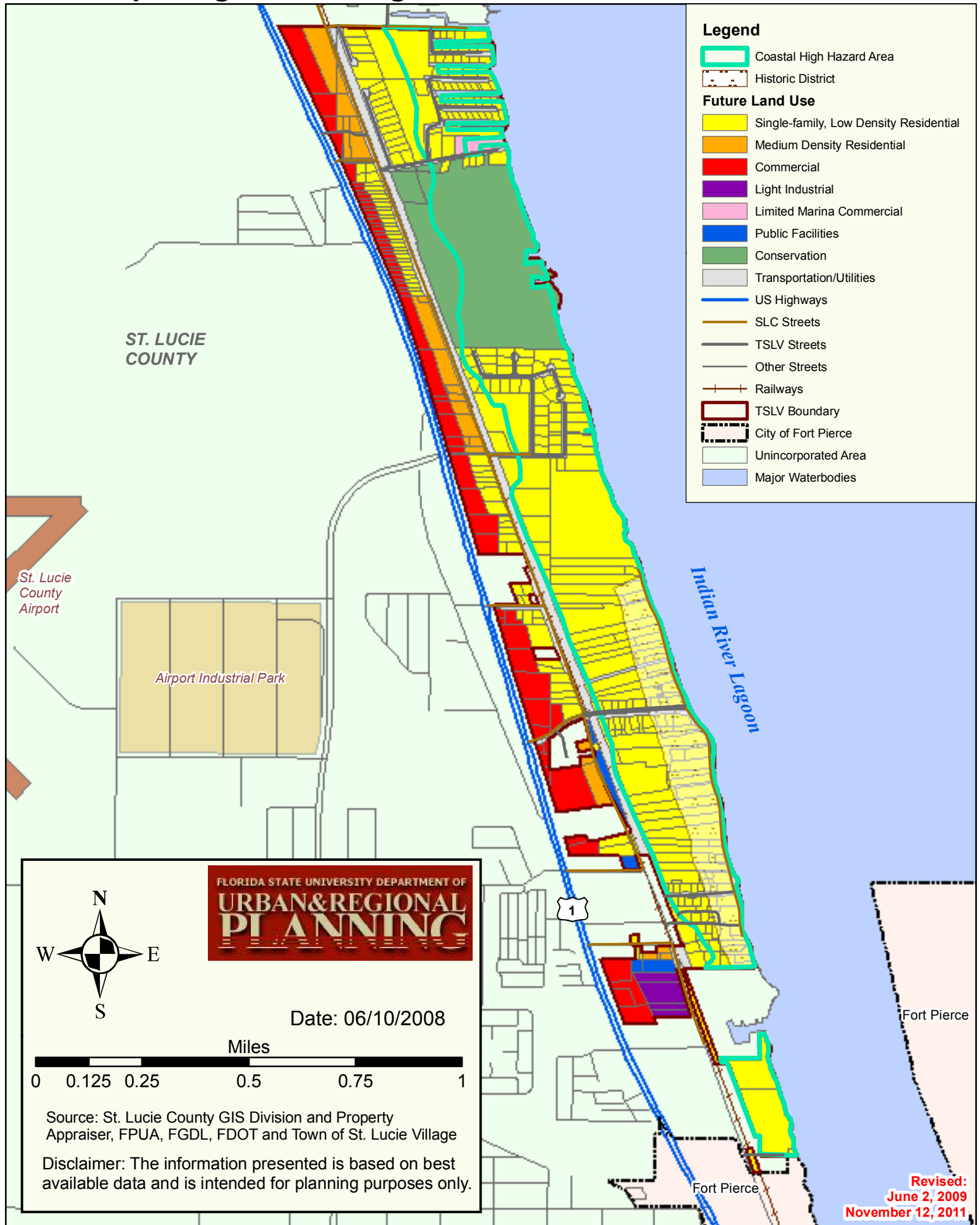
# Map 1.3 Adjacent Future Land Use Map



# Map 1.4 2020 Future Land Use Map, Town of St. Lucie Village

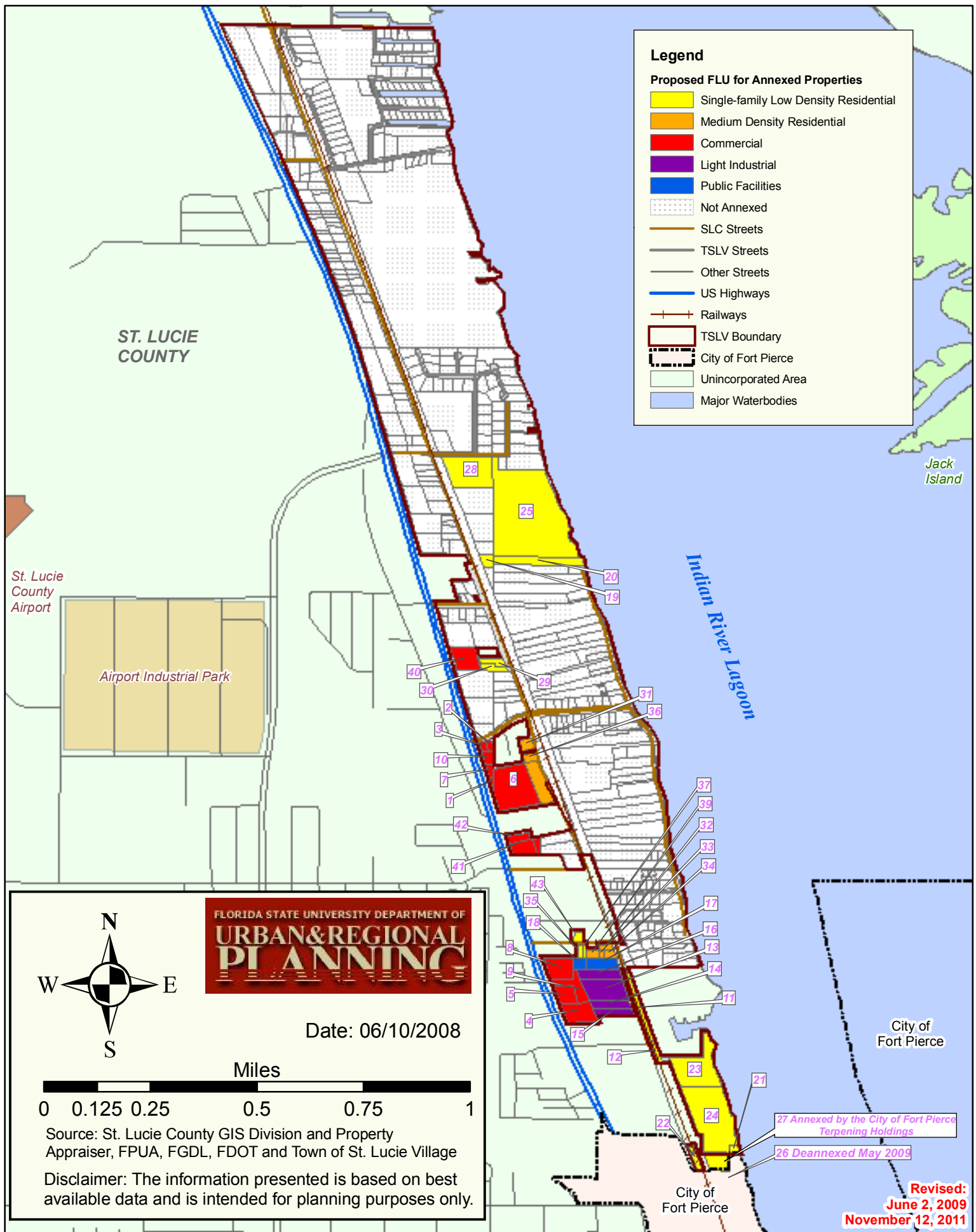


# Map 1.5 2020 Future Land Use Map, Town of St. Lucie Village, Depicting Coastal High Hazard Area and Historic District





# Map 1.6 Properties Annexed into St. Lucie Village Since 1989



## **2 Transportation Element**

### **2.1 Purpose of the Element**

The purpose of the Transportation Element is to provide a framework of goals, policies, and strategies necessary to maintain and develop the transportation facilities of the Town of St. Lucie Village. The element defines the standards desired for the transportation system, and estimates the traffic impact that the land use pattern recommended in the Future Land Use Element will generate. The element also identifies the desired improvements for the future transportation system.

Since the plan was adopted originally in 1989, the Florida Statutes (*F.S.*) and Florida Administrative Codes (*F.A.C.*) have undergone numerous changes regarding the transportation requirements of the comprehensive plans. In response to those statutory changes, the Town of St. Lucie Village's Comprehensive Plan needs to reflect the new transportation requirements. The most significant change in the transportation area is that the Traffic Circulation Element has to be replaced with the Transportation Element, now that the Town of St. Lucie Village is included within the urbanized portion of the St. Lucie Metropolitan Planning Organization (St. Lucie MPO) (Rule 9J-5.019 *F.A.C.*). Map 2.1 depicts where the town is located in the MPO Boundary.

## **2.2 Existing Conditions**

### **2.2.1 Existing Roadway Network**

The roads within the city limits are two lane facilities, with the exception of the following one lane roads; North Milton Road, North Indian River Drive, St. Lucie Lane, and Matthew Quay Way. U.S. Highway 1 and 25th Street, adjacent to the town, are divided four lane facilities (Exhibit 2-1). The existing roadway network is presented in Map 2.2. The road network within the town is comprised entirely of a single minor arterial road and local roads (Map 2.3). All the roads are maintained by the Town of St. Lucie Village except the minor arterial, Old Dixie Highway, which is owned and maintained by St. Lucie County. St. Lucie County maintains the following roads in addition to Old Dixie Highway:

1. Torpy Road between U.S. 1 and Old Dixie Highway;
2. Chamberlain Blvd. between U.S. 1 and Old Dixie Highway;
3. Rouse Road between Old Dixie Highway and Palmetto (50-50 split with the town); and
4. Euclid Avenue between U.S. 1 and Old Dixie Highway.

U.S. Highway 1, adjacent to the town, is owned and maintained by the Florida Department of Transportation (FDOT). Exhibit 2-1 shows functional classification, number of lanes, capacity and maintenance responsibility for Old Dixie Highway within the town limit and for the major roadways adjacent to the town. Old Dixie Highway had been defined previously as an Urban Collector in the comprehensive plan adopted in 1989, but is now recognized as an urban minor arterial by both FDOT and St. Lucie



County. U.S. Highway 1 is categorized as a Principal Arterial (Map 2.3). Both Old Dixie Highway and U.S. Highway 1 are operating at a level of service (LOS) C or better as shown in Exhibit 2-2. Map 2.4 and Map 2.5 show the adopted LOS and the existing LOS respectively.

**Exhibit 2-1 Functional Classification, Number of Lanes, and Capacity of the Village's Major Roadways and Its Adjacent Roadways**

<b>Roadway Name</b>	<b>Maintenance Responsibility</b>	<b>Number of Lanes</b>	<b>LOS Capacity</b>	<b>Functional Classification</b>
Old Dixie Highway	St. Lucie County	2	13,800	Minor Arterial - Urban
U.S. Highway 1	FDOT	4	34,700	Principal Arterial - Urban
25th Street	St. Lucie County	4	34,700	Principal Arterial - Urban
Indrio Road	St. Lucie County	2	13,800	Minor Arterial - Urban
St Lucie Boulevard (W of U.S. Highway 1)	St. Lucie County	2	13,800	Minor Arterial - Urban
St Lucie Boulevard (E of U.S. Highway 1)	St. Lucie County	2	13,800	Major Collector - Urban
SR A1A	FDOT	2	13,800	Minor Arterial - Urban

Source: St. Lucie County Comprehensive Plan, FDOT (2002) and FDOT Transportation GIS Data

Note: All the roadways are categorized as State Two-Way Arterials Class I in FDOT Level of Service Handbook in their road class. Only US1 and 25<sup>th</sup> Street are categorized as 4 Lane Divided and the others as 2 Lane Undivided (FDOT, 2002, Level of Service Handbook).

Exhibit 2-2 lists trip counts, LOS and remaining capacity for Old Dixie Highway and other major roadways in the vicinity of the town. All data have been supplied by St. Lucie County. The Town of St. Lucie Village does not maintain LOS or trip count data. Map 2.6 shows trip count information in and around the town. All the trip count data shown in Exhibit 2-2, except the trip count for Old Dixie Highway, are provided by FDOT (2006) and St. Lucie County Growth Management Department (2005). Total

Trips data is presented for traffic counts taken Spring 2005 and represent the sum of Average Annual Daily Traffic (AADT), the average of the four seasonally-adjusted traffic counts and Committed Trips, traffic anticipated to be added to the roadway due to approved development.

The 2006 trip count for Old Dixie Highway was estimated to be 3,291 by using an annual growth factor of two percent from a 1994 base year actual count of 2,595 (documented in St. Lucie County Comprehensive Plan) as suggested by a transportation planner at St. Lucie MPO (Michael Brillhart, personal communication, 12/12/2006). St. Lucie Metropolitan Planning Organization (1990-1994) and St. Lucie County Comprehensive Plan (St. Lucie County, 2004) provided the actual trip counts for Old Dixie Highway. The trip counts for Old Dixie Highway at the location of North of State Road A1A North during the period from 1990 through 1994 were 2,707, 3,084, 2,970, 2,970 and 2,595 respectively (St. Lucie MPO, 1994).

**Exhibit 2-2 Trip Counts, Remaining Capacity, Level of Service of the Village's  
Major Roadways and Its Adjacent Roadways**

<b>Roadway Name</b>	<b>Station Location</b>	<b>Total Trips Spring 2005 AADT</b>	<b>Remaining Capacity</b>	<b>Operating LOS</b>
Old Dixie Highway	S. of Indian River County Line	1,928 *	11,872 *	C *
Old Dixie Highway	N. of SR A1A North	3,291 *	10,509 *	C *
U.S. 1 North	S. of Indrio Road	23,000	11,700	B
U.S. 1 North	S. of St Lucie Boulevard	23,400	11,300	B
Indrio Road	E. of Kings Highway	7,156	6,644	C
25th Street North	N. of St Lucie Boulevard	5,500	29,200	B
25th Street North	S. of St Lucie Boulevard	8,600	26,100	B
St Lucie Boulevard	W. of U.S. Highway 1 North	7,100	6,700	C
St Lucie Boulevard	W. of 25th Street North	6,300	7,500	C
SR A1A North	E. of U.S. Highway 1	6,900	6,900	C

Source: FDOT (2006) *Transportation GIS Data*, St. Lucie County Growth Management Department, *Spring 2005 Trip Count Data*, St. Lucie County Comprehensive Plan (2004) and FDOT (2002) *Level of Service Handbook*.

Note: All the trip counts except the count for Old Dixie Highway are from FDOT (2006) or the St. Lucie County Growth Management Department (2005). The two trip counts for Old Dixie Highway were estimated using a growth factor of 2 percent per year, using the trip counts of 1,520 and 2,595 at two locations of Old Dixie Highway in 1994 that St. Lucie County (2004) provides. An asterisk (\*) indicates that the information is either estimated using this assumption, or calculated using the estimated figures for Old Dixie Highway.

### 2.2.2 Planned Roadway Improvements

The town currently has no plans to add capacity to the town's roadways (Bill Thiess, personal communication, 10/05/06). St. Lucie County does not plan to improve County owned and maintained facilities in the town. The Florida Department of Community Affairs (DCA) stated in its 2001 assessment of the town's comprehensive plan, that

Rouse Road needed to be paved, and suggested a study to evaluate the condition of roads within the village in order to mitigate the town's vulnerability from natural and technological hazards including transportation system accidents (DCA, 2001). Since 2001, Rouse Road has been paved jointly by the town and St. Lucie County between Old Dixie and Palmetto. Residents in the town seem to be resistant to widening local roads. Most local roadways operate within town-owned rights-of-way, but it should be noted that some local roads, including White Ridge Lane, the northern part of N. Indian River Drive, and St. Lucie Lane, are located in easements.

Two roadway segments adjacent or close to the Town of St. Lucie Village are proposed for upgrading. A segment of U.S. Highway 1 from Avenue D to St. Lucie Boulevard, adjacent to the town, is going to be improved to relieve congestion but not widened, since the segment is identified as a constrained corridor. The types of improvement of this segment of U.S. Highway 1 are (1) Transportation Demand Management, which would increase the efficiency of the transportation system by reducing travel demand, and (2) Transportation System Management, which would improve the operation of the network by changing the transportation infrastructure (St. Lucie County, 2004). Additionally, a segment of County Road Indrio Road that starts from U.S. Highway 1 and ends at Kings Highway (SR 713) is planned to be widened from two lanes to four lanes (St. Lucie County, *Comprehensive Plan*, 2004). Indrio Road is maintained by St. Lucie County and U.S. Highway 1 is maintained by FDOT.

### 2.2.3 Railroads

A freight rail line runs north-south through the Town of St. Lucie Village. It is owned and maintained by the Florida East Coast Railway. It does not provide passenger rail service, but does provide freight transport. The locations of the rail line and rail crossings within the Town of St. Lucie Village are provided in Map 2.7.

### 2.2.4 Sidewalks / Bicycle Lanes

Sidewalks are found on a portion of Chamberlin Boulevard that starts at the railway crossing east of Old Dixie Highway and ends beside the Indian River Lagoon. There are no other local streets with sidewalk facilities as of October, 2006. Elsewhere, especially Indian River Drive, pedestrians are able to travel in mixed traffic more or less in safety due to the low travel speeds in the town's rights-of-way. There are no bicycle lanes in the Town of St. Lucie Village (St Lucie MPO, *Regional Long Range Transportation Plan*).

### 2.2.5 Traffic Accidents

Anecdotal information suggests that safety problems exist, which may be solved through physical changes to the road or through the addition of traffic control devices (Bill Thiess, personal communication, 10/5/06). According to Department of Highway Safety and Motor Vehicles, one crash occurred within the Town of St. Lucie Village for the period from 2002 through 2005 (Florida Department of Highway Safety and Motor Vehicles, 2002-2005). A 37-year old male driver collided with a roadside building

around noon on Saturday, March 2005, on Old Dixie Highway in the north part in the town. \$2,000 total property damage and \$2,000 total vehicle damage were reported. Although the crash may have involved alcohol (the crash report is unclear), the town should be vigilant regarding crashes in this area and if other incidents occur, consider asking the entity owning and maintaining the road to install safety-enhancing traffic control devices (Florida Department of Highway Safety and Motor Vehicles, 2005). Anecdotal information suggests at least three crashes occurred in this area during this period, one that resulted in a fatality (Bill Thiess, personal communication, 4/11/07).

#### 2.2.6 Automobile Ownership

Automobile ownership is nearly universal in the town (US Census 2000). Only six of 286 households or 2.1 percent do not have access to an automobile as shown in Exhibit 2-3. This figure is higher than the automobile ownership rates for both St. Lucie County and the State of Florida as a whole, with 94.4 percent and 91.9 percent respectively. Consequently, transportation-disadvantaged persons are a small percentage of the entire population in the Town of St. Lucie Village.

**Exhibit 2-3 Automobile Ownership by Household, Town of St. Lucie Village,  
St. Lucie County and State of Florida**

	No Vehicles	1 or More Vehicles	Occupied Housing Units Total	% of Transportation- Disadvantaged Persons
Town of St. Lucie Village	6	280	286	2.1 %
St. Lucie County	4,300	72,633	76,933	5.6 %
State of Florida	515,455	5,822,474	6,337,929	8.1 %

Source: US Census 2000, Summary File 3

### 2.2.7 Evacuation

According to the *Treasure Coast Traffic Analysis Hurricane Evacuation Study Update 2003* (Post, Buckley, Schuh and Jernigan, Inc., 2003), the in-county clearance time for St. Lucie County varies from 6 to 12 hours. According to the St. Lucie County Comprehensive Plan, three primary evacuation routes are identified in the town's proximity. The closest one is U.S. Highway 1, which leads to the other two evacuation routes. The other two evacuation routes are Indrio Road (SR 614) that leads to Interstate 95 North, and Orange Avenue (County Road 68) that leads to of Interstate 95. The Florida Turnpike can be accessed by going south on Kings Highway (SR 713) to the Okeechobee Road (SR 70) toll booth. Both Interstate 95 and Florida Turnpike are designated as Regional Evacuation Routes (St. Lucie County, 2004). The west part of the Town is included in Traffic Evacuation Zones 14 and 19. The east part which is closest to the Indian River Lagoon is within the Traffic Evacuation Zone 9 (Map 2.8).

Hurricane evacuation LOS have not been established for the Town of St. Lucie Village. Section 163.3178, *F.S.* requires any local government that has not established a LOS for hurricane evacuation by July 1, 2008 to maintain an out-of-county evacuation time of no greater than 16 hours for a Category 5 storm event as measured on the Saffir-Simpson scale (S. 163.3178, *F.S.*).

No evacuation times specific to the town have been modeled in the most recent hurricane evacuation study. The two modeled critical roadway locations closest to the town are the following street intersections: North Beach Causeway at U.S. Highway 1 and Seaway Drive at U.S. Highway 1 (Map 2.8). Clearance time for the location of North Beach

Causeway at U.S. Highway 1, the closest of the two, may be a reasonable indicator of evacuation times for town residents, considering that the out-of-county evacuation time for town residents is not available. Exhibit 5-5 shows St. Lucie County hurricane evacuation clearance time for hurricanes of various strength, according to a 2003 study by the Treasure Coast Regional Planning Council (Post, Buckley, Schuh and Jernigan, Inc., 2003).

#### 2.2.8 Transit Service

Currently, there is no transit service within the Town of St. Lucie Village. Nevertheless, the town is included (until 2020) within the boundary of the Public Transit Municipal Services Taxing Unit (MSTU) that levies “an *ad valorem* tax at not to exceed a ¼ mill *per annum*” (Interlocal Agreement between Town of St. Lucie Village and St. Lucie County [Public Transit MSTU], 2003). The nearest bus service to the town is the Treasure Coast Connector (TCC) that services St. Lucie County and Martin County (TCC, 2006, [www.treasurecoastconnector.com](http://www.treasurecoastconnector.com)). The nearest TCC bus stop is more than six-tenths of mile away from the town (St. Lucie County GIS Division, GIS Data). Map 2.9 shows the location of the nearest TCC service area.

Community Transit, a division of Council on Aging of St. Lucie, Inc. (COASL), is the public transit provider for St. Lucie County and the provider of a demand response system. A demand response is a curb to curb system where passenger trips are generated by calls from passengers or their agents at least twenty-four (24) hours in advance, to the Transit Reservationists, who then schedules a vehicle to pick up the passenger.



The St. Lucie County Board of County Commissioners is currently applying for a grant from FDOT for a public transit corridor in the 2007/2008 fiscal year (Florida Department of Transportation, 2006 and Corine Williams, personal communication, 10/11/2006). The proposed bus transit service would run on U.S. Highway 1. However, it would not service the Town of St. Lucie Village directly (Map 2.9). Bus transit might benefit the residents in the town, especially the transportation-disadvantaged persons, providing them with alternative transportation to the automobile, if adequate pedestrian connections could be made to connect potential passengers to U.S. Highway 1, or if the transit route could be redirected to Old Dixie Highway. The name of the future bus agency is not available. The proposed route is expected to connect the two existing transit routes in St. Lucie and Indian River Counties. Though the exact locations of the bus stops will be determined later, the proposed locations of bus stops as well as the bus route can be found in Map 2.9. Additionally, if any transit service is introduced or integrated into the transportation system of the Town of St. Lucie Village in the future, the town should prepare necessary coordination with the other travel modes, such as walking and biking.

#### **2.2.9 St. Lucie County International Airport**

St. Lucie County International Airport is located to the west of the Town of St. Lucie Village. The airport's service level is General Aviation and its role is defined as Transport Type, meaning that it "accommodate(s) general aviation business jet aircraft that have maximum gross takeoff weights of more than 12,500 pounds" (St. Lucie County International Airport, 2002). Additionally about 40 construction, engineering and

manufacturing companies have concentrated near the airport in an existing industrial park (St. Lucie County International Airport, 2006).

Between the town and St. Lucie County International Airport, there exist vacant lands that are categorized as industrial or commercial uses (Map 1.3 Adjacent Future Land Use Map). It is anticipated that some degree of industrial or commercial development may occur on those lands north or northwest of the town. In addition, according to the St. Lucie County Comprehensive Plan, “an increase in demand on the facilities at the airport is expected” (St. Lucie County, 2004).

### **2.3 Analysis of Traffic Impacts due to Future Land Use Changes**

Since 1989 the town has annexed ~~39~~ 43 properties totaling ~~79.33~~ 83.78 acres. Because all of those properties retain the future land uses, intensities and densities adopted in the St. Lucie County Comprehensive Plan, the impact of these annexations on the capacity of the road network remains unchanged. Having been previously accounted for, no increase or decrease in transportation demand is expected and no degradation of the adopted level of service is anticipated from these annexations.

Since the proposed FLUM changes do not create any additional residential units, those FLUM changes are not expected to affect evacuation time within a 5-year time horizon (Post, Buckley, Schuh and Jernigan, Inc., 2003).

## **2.4 Future Transportation Conditions**

### **2.4.1 Future Transportation Road Network**

As to the town's regional roadway network, no existing or committed projects have been found either close or adjacent to the town (St. Lucie Metropolitan Planning Organization, *Regional Long Range Transportation Plan 2030*). However, as stated earlier, there are two work programs which St. Lucie County and FDOT currently plan to implement (See 2.2.2 Planned Roadway Improvements). The future transportation system of the town is described in Map 2.11.

The two planned improvements to the roadway segments adjacent or close to the town that were mentioned earlier may improve the traffic on U.S. Highway 1 and possibly on Old Dixie Highway. However, the information is not available as to the extent that those improvements would affect the traffic in terms of levels of service of the roadways (St. Lucie County, 2004, *Comprehensive Plan* and St. Lucie MPO, 2006, *Regional Long Range Transportation Plan 2030*). Considering that the existing levels of service for U.S. Highway 1 and Old Dixie Highway are B and C respectively (Map 2.5), the future levels of service for those roadways as of 2011 would likely be above levels of service C or better, if the improvement projects are completed by then.

#### 2.4.2 Future Bicycle and Pedestrian Facilities

According to St. Lucie MPO's *Regional Long Range Transportation Plan 2030*, no bicycle lanes have been planned or committed within or close to the town. However, both bicycle and pedestrian facilities needs are identified for the segment of U.S. Highway 1 adjacent to the town (St. Lucie MPO, 2006). As stated more in the Recreation and Open Space Element, the town proposed the St. Lucie Village School Heritage Trail in 2003. Another proposed pedaling trail is located in the northeast part of the town (See 7.2.2 Proposed Recreational Opportunities and Open Space Element). Although they have not been realized, they will be included in the town's future transportation system once those trail projects are funded. Future bicycle and pedestrian facilities are depicted in Map 2.12.

### 2.5 Evaluation and Appraisal of Transportation Element

The intent of the evaluation and appraisal process is to assess how well the objectives from the comprehensive plan adopted in 1989 have been achieved. In order to consider how the objectives should be modified, it is useful to observe what objectives have not been met as well as what kind of anticipated changes and unanticipated changes have occurred related to the transportation system of the Town of St. Lucie Village.

#### 2.5.1 Anticipated Changes

As the comprehensive plan adopted in 1989 anticipated, the high percentage of low density future land use has had little impact on the traffic volumes of the roads in the

town (Resource Engineering and Planning, Inc., 1990). The town also has not made extensive improvements either since 1989 as the existing comprehensive plan anticipated.

### 2.5.2 Unanticipated Changes

An unanticipated change is that the traffic volume on U.S. Highway 1 did not increase at the rate that the existing plan predicted. The existing plan had anticipated that U.S. Highway 1 would have been widened to a 6-lane facility, which was consistent with what St. Lucie County Comprehensive Plan projected at that time (Resource Engineering and Planning, Inc., 1990). U.S. Highway 1 is a 4-lane facility at this time.

### 2.5.3 Statutory Changes

As mentioned earlier, the Traffic Circulation Element has to be repealed (Rule 9J-5.007 *F.A.C.*), and replaced with the Transportation Element for any local governments having all or part of their jurisdiction within the urbanized area of a Metropolitan Planning Organization (Rule 9J-5.019 *F.A.C.*). The Town of St. Lucie Village is included within the urbanized portion of the St. Lucie Metropolitan Planning Organization. Thus, this statutory change applies to the town's comprehensive plan.

Rule 9J-5.019 (4) (c) *F.A.C.* requires the Transportation Element to:

1. Provide for safe and convenient on-site traffic flow;
2. Establish measures of the acquisition and preservation of public transit rights-of-way and corridors;
3. Mitigate adverse structural and non-structural impacts from ports, airports, and related facilities; and

4. Coordinate intermodal management of surface and water transportation within ports, airports and related facilities (Rule 9J-5.019 *F.A.C.*)

Also, S. 163.3180 (2)(c) *F.S.* requires all transportation facilities to be in place or under construction within 3 years (rather than 5 years) after approval of building permits. S. 163.3180 (6) *F.S.* requires local governments to maintain records to determine whether a 110% de minimis transportation impact threshold is reached (S. 163.3180 *F.S.*).

In order to address the hurricane evacuation issue, S. 163.3178 (9) (a) and (b) *F.S.* adds a new section establishing a level of service for out-of-county hurricane evacuation of no greater than 16 hours for a category 5 storm for any local government that wishes to direct population concentrations away from the Coastal High Hazard Area, but has not established such a level of service by July 1, 2008 (S. 163.3178 *F.S.*).

#### 2.5.4 Evaluation of Transportation Element Goals, Objectives, and Policies

##### **OBJECTIVE 2.1.1**

**Roadway facilities shall be provided at or above the level of service standards adopted by this element.**

##### Actual Result:

The adopted level of service standard of the comprehensive plan adopted in 1989 was LOS C for all the roads. As seen in Exhibit 2-2, currently the roadway facilities are operating at or above LOS C. Overall LOS standards have been reached. Therefore, this objective has been met as a whole.

**OBJECTIVE 2.1.2**

**Right-of-way needs shall be formally identified and a priority schedule for acquisition or reservation shall be established.**

Actual Result:

This objective has not been achieved. Right-of-way needs have not been formally identified. Neither acquiring nor reserving of the town's rights-of-way has been scheduled (Bill Thiess, personal communication, 10/17/06). The right-of-way itself has not been formally acquired in some parts of the town. For example, the roadways along the Indian River Lagoon have not been purchased as the town's rights-of-way, but are operated within easements. Occasionally these easements have been subject to obstruction. Some consideration should be given to purchasing the fee on land over which these easements cross.

**OBJECTIVE 2.1.3**

**The provision of motorized and non-motorized vehicle parking and the provision of bicycle and pedestrian ways will be regulated.**

Actual Result:

This objective is partially achieved. The parking provision has been regulated through the Zoning Ordinance 95-3 that the Town of St. Lucie Village published in 1995. The parking requirements table, issued along with the ordinance, regulates how motorized vehicle parking should be provided. Non-motorized vehicle parking has been regulated

as well by the bicycle parking requirement which is included in the revised parking requirements table. On the other hand, the provision of bicycle and pedestrian ways has not been regulated in either the Zoning Ordinance 95-3 or the Subdivision Ordinance.

#### **OBJECTIVE 2.1.4**

**The village's transportation system will emphasize safety and aesthetics.**

##### Actual Result:

The Town of St. Lucie Village has partially accomplished this objective. In terms of safety, the transportation system does not currently have serious issues as of now, except for the recent auto crash on Old Dixie Highway. Old Dixie Highway may need to be equipped with the necessary traffic control devices to caution drivers at night. The extreme east end of Rouse Road remains unpaved, east of Palmetto and the town is presently evaluating a contractor's proposal to have it paved. Despite the presence of surface railroad crossings in the town, there were no railway related accidents in the town from 2002 through 2005 (Florida Department of Highway Safety and Motor Vehicles, 2005). As to the aesthetics of the roadways, this objective has been accomplished for a part of the roadway network. Chamberlin Boulevard in the town's historic district has been improved with a landscaped median, grade-separated sidewalks, planting strips, and curbs and gutters, and appears to be well maintained. No other local streets, including more heavily traveled ones, like Indian River Drive, have been improved to the same standards.



**OBJECTIVE 2.1.5**

**Traffic circulation planning will be coordinated with the future land uses shown on the future land use map of this plan, the FDOT 5-Year Transportation Plan, plans of neighboring jurisdictions, and county MPO.**

Actual Result:

The town does not directly participate in making regional transportation policy through the St. Lucie MPO, and the major issues of coordination are limited to the effects of development in the town on county facilities (Old Dixie Highway) and roads on the State Road System (U.S. Highway 1), especially as pertains to the capacity of the state roads for hurricane evacuation. Therefore, this objective has not been fully attained.

**2.5.5 Suggested Changes**

The following amendments are suggested to the Transportation Element of the Comprehensive Plan, previously included as Traffic Circulation Element in the former plan adopted in 1989. The revisions in Exhibit 2-6 reflect the changing conditions in the city, as well as statutory requirements that have to do with the state's growth management policy.

## Exhibit 2-4 Proposed Revisions to the Goals, Objectives and Policies in the Transportation Element

Current Language	Suggested Revision	Comments
GOAL 2.1: A SAFE CONVENIENT AND EFFICIENT MOTORIZED -- AND NONMOTORIZED TRANSPORTATION SYSTEM SHALL BE AVAILABLE FOR ALL RESIDENTS AND VISITORS TO ST. LUCIE VILLAGE.	GOAL 2.1: A SAFE, CONVENIENT AND EFFICIENT <u>MULTI-MODAL</u> <del>MOTORIZED AND NONMOTORIZED</del> TRANSPORTATION SYSTEM SHALL BE AVAILABLE FOR ALL RESIDENTS AND VISITORS TO <u>THE TOWN OF ST. LUCIE</u> VILLAGE.	Due to the repeal of Rule 9J-5.007 F.A.C. Traffic Circulation Element and the requirement of Rule 9J-05.019 F.A.C. Transportation Element, the language of <i>multi-modal system</i> is preferred since it represents a recently intended transportation approach by the State of Florida.
Objective 2.1.1: Roadway facilities shall be provided at or above the level of service standards adopted by this element.	Objective 2.1.1: Roadway facilities shall be provided at or above the level of service standards adopted by this element.	No change.
Policy 2.1.1.1: The city hereby adopts the following LOS standards for each listed facility type: a. Principal Arterial roadways - LOS standard C (LOS D – peak hour) b. Urban Collector roadways - LOS standard C (LOS D – peak hour) c. Local roadways - LOS standard C (LOS C - peak hour)	Policy 2.1.1.1: The <del>town</del> <u>city</u> hereby adopts the following LOS standards for each listed facility type: a. Principal Arterial roadways - LOS standard C (LOS D – peak hour) b. Minor Arterial <del>Urban Collector</del> roadways - LOS standard C (LOS D – peak hour) c. Local roadways - LOS standard C (LOS C - peak hour)	Due to the change of the classification of Old Dixie Highway from Urban Collector to Minor Arterial.
Policy 2.1.1.2: Proposed roadway projects shall be evaluated and ranked in order of priority according to the following guidelines:	Policy 2.1.1.2: Proposed roadway projects shall be evaluated and ranked in order of priority according to the following guidelines:	Language change.

Current Language	Suggested Revision	Comments
<p>a. Whether the project is needed to protect public health and safety, to fulfill the village's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;</p> <p>b. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development; and</p> <p>c. Whether the project represents a logical extension of facilities and services within a designated urban service area.</p>	<p>a. Whether the project is needed to protect public health and safety, to fulfill the <u>town</u> <del>village</del>'s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;</p> <p>b. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development; and</p> <p>c. Whether the project represents a logical extension of facilities and services within a designated urban service area.</p>	
Policy 2.1.1.3: The village shall defer any new roadway projects to projects needed to address identified deficiencies, particularly when high accident frequency is evident.	Policy 2.1.1.3: The <u>town</u> <del>village</del> shall defer any new roadway projects to projects needed to address identified deficiencies, particularly when high accident frequency is evident.	Language change.
Objective 2.1.2: Right-of-way needs shall be formally identified and a priority schedule for acquisition or reservation shall be established.	Objective 2.1.2: Right-of-way needs shall be formally identified and a priority schedule for acquisition or reservation shall be established	No change.
Policy 2.1.2.1: In accordance with section 163.3202, F.S., land development regulations shall be adopted which, as coordinated with the St. Lucie County Thoroughfare Network Right-of-way	Policy 2.1.2.1: In accordance with section 163.3202, F.S., land development regulations shall be adopted which, as coordinated with the <u>Transportation Element Policy 2.1.3.3 of St. Lucie County Comprehensive Plan</u>	To be consistent with the County standards.

Current Language	Suggested Revision	Comments
Plan, require the following rights-of-ways: a. Arterial roadways - 160' right-of-way; b. Collector roadways - 80, right-of-way; c. Local roads - 60, right-of-way (swale drainage); and 50, right-of-way (curb and gutter).	<del>Thoroughfare Network Right-of-way Plan,</del> require the following rights-of-ways: a. <u>4 lane arterial roadways</u> <del>Arterial roadways</del> - 160' right-of-way; b. <u>2 lane arterial roadways – 100' right-of-way,</u> <del>Collector roadways – 80, right-of-way;</del> c. <u>2 lane</u> <del>Local roads</del> – 60' right-of-way (swale drainage); and 50' right-of-way (closed drainage systems <del>curb and gutter</del> ).	
Policy 2.1.2.2: The village shall require mandatory dedications or fees in lieu of as a condition of plat approval for acquiring necessary rights-of-way.	Policy 2.1.2.2: The <u>town</u> <del>village</del> shall require mandatory dedications or fees in lieu of as a condition of plat approval for acquiring necessary rights-of-way.	Language change.
Policy 2.1.2.3: The village shall review all proposed development for consistency with this Comprehensive Plan and impacts upon the adopted LDS standards.	Policy 2.1.2.3: The <u>town</u> <del>village</del> shall review all proposed development for consistency with this Comprehensive Plan and impacts upon the adopted LDS standards.	Language change.
Policy 2.1.2.4: The village shall ensure that adequate roadway capacity is available concurrent with the impacts of new development.	Policy 2.1.2.4:-The <del>village</del> <u>town</u> shall <del>ensure that adequate roadway capacity is available concurrent with the impacts of new development.</del> <u>require all transportation facilities necessary to serve the demands of new development to be in place or under construction within 3 years after approval of building permit.</u>	Due to recent statutory changes (S. 163.3180 (2)(c) <i>F.S.</i> ; S. 163.3180 (6) <i>F.S.</i> ).
Policy 2.1.2.5: The village shall review St. Lucie County, MPO and FDOT plans when determining right-of-way needs in	Policy 2.1.2.5: The <u>town</u> <del>village</del> shall review St. Lucie County, MPO and FDOT plans when determining right-of-way needs in the	Language change.

Current Language	Suggested Revision	Comments
the village.	<u>town village.</u>	
New policy.	Policy 2.1.2.6: The town shall maintain records to determine whether 110% de minimis transportation impact threshold is reached.	To meet the requirement from S. 163.3180 (6) <i>F.S.</i>
Objective 2.1.3: The provision of motorized and non-motorized vehicle parking, and the provision of bicycle and pedestrian ways will be regulated.	Objective 2.1.3: The provision of <del>motorized and non-motorized vehicle</del> parking, and the <del>provision</del> of bicycle and pedestrian ways will be regulated <u>in order to enhance mobility and accessibility in the town's transportation system.</u>	The provision of bicycle and pedestrian ways has not been regulated since the plan was adopted in 1989. The objective should take into account the aspects of mobility and accessibility (Rule 9J-05.019 <i>F.A.C.</i> ).
Policy 2.1.3.1: In accordance with section 163.3202, F.S., the land development regulations shall be adopted to ensure adequate and safe off-street parking and circulation is provided by all new development within the village.	Policy 2.1.3.1: In accordance with section 163.3202, F.S., the land development regulations <u>should continue</u> <del>shall be adopted</del> to ensure adequate and safe off-street parking and circulation is provided by all new development within the village.	A zoning ordinance has been issued to respond to this.
Policy 2.1.3.2: The village shall review all proposed development for its provision of bicycle facilities and/or sidewalks along all collector and arterial roadways both within and adjacent to the proposed development project.	Policy 2.1.3.2: The <u>town village</u> shall review all proposed development for its provision of bicycle facilities and/or sidewalks along all <del>collector and</del> arterial roadways both within and adjacent to the proposed development project.	No collectors exist in the town.
Policy 2.1.3.3: In cooperation with FDOT and in accordance with section 163.3202, F.S., the village shall review and revise local land development regulations to provide for the safe and efficient location	Policy 2.1.3.3: In cooperation with FDOT and in accordance with section 163.3202, F.S., the <u>town village</u> shall review and revise local land development regulations to provide for the safe and efficient location and design curb	Language change.

Current Language	Suggested Revision	Comments
and design curb cuts and driveways. Curb cut driveway spacing requirements shall apply to all new development and redevelopment activities.	cuts and driveways. Curb cut driveway spacing requirements shall apply to all new development and redevelopment activities.	
New policy.	<u>Policy 2.1.3.4: In its review of proposed new development, the town shall encourage the provision of bicycle facilities or sidewalks, including facilities to connect to planned regional trails, in order to enhance non-motorized mobility and accessibility.</u>	The same as mentioned above (Rule 9J-05.019 F.A.C.).
Objective 2.1.4: The town's <del>villagers</del> transportation system will emphasize safety and aesthetics.	Objective 2.1.4: The town's <del>villagers</del> transportation system will emphasize safety and aesthetics.	Language change.
Policy 2.1.4.1: The village shall eliminate or minimize roadway designs which lead to hazardous conditions by: <ul style="list-style-type: none"> <li>a. Requiring the provision of adequate storage and weaving areas;</li> <li>b. Prohibiting direct access from driveways and local roads onto high-speed traffic lanes;</li> <li>c. Preventing conflicts between roadway and pedestrian or rail traffic; and</li> <li>d. Providing adequate capacity for emergency evacuation.</li> </ul>	Policy 2.1.4.1: The <del>town</del> <del>village</del> shall eliminate or minimize roadway designs which lead to hazardous conditions by: <ul style="list-style-type: none"> <li>a. Requiring the provision of adequate storage and weaving areas;</li> <li>b. Prohibiting direct access from driveways and local roads onto high-speed traffic lanes;</li> <li>c. Preventing conflicts between roadway and pedestrian or rail traffic; and</li> <li>d. Providing <del>adequate capacity for emergency evacuation</del> <u>necessary traffic control devices to caution drivers at night.</u></li> </ul>	To address a safety issue on Old Dixie Highway.  To meet S. 163.3178 (9) (a) and (b) F.S.
New policy.	<u>Policy 2.1.4.2: Providing adequate capacity for emergency evacuation. Evacuation time shall be less than 22.5 hours.</u>	To be consistent with St. Lucie County <i>Comprehensive Plan</i> . The County adopted a policy that requires

Current Language	Suggested Revision	Comments
		evacuation time to be the worst case 22.5 hours (St. Lucie County, 2004).
New policy.	<u>Policy 2.1.4.3: The town shall periodically analyze accidents data collected from St. Lucie County Sheriff's Department and Department of Florida Highway Safety and Motor Vehicles, for potential safety-related road improvements. Anecdotal information suggest that most traffic accidents occur on St. Lucie County or FDOT roads, Old Dixie Highway and U.S. 1 (Bill Thiess, personal communication 4/11/07).</u>	Accidents information will help consider how to improve the roadways where accidents occur most often.
Objective 2.1.5: Traffic circulation planning will be coordinated with the future land uses shown on the future land use map of this plan, the FDOT 5-Year Transportation Plan, plans of neighboring jurisdictions, and county MPO.	Objective 2.1.5: <u>Transportation</u> <del>Traffic circulation</del> planning <u>shall</u> <del>will</del> be coordinated with the future land uses shown on the future land use map of this plan, the FDOT 5-Year Transportation Plan, plans of neighboring jurisdictions, <del>and county MPO and county airport.</del>	The town should rigorously obtain information regarding future possible changes in the St. Lucie County International Airport's impacts to the town.
Policy 2.1.5.1: The village shall review subsequent versions of the FDOT 5-Year Transportation Plan and county MPO documents in order to update or modify this element, in accordance therewith.	Policy 2.1.5.1: The <del>town</del> <u>village</u> shall review subsequent versions of the FDOT 5-Year Transportation Plan and county MPO documents, <u>including Long Range Transportation Plan</u> , in order to update or modify this element, in accordance therewith.	Especially LRTP should be reviewed.
Policy 2.1.5.2: The village shall review for compatibility with this element, the traffic circulation plans and programs of the unincorporated county and	Policy 2.1.5.2: The <del>town</del> <u>village</u> shall review for compatibility with this element, the <u>transportation</u> <del>traffic circulation</del> plans and programs of the unincorporated county and	Language change.

Current Language	Suggested Revision	Comments
neighboring municipalities as they are amended in the future.	neighboring municipalities as they are amended in the future.	
Policy 2.1.5.3: All proposed amendments to this Traffic Circulation Element shall include a statement of findings supporting such proposals.	Policy 2.1.5.3: All proposed amendments to this Transportation <del>Traffic Circulation</del> Element shall include a statement of findings supporting such proposals.	Repeal and replacement of the Traffic Circulation Element.
New policy.	<u>Policy 2.1.5.4: The town shall ensure that its transportation needs are met through establishing an intergovernmental agreement with St. Lucie County, the town's representative on the St. Lucie MPO policy board.</u>	The town should try to make the other entities aware of the town's transportation desires.
New objective.	<u>Objective 2.1.6: Easements which serve the purpose of public rights-of-way shall remain free of obstruction.</u>	To address the obstruction issue that was mentioned in 2.5.4.
New policy.	<u>Policy 2.1.6.1: The town shall revise its land development regulations so that any construction of an object on the right-of-way require permission from the town.</u>	The same as mentioned above.



## **2.6 Revised Goals, Objectives and Policies**

GOAL 2.1: A SAFE, CONVENIENT AND EFFICIENT MULTI-MODAL ~~MOTORIZED AND NONMOTORIZED~~ TRANSPORTATION SYSTEM SHALL BE AVAILABLE FOR ALL RESIDENTS AND VISITORS TO THE TOWN OF ST. LUCIE VILLAGE.

Objective 2.1.1: Roadway facilities shall be provided at or above the level of service standards adopted by this element.

Policy 2.1.1.1: The town ~~city~~ hereby adopts the following LOS standards for each listed facility type:

- a) Principal Arterial roadways - LOS standard C (LOS D – peak hour)
- b) Minor Arterial ~~Urban Collector~~ roadways - LOS standard C (LOS D – peak hour)
- c) Local roadways - LOS standard C (LOS C - peak hour)

Policy 2.1.1.2: Proposed roadway projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Whether the project is needed to protect public health and safety, to fulfill the town ~~village~~'s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- b. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development; and
- c. Whether the project represents a logical extension of facilities and services within a designated urban service area.

Policy 2.1.1.3: The town ~~village~~ shall defer any new roadway projects to projects needed to address identified deficiencies, particularly when high accident frequency is evident.

Objective 2.1.2: Right-of-way needs shall be formally identified and a priority schedule for acquisition or reservation shall be established.

Policy 2.1.2.1: In accordance with section 163.3202, F.S., land development regulations shall be adopted which, as coordinated with the Transportation Element Policy 2.1.3.3 of St. Lucie County Comprehensive Plan Thoroughfare Network Right-of-way Plan, require the following rights-of-ways:

- a. 4 lane arterial roadways ~~Arterial roadways~~ – 160’ right-of-way;
- b. 2 lane arterial roadways – 100’ right-of-way, ~~Collector roadways – 80, right-of-way;~~
- c. 2 lane ~~Local~~ roads – 60’ right-of-way (swale drainage); and 50’ right-of-way (closed drainage systems ~~curb and gutter~~).

Policy 2.1.2.2: The town ~~village~~ shall require mandatory dedications or fees in lieu of as a condition of plat approval for acquiring necessary rights-of-way.

Policy 2.1.2.3: The town ~~village~~ shall review all proposed development for consistency with this Comprehensive Plan and impacts upon the adopted LDS standards.

Policy 2.1.2.4: ~~The village town shall ensure that adequate roadway capacity is available concurrent with the impacts of new development.~~ require all transportation facilities necessary to serve the demands of new development to be in place or under construction within 3 years after approval of building permit.

Policy 2.1.2.5: The town ~~village~~ shall review St. Lucie County, MPO and FDOT plans when determining right-of-way needs in the town ~~village~~.

Policy 2.1.2.6: The town shall maintain records to determine whether 110% de minimis transportation impact threshold is reached.

Objective 2.1.3: The provision of ~~motorized and non-motorized vehicle~~ parking, ~~and the provision of bicycle and pedestrian ways~~ will be regulated in order to enhance mobility and accessibility in the town's transportation system.

Policy 2.1.3.1: In accordance with section 163.3202, F.S., the land development regulations should continue ~~shall be adopted~~ to ensure adequate and safe off-street parking and circulation is provided by all new development within the village.

Policy 2.1.3.2: The town ~~village~~ shall review all proposed development for its provision of bicycle facilities and/or sidewalks along all ~~collector and~~ arterial roadways both within and adjacent to the proposed development project.

Policy 2.1.3.3: In cooperation with FDOT and in accordance with section 163.3202, F.S., the town ~~village~~ shall review and revise local land development regulations to provide for the safe and efficient location and design curb cuts and driveways. Curb cut driveway spacing requirements shall apply to all new development and redevelopment activities.

Policy 2.1.3.4: In its review of proposed new development, the ~~the~~ Town shall encourage the provision of bicycle facilities or sidewalks, including facilities to connect to planned regional trails, in order to enhance non-motorized mobility and accessibility. The Town shall continue to work with St. Lucie County and the Transportation Planning Organization to add bike lanes or sidewalks to Old Dixie Highway and facilitate interconnection and passage of regional trails through the Town.

Objective 2.1.4: The town's ~~villagers~~ transportation system will emphasize safety and aesthetics.

Policy 2.1.4.1: The town ~~village~~ shall eliminate or minimize roadway designs which lead to hazardous conditions by:

- a. Requiring the provision of adequate storage and weaving areas;

- b. Prohibiting direct access from driveways and local roads onto high-speed traffic lanes;
- c. Preventing conflicts between roadway and pedestrian or rail traffic; and
- d. Providing ~~adequate capacity for emergency evacuation~~ necessary traffic control devices to caution drivers at night.

Policy 2.1.4.2: Providing adequate capacity for emergency evacuation. Evacuation time out of St. Lucie County shall be less than ~~22.5~~ 16 hours for a Category 5 storm event as measured on the Saffir-Simpson scale.

Policy 2.1.4.3: The town shall periodically analyze accidents data collected from St. Lucie County Sheriff's Department and Department of Florida Highway Safety and Motor Vehicles, for potential safety-related road improvements. Anecdotal information suggest that most traffic accidents occur on St. Lucie County or FDOT roads, Old Dixie Highway and U.S. 1 (Bill Thiess, personal communication 4/11/07).

Objective 2.1.5: Transportation ~~Traffic circulation~~ planning shall ~~will~~ be coordinated with the future land uses shown on the future land use map of this plan, the FDOT 5-Year Transportation Plan, plans of neighboring jurisdictions, ~~and county~~ TPOMPO ~~and county~~ airport.

Policy 2.1.5.1: The town ~~village~~ shall review subsequent versions of the FDOT 5-Year Transportation Plan and county TPOMPO documents, including Regional Long Range Transportation Plan, in order to update or modify this element, in accordance therewith.

Policy 2.1.5.2: The town ~~village~~ shall review for compatibility with this element, the transportation ~~traffic circulation~~ plans and programs of the unincorporated county and neighboring municipalities as they are amended in the future.

Policy 2.1.5.3: All proposed amendments to this Transportation ~~Traffic Circulation~~ Element shall include a statement of findings supporting such proposals.

Policy 2.1.5.4: The town shall enter into an intergovernmental agreement with the county to coordinate regional transportation issues that affect the town.

Objective 2.1.6: Easements which serve the purpose of public rights-of-way shall remain free of obstruction.

Policy 2.1.6.1: The town shall revise its land development regulations so that any construction of an object on the right-of-way require permission from the town.

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# Map 2.1 St. Lucie MPO Boundary

INDIAN RIVER COUNTY

ST. LUCIE COUNTY

OKEECHOBEE COUNTY

## Legend

- Town of St. Lucie Village City Limit
- Fort Pierce City Limit
- Port St. Lucie Urbanized Area
- St. Lucie MPO Boundary
- St. Lucie County Boundary
- Major Waterbodies
- Streets
- US Highway 1

St. Lucie  
County  
Airport

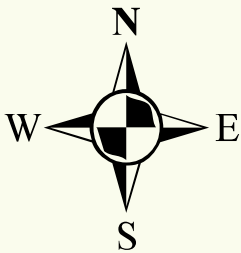
St Lucie Village

St Lucie Village

Fort Pierce

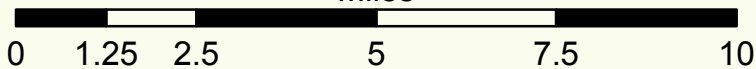
Indian River Lagoon

MARTIN COUNTY



Date: 06/10/2008

Miles



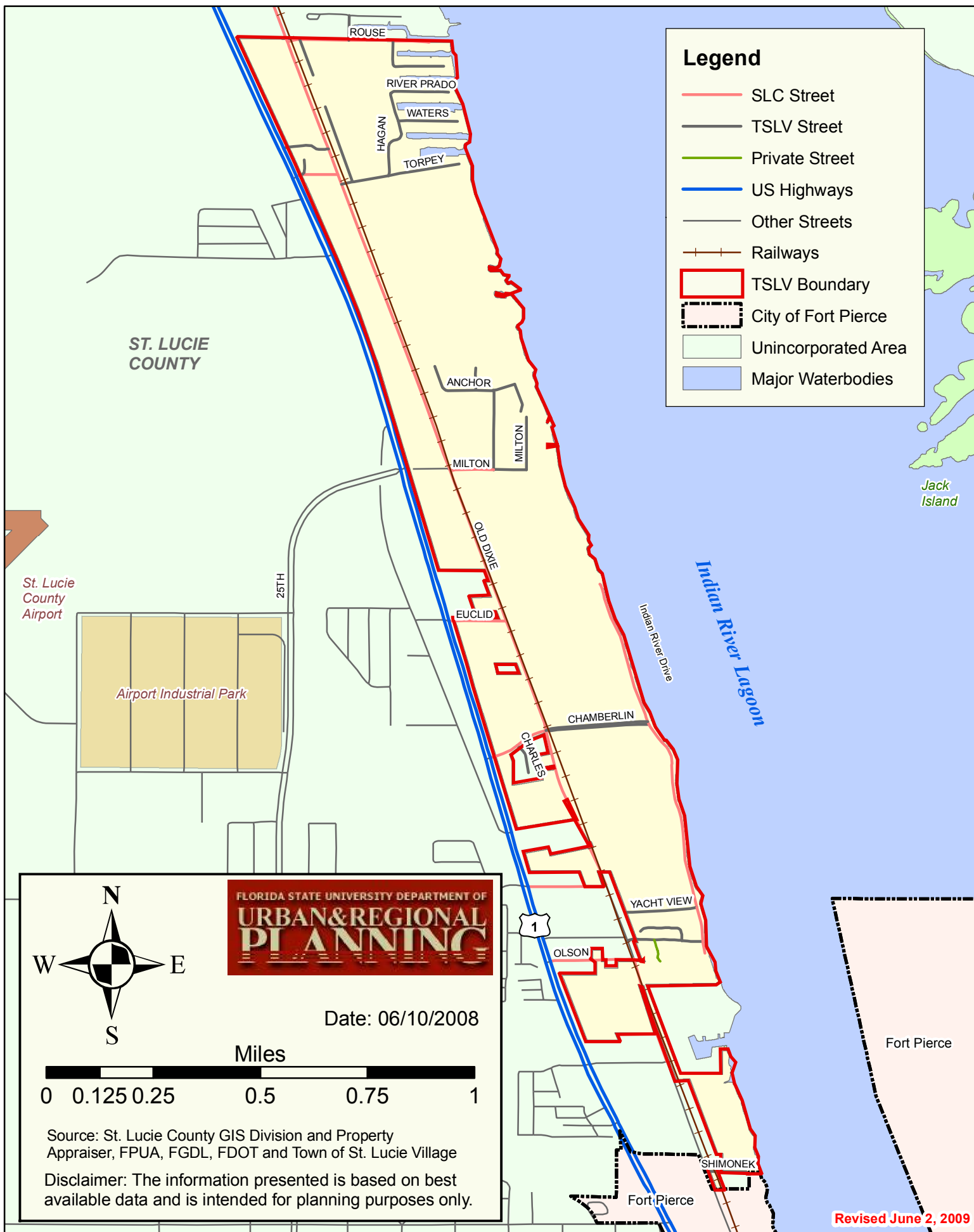
Source: St. Lucie County GIS Division and Property Appraiser, FPUA, FGDL, FDOT and Town of St. Lucie Village

Disclaimer: The information presented is based on best available data and is intended for planning purposes only.

Revised June 2, 2009



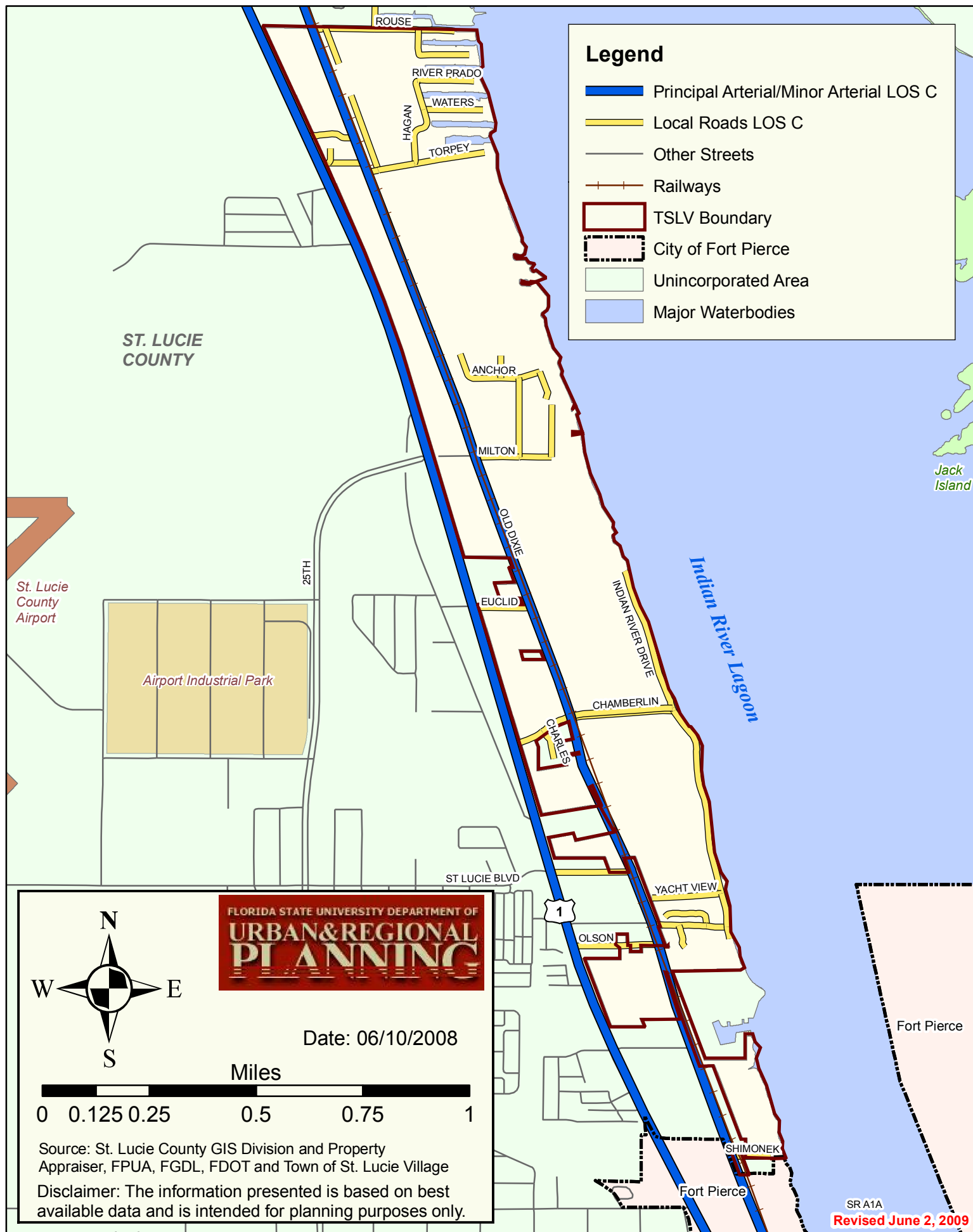
# Map 2.2 The Town of St. Lucie Village Transportation Map



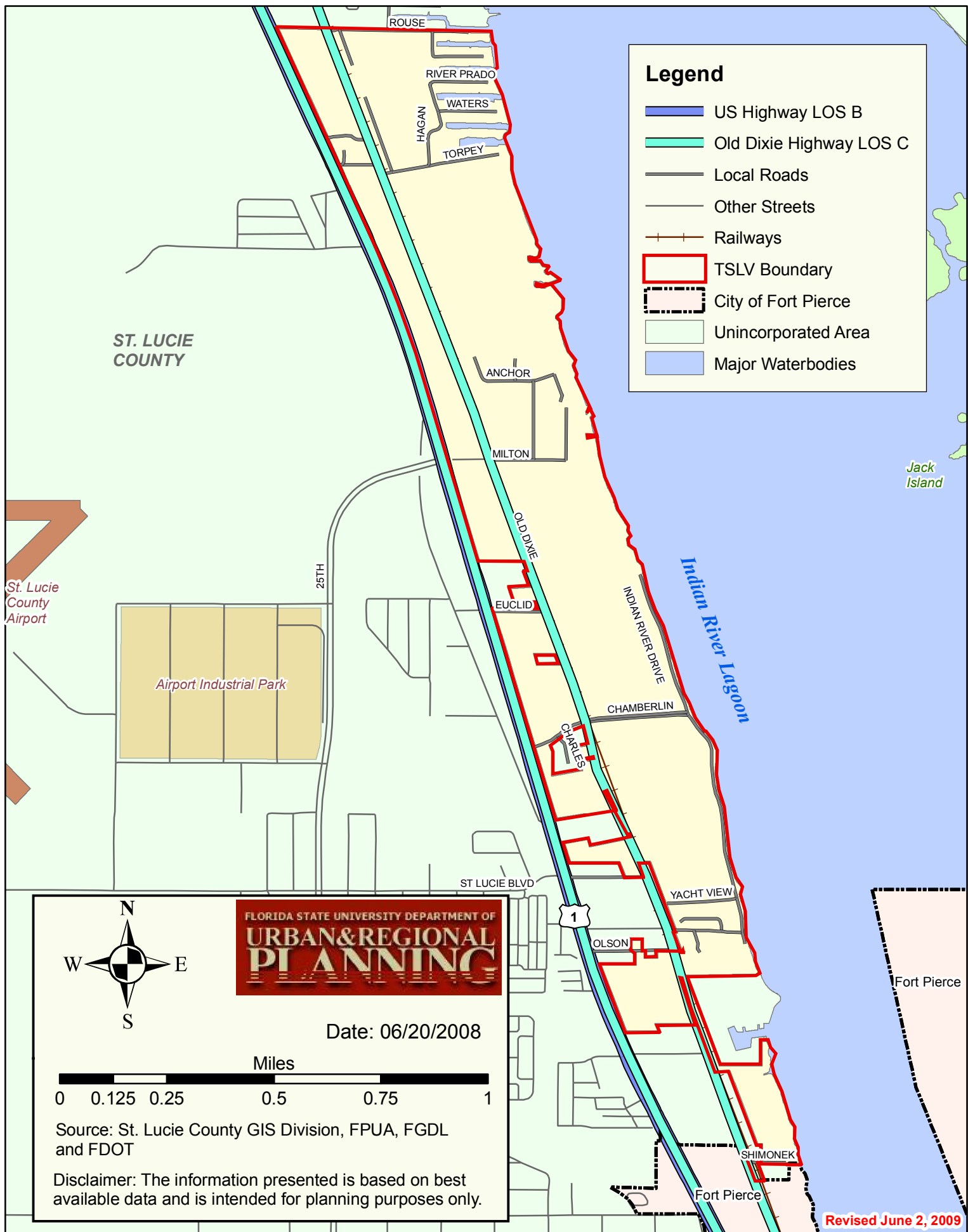
# Map 2.3 Functional Classification



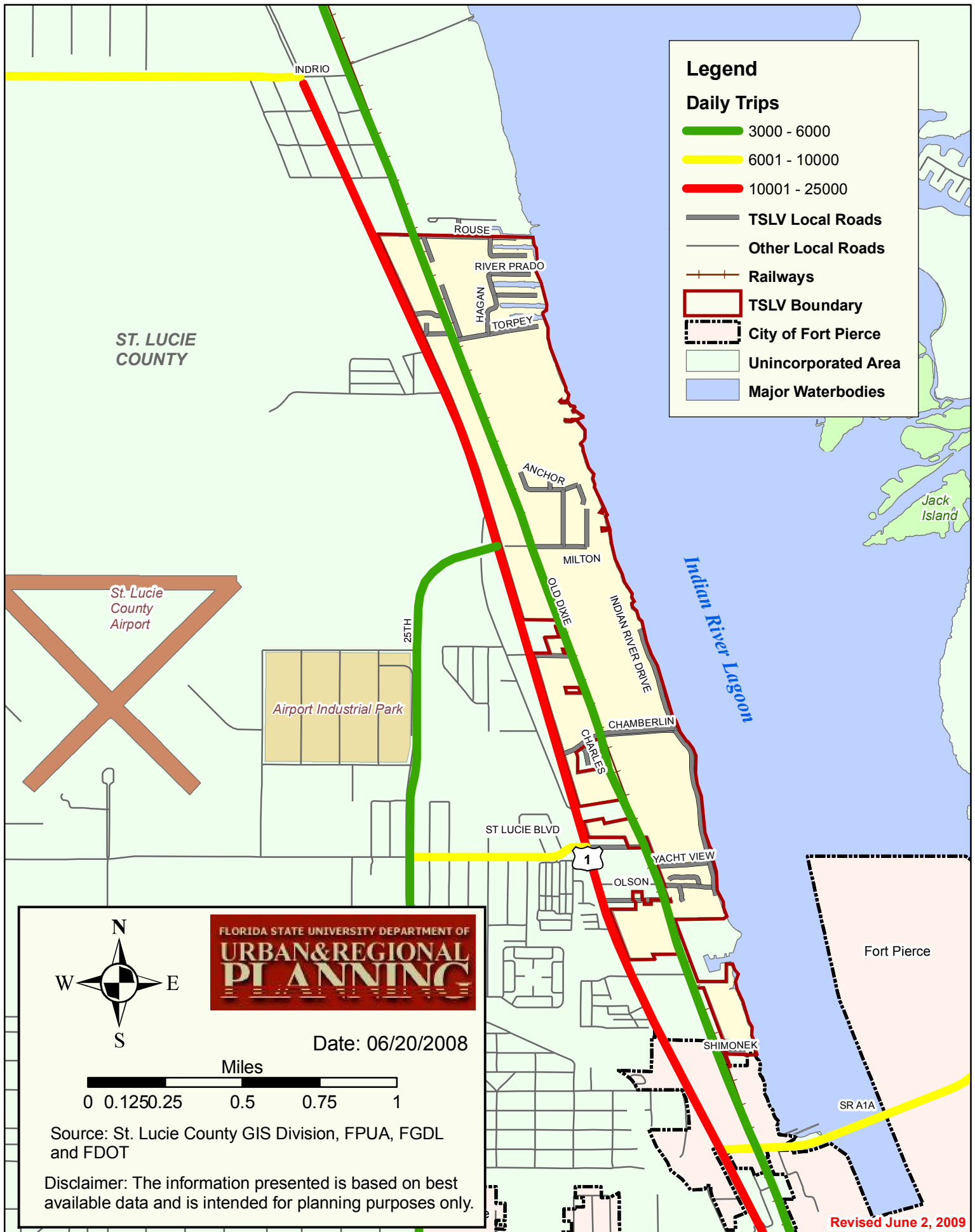
# Map 2.4 Adopted Level of Service Map



# Map 2.5 Existing Level of Service Map



# Map 2.6 Average Daily Trips



# Map 2.7 Railroad and Rail Crossings

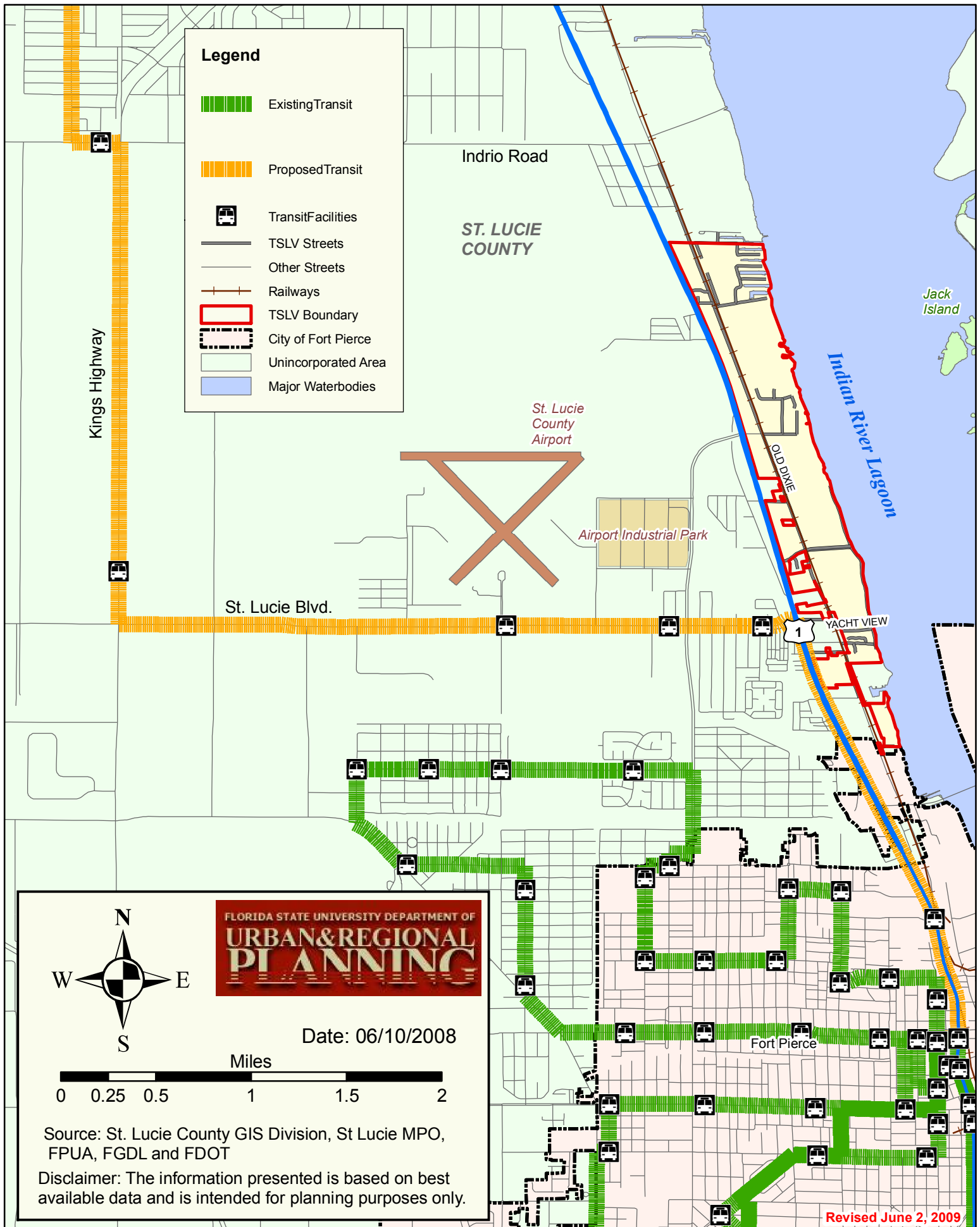




# Map 2.8 Traffic Evacuation Zones and Evacuation Routes

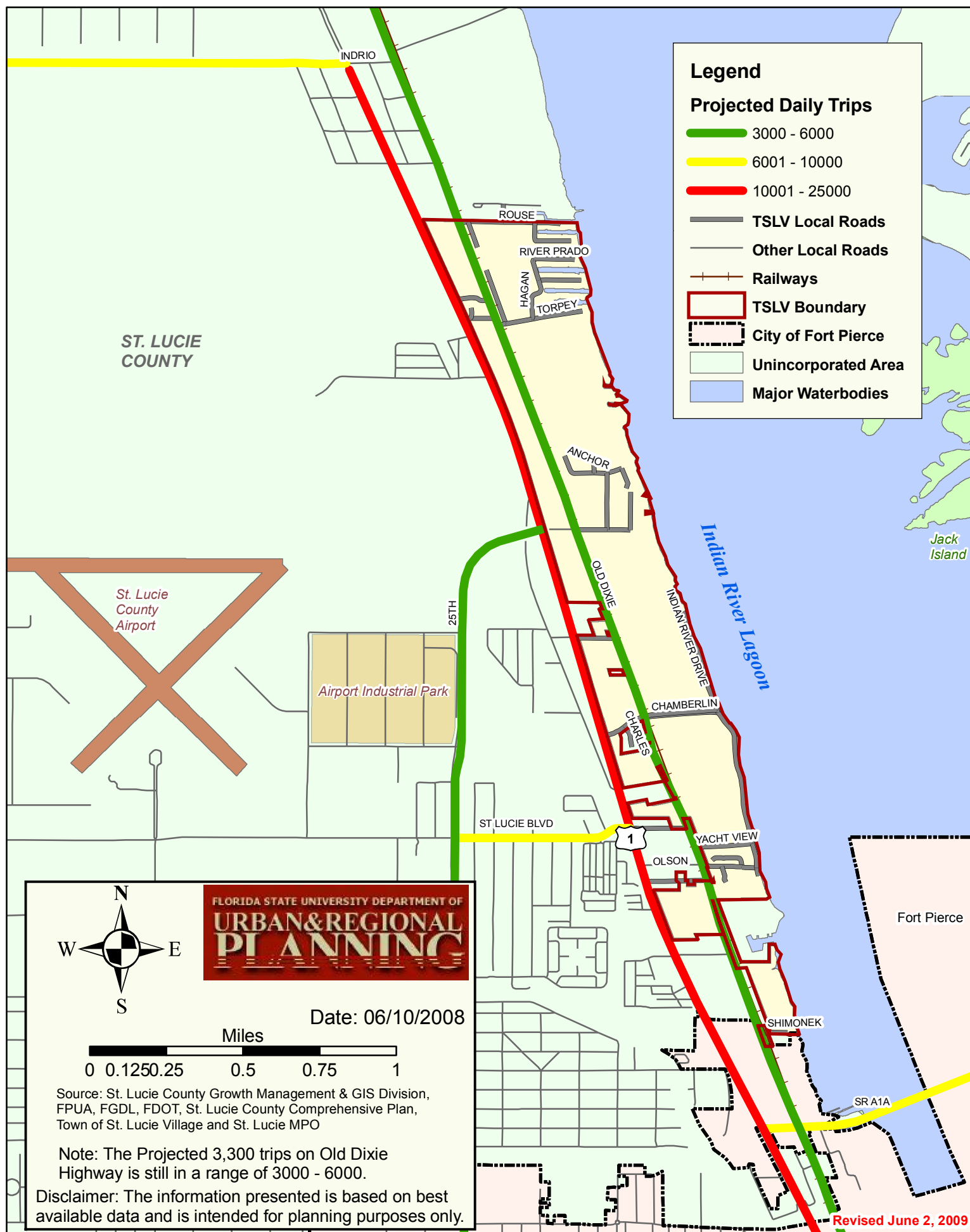


# Map 2.9 Transit Service in the Town's Vicinity

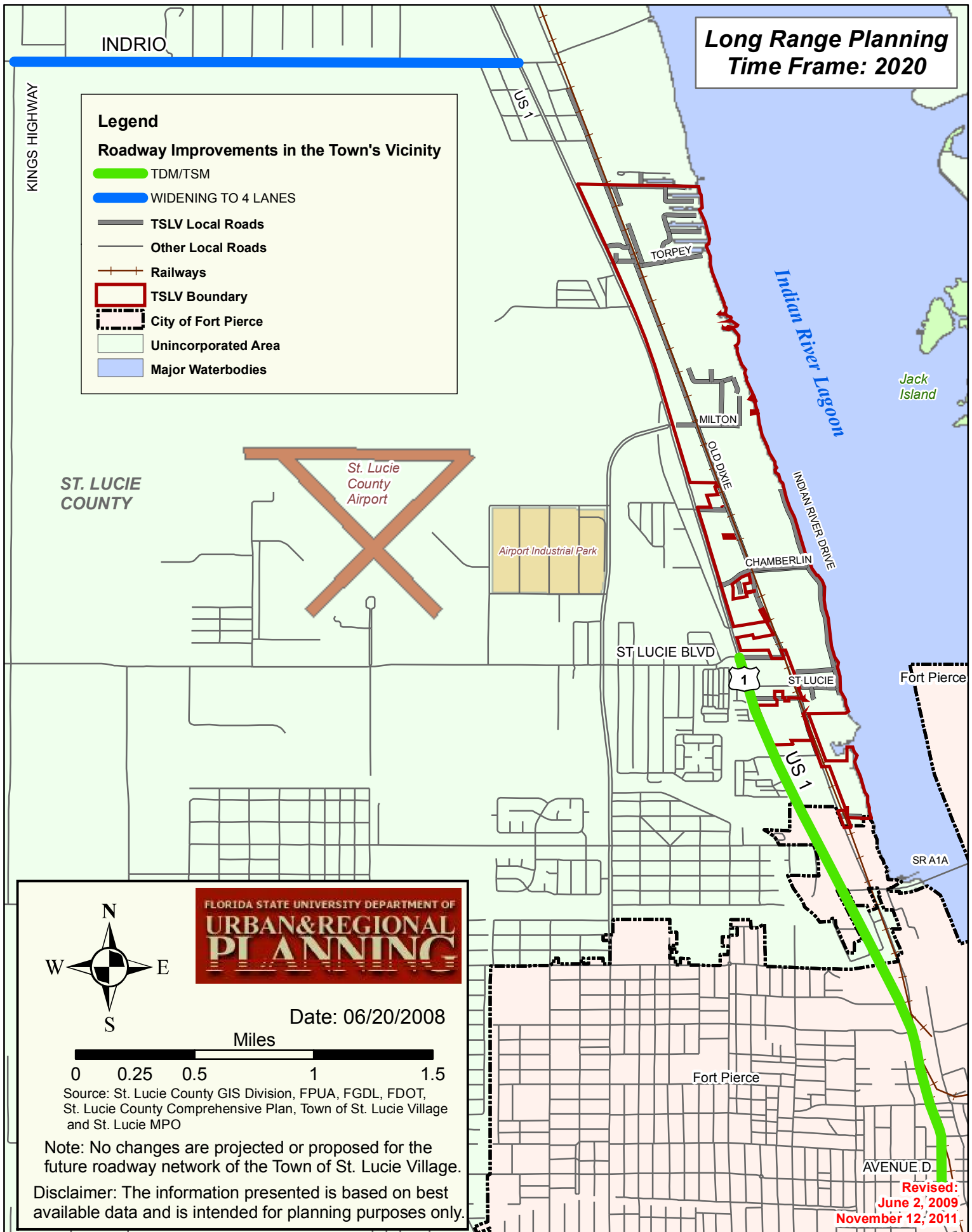




# Map 2.10 Projected Daily Trips



# Map 2.11 Future Transportation Map



# Map 2.12 Future Bicycle and Pedestrian Facilities



### **3 Housing Element**

#### **3.1 Purpose of the Element**

The purpose of the Housing Element, as identified by Ch. 163, F.S. and Rule 9J-5.010, Housing Element, F.A.C. (2006), requires local governments to adopt a comprehensive plan to account for future growth and development in Florida. As a part of that requirement all comprehensive plans include a housing element that takes a comprehensive inventory of the existing housing in terms of supply by type, tenure, age of housing, condition of housing, and cost.

The comprehensive plan must also include an analysis of the population demographics that affect housing supply and any other socioeconomic characteristics that would prove useful in determining affordability and in assessing housing needs to determine if the jurisdiction has an adequate supply of safe, sound, and affordable housing.

The following sections document existing housing conditions, project future needs, and identify existing and potential deficiencies in the housing supply in the Town of St. Lucie Village. In some instances statistics for surrounding areas are included in order to provide a comparison of data for the town to the county and the State of Florida. Also included is an affordability analysis. Affordability refers to the relationship between the cost of housing in a specific area and the income of the residents in that area.

The Florida Department of Community Affairs requires local governments to provide adequate sites for housing for very-low income, low-income and moderate-income households (Minimum Criteria for Review of Local Government Comprehensive Plans and Plan Amendments Housing Element Rule, 2006). One approach to ensuring that the town participates in the required provision of affordable housing is to provide a summary of existing federal, state and local housing affordability programs. The final section of this element concludes with recommendations for revising the town's current goals,

objectives and policies to help the town better address present and future housing demand.

### 3.2 Existing Conditions

The analysis of existing conditions for the housing element pertains to population, household size, socioeconomic conditions and housing stock characteristics.

#### 3.2.1 Demographic Characteristics

Demographic characteristics provide a variety of socio-demographic characteristics that can help to illustrate current and future housing needs. These characteristics have been analyzed below in order to better understand the current and future housing needs for the Town of St. Lucie Village.

##### Total Population

The Town of St. Lucie Village was incorporated in St. Lucie County in 1961. The Town of St. Lucie Village is one of three municipalities in St. Lucie County. The other two are Fort Pierce and Port St. Lucie. Exhibit 3-1 details the total population of the Town of St. Lucie Village and St. Lucie County.

**Exhibit 3-1 St. Lucie County and Town of St. Lucie Village, Total Population and Percent Change, 1990-2000**

	Observed Population (1990)	Observed Population (2000)	Percent Change
St. Lucie County	150, 171	192,695	28.3%
Town of St. Lucie Village	584	604	3.42%

Source: US Census Summary File 1

Race and Ethnicity

Exhibit 3-2 summarizes the racial makeup of the Town of St. Lucie Village. In the year 2000 there were 585 white residents out of the total population of 604. The Town of St. Lucie Village has a considerably lower minority population than the county or the state of Florida.

**Exhibit 3-2 Town of St. Lucie Village, St. Lucie County and State of Florida  
Characteristics Population by Race, 2000**

	Total Population	Total White		Total Minority	
		Population	Percent	Population	Percent
<i>St. Lucie Village</i>	604	585	96.9%	19	3.1%
<i>St. Lucie County</i>	192,695	152,506	79.1%	40,189	20.9%
<i>State of Florida</i>	15,982,378	12,465,029	78.0%	3,517,349	22.0%

Source: US Census Summary File 1

Age Composition

Exhibit 3-3 details the Town of St. Lucie Village's age composition. It appears that the population has flowed along a natural shift in age concentration, increasing in all age cohorts from 1990 to 2000 with the exception of the 20-44 age cohort. In 1990, 37 percent of the Town of St. Lucie Village was between the ages of 20-44 as compared with 29 percent in 2000. In comparison to the median age in St. Lucie County (38) and the State of Florida (42), the median age of the Town of St. Lucie Village residents is slightly older (45).

**Exhibit 3-3 Town of St. Lucie Village Age Composition, 1990-2000**

	<b>1990</b>		<b>2000</b>	
<b>Age Group</b>	<b>Count</b>	<b>Percent</b>	<b>Count</b>	<b>Percent</b>
0-9	71	12.2%	52	8.6%
10-19	50	8.6%	72	11.9%
20-44	215	36.8%	175	29%
45-64	136	23.3%	186	30.8%
65+	112	19.1%	119	19.7%
Total	584	100%	604	100%

Source: US Census Summary File 1

Household Size

Exhibit 3-4 provides information for the average housing size for tenancy in the Town of St. Lucie Village, St. Lucie County and the State of Florida for the year 2000. This information is valuable for assessing the type of housing that is needed for current and future residents. The average household size in the Town of St. Lucie Village is 2.17 persons. St. Lucie County is higher with an average household size of 2.47. When compared to the town and the county Florida's average household size is the closest to St. Lucie County with an average household size of 2.46.

**Exhibit 3-4 Town of St. Lucie Village and St. Lucie County  
Household Size and Tenancy, 2000**

	<b>St. Lucie Village</b>	<b>St. Lucie County</b>	<b>Florida</b>
<b>Average Household Size (persons)</b>	2.17	2.47	2.46
<b>Average Household Size for Owner Occupied Unit (persons)</b>	2.23	2.39	2.51
<b>Average Household size for Renter Occupied Unit (persons)</b>	2.00	2.74	2.35

Source: US Census Summary File 1

### 3.2.2 Housing Stock Characteristics

The categories of housing units defined by the US Census in 2000 were single-family homes, multi-family homes, seasonal-recreational homes, mobile homes, boats, RVs, and vans. Single-family homes are one-unit structures that are either attached or detached. The category includes mobile homes to which one or more permanent rooms have been added or built. Multi-family homes are structures with two or more units. Seasonal-recreational homes are vacant units used, or intended for use, at certain times or seasons of the year. Mobile homes are defined as either vacant or occupied mobile homes, to which no permanent rooms have been added.

#### Types of Housing

Exhibit 3-5 details the existing housing stock for the Town of St. Lucie Village. In 2000, the Town of St. Lucie Village had a total of 326 housing units. In comparison to St. Lucie County and the State of Florida, the Town of St. Lucie Village has a much higher percentage of single family dwelling units. The Town of St. Lucie Village's single-family housing stock stands at 80 percent of all dwelling units in comparison to St. Lucie County, 67 percent and the State of Florida, 58.1 percent.

In contrast the town has a much lower percentage of multifamily dwelling units. Only 11percent of the Town of St. Lucie Village's housing stock is multifamily as compared to 20 percent for St. Lucie County and 30 percent for the State of Florida. The Town of St. Lucie Village's percent of mobile homes, 9.2 percent, is relatively close to that of St. Lucie County, 12.7 percent and the State of Florida 11.6 percent. There are no dwelling units categorized as Boat, RV or Van in the town and relatively small amounts represented for the county and state.

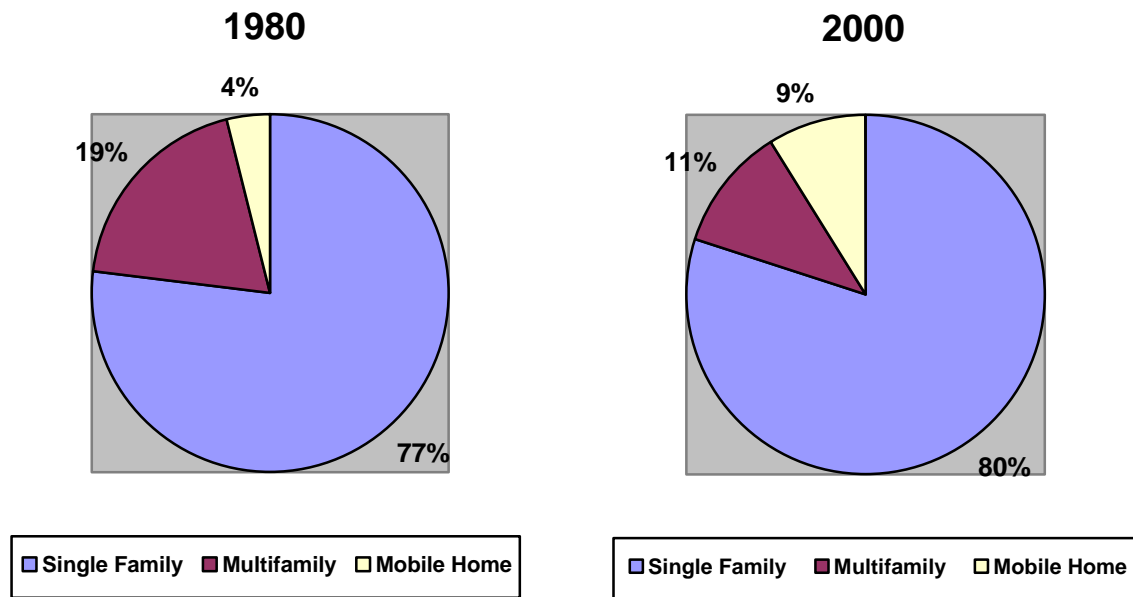


**Exhibit 3-5 Housing Types for the Town of St. Lucie Village, St. Lucie County and  
State of Florida, 2000**

Housing Type	St. Lucie Village		St. Lucie County		Florida	
	Number	Percent	Number	Percent	Number	Percent
Single-family	260	79.8%	60,843	66.7%	4,245,984	58.1%
Multi-family	36	11.0%	18,547	20.3%	2,180,148	29.9%
Mobile Home	30	9.2%	11,595	12.7%	849,304	11.6%
Boat, RV, Van, etc.	0	0%	277	.3%	27,511	.4%
Total	326	100%	91,262	100%	7,302,947	100.00%

Source: US Census Summary File 1

Exhibit 3-6 shows a comparison of the housing stock from the 1980 and 2000 Censuses. In order to support the original effort of data collection, 1980 data was used instead of 1990 data in this comparison. In 1980, the Town of St. Lucie Village had 309 housing units of which 237 (77 percent) were single family units, 58 (19 percent) were multi-family, and 14 (4 percent) were mobile homes. The number of single-family housing units, as a percentage of the total housing stock remained relatively unchanged between 1980 and 2000, increasing by only 3 percent for single-family dwellings. There were considerable changes in the housing stock for multi-family housing units and mobile homes. The percent for multi-family housing units decreased considerably from 19 percent in 1980 to 11 percent in 2000. Moreover mobile homes experienced a significant increase in housing units with an increase from 4 percent in 1980 to 9 percent in 2000.

**Exhibit 3-6 Comparison of Housing Stock 1980-2000**

Source: US Census Summary File 3

### Age of Housing

The age of housing is one of the indicators used to determine the quality of the existing housing stock. Housing age can affect the condition and value of the house in terms of the need for repairs as well as the aesthetic quality of the house in terms of neighborhood appearance. The Town of St. Lucie Village has a relatively old housing stock. The median year for houses built in the Town of St. Lucie Village is 1967 compared to 1984 and 1980 respectively for the State of Florida and St. Lucie County. Over 93 percent of the housing was built before the adoption of the 1989 Comprehensive Plan. Exhibit 3-7 provides a comparison of the age of the town's housing stock to that of the housing stock in St. Lucie County and the State of Florida. More than 13 percent of the town's housing stock is 65 years or older as compared to 1.4 percent for St. Lucie County and 3 percent for the State of Florida. The statistics helps to highlight the historic quality present in the Town of St. Lucie Village.

**Exhibit 3-7 Year Built of Housing Town of St. Lucie Village,  
St. Lucie County and State of Florida, 2000**

	St. Lucie Village		St. Lucie County		Florida	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
<b>Units</b>	<b>326</b>	<b>100%</b>	<b>91,262</b>	<b>100%</b>	<b>7,302,947</b>	<b>100%</b>
1999 to 2000	0	0%	2,520	2.8%	214,120	2.9%
1995 to 1998	10	3.1%	9,053	9.9%	674,760	9.2%
1990 to 1994	12	3.7%	13,633	14.9%	768,470	10.5%
1980 to 1989	53	16.3%	33,259	36.4%	1,916,430	26.2%
1970 to 1979	71	21.8%	18,722	20.5%	1,686,263	23.1%
1960 to 1969	64	19.6%	7,208	7.9%	934,219	12.8%
1950 to 1959	44	13.5%	4,237	4.6%	675,121	9.2%
1940 to 1949	29	8.9%	1,394	1.5%	224,543	3.1%
1939 or Earlier	43	13.2%	1,236	1.4%	209,021	2.9%
<b>Median Year</b>	<b>1967</b>		<b>1984</b>		<b>1980</b>	

Source: US Census Summary File 3

Occupancy and Tenure of Housing Units

According to the 2000 Census 75.5 percent of the housing units in the Town of St. Lucie Village are owner occupied and the remainder are renter occupied. When compared to St. Lucie County and the State of Florida this percentage falls somewhere in the middle, with 78 percent of housing units being owner occupied in St. Lucie County and 70.1 percent being owner occupied in the State of Florida. When comparing the percentage of renter occupied housing the Town of St. Lucie Village has a higher percentage of renter occupied housing with 24.5 percent in comparison to St. Lucie County at 22 percent and a lower percentage compared to the State of Florida at 29.9percent.

As it relates to the 1990 Census findings, the percentage of owner-occupied housing for the Town of St. Lucie Village decreased from 83 percent in 1990 to 75.5 percent in 2000. In contrast the amount of renter occupied housing for the Town of St. Lucie Village increased from 17 percent in 1990 to 24.5 percent in 2000. Exhibit 3-8 displays the occupied housing units for the Town of St. Lucie Village, St. Lucie County and the State of Florida.

**Exhibit 3-8 Occupied Housing Units in the Town of St. Lucie Village, St. Lucie County and State of Florida by Tenure, 2000**

	<b>St. Lucie Village</b>	<b>Percent</b>	<b>St. Lucie County</b>	<b>Percent</b>	<b>Florida</b>	<b>Percent</b>
Owner-Occupied Housing Units	210	75.5%	60,030	78.0%	4,441,799	70.1%
Renter-Occupied Housing Units	68	24.5 %	16,903	22.0%	1,896,130	29.9%
<b>Total Occupied Housing Units</b>	<b>278</b>	<b>100%</b>	<b>76,933</b>	<b>100%</b>	<b>6,337,929</b>	<b>100.0%</b>

Source: US Census Summary File 3

Vacant Housing

The number of vacant housing units offers an indication of the availability of housing within a particular market. A low percentage of vacant housing may result in higher than average prices and limited housing options. A high percentage of vacant units may indicate a weak housing market or the presence of substandard housing. In comparison to St. Lucie County and the State of Florida, the Town of St. Lucie Village had a relatively lower vacancy rate. Approximately 12.5 percent of their total housing was vacant in 2000, compared to about 15.8 in St. Lucie County and 20.2 percent in the State of Florida. Exhibit 3-9 shows the breakdown of vacant units in the Town of St. Lucie Village, St. Lucie County and the State of Florida. As illustrated in Exhibit 3-9, it appears that the highest percentage of vacant housing units in the Town of St. Lucie Village are listed under the category seasonal, recreational or occasional use which may indicate that much of the vacant housing is used for persons that are not permanent residents of the town. This trend follows similar patterns for St. Lucie County and the State of Florida.

**Exhibit 3-9 Vacant Housing Status for the Town of St. Lucie Village,  
St. Lucie County and State of Florida, 2000**

	St. Lucie Village		St. Lucie County		Florida	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
<b>Total</b>	<b>40</b>	<b>100</b>	<b>14,329</b>	<b>100</b>	<b>965,018</b>	<b>100%</b>
For rent	5	12.5%	2,264	15.8%	195,336	20.2%
For sale only	4	10%	1,440	10.1%	101,667	10.5%
Rented, or sold, not occupied	1	2.5%	441	3.1%	53,429	5.5%
*For seasonal, recreational or occasional use	21	52.5%	9,056	63.2%	482,944	50.1%
For migrant workers	0	0%	20	.14%	1,881	.20%
Other vacant	9	22.5%	1,108	7.7%	129,761	13.5%

Source: US Census Summary File 3

Occupancy Status by Structure

Exhibit 3-10 shows the occupancy status according to structure for each of the housing units in the Town of St. Lucie Village, St. Lucie County and the State of Florida. The majority of housing units in Town of St. Lucie Village are single family (detached). As Exhibit 3-10 illustrates, only 11 percent of the Town of St. Lucie Village's housing stock falls into the multifamily category compared to approximately 20 percent for St. Lucie County and 30 percent for the State of Florida. However, the Town of St. Lucie Village (9 percent) in comparison to St. Lucie County (13 percent) and the State of Florida (12 percent) has a comparable presence of mobile homes. Since both multi-family units and mobile home units are more affordable than site-built housing, the limited supply of multi-family units may be offset by the percentage of mobile homes.

**Exhibit 3-10 Town of St. Lucie Village Occupancy Status,  
By Structure for All Housing Units, 2000**

	St. Lucie Village		St. Lucie County		Florida	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
<b>Total Housing Units</b>	326	100%	91,262	100%	7,302,947	100%
Units in One-Unit Structure (Detached)	251	77.0%	57,441	63.0%	3,816,527	52.2%
Units in One Structure (Attached)	9	2.8%	3,402	3.7%	429,457	5.9%
Unit in Two-Unit Structures	10	3.1%	3,188	4.0%	196,327	2.7%
Unit Three or Four Unit Structures	13	4.0%	2,851	3.1%	313,631	4.3%
Unit in Five or More Unit Structures	13	4.0%	11,776	13.0%	1,670,190	22.9
Mobile Homes	30	9.2%	11,595	13.0%	849,304	11.6%
Other (Boat, RV, Van, etc. )	0	0.0%	277	0.30%	27,511	0.4%

Source: US Census Summary File 3

Special Needs Housing

Currently the Florida Department of Health and Rehabilitative Services (HRS) has not registered any group homes within Town of St. Lucie Village, nor were there any registered during the adoption of this plan in 1989.

Interior Housing Conditions

The US Census uses indicators such as lack of plumbing, lack of kitchen facilities and the presence of heating equipment to assess the interior conditions of a house. However these indicators do not address the structural conditions or exterior quality of the housing unit. The following tables illustrate the US Census interior condition indicators of age of housing, number of complete kitchens, and number of units lacking complete plumbing. It is important to note that more than one of these indicators may be observed in one housing unit. Exhibit 3-11 illustrates the number of units lacking complete plumbing and the number of housing units lacking complete kitchens in the Town of St. Lucie Village, St. Lucie County and the State of Florida. In 2000 the percentage of units lacking

complete plumbing in the Town of St. Lucie Village was 0.30 percent, which was lower than the 0.50 percent for St. Lucie County, and the 0.60 percent for the State of Florida. The percentage of housing units without complete kitchen facilities in the Town of St. Lucie Village was 0.30 percent compared to St. Lucie County's 0.36 percent, and the State of Florida's 0.75 percent. Therefore, the Town of St. Lucie Village has a much lower occurrence of both housing units lacking complete plumbing and housing units lacking complete kitchen in comparison to the rest of the county and state.

Rule 9J-5.010(1)(c), F.A.C. requires an inventory of housing units lacking central heat. Although during the last update to this comprehensive plan data was provided as it pertains to units lacking central heat the US Census no longer asks this question, so the data could not be compiled. As a result this information is not included.

**Exhibit 3-11 Housing Characteristics and General Quality Standards, Town of St. Lucie Village, St. Lucie County and State of Florida, 2000**

	<b>Total Housing Units</b>	<b>Lack Complete Plumbing</b>	<b>Percent</b>	<b>Lack Complete Kitchens</b>	<b>Percent</b>
St. Lucie Village	326	1	0.30%	1	0.30%
St. Lucie County	91,262	462	0.50%	332	0.36%
State of Florida	7,302,947	43,809	0.60%	55,069	0.75%

Source: US Census Summary File 3

**Overcrowding**

Exhibit 3-12, illustrates the number of individuals per room in owner-occupied and renter-occupied housing units in the Town of St. Lucie Village, St. Lucie County and the State of Florida. This information is important for assessing if there is overcrowding in a housing unit. Overcrowding is defined as 1.01 individuals or more per room. In the Town of St. Lucie Village 7 owner-occupied housing units are overcrowded and 4 renter occupied units are overcrowded. Approximately 9.3 percent of housing units in the Town of St. Lucie Village are overcrowded. When compared to the county and the state, approximately 13.7 percent of St. Lucie County and 16.6 percent of total housing units in

the State are overcrowded. This indicates that there is a lower percentage of housing units that are overcrowded in the Town of St. Lucie Village as compared to surrounding areas.

**Exhibit 3-12 Town of St. Lucie Village Tenure by  
Occupants per Room Occupied Housing Units, 2000**

	<i>St. Lucie Village</i>	<i>Percent</i>	<i>St. Lucie County</i>	<i>Percent</i>	<i>Florida</i>	<i>Percent</i>
Total Occupied Housing Units	286		76,933		6,337,929	
<b>Owner-Occupied Housing Units</b>	<b>220</b>		<b>60,035</b>		<b>4,441,711</b>	
0.50 or fewer occupants per room	176	80%	45,923	76.5%	3,251,582	73.2%
0.51 to 1.50 occupants per room	44	20%	13,512	22.5%	1,125,903	25.4%
1.51 or more occupants per room	0	0%	600	1.0%	64,226	1.4%
<b>Renter-Occupied Housing Units</b>	<b>66</b>		<b>16,898</b>		<b>1,896,218</b>	
0.50 or fewer occupants per room	40	60.6%	8,653	51.2%	972,869	51.3%
0.51 to 1.50 occupants per room	22	33.3%	7,533	44.6%	792,522	41.8%
1.51 or more occupants per room	4	6.1%	712	4.2%	130,827	6.9%

Source: US Census Summary File 3

### External Housing Conditions

To compile the analysis of the current housing stock within the Town of St. Lucie Village, an exterior housing conditions survey has been completed. The assessment of housing stock using the exterior is only one way to analyze the current housing stock. Due to the limitation of resources our team was limited to evaluating the exterior of each dwelling unit. These limitations mean that certain types of adverse housing conditions are not easily identified through this method (i.e. certain types of health, safety and welfare concerns). A more effective approach to this survey would have been to conduct a housing survey which includes both the interior and exterior of a dwelling unit; an



approach that would have required access to private properties rather than public right-of-way.

Results of the survey provide information regarding the number of standard and substandard houses within the current stock of housing units. The survey was completed following a specific methodology that is provided below.

#### *Random Sample Generation*

According to the 2000 US Census, the Town of St. Lucie Village has a total of 326 housing units<sup>1</sup>. Due to limited resources it was decided that the survey would be conducted using a Photographic/Windshield survey of a randomly selected sample of housing units located in the Town of St. Lucie Village.

The Photographic Survey was conducted in the lab. In order to complete the Photographic survey, photographs of a randomly selected number of houses were obtained from the St. Lucie County's Property Appraiser's data base. Then following a ranking system that will be explained in more detailed below, a ranking of 1-4 was assigned to each property.

The Windshield Survey was conducted through a ground truthing exercise in the Town of St. Lucie Village. In order to complete the Windshield survey a similar process was used, whereby a sub sample of the Photographic survey photographs were used. Houses were randomly selected prior to going into the field. Once in the field each house identified in the sub-sample was given a ranking of 1-4.

In order to establish additional reliability of observations made for the photographic portion of this assessment, a sub-sample of the online observations made were used in a presentation via PowerPoint. The power point presentation was distributed to team

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<sup>1</sup> The difference between the number of houses identified by the US Census, the number used to determine the number of houses surveyed differs due to the amount of houses located in the St. Lucie County Property Appraiser data base, for which only 284 houses were accounted for.

members in the Florida Planning and Development Lab. The power point presentation included a sample of 25 houses. Following the same guidelines that were used for the Photographic/Windshield survey respondents used the slides in the presentation to rank each of the 25 houses on a scale of 1-4. The respondents concluded what levels of housing conditions would garner particular scores. There was agreement between respondents for the houses given ratings of one. There was slight disagreement between team members regarding houses that were given rankings of two or three.

This three step process was used in an attempt to ensure the reliability of assessments made using both the Photographic /Windshield Survey method. The Florida Planning and Development team wanted to establish reliability for the methods used for both surveys. Moreover there was a need to ensure that there within relied a significant correlation between houses observed online and those observed in the field. In instances where houses were not observable (either online or in the field) additional houses were selected randomly and added in order to complete the established sub-sample size.

In order to obtain a sample for the Photographic survey of the total amount of housing units located within the Town of St. Lucie Village, a master file using information obtained from the St. Lucie County Property Appraiser's office was created. By using the sorting function, the housing units were randomly sorted. The population consisted of 284 dwelling units for which 164 were sampled. The total population was then divided by the sample size producing a sampling interval of 2. By using the Systematic Random Sampling Method, a random number was generated as the starting point and that number was twelve. Therefore the second unit after twelve or the fourteenth unit became the starting point and every second unit following became a part of the sample until 164 units were obtained. The sample included single-family detached units, duplexes, triplexes, condos, townhouses, multi-family units, and mobile homes.

In order to obtain a sub-sample for the Windshield Survey a method similar to the one used for the Photographic housing survey was followed. The sample of 164 housing

units originally selected for the Photographic portion of this survey was randomly sorted in an electronic spreadsheet. Of the 164 dwelling units sorted, a sub-sample size of 60 was determined.<sup>2</sup> The total population was then divided by the sample size producing a sampling interval of 2. By using the Systematic Random Sampling Method, a random number was generated as the starting point and that number was 3. Therefore the second unit after three or the fifth unit became the starting point and every second unit following became a part of the sample until 60 units were obtained. The sample included single-family detached units, duplexes, triplexes, condos, townhouses, multi-family units, and mobile homes.

#### *Survey Technique and Classifications*

The instrument used for the Windshield Survey was designed by the Tallahassee-Leon County Planning Department. The Planning Department used the same instrument in 1988 when it conducted the last official housing survey in Tallahassee-Leon County. In order to conduct the Photographic Survey, a very similar methodology was used.

By using the previous study's ranking scale, based on the visual observations; each house was given a ranking from one to four. These rankings were given based on the "appearance" of the condition of a house's foundation, roof, windows, doors, walls, and other conditions that could be observed on a photograph of the exterior of the house. According to the classification scheme, a dwelling unit is classified as standard, standard with minor deteriorations, substandard with major deteriorations, or dilapidated. A ranking of one indicated the housing was standard. A ranking of two indicated the housing had minor deterioration. A ranking of three indicated the housing had major deterioration. A ranking of four indicated the housing was dilapidated. (Chapman, 1988). For the housing needs assessment to be completed with the data drawn from the survey, any housing receiving a ranking of either one or two was considered safe, standard housing and any housing receiving either a ranking of three or four was considered unsafe, substandard housing with a need to be renovated or replaced.

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<sup>2</sup> The sample was determined by using the Survey System's sample size calculator which can be found at [www.surveysystem.com](http://www.surveysystem.com).

### Survey Results

The representativeness of the sample in comparison to the population was measured in terms of value and the lot size of each dwelling unit. The average value and median of the assessed market value of all housing units located within the town was compared to the mean and median assessed market value of the sample of housing units used in the Photographic Survey. The same process was completed for the total square footage of improvements. Based on this information we were able to determine that the mean (\$388,764) and median (\$292,640) of the sample were higher than the mean (\$352,930) and median (\$285,914) of the town. As it relates to lot size, the mean (0.9 acres) and median size (0.4 acres) of the sample of housing units used in the Photographic Survey were equal to the mean (0.9 acres) and median size (0.4 acres) for all housing units located within the town.

These results imply that given the higher values and larger size of the sampled units, the measured units maybe in a better condition than those in the town as a whole. As a result projections from the sampled population to the town may underestimate the number of dwelling units that are substandard.

Exhibit 3-13 details the results of the housing conditions survey by the number of houses designated at each rating level. The purpose of this survey was to use the 164 houses in the sample to make projections for the 326 houses units located in the Town of St. Lucie County. Using the ranking scale provided we are able to project how many housing units in the town would receive a ranking of 1-4. Of the 164 houses surveyed, 95.1 percent were determined to be of the first or second rating, and therefore safe, standard houses. Two of the houses were given ratings of four, and were therefore determined substandard. Based on the aesthetic quality of housing units located within the Town of St. Lucie Village, which are based solely on appearance and not health, safety and welfare in regard to housing conditions it appears that the Town of St. Lucie Village does not have a housing condition problem.

**Exhibit 3-13 Town of St. Lucie Village Photographic  
Survey Results by Rating Level**

Survey Results by Rating Level				
	Level	Survey Count	Projected for Total Number of Housing Units in TSLV	Percentage
	1	156	315	95.1 %
	2	6	8	3.7 %
	3	0	0	0.0%
	4	2	3	1.2 %
	<b>Total</b>	<b>164</b>	<b>326</b>	<b>100.0%</b>

Building Permits

Due to the lack of information provided for the number of building permits issued, the issuance of septic tank permits was used as a guide to determine the number of new building permits issued between 2001-2003. This information was retrieved from Jim Moses, director at the St. Lucie County Department of Health. The information provided below details that the Town of St. Lucie village is averaging at most two additional buildings per year; this information demonstrates that development in the town is minimal.

**Exhibit 3-14 Septic Tank Permits Issued by the Town of St. Lucie Village 2001-2003**

Year	Total Permits Issued
2001	0
2002	2
2003	2

Source: St. Lucie County Department of Health

### Housing Affordability

Housing affordability can be defined as the ability of a household to balance income between housing costs, and cost of living necessities. Excessive housing costs/rent in relation to income can place a financial burden on households that may result in households living in substandard or overcrowded housing. Financial burdens may create situations whereby a household is sacrificing the cost of living necessities in order to meet housing costs. The University of Florida's Shimberg Center for Affordable Housing describes household income, housing prices and mortgage rates as the three primary determinants of housing affordability (White, et al., 2004). The Shimberg Center also defines cost burdened households as paying more than 30 percent of income for rent or mortgage costs. The definition of “cost-burdened” as it pertains to housing affordability allows us to determine the percentage of Town of St. Lucie Village residents that are cost burdened. The percentage of residents “cost-burdened” is one indication used to determine whether or not there is an affordable housing need within a given location.

### Income

According to the 2000 Census data, the median household income for the Town of St. Lucie Village is \$43,611. The median income for the Town of St. Lucie Village is considerably higher than the \$38,819 median household income for the State of Florida. The 2000 US Census lists the median household income for St. Lucie County at \$36,363. Area median income is only available at the MSA or county level. The AMI for St. Lucie County is used to determine affordability for the Town of St. Lucie Village

In order to gain a greater understanding of the affordability of housing in the Town of St. Lucie Village the median household income (\$43,611) was compared to the median value of single-family homes in the town in order to determine if households earning at or near the median household income could afford to purchase single family homes priced at or near the median value. According to census data, the median value of owner-occupied homes in the Town of St. Lucie Village was approximately \$152,800 for the year 2000. Based on a 30-year mortgage at a rate of 6.5 percent with 5 percent down, which is

criteria dictated by the prevailing housing market, a household would have to earn approximately \$60,000 a year to afford the purchase of a single-family home priced at \$152,800. Based on the census data, the median valued single-family home is unaffordable to households earning the median income of \$43,611.

### Housing Costs

The proportion of household income used to pay housing costs is one parameter used in determining how well the existing housing stock is meeting the needs of the town's residents, as well as helping to predict the future affordable housing needs for the town. For renter households, rent is considered housing cost, and for owner-occupied households, housing cost consists of payments made on mortgages, housing insurance, real estate taxes, utilities, and other costs or fees.

### Renter Households

In 1999 monthly rents within the Town of St. Lucie Village ranged from less than \$100 to more than \$800, with the median rent being \$525; this is lower than St. Lucie County (\$621) and the State of Florida (\$641). Exhibit 3-15 shows the income distribution of households within the Town of St. Lucie Village that are considered cost burdened. Income distribution within the Town of St. Lucie Village paying more than 30 percent of gross income for rental housing is considered cost burdened. The majority earn between \$10,000 and \$19,000. It is unlikely that the market, without other interventions will provide rental housing affordable to the very low income households located within the Town of St. Lucie Village. According to the information provided, 28.7 percent of all Town of St. Lucie Village renter-occupied households are cost burdened compared to 41.2 percent of St. Lucie County and 40.8 percent of the State of Florida.

**Exhibit 3-15 Cost Burdened Renter-Occupied Households by Income Range, 1999**

<b>Income Range</b>	<b>St. Lucie Village</b>	<b>St. Lucie County</b>	<b>Florida</b>
Less than \$10,000	0	2159	226,206
\$10,000 to \$19,000	10	2765	289,196
\$20,000 to \$34,999	9	1813	212,384
\$35,000 or More	0	182	44,504
<b>Total</b>	<b>19</b>	<b>6919</b>	<b>772,290</b>
<b>Percent of Total Renters</b>	<b>28.7%</b>	<b>41.2%</b>	<b>40.8%</b>

Source: US Census, Summary File 3

Owner Households

In 2000, 67 percent of the owner-occupied households in the Town of St. Lucie Village paid mortgages. The majority of households with mortgages paid between \$1,000 and \$2,000 in monthly housing costs, while the majority of non-mortgaged households paid less than \$600 in monthly costs (see Exhibit 3-16). As illustrated by Exhibit 3-17 the Town of St. Lucie Village (26.4 percent) has a higher proportion of cost burdened, owner occupied units than St. Lucie County (25.1 percent) and the State of Florida (24.8 percent) respectively.



**Exhibit 3-16 Town of St. Lucie Village Selected Monthly Owner Costs for Owner Occupied Units by Mortgage Status, 2000**

<b>Housing units with a mortgage:</b>	129
Less than \$200	0
\$200 to \$399	5
\$400 to \$599	4
\$600 to \$799	32
\$800 to \$999	10
\$1000 to \$1999	57
\$2000 or More	15
<b>Housing units without a mortgage:</b>	64
Less than \$200	12
\$200 to \$399	18
\$400 to \$599	21
\$600 to \$799	6
\$800 to \$999	5
\$1000 or more	2
<b>Total:</b>	<b>193</b>

Source: US Census, Summary File 3

**Exhibit 3-17 Cost Burdened Owner-Occupied Units by Household Income, 1999**

<b>Annual Income Level</b>	<b>St. Lucie Village</b>	<b>St. Lucie County</b>	<b>Florida</b>
Less than \$10,000	7	1,885	112,025
\$10,000 to \$19,000	11	2,976	171,828
\$20,000 to \$34,999	14	4,108	249,399
\$35,000 or More	19	2,329	272,266
<b>Total</b>	<b>51</b>	<b>11,298</b>	<b>805,518</b>
<b>Percent Total of Owners</b>	<b>26.4%</b>	<b>25.1%</b>	<b>24.8%</b>

Source: US Census, Summary File 3

### Availability of Affordable Housing

Despite DCA's previous objections the town remains at the periphery of regional affordable housing initiatives. When assessing whether or not the town had provided its fair share of affordable housing it was determined that the town had not. Only a very small percentage (0.2 percent) of all low income and very low income households that reside in St. Lucie County live in the town. Of the 284 dwelling units located in the town only 6 are affordable to low and very low residents living in St. Lucie County. Hence it appears that the town has not participated in the provision of its fair share of affordable housing.

Fair share is determined by comparing the ratio of low income households in the Town of St. Lucie Village with that of St. Lucie County and multiplying that number by the number of dwelling units in the county. If the fair share percentage is greater than the town's anticipated need the fair share is being met. If the fair share percentage is lower than the town's anticipated need the fair share is not being met

### Current Attempts to Provide Affordable Housing

As indicated in the 1989 Comprehensive Plan and based on correspondence with the town's Mayor, the lack of funding and limited staff have severely limited the amount of participation in housing programs that the town could undertake in the past. Therefore the town of St. Lucie Village has relied primarily on the private sector for the provision of any affordable housing in the town.

#### 3.2.3 Future Housing Needs Assessment

Data on the future housing need for the Town of St. Lucie Village was projected by acquiring data from the Shimberg Center. The data located on this website takes into account the projected population for the town, the projected average household size, vacancy rate, and substandard housing units needing to be replaced

### Projected Average Household Size

The average household size for the Town of St. Lucie Village in 2000 was 2.17 persons which is a slight decrease from the 2.20 persons that was observed in 1990. The population for the Town of St. Lucie Village has been projected to be 637 for the year 2020. According to the projections located in the Future Land Use Element of this Comprehensive Plan, holding household size constant, the projected housing need for the year 2020 is 16 housing units.

### Vacancy Rate

In 2000, the Town of St. Lucie Village had a vacancy rate of 12.6 percent but the data needed to calculate the vacancy rate for 1990 was not available. In order to project the need for the town a vacancy rate was needed. As indicated by the Future Land Use Element of this Comprehensive Plan, a vacancy rate of 12 percent was assumed for both 2010 and 2020. Given the fact that the majority of vacant units are seasonal, recreational or occasional use, it is fair to assume that the vacancy rate will remain relatively unchanged.

### Housing Needs Projection

For the final housing needs projection the projected populations for the Town of St. Lucie Village for the years 2010 and 2020 were divided by the 2000 US Census estimated average household size of 2.17. This resulted in the number of housing units that would be needed to provide housing for the Town of St. Lucie Village's projected population at that average household size. The number of households was then multiplied by the vacancy rate to determine the additional number of units that would be needed to maintain the projected vacancy level. Finally, the number of substandard housing units that were determined to be in need of replacement was added to the projected number of households.

According to the housing conditions survey two houses were completely dilapidated and in need of immediate replacement. Once those two houses were projected out for the years 2010 and 2020, it was determined that only three houses would be in need of

replacement within both timeframes, so those three houses are added to the 2010 projected housing need. The final housing needs projections are shown in Exhibit 3-18.

**Exhibit 3-18 Town of St. Lucie Village Projected Housing Needs, 2010-2020**

	<b>2010</b>	<b>2020</b>
<b>Units Needed per Projected Population</b>	<b>3</b>	<b>13</b>
<sup>3</sup> <b>Substandard Units Needing Replacement</b>	<b>3</b>	<b>0</b>
<b>Allowance for Vacancies</b>	<b>1</b>	<b>2</b>
<b>Total New Units Required</b>	<b>7</b>	<b>15</b>

Projected Housing Unit Demand by Structure Type and Tenure

Information regarding the occupancy status by structure for the Town of St. Lucie Village was not sufficient for this housing unit projection. Therefore in order to project the number of housing units needed for 2010 and 2020 by structure, type, and tenure, the data obtained from the census for year 2000 was held constant and projected for years 2010 and 2020 respectively. The results of this projection are displayed in Exhibit 3-19. This observation does not factor in vacancies in the projected increase in occupied units which are shown in Exhibit 3-20.

<sup>3</sup> In order to calculate the substandard units needing replacement, the current number of substandard units projected for the entire village was held constant and projected for 2010 and 2020.

**Exhibit 3-19 Projected Dwelling Units Needs Demand for the Town of St. Lucie Village by Structure Type and Tenancy, 2000-2020**

Structure Type		2000	2010	2020
<b>1 unit detached</b>	Owner	198	202	210
	Renter	28	28	30
	Vacant	25	26	28
<b>1 unit attached</b>	Owner	0	0	0
	Renter	4	4	4
	Vacant	5	5	5
<b>2 unit</b>	Owner	0	0	0
	Renter	7	9	11
	Vacant	3	3	3
<b>3-4 unit</b>	Owner	3	3	3
	Renter	10	10	11
	Vacant	0	0	0
<b>5+ unit</b>	Owner	0	0	0
	Renter	9	9	9
	Vacant	4	4	4
<b>Mobile Home</b>	Owner	19	19	19
	Renter	8	8	8
	Vacant	3	3	3
<b>Total Dwelling Units</b>		<b>326</b>	<b>333</b>	<b>341</b>

Source: US Census, Summary File 3

**Exhibit 3-20 Projected Increase in Occupied Dwelling Units, 2000-2020**

	2000-2010	2010-2020
<b>Single-family</b>	4	10
<b>Multi-family</b>	2	3
<b>Mobile Homes</b>	0	0
<b>Total New Units</b>	<b>6</b>	<b>14</b>

**Projected Affordable Housing Need**

The projected need for affordable housing in the Town of St. Lucie Village is based solely upon annual median family income, as determined by the US Department of Housing and Urban Development (HUD). According to the Shimberg Center the annual median income for a family of four in St. Lucie County is \$54,600. Shimberg's numbers are based on HUD's data. The difference between HUD defined annual median income and Census defined median income is that HUD household income is measured as a percentage of the median income for the county or area, adjusted for family size. Because this information is not available for the town, the median income for the county or area is used and adjusted for family size.

In 2005, 47 of the Town of St. Lucie Village households (19 percent) paid more than 30 percent of income for housing and 20 households in the Town of St. Lucie Village (8 percent) paid more than 50 percent of income for housing. Exhibit 3-21 displays the projected affordable housing need by total number of units, 2010-2020. By holding the percentages of income for housing constant and dividing that number by the projected household size, we projected the number of housing units (very low and low income) needed in the Town of St. Lucie Village.

**Exhibit 3-21 Projected Affordable Housing Need by  
Total Number of Units, 2010-2020**

	2010	2020
<b>Very-Low Income (50 percent or more)</b>	23	24
<b>Low-Income (30 percent or more)</b>	54	56
<b>Total</b>	<b>77</b>	<b>80</b>

The Shimberg Center (2006)

### 3.2.4 Meeting Housing Needs

This section provides ways that the Town of St. Lucie Village can participate in the provision of affordable housing needs for current and future residents. The housing supply is currently provided by the private sector. Therefore the purpose of this section is to assist the Town of St. Lucie Village and its residents in identifying the various federal and state affordable housing programs that are available. The town could also consider forming partnerships with state governments, non-profit organizations, individual banks, and private developers to access other resources. This list was retrieved from the Florida Planning and Development Lab, Department of Urban Regional Planning's City of Midway Comprehensive Plan (2004).

#### Federal Programs

- *Community Development Block Grant Program (CDBG)* - Administered by HUD. The program provides funding for housing and community development. It consists of an entitlement program that provides funds directly to urban areas and a small cities program which funds rural community activities. The Florida Department of Community Affairs (DCA) administers the program on behalf of small local governments or nonentitlement communities.
- *Home Investment Partnership Program (HOME)* - The program provides funds for new construction of owner units, rehabilitation of existing housing units, down payment assistance. HOME funds are available to participating jurisdictions (a function of population size) and are administered by HUD.

#### State Programs

- *Florida Housing Finance Corporation* - Established by the State of Florida to finance affordable housing for low income residents. Florida Housing offers several homeownership assistance and loan programs to homeowners, nonprofit sponsors and

developers, and local government agencies or purchase and development of affordable housing.

- *State Housing Initiatives Partnership (SHIP) Program* - Administered by the Florida Housing Finance Corporation. Provides funds to local governments to create partnerships to produce and preserve affordable homeownership and multifamily housing. The program serves very low, low, and moderate income families. SHIP funds may be used for emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, and impact fees.
- *State Apartment Incentive Loan (SAIL) Program* - Administered through Florida Housing Finance Corporation. Provides low interest loans to developers to build or rehabilitate rental housing units that are affordable to very low and low income households in a mixed income setting.

### **3.3 Impacts of Proposed Land Use Changes**

The Town of St. Lucie Village is very fortunate in that it has an abundance of vacant land available for the addition of housing unit dwellings. In fact the Town of St. Lucie Village will have an additional 57 acres of vacant land zoned for residential use. With the adopted limit of two dwelling units per acre, these new residential parcels provide the town with enough area to potentially site at the very minimum 16 new single family homes. Thus, the area well exceeds the acreage needed to provide the projected 16 new homes needed by 2020 to meet the demand of the relatively slow growing population as determined by the housing needs assessment.

Since 1989 the town has annexed 39 properties totaling 79.33 acres. All of the properties pertain to future land use intensities, and densities adopted in the St. Lucie Comprehensive Plan. These annexations mean that the available amount of land for residential developments changes. These changes are expected to leave a negligible impact on housing availability.



### **3.4 Evaluation and Appraisal of the Housing Element**

According to Section 163.3191, F.S., "each local government shall adopt an evaluation and appraisal report (EAR) once every seven years assessing the progress in implementing the local government's comprehensive plan." The 1989 Comprehensive Plan for the Town of St. Lucie Village was prepared by the Resource Engineering and Planning, Inc on behalf of the Town of St Lucie Village. The 1989 Comprehensive Plan was adopted following the town's incorporation in 1961. Survey data and data obtained from the US Census were used to prepare and evaluate the goals, objectives and policies contained in the Housing Element.

In preparing this report to amend the Town of St. Lucie Village's 2006 Comprehensive Plan Update, survey findings, 1980-2000 census data, data obtained from an interview with Mayor of the town, the 1989 Comprehensive Plan and various other data sources were used. The items were evaluated to determine the town's compliance with the goals, objectives, and policies set forth in the Housing Element. According to the Department of Community Affairs's website this Comprehensive Plan update shall serve as an evaluation of how successful the Town of St. Lucie Village has been in addressing major community land use planning issues through implementation of its comprehensive plan.

#### **3.4.1 Anticipated Changes**

Due to the time lapse since the last update to this comprehensive plan, there are number revisions that need to be made. Although the goals and objectives outlined in the adopted comprehensive plan call upon the town to create a number of programs to maintain and improve the existing housing stock as well as preserve and protect the historic housing located in the town; the town's plan is vague about implementation.

#### **3.4.2 Unanticipated Changes**

There have been a number of unanticipated changes that have affected housing in the Town of St. Lucie Village. Since the adoption of the 1989 Comprehensive Plan the Town

of St. Lucie Village's infrastructure has changed in that the town is in the process of adding both water and sewer. As highlighted in the infrastructure element of this plan "the Ft. Pierce Utilities Authority is currently installing a force main adjacent to the town and has plans to install a water line in the future". Recently the nation has experienced historically low mortgage interest rates. All other things remaining equal, the decrease in interest rates has now made homeownership more affordable. However, working against this trend of affordability are two competing interests in the Town of St. Lucie Village, the first being natural disasters. Since 1989 the Town of St. Lucie Village has experienced three hurricanes, counting Wilma in 2005. The destruction caused by the hurricanes has caused both home insurance and property taxes to surge, making it more difficult to afford homes in the town.

### 3.4.3 Statutory Changes

The element needs to address coordination between town, state and county housing programs as required under Rule 9J-5.010(7)(c), F.A.C. The element needs to include an objective that ensures the provision of a specified number of future housing units are affordable to low- and very-low income households as required under Rule 9J-5.010.(3).

The element must provide for an inventory which "include an estimate of the structural condition of housing within the local government's jurisdiction, by the number and generalized location of dwelling units in standard and substandard condition.

The inventory shall also include the methodology used to estimate the condition of housing" as required under Rule 9J-5.010(1)(c), F.A.C. There are also several Goals, Objectives and Policies for which the Town of St. Lucie Village must update in order to illustrate their participation in providing their "fair share" of affordable housing as mandated by Rule 9J-5.010(2)(f)(3).

#### 3.4.4 Potential Areas of Action

Due to the town's limited amount of staff and lack of coordination with regional and state entities it will be somewhat difficult to address all of the affordable housing issues at once. If affordability and rehabilitation are to be addressed, the town will need to rely on existing federal, state, and county level programs as well as create its own programs.

#### 3.4.5 Evaluation of Housing Element Goals, Objectives and Policies

##### **OBJECTIVE 3.1.1**

**Facilitate public and private sector cooperation in the provision of housing to meet the needs of future residents**

##### Actual Result:

According to Mayor Thiess the town has not facilitated the provision of affordable housing. Because the Town of St. Lucie Village does not have any full time paid staff, the town does not actively participate in any housing development programs nor does the county or other governmental agencies provide such services within the town. However this limitation does not excuse the town from participating in its "fair share" of affordable housing as mandated by the Department of Community Affairs. Hence this objective needs to be modified to include the town's approach to "active" participation towards affordable housing, recognizing the limitations for the town due to size and technical and financial capacity.

##### **OBJECTIVE 3.1.2**

**By 1994, identify and assess any substandard units located within the village limits and develop a strategy to eliminate them.**

Actual Result:

According to the Town of St. Lucie Village 1989 Comprehensive Plan, in 1987 Resource Engineering and Planning, Inc., conducted a windshield survey of St. Lucie Village in an attempt to identify general land uses and standard and substandard units using the following definitions:

Standard: a structure with only necessary repair work, minor in nature, such as is usually considered a part of normal maintenance.

Substandard: a structure in need of major repairs beyond the scope of normal maintenance, but which can be rehabilitated economically.

Dilapidated: a structure in need of major repairs to the extent that the structure is unsafe for habitation or is beyond economically feasible rehabilitation.

There were not any areas in which high or even moderate concentrations of blighting were found.

**OBJECTIVE 3.1.3**

**Make available adequate sites for housing of low- and moderate-income persons through coordination with groups such as the county, the Housing Authority of Fort Pierce and the St. Lucie County Housing Task Force.**

Actual Result:

It appears through the correspondence with the Housing Directors for the Housing Authority of Fort Pierce, the St. Lucie County Housing Task Force, as well as the Mayor of the town that the goals of this objective have not been met by the Town of St. Lucie Village.

**OBJECTIVE 3.1.4**

**In accordance with section 163.3202, F.S., set standards and criteria for the provision of sites for group homes at suitable locations to ensure that the needs of persons requiring such housing are met.**

Actual Result:

At the writing of the 1989 Comprehensive Plan the Florida Department of Health and Rehabilitative Services (HRS) has not registered any group homes within the Town of St. Lucie Village; this continues to hold true for the current year.

**OBJECTIVE 3.1.5**

**Preserve and protect significant housing in terms of history and architecture and encourage reuse of such housing to meet residential needs.**

Actual Result:

During the nineties the town was able to have 17 to 23 structures listed on the National Historic Register. The town had applied for a historic restoration grant; however to date it has not received approval. In addition the Town of St. Lucie Village had a consultant prepare a historic preservation ordinance. The ordinance drafted by the consultant was not adopted due to the sense that it suggested a level of regulation beyond the town's capacity to enforce it.

**OBJECTIVE 3.1.6**

**The useful life of the existing housing stock will be conserved and extended, and the neighborhood quality will be improved through the adoption of land development regulations intended to implement this Comprehensive Plan and the provision of infrastructure necessary to support such efforts.**

Actual Result:

The Town of St. Lucie Village adopted zoning ordinances in 1995. One provision of

these ordinances calls for regulations regarding the provisions for nonconforming uses as they pertain to the following:

- Authority to Continue- nonconforming uses of land and nonconforming uses of structures may continue in accordance with the provisions of this section.
- Ordinary Repair and Maintenance- normal maintenance and repair of nonconforming uses may be performed.
- Expansions-nonconforming uses shall not be expanded. This prohibition shall be construed so as to prevent the enlargement of nonconforming uses by additions to the structure in which such nonconforming uses are located, including enlargement of a conforming structure in which a nonconforming use is located, or the occupancy of additional land, unless the provisions of this ordinance are met.
- Relocation-the structure housing a nonconforming use may not be moved unless the use shall thereafter conform to the limitations of the Zoning District into which it is moved.
- Change in Use-a nonconforming use shall not be changed to any other use unless such use conforms to the provisions of this Ordinance.
- Termination-abandonment or discontinuance (when nonconforming use of a structure is discontinued or abandoned for twelve (12) months, then the nonconforming use structure may not be restored).
- Damage or Destruction-if a structure housing a nonconforming use is damaged or destroyed by fifty (50) percent or more of the fair market value of the structure, then the nonconforming use structure may not be restored.

-- Source: Town of St. Lucie County 1995 Zoning Ordinance

**OBJECTIVE 3.1.7**

**The Village shall treat persons displaced by governmental action on a uniform and equitable basis through the adoption in 1990 of the provisions contained within the Department of Housing and Urban Development Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, found at 24 Code of Federal Regulations.**

Actual Result:

The occasion for the Town of St. Lucie Village to provide relocation housing for residents displaced as a result of actions initiated by the town has not occurred. Instances where this objective would be applicable are situations related to the following:

- One-for-one replacement of occupied and vacant occupiable low- and moderate-income dwelling units demolished or converted to another use in connection with a development project assisted under Parts 570 and 92
- Relocation assistance for all low- and moderate-income persons who occupied housing that is demolished or converted to a use other than for low- or moderate-income housing.
- Development projects which are funded in whole or in part by: Community Development Block Grant (CDBG)

--Source: HUD Real Estate Acquisition and Relocation Policy and Guidance

**3.4.6 Suggested Changes**

The current goals, objectives, and policies should be amended to reflect current information and projections, revised to reflect future policy direction and promote the use of existing federal, state, county and non-profit resources to meet present and future housing needs.

- Investigation of available programs to aid in funding the construction and rehabilitation of rental and owner-occupied housing which is affordable to very-low and low-income residents of the Town of St. Lucie Village.
- Investigation of programs through the Florida Housing Finance Corporation, US Housing and Urban Development, and like organizations that promote home ownership for very-low and low-income households.



Exhibit 3-22 Proposed Revisions to the Existing Goals, Objectives and Policies

Current Language	Suggested Revision	Comments
GOAL 3.1.: THE PROVISION OF AN ADEQUATE MIX OF SAFE AND SANITARY HOUSING WHICH MEETS THE NEEDS OF EXISTING AND FUTURE ST. LUCIE VILLAGE RESIDENTS.	GOAL 3.1.: THE PROVISION OF AN ADEQUATE MIX OF SAFE AND SANITARY HOUSING WHICH MEETS THE NEEDS OF <del>EXISTING-CURRENT AND ANTICIPATED</del> FUTURE TOWN OF ST. LUCIE VILLAGE RESIDENTS.	Language according to Rule 9J-5.010, F.A.C.
Objective 3.1.1. : Facilitate public and private sector cooperation in the provision of housing to meet the needs of future residents.	Objective 3.1.1. : <u>The Town of St. Lucie Village will actively</u> facilitate public and private sector cooperation in the provision of affordable housing to meet the needs of <u>current and anticipated</u> residents.	Language change.
Policy 3.1.1.1.: The village shall continue to make available upon request, information and assistance to the private sector to maintain a housing production capacity sufficient to meet the required demand.	Policy 3.1.1.1.: The <u>town</u> <del>village shall</del> <u>will</u> continue to make available upon request, information and assistance to the private sector to maintain a housing production capacity sufficient to meet the required demand.	Language change.
Policy 3.1.1.2.: In accordance with section 163.3202, F.S., the village aldermen or their designee shall review ordinances, codes, regulations, and the permitting process for the purpose of eliminating excessive requirements, and amending or adding other requirements in order to maintain private sector participation in meeting the housing needs, while continuing to insure the health, safety, and welfare of the residents.	Policy 3.1.1.2.: In accordance with section 163.3202, F.S., <u>the Town of St. Lucie Village Board of Aldermen</u> <del>or their designee</del> review ordinances, codes, regulations, and the permitting process for the purpose of eliminating excessive requirements, and amending or adding other requirements in order to maintain private sector participation in meeting the housing needs, while continuing to insure the health, safety, and welfare of the residents.	In the 1989 Comprehensive Plan review it was mentioned that the town did not address how this policy would be accomplished in the absence of town staff. It was suggested that the policy be revised to include the person responsible party for accomplishing the task.

<b>Current Language</b>	<b>Suggested Revision</b>	<b>Comments</b>
Policy 3.1.1.3.: In accordance with section 163.3202, F.S., adopt land development regulations to include site selection criteria for the location of housing for the elderly and mobile homes which shall consider accessibility, convenience, and infrastructure availability.	Policy 3.1.1.3.: In accordance with section 163.3202, F.S., adopt land development regulations to include site selection criteria for the location of housing for the elderly and mobile homes which shall consider accessibility, convenience, and infrastructure availability.	No change.
Policy 3.1.1.4.: In order to provide greater opportunity for affordable housing by 1991, the village shall investigate both the communities' interest and the economic viability of allowing alternative housing opportunities in single family areas such as garage apartments, granny flats or accessory apartments or cottages.	<del>Policy 3.1.1.4.: In order to provide greater opportunity for affordable housing by 1991, the village shall investigate both the communities' interest and the economic viability of allowing alternative housing opportunities in single family areas such as garage apartments, granny flats or accessory apartments or cottages</del>	Policy deleted.
New policy.	<u>Policy 3.1.1.4 Within in one year of the effective date of this comprehensive plan amendment the Town of St. Lucie Village shall provide opportunities for the exchange of information as it relates to the provision of resources for housing of very low, low- and moderate-income persons by encouraging private interests as a means of providing housing opportunities.</u>	In the previous review of the comprehensive plan it was recommended that the comprehensive plan include a policy or policies stating the specific actions the Town will take to participate in providing their “fair share” of affordable housing for low and moderate income families.
Objective 3.1.2.: By 1994, identify and assess any substandard units located within the village limits and develop a strategy to eliminate them.	Objective 3.1.2.: <del>By 1994,</del> Within one year of the effective date of this Comprehensive Plan the Town of St. Lucie Village shall identify and assess any substandard units located within the village limits, develop a strategy to eliminate	Date change.  Informs and expands the purpose of the Objective.

Current Language	Suggested Revision	Comments
	them <u>and improve the structural and aesthetic quality of the housing located within the town by implementing the following policies.</u>	
Policy 3.1.2.1.: Increase code enforcement activities through regular annual inspections of the housing stock and institute special concentrated code enforcement activities where warranted.	Policy 3.1.2.1.: Increase code enforcement activities through regular inspections of the housing stock and institute special concentrated code enforcement activities where warranted	No change.
Policy 3.1.2.2.: Perform a study to locate and assess substandard housing units in the village.	Policy 3.1.2.2. <u>The Town of St. Lucie Village shall perform a study on a periodic basis to locate and assess substandard housing units in the <del>village</del> town.</u>	In accordance to Rule 9J-5.010(1) and (2) F.A.C. requires that the housing element inventory and analysis use data from an affordable housing needs assessment to address housing needs of existing and future residents; avoid the concentration of affordable housing; and address the needs of very-low income families as well as low and moderate income families.
Policy 3.1.2.3.: Permit, on a demonstration basis, mixed use and other innovative reuses of existing housing stock which will result in the removal of substandard units.	Policy 3.1.2.3.: <u>The Town of St. Lucie Village shall continue to facilitate</u> <del>Permit, on a demonstration basis, mixed use and other innovative reuses of existing housing stock</del> <u>the demolition of or rehabilitation of unsound housing that poses a threat to the safety and welfare of the community which will result in the removal of substandard units.</u>	This policy more effectively addresses the aforementioned Objective.

<b>Current Language</b>	<b>Suggested Revision</b>	<b>Comments</b>
Policy 3.1.2.4.: See federal, state, and county funding for the demolition or rehabilitation of substandard housing.	Policy 3.1.2.4.: <del>See federal, state, and county funding for the demolition or rehabilitation of substandard housing.</del> <u>The Town of St. Lucie Village shall adopt land development regulations that establish, standards, techniques and strategies to guide the preservation, rehabilitation and demolition of housing units.</u>	This policy more accurately addresses the aforementioned objective and informs and expands the purpose of the policy .
Policy 3.1.2.5.: Assist neighborhood improvement projects by providing code enforcement assistance, encouraging neighborhood self-help, and concentrating capital and/or operating budget improvements in such neighborhoods.	Policy 3.1.2.5.: Assist neighborhood improvement projects by providing code enforcement assistance, encouraging neighborhood self-help, and concentrating capital and/or operating budget improvements in such neighborhoods.	No change.
Objective 3.1.3.: Make available adequate sites for housing of low- and moderate-income persons through coordination with groups such as the county, the Housing Authority of Fort Pierce and the St. Lucie County Housing Task Force.	Objective 3.1.3.: Make available adequate sites for housing of low- and moderate-income <u>persons through coordination among participants involved in housing production, including the private and nonprofit sectors</u> <del>with housing providers such as the county, the Housing Authority of Fort Pierce and the St. Lucie County Housing Task Force</del>	Informs and expands the purpose of the objective.
Policy 3.1.3.1.: By 1994, investigate having the Housing Authority of Fort Pierce expand its operation to include St. Lucie Village in its Section 8 program in an effort to take responsibility for the villages fair share of Housing low- and moderate-income families.	<del>Policy 3.1.3.1.: By 1994, investigate having the Housing Authority of Fort Pierce expand its operation to include St. Lucie Village in its Section 8 program in an effort to take responsibility for the villages fair share of Housing low- and moderate income families.</del>	Policy deleted.

<b>Current Language</b>	<b>Suggested Revision</b>	<b>Comments</b>
Policy 3.1.3.2.: Support the efforts of the Housing Authority of Fort Pierce and assist in its efforts to determine and develop sites and programs for housing for low- and moderate income persons by providing housing and population information to the Authority in a timely manner when it is requested.	Policy 3.1.3. <del>2</del> 1.: <u>The Town of St. Lucie Village shall</u> support the efforts of the Housing Authority of Fort Pierce and assist in its efforts to determine and develop sites and programs for housing for low- and moderate income persons by providing housing and population information to the Authority in a timely manner when it is requested.	Renumber.  Language change.
Policy 3.1.3.3.: Request annually that the county and Port St. Lucie allow the Housing Authority of Fort Pierce to distribute publicly assisted housing equitably throughout the entire county to provide for a wide variety of neighborhood settings for low and moderate income persons and to avoid undue concentration in single neighborhoods.	Policy 3.1.3. <del>3</del> 2.: <u>The Town of St. Lucie Village shall</u> request annually that the county and Port St. Lucie allow the Housing Authority of Fort Pierce to distribute publicly assisted housing equitably throughout the entire county to provide for a wide variety of neighborhood settings for low and moderate income persons and to avoid undue concentration in single neighborhoods.	Renumber.  Language change.
Policy 3.1.3.4.: By 1991, the village shall request to participate as a member of the St. Lucie County Housing Task Force in an effort to reaffirm the villages willingness to assist in the provision of housing for low- and moderate-income families.	Policy 3.1.3. <del>4</del> 3.: <u>Within one year of the adoption of the comprehensive plan the Town of St. Lucie Village</u> <del>By 1991, the village shall</del> request to participate as a member of the St. Lucie County Affordable Housing Task Force in an effort participate in the <del>to reaffirm the village's willingness to assist in the provision of housing for very low, low- and moderate-income families.</del>	Renumber.  Language change.
Objective 3.1.4. : In accordance with section 163.3202, F.S., set standards and criteria for the provision of sites for group homes at suitable locations to ensure that	Objective 3.1.4. : In accordance with section 163.3202, F.S., the town shall set standards and criteria for the <u>support of the</u> provision of sites for group homes and manufactured homes at	Language change.

Current Language	Suggested Revision	Comments
the needs of persons requiring such housing are met.	suitable locations to ensure that the needs of persons requiring such housing are met.	
Policy 3.1.4.1.: Establish non-discriminatory standards and criteria addressing the location of group homes and foster care facilities.	Policy 3.1.4.1.: <u>The town shall</u> establish non-discriminatory standards and criteria addressing the location of group homes and foster care facilities.	Language change.
Policy 3.1.4.2: Review the zoning code so that different classes of group homes are permitted in appropriate residential neighborhoods and so that no residential neighborhood is closed to such facilities.	Policy 3.1.4.2: <u>The town shall</u> review the zoning code so that different classes of group homes are permitted in appropriate residential neighborhoods and so that no residential neighborhood is closed to such facilities.	Language change.
New Policy	Policy 3.1.4.3. <u>The Town of St. Lucie Village shall amend its zoning policy ordinances and land development regulations to allow for manufactured housing within specified zoning districts, provided the housing unit complies with building standards of Chapters 320 and 553, F.S., as well as all applicable Housing and Urban Development (HUD) safety codes.</u>	Rule 9J-5.010 (3)(b), F.A.C. requires objectives of the Housing Element to address adequate sites for manufactured homes.
Objective 3.1.5.: Preserve and protect significant housing in terms of history and architecture and encourage reuse of such housing to meet residential needs.	Objective 3.1.5.: <u>The Town of St. Lucie Village shall preserve and protect the useful life of the existing significant housing stock in terms of history through the implementation of programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of the Town's historic district, incentives for the reuse of such housing to meeting residential needs and code enforcement activities.</u>	Informs and expands the purpose of the objective.

<b>Current Language</b>	<b>Suggested Revision</b>	<b>Comments</b>
Policy 3.1.5.1: By 1994, identify and assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs.	Policy 3.1.5.1: <u>Within one year of the effective date of the Comprehensive Plan, the Town of St. Lucie Village shall</u> work with St. Lucie County to identify and assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs <u>in order to preserve their historic resources.</u>	Date change.
Objective 3.1.6.: The useful life of the existing housing stock will be conserved and extended, and the neighborhood quality will be improved through the adoption of land development regulations intended to implement this Comprehensive Plan and the provision of infrastructure necessary to support such efforts.	Objective 3.1.6.: The useful life of the existing housing stock will be conserved and extended, and the neighborhood quality will be improved through the adoption of land development regulations intended to implement this Comprehensive Plan and the provision of infrastructure necessary to support such efforts.	No change.
Policy 3.1.6.1.: Review the village's housing and health codes and standards relating to the care and maintenance of residential and neighborhood facilities.	Policy 3.1.6.1.: Review the <del>village's</del> <u>town's</u> housing and health codes and standards relating to the care and maintenance of residential and neighborhood facilities.	Language change.
Policy 3.1.6.2.: Schedule and concentrate public infrastructure and supporting facilities and services, consistent with the Capital Improvements Element, to upgrade the quality of existing neighborhoods.	Policy 3.1.6.2.: Schedule and concentrate public infrastructure and supporting facilities and services, consistent with the Capital Improvements Element, to upgrade the quality of existing neighborhoods.	No change.
Policy 3.1.6.3.: Encourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance programs.	Policy 3.1.6.3.: Encourage individual homeowners to increase private reinvestment in housing by providing <del>information and</del> technical assistance, <u>information and referral services to the private sector regarding housing policy and</u>	Informs and expands the purpose of the policy.

Current Language	Suggested Revision	Comments
	<u>programs and providing assistance with permit applications.</u>	
Objective 3.1.7. : The Village shall treat persons displaced by governmental action on a uniform and equitable basis through the adoption in 1990 of the provisions contained within the Department of Housing and Urban Development Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, found at 24 Code of Federal Regulations.	<del>Objective 3.1.7. : The Village shall treat persons displaced by governmental action on a uniform and equitable basis through the adoption in 1990 of the provisions contained within the Department of Housing and Urban Development Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, found at 24 Code of Federal Regulations</del> <u>The Town of St. Lucie Village shall provide for relocation housing through the equitable treatment of persons displaced as a direct result of the town's acquisition of such real property for public purposes.</u>	Informs and expands the purpose of the objective.
Policy 3.1.7.1.: In accordance with section 163.3202, F.S., the Village's land development regulations shall contain provisions found within the Uniform Act, cited in Objective 1 above, which shall require the location of persons displaced by governmental action within standard housing at affordable costs, prior to their displacement.	Policy 3.1.7.1.: In accordance with section 163.3202, F.S., the <u>Town of St. Lucie Village shall provide for alternative housing sites for displaced structures and residents by assisting any person who is required to move from any real property as a direct result of the Village's acquisition of such real property for public purposes by locating alternate sites and housing facilities available to them as replacement dwellings. The town shall not be responsible for relocating town residents who are displaced as the result of a County, State or Federal program or action.</u> <del>Village's land development regulations shall contain provisions found within the Uniform Act, // cited in Objective 1</del>	Expanded this policy to more accurately addresses the aforementioned Objective



<b>Current Language</b>	<b>Suggested Revision</b>	<b>Comments</b>
	<p>above, which shall require the location of  <del>persons displaced by governmental action</del>  <del>within standard housing at affordable costs,</del>  <del>prior to their displacement.</del></p>	

### **3.5 Revised Goals, Objectives and Policies**

GOAL 3.1.: THE PROVISION OF AN ADEQUATE MIX OF SAFE AND SANITARY HOUSING WHICH MEETS THE NEEDS OF ~~EXISTING~~ CURRENT AND ANTICIPATED FUTURE TOWN OF ST. LUCIE VILLAGE RESIDENTS.

Objective 3.1.1.: The Town of St. Lucie Village shall actively facilitate public and private sector cooperation in the provision of affordable housing to meet the needs of current and anticipated residents.

Policy 3.1.1.1.: The town ~~village~~ shall continue to make available upon request, information and assistance to the private sector to maintain a housing production capacity sufficient to meet the required demand.

Policy 3.1.1.2.: In accordance with section 163.3202, F.S., the Town of St. Lucie Village aldermen shall contract with a consultant to ~~or their designee~~ review ordinances, codes, regulations, and the permitting process for the purpose of eliminating excessive requirements, and amending or adding other requirements in order to maintain private sector participation in meeting the housing needs, while continuing to insure the health, safety, and welfare of the residents.

Policy 3.1.1.3.: In accordance with section 163.3202, F.S., adopt land development regulations to include site selection criteria for the location of housing for the elderly and mobile homes which shall consider accessibility, convenience, and infrastructure availability.

Policy 3.1.1.4 Within in one year of the effective date of this comprehensive plan amendment the Town of St. Lucie Village shall provide opportunities for the exchange of information as it relates to the provision of resources for housing of very low, low- and

moderate-income persons by encouraging private interests as a means of providing housing opportunities.

Objective 3.1.2.: ~~By 1994,~~ Within one year of the effective date of this Comprehensive Plan the Town of St. Lucie Village shall identify and assess any substandard units located within the village limits, develop a strategy to eliminate them and improve the structural and aesthetic quality of the housing located within the town by implementing the following policies:

Policy 3.1.2.1.: Increase code enforcement activities through regular annual inspections of the housing stock and institute special concentrated code enforcement activities where warranted.

Policy 3.1.2.2.: The Town of St. Lucie Village shall perform a study on an annual basis to locate and assess substandard housing units in the ~~village~~ town.

Policy 3.1.2.3.: The Town of St. Lucie Village shall continue to facilitate ~~Permit, on a demonstration basis, mixed use and other innovative reuses of existing housing stock~~ the demolition of or rehabilitation of unsound housing that poses a threat to the safety and welfare of the community ~~which will result in the removal of substandard units.~~

Policy 3.1.2.4.: ~~See federal, state, and county funding for the demolition or rehabilitation of substandard housing.~~ The Town of St. Lucie Village shall adopt land development regulations that establish, standards, techniques and strategies to guide the preservation, rehabilitation and demolition of housing units.

Policy 3.1.2.5.: Assist neighborhood improvement projects by providing code enforcement assistance, encouraging neighborhood self-help, and concentrating capital and/or operating budget improvements in such neighborhoods.

Objective 3.1.3.: Make available adequate sites for housing of low- and moderate-income persons through coordination among participants involved in housing production, including the private and non profit sectors ~~with housing providers such as the county, the Housing Authority of Fort Pierce and the St. Lucie County Housing Task Force~~

~~Policy 3.1.3.1.: By 1994, investigate having the Housing Authority of Fort Pierce expand its operation to include St. Lucie Village in its Section 8 program in an effort to take responsibility for the villages fair share of Housing low and moderate income families.~~

Policy 3.1.3.2-1: The Town of St. Lucie Village shall support the efforts of the Housing Authority of Fort Pierce and assist in its efforts to determine and develop sites and programs for housing for low- and moderate income persons by providing housing and population information to the Authority in a timely manner when it is requested.

Policy 3.1.3.3-2.: The Town of St. Lucie Village shall request annually that the county and Port St. Lucie allow the Housing Authority of Fort Pierce to distribute publicly assisted housing equitably throughout the entire county to provide for a wide variety of neighborhood settings for low and moderate income persons and to avoid undue concentration in single neighborhoods.

Policy 3.1.3.4-3: Within one year of the adoption of the comprehensive plan the Town of St. Lucie Village ~~By 1991, the village shall request to participate as a member of the St. Lucie County Affordable Housing Task Force in an effort participate in the to reaffirm the village's willingness to assist in the provision of housing for very low, low- and moderate-income families.~~

Objective 3.1.4.: In accordance with section 163.3202, F.S., the town shall set standards and criteria for the support of the provision of sites for group homes and manufactured homes at suitable locations to ensure that the needs of persons requiring such housing are met.

Policy 3.1.4.1.: The town shall establish non-discriminatory standards and criteria addressing the location of group homes and foster care facilities.

Policy 3.1.4.2: Review the zoning code so that different classes of group homes are permitted in appropriate residential neighborhoods and so that no residential neighborhood is closed to such facilities.

Policy 3.1.4.3.: The Town of St. Lucie Village shall amend it's zoning policy ordinances and land development regulations to allow for manufactured housing within specified zoning districts, provided the housing unit complies with building standards of Chapters 320 and 553, F.S., as well as all applicable Housing and Urban Development (HUD) safety codes.

Objective 3.1.5.: The Town of St. Lucie Village shall preserve and protect the useful life of the existing significant housing stock in terms of history through the implementation of programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of the Town's historic district, incentives for the reuse of such housing to meeting residential needs and code enforcement activities.

Policy 3.1.5.1: Within one year of the effective date of the Comprehensive Plan, the Town of St. Lucie Village shall work with St. Lucie County to identify and assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs in order to preserve their historic resources.

Objective 3.1.6.: The useful life of the existing housing stock will be conserved and extended, and the neighborhood quality will be improved through the adoption of land development regulations intended to implement this Comprehensive Plan and the provision of infrastructure necessary to support such efforts.

Policy 3.1.6.1.: Review the ~~village's~~ town's housing and health codes and standards relating to the care and maintenance of residential and neighborhood facilities.

Policy 3.1.6.2.: Schedule and concentrate public infrastructure and supporting facilities and services, consistent with the Capital Improvements Element, to upgrade the quality of existing neighborhoods.

Policy 3.1.6.3.: Encourage individual homeowners to increase private reinvestment in housing by providing ~~information and~~ technical assistance, information and referral services to the provide sector regarding housing policy and programs and providing assistance with permit applications.

Objective 3.1.7.: ~~The Village shall treat persons displaced by governmental action on a uniform and equitable basis through the adoption in 1990 of the provisions contained within the Department of Housing and Urban Development Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, found at 24 Code of Federal Regulations~~ The Town of St. Lucie Village shall provide for relocation housing through the equitable treatment of persons displaced as a direct result of the town's acquisition of such real property for public purposes.

Policy 3.1.7.1.: In accordance with section 163.3202, F.S., the Town of St. Lucie Village shall provide for alternative housing sites for displaced structures and residents by assisting any person who is required to move from any real property as a direct result of the Village's acquisition of such real property for public purposes by locating alternate sites and housing facilities available to them as replacement dwellings. The town shall not be responsible for relocating Village residents who are displaced as the result of a County, State or Federal program or action. ~~Village's land development regulations shall contain provisions found within the Uniform Act, II cited in Objective 1 above, which shall require the location of persons displaced by governmental action within standard housing at affordable costs, prior to their displacement~~

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## 4 Public Facilities

### 4.1 Purpose of the Element

The Public Facilities Element analyzes existing facilities in the community and provides a direction for accommodation of land uses proposed in the Future Land Use Element and on the Future Land Use Map. The element is prepared pursuant to Rule 9J-5.011, Fla. Admin Code 9J-5 (2006). However, not all of the requirements of the rule are applicable to the town. The requirements that are not applicable are listed in Appendix D with supporting justification.

Currently, the Town of St. Lucie Village provides few of the municipal services anticipated by the Growth Management Act. The town does provide solid waste removal and a limited drainage network. However, it is anticipated that centralized sanitary sewer and potable water will be made available to residents of the Town of St. Lucie Village within the planning horizon.

### 4.2 Sanitary Sewer

#### 4.2.1 Existing Conditions

Sewage in the town is treated through individual, on-site septic tanks. The town contains an estimated 292 permanent and seasonally occupied dwellings and businesses, which all use on-site septic; however, some lots contain two or more dwellings which use the same septic system, according to the St. Lucie County Property Appraiser.

There are an estimated 273 active septic systems in the town. This estimated number excludes systems that have been repaired and systems that have discontinued service. The *Surface Water and Improvement Management Study*, which was conducted by the St. Lucie County Public Health Unit in 1993, estimated that 241 on-site septic systems were



located in the town. In addition to those estimated in 1993 there have been an additional 32 new systems permitted (Jim Mosses, personal communication November 3, 2006). There are no package treatment plants in the town. There is a package wastewater treatment plant and water system serving Norris's Restaurant, permitted by DEP (Verified by Bill Thiess personal communication April 11, 2007). The closest centralized sanitary sewage service is provided in the adjacent city of Fort Pierce and it is operated by the Fort Pierce Utilities Authority (FPUA), (Resource Engineering and Planning, Inc 1990, verified by Bill Thiess personal communication October 13, 2006).

As noted in Section 6, the limitations for suitability of septic tanks posed by local soils results in special design, which cause increased cost, and increased maintenance costs. Additionally a majority of the land in the town east of the FEC Railroad is located within the 100 year flood plain and is subject to tidal surge during major storm events thus creating additional constraints on the use of septic systems in the town.

Currently the Environmental Health Division of the St. Lucie County Health Department issues permits for the installation of new septic tanks in the Town of St. Lucie Village. The County Health Department has permitted new septic systems to locate in the town under the condition that they meet Standards for Onsite Sewage Treatment, Section 64E-6 F.A.C., which includes requirements for setbacks, minimum lot size, a 75 feet separation from any potable well, and 24 inch separation from the bottom of the drain field to the estimated wet season water table. In the town the water table is six to twelve inches below the surface and is tidally influenced, (Jim Mosses, personal communication November 2006).

The Standards for Onsite Sewage Treatment, Section 64E-6 F.A.C. (2006), also require that the minimum area of each lot shall consist of at least 1/2 acre (21,780 square feet) exclusive of all paved areas, and prepared road beds within public right-of-way or easements, and surface water bodies. Several studies have been completed by a team of officials from the Florida Department of Health, and scientist from the University of Florida that confirm these requirements are necessary. There are currently 155 properties

that are out of compliance and do not meet the lot size requirements. Only lots platted after January 1972 are subject to this requirement. The town does not impose any additional standards for septic system installation.

Septic system failures have been uncommon in the town, but they do occur. During periods of flooding or heavy rains, however, some system back-up has been experienced on properties located adjacent to the Indian River shoreline. The flooding and system back-up tend to be temporary or seasonal and dissipate as flood waters recede, or precipitation decreases. In light of the fact that flooding and heavy precipitation cause system backups, the Florida Department of Health suggests that septic drain fields be at least four feet above the highest expected groundwater level and that the tank be at least 50 yards from the Indian River Lagoon in order to protect the lagoon's water quality (Resource Engineering and Planning, Inc (1990) verified by Bill Thiess, personal communication October 13, 2006).

The use of septic systems can have a negative impact on adjacent water bodies and aquifers. Improperly installed or maintained systems can cause untreated sewage to seep into surface and groundwater systems (Resource Engineering and Planning, Inc 1990). All septic systems in the town are individually owned and maintained; their current conditions and projected life expectancies are unknown. The town does not have any requirements for septic tank maintenance.

#### 4.2.2 Level of Service Analysis

There have been several water studies completed on the Indian River Lagoon, and these studies have identified septic systems as one cause of the lagoon pollution problems. The Indian River Lagoon suffers pollution from anthropogenic point and non-point sources. The lagoon also has alterations in its natural patterns of circulation of the lagoons and freshwater flow into the lagoons. Leachate from on-site septic systems is recognized as

a contributing factor to nutrient and pathogen loading of groundwater, which also threatens the Indian River Lagoon (Moses, 1993).

In the past, it was assumed that the low density development of the town and the use of appropriate septic field construction techniques would allow on-site septic limitations to be overcome. However, as time has progressed it has become evident that more precautions are needed to protect the aesthetic and ecological system of the Indian River Lagoon.

The continued addition of new septic fields could create problems of effluent seeping into the potable water of the town. The projected rate of population growth during the planning horizon is relatively small although there is an ample amount of vacant land in the town. Further development in the town, in the absence of centralized sanitary sewage, is limited by minimum lot size requirements.

The intensity of development in the town could potentially increase with the extension of a centralized sewer system. A 16 inch force main has been installed within the U.S. 1 right of way adjacent to the town. Extension of service to residents, provided an adequate number are interested in connecting could begin as soon as the southern phase of the project is completed. Residents will be mailed a survey stating whether they would like to hook up to water and wastewater services. The town will move forward with hook ups if at least 50 percent of residents returning the surveys want to connect to the service. The last survey issued five years ago resulted in 35 percent of respondents wanting to hook up to the centralized sanitary sewage service. The force main currently discharges through eight inch gravity main at the north end of Alternate A1A, which is located directly to the south of the town. The southern phase of the force main project will continue to be constructed until its completion. The southern portion is scheduled to be completed during the 2007/2008 fiscal year (Bill Thiess, personal communication October, 13 2006).

### **4.3 Solid Waste**

#### **4.3.1 Existing Conditions**

The town annually contracts with a private, licensed, solid waste hauler. The current provider, Waste Pro, provides pick-up services to all residences within the town twice weekly. Residences are then billed monthly by the town for the service. All wastes collected by the contractor are taken to the St. Lucie County Landfill. No dump sites, public or private, are located within the town.

The county landfill, located on Glades Road, is operated by the St. Lucie County Solid Waste Division, which is responsible for insuring that the facility is operated in conformance with permit requirements and in compliance with water quality objectives. Because the water table in St. Lucie County is close to the surface, solid waste can't be buried.

In all, the Glades Road Landfill comprises 330 acres which are to be utilized in four phases and several ancillary areas, such as borrow areas, leachate retention areas, preservation areas, buffer areas, and areas for roads, structures and maintenance (Exhibit 4.1). A Class I solid waste disposal area is a facility, which receives an average of 20 tons or more per day. Phase I of the Class I landfill, consisting of 28 acres, has been closed and Phase II of the Class I consisting of 28 acres began accepting waste in 1988. The total estimated remaining capacity of the Class I landfill as of December 31, 2005 was 16,651,361 cubic yards. The capacity of the landfill is projected to last throughout the planning horizon and end during the year 2038 (personal communication Eric Grotke, November 2, 2006).

Infectious wastes, hazardous waste, and junk vehicles are not accepted into the landfill. Vehicle tires are accepted, and stored in a special area. Asbestos waste is accepted and covered in a specially designed area (St. Lucie County Growth Management, 2004).

**Exhibit 4-1 Landfill Allocations**

<b>Planned Land Allocation at Glades Road Landfill, St. Lucie County</b>	
<b>Planned Use</b>	<b>Size</b>
Phase I	28.0 acres (closed)
Phase II	28.0 acres
Phase III	25.0 acres
Phase IV	20.9 acres
Construction/Demolition	34.8 acres
Stormwater Retention	99.7 acres
Maintenance/Administration & Recycling Facility	20.0 acres
Cover Material Storage	5.0 acres
Leachate Management	7.7 acres
Roads, Drainage and Buffer Areas	61.1 acres
<b>Total Proposed Area</b>	<b>333.0 acres</b>

Source St. Lucie County Comprehensive Plan

In 1998, the level of service for the Glades Road Landfill was established to be 9.31 pounds per capita per day. In November 2006 the Assistant Director of the Landfill, Ron Roberts estimated 616 tons of construction and demolition debris was being collected a day and 170 tons of vegetative debris he also estimated there to be 240,000 residents in St. Lucie County. (Ron Roberts personal communication November 2, 2006).

Through interlocal agreements, all municipalities except the City of Fort Pierce, have agreed to dispose of their solid waste at the county landfill. The landfill makes no space allocations for municipalities, as the interlocal agreements require the county to accept all Class I and Class III wastes generated in the county. In addition, the landfill is open to all individuals from inside and outside of the county (St. Lucie County Growth Management, 2004).

#### 4.3.2 Level of Service Analysis

According to the county solid waste management plan, 5.54 million tons of Class I waste and 2.73 million tons of Class III wastes are to be generated through the year 2020. St. Lucie County currently projects a high rate of growth so these estimates should be adjusted upward accordingly. The landfill has the capacity to handle trash through the year 2038, far surpassing the planning horizon.

The practice of using a private solid waste hauler has worked well for the town and is expected to continue through the next five years and for the rest of the 2020 planning horizon. The existing county landfill has enough capacity to last through out the planning horizon. In addition the county is being proactive and using new technology to develop a Plasma Arc Gasification facility that will add more capacity.

The county is currently developing plans to build a plasma arc incineration facility that will alleviate stress on the landfill. This new facility will gasify 3,000 tons of trash a day at 10,000 degrees Fahrenheit. The process will yield syngas, slag for road construction and steam for a nearby Tropicana factory. The syngas will be used to generate 120 megawatts of electricity a day, a third of which will power the facility. Toxic compounds will be rendered harmless by the intense heat, and although the process will release carbon dioxide (CO<sub>2</sub>), it is less per unit energy than traditional energy generation sources. The issue will be up for contract consideration in November 2006. (USA today September 9, 2006, and personal communication with Ron Roberts).

The proposed Plasma-Arc gasification facility will cost an estimated \$425 million, and will be built and paid for by Geoplasma, which is based in Atlanta, Ga. The process uses electricity and high pressure air to create plasma. The high temperatures of the plasma promote rapid and complete gasification of all feed materials, resulting in gases that are then used to generate electricity. (USA Today, September 9, 2006).

The synthetic, combustible gas that is produced in the process will be used to run turbines, which will create around 120 megawatts of electricity that will be sold to the grid. The facility will operate free of outside electricity, and will instead operate on one-third of the electricity that it generates. The facility is expected to convert 3,000 tons of garbage a day, eliminating the County's 4.3 million tons of trash in 18 years. The facility could be in operation by 2008 or 2009, while the facility is being built Solid Waste collections will continue at the existing facility.

#### **4.4 Drainage and Stormwater**

##### **4.4.1 Existing Conditions**

The Town of St. Lucie Village does not have any significant natural drainage features within the town's jurisdictional boundaries. Some small ditches and swales have been excavated for the purpose of drainage. In the event of new development within the town, the developer will be responsible for providing stormwater management facilities to accommodate storm water run-off in accordance with regulations set forth by the South Florida Water Management District (SFWMD) and the Florida Department of Environmental Protection (FDEP) as stated in Chapter 62-620 F.A.C. However, since most development in the town is single family residences on ten acres or less, they have been exempted from compliance with the SFWMD and the FDEP drainage regulations. In the past, a majority of the town was developed without conforming to storm water management regulations. Present development regulations require construction of storm management systems in conformance with SFWMD and DEP regulations.

In place of formal stormwater management facilities roadside swales have been constructed in limited numbers. Small, overgrown ditches can be found in several areas in the eastern portion of the town. In addition, Old Dixie Highway and the FEC railroad tracks have stormwater culverts.

The absence of maintenance and occasional filling of swales by adjacent property owners has resulted in limited storm drainage problems for the town (Jim David personal communication November 9, 2006).

The level of service for existing stormwater management facilities within St. Lucie Village is calculated to be 15 cubic feet per second at a maximum available head of 5 feet. Under 5-year, 24-hour storm water condition a peak discharge of 32 cfs is calculated for the canals (Resource Engineering and Planning, Inc., 1990).

The town also has three drainage canals (Map 4.1). The St. Lucie County Mosquito Control District improved and maintained facilities for the drainage of the lands immediately east of the railroad tracks in the southern part of the town up until 1990. The MCD no longer maintains the drainage canals within the town.

The South Florida Water Management District has not issued any permits within the town for the canals (personal communication H. Carter, December 15, 2006). The canals were originally constructed to convey stormwater from west of Old Dixie Highway to outlets entering the Indian River Lagoon. No samples or studies have been conducted to determine the impact of the canals on the lagoon or other natural resources, but it appears that stormwater drains into the canals, which then drain into the lagoon potentially causing pollution problems. Specific information on the canals follows.

#### Boat Yard Canal

The Boat Yard Canal is located in the southern portion of the town. It begins approximately 100 feet north of St. Lucie Lane and runs south along the railroad tracks to the boat yard south of the town limits. At which point it runs east and into the Indian River Lagoon. The canal is generally six feet wide and three feet deep. The adopted level of capacity is accommodating of a 5-year, 24-hour storm event. This canal receives stormwater from Old Dixie Highway via a culvert under the FEC railroad tracks.



### South Chamberlain Canal

South Chamberlain Canal is an L-shaped canal located several hundred feet south of Chamberlain Boulevard. The Canal is approximately ten feet wide and three feet deep throughout most of its length. The eastern most 300 feet, however is underground in a 24 inch culvert that passes underneath Indian River Drive. This canal has a tidal control structure, which has failed to operate on a consistent basis in the past (Resource Engineering and Planning Corporation, Inc, 1990). This canal also receives stormwater from Old Dixie Highway via a culvert under the FEC railroad tracks. In 1997, a control structure with a bleed-down device was installed just upstream of the culverted section to provide some level of detention storage. This project was funded through a grant from SFWMD.

### Ft. Capron Canal

The third existing major canal is the Ft. Capron Canal. This canal begins several hundred feet north of Chamberlain Boulevard and extends several hundred feet to the east where it turns in a northeasterly direction and then back east (see Map 4.1). The level of service has not been formally adopted for this facility. A culvert under the FEC railroad tracks conveys stormwater from Old Dixie Highway to the west end of this canal.

The eastern portion of the Ft. Capron Canal under Indian River Drive consists of a 24 inch diameter concrete culvert, 200 feet in length. The last documented cleaning of the canal was by a contractor in 2005, following Hurricanes Frances and Jeanne. The total watershed of this canal is approximately 14 acres. Discharge from the canal is constrained by the outlet culvert flowing under outlet control conditions.

The culvert capacity is calculated to be 18 cfs at a maximum available head of 5 feet under the adopted 5-year, 24-hour storm level of service, a peak discharge of 25 cfs is calculated for the canal's watershed. Storm flow in excess of culvert capacity is discharged to the adjacent Indian River via overland flow.

As it pertains to the town the Indian River Lagoon is classified as an Outstanding Florida Water, activities which result in direct discharge of stormwater to the lagoon is required to retain or treat a larger amount of stormwater than facilities which discharge to non-OFW waters. In 1998, a control structure with a bleed-down device was installed just upstream of the outfall culvert to provide some level of detention storage. This structure was funded through a grant from SFWMD. This grant funded project involved mapping all drainage features within the village and prioritizing needed improvements, with an emphasis on improving stormwater treatment and water quality.

The OFW classification also affects activities that require a DEP or applicable water management district permit and have the potential to lower water quality, such as dredge and fill and pollutant discharge activities.

#### 4.4.2 Summary of Existing Conditions

In the past, disjointed and poorly maintained canals and drainage ditches in the town created a mosquito control problem in the southern portion of the town, immediately east of the railroad tracks. Culverts under Old Dixie Highway and the railroad deposited water in this area, creating pools of standing water. The primary means of storm water discharge in this area of the town is by overland flow to the Indian River, as the flow length is relatively short (generally less than 1200 feet) and adequate relief is available (Resource Engineering and Planning, Inc., 1990).

According to St. Lucie County's Director of Mosquito Control, Jim David, the Mosquito Control District was tasked with maintaining the canals and ditches within the town. The MCD discontinued maintenance in 1990, under the assumption that the town was going to enter into an agreement with the SFWMD and St. Lucie County. Currently, St. Lucie County assists with the culverted portion of the South Chamberlin Canal and the tide gates there. However, it does not appear that the necessary ordinance to enable intergovernmental coordination on stormwater issues was adopted.

#### 4.4.3 Level of Service Analysis

The town currently maintains an adopted level of drainage for events up to the 5-year, 24-hour storm event. Demand on the facility capacity of drainage facilities in the three major developed areas east of the railroad tracks will not increase significantly if more development occurs. The existing storm water drainage facilities have sufficient reserve capacity to accommodate future growth.

Due to the linear nature of the town along the Indian River drainage facilities for the majority of new development will be separate facilities discharging to the River. These newly-developed drainage facilities for the large undeveloped tracts will not interact with existing drainage facilities serving largely built-out areas. Drainage facilities for new developments will be permitted and constructed in strict conformance with the regulations of the SFWMD and the DEP. The town adopts level of service standards for drainage facilities as recommended by the SFWMD as follows: 5 year, 24 hour protection for road centerlines; and 5year,1 hour protection for parking lots served by exfiltration systems.

### 4.5 Potable Water

#### 4.5.1 Existing Conditions

There are currently about 300 permanent and seasonally occupied dwellings and businesses in St. Lucie Village 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. Instead, a general use permit is issued in order to keep track of the number of wells. However, this program did not begin until 1979. The majority of wells in the town have been legally drilled and operated with no governmental review or permits. The nearest centralized potable water

system is located in the City of Ft. Pierce and operated by the Ft. Pierce Utilities Authority (Resource Engineering and Planning Corporation, Inc, 1990) .

Both the Floridan and a surficial aquifer underlie the town. All potable water wells in the Town of St. Lucie Village 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. Therefore, the quantity of water within it varies from month to month and year to year. The groundwater in the surficial aquifer continuously moves along the hydraulic gradient from areas of recharge to places of discharge. Surficial aquifers are recharged locally as the water-table fluctuates in response to drought or rainfall (Plant Management In Florida Waters, Website 2006).

A water main is planned for construction in the US 1 right-of-way. FPUA has designed the main and has obtained the required permits from DEP. The water main will be 12 inches in diameter and will extend from Naco Road north to Martin Luther King Boulevard and will be 16 inches in diameter from MLK Boulevard to the north town limits. This line will be constructed by the county under the supervision of the FPUA. The water main will be owned and operated by FPUA once it is released for service by FDEP.

The FPUA currently has expansion plans, which include the extension of potable water facilities up to the southern limits of St. Lucie Village. As with the extension of sanitary sewage facilities, the time period is expected to be within the next two years, and costs of the expansion are not known. Further extension of FPUA centralized water services into the town would require the establishment of a Municipal Service Benefits Unit.

An MSBU is a special taxing district that is set up for town residents residing in the district that allows those residents to pay an assessment on their tax bill for the extension of some type of municipal service; in this case it would be extending centralized water or sanitary sewage into the town. Assessment fees would be paid to the tax collector, but the funds would be used to pay the financed cost for the service. The town would also

apply for Small Communities Community Development Block Grant funds to potentially lower cost for the extension of service to moderate and low income residences. Extension of the system beyond the next five years will most likely depend on the costs to each resident, the mechanisms used to obtain supplemental funding and the development desires of the town and the FPUA.

#### **4.5.2 Level of Service Analysis**

Although no documented problems of salt water intrusion or well contamination have been experienced in the town, continued unregulated drilling and use of domestic wells could lead to serious contamination problems in the future. Improper well locations, uses for irrigation, abandonment or serious flooding in wellfields also have the potential to contaminate the entire town's water supply. Therefore, it is recommended that the town closely monitor the placement of new wells as the state agencies currently provide exemptions from this requirement for most of the development that is likely to occur within the town.

### **4.6 Natural Groundwater Aquifer Recharge**

#### **4.6.1 Existing Conditions**

The SFWMD has not designated any "prime aquifer recharge areas" within St. Lucie Village. Prime aquifer recharge areas are located west of the town in agricultural areas of the county. The low intensity of development in the town, however, has left large areas of permeable surfaces that contribute to recharge of the surficial aquifer.

#### 4.6.2 Level of Service Analysis

The land uses proposed in the Future Land Use Element of this Comprehensive Plan will continue to provide large, permeable areas for aquifer recharge. The greatest threat to the aquifer is the unregulated drilling of wells and drawdown rates. The Potable Water and Conservation Element provide greater details on this problem.

### 4.7 Summary of Significant Issues

The Town of St. Lucie Village is a small, slow growing community that does not provide or have available centralized sanitary sewage, or potable water facilities, and drainage is very limited. Each property owner is required to provide water and sewer facilities on-site in a manner consistent with the needs of the property development. Different review and permitting agencies are charged with implementing regulations concerning some of these facilities. A private solid waste hauler is contracted by the town for the solid waste removal needs of all town residents, who are then billed by the town for the service. Businesses along U.S. 1 contract for solid waste services with the hauler of their choice. In accordance with an interlocal agreement, all solid waste is transported to the county landfill for disposal. The residents of St. Lucie Village desire a primarily low density, single family residential community with some local and highway oriented commercial businesses. The desires of the community to maintain the type and pace of development is reflected in the Future Land Use Element and Map which designates development of most of the vacant land in the community as Single Family, Low Density Residential (Resource Engineering and Planning Corporation, Inc, 1990).

The projected future land uses and rate of growth are compatible with the infrastructure needs of the town. The large lot development required by the existing Future Land Use Element and zoning code currently allows for the continued use of on-site sewage disposal, potable water and storm water management in most cases. Likewise, the large

area requirements of these systems strengthen the desires of the community to limit growth and development and maintain the natural, low intensity character of the town.

The FPUA will extend sanitary sewer and potable water facilities to areas near the town. The sewer force main has already been extended adjacent to the town. Extension of the water line is set to occur within the next two-years. The exact per household costs associated with extending these facilities into the town are yet to be calculated, but if extensions into the town do take place the expenses will be financed through an MSBU (personal communication B. Thiess, December 6, 2006).

Beyond the direct costs for the extension of these services, several issues need to be carefully examined to determine the best interest of town residents. If constructed and maintained properly, the potential environmental problems associated with centralized systems tend to be far fewer than those associated with on-site systems. There is also a need to improve the drainage system within the town to protect natural wetlands and the Indian River Lagoon.

Since 1989 the town has annexed 39 properties consisting of 79.33 acres. Because all of those properties retained the future land uses and intensities and densities entitled by the St. Lucie Comprehensive Plan, and because they are outside of the established drainage basins of existing canals the impacts on capacities of existing public facilities is considered negligible within a 5-year planning time horizon.

In the future the town must face growing regional concerns, such as availability of space in the county landfill, and local concerns, such as the protection of potable water. The following are the goals, objectives and policies the town will implement to address the stated concerns and to maintain the high quality of life that has become the trademark of the community.

## **4.8 Evaluation and Appraisal of Public Facilities Element**

### **4.8.1 Anticipated Changes**

When the Town of St. Lucie Village wrote its comprehensive plan in 1989 there were very few public facilities in the town. The town only provided solid waste services and a very limited drainage network. The town uses on-site septic systems for waste water treatment and it was known that these systems could have an adverse affect on the Indian River Lagoon. The Fort Pierce Utilities Authority had plans of expanding its centralized sanitary sewage service throughout its service area and a force main has even been brought near the Town of St. Lucie Village, but the town is yet to connect.

### **4.8.2 Unanticipated Changes**

In 1989 the Mosquito Control District was in charge of maintaining and cleaning the canals within the town. The MCD no longer maintains canals and ditches within the town, which has left storm water drainage in a condition where very little information is known about the facilities.

### **4.8.3 Statutory Changes**

Rule 9J-5.011 (1) Required A data and analysis of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to identify major natural drainage features and natural groundwater aquifer recharge areas, including areas identified by the water management district as prime or high groundwater recharge areas.

Rule 9J-5.011(1) (b): St. Lucie Village does not provide facilities to serve areas within other local government jurisdictions. Therefore, the requirement to address these facilities is not applicable to the town.

Rule 9J-5.011 (2) Required the policies of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to establish water quality standards for stormwater recharge.



Rule 9J-5,011(2) (b)l: St. Lucie Village does not operate any drainage facilities and the existing natural features and septic systems are not experiencing any deficiencies. Therefore, the requirement to include an objective addressing existing deficiencies in these facilities is not applicable.

Rule 9J-5-5,011(2) (c) 1: St. Lucie Village does not operate any drainage facilities. Therefore, the requirement to include policies addressing replacement priorities and existing deficiencies in these facilities is not applicable.

There are no aquifer recharge areas within the town, therefore there have not been any relevant revisions to Ch. 163 F.S. or Rule 9J-5 that affect the Town of St. Lucie Village.

#### 4.8.4 Evaluation of Public Facilities Element Goal, Objectives and Policies

##### **OBJECTIVE 4.1.1**

**In accordance with section 163.3202, F.S., land development regulations shall be adopted which require all proposed development to present evidence of compliance with local, state and federal regulations concerning the use of on-site wastewater treatment systems.**

##### Actual Result

Land development regulations were adopted.

##### **OBJECTIVE 4.1.3**

**Solid waste removal and disposal shall be accomplished through a coordinated effort.**

##### Actual Result

Solid waste is removed from the town by Waste Pro, which is the contracted solid waste hauler the town has used different companies over the years, however solid waste

removal is to remain contracted out. Solid waste is disposed of at the St. Lucie County Landfill, which has capacity to continue holding solid waste until 2015.

#### **OBJECTIVE 4.1.4**

**By the year 1995, the village shall develop, adopt, and implement drainage regulations with specific attention paid to the protection of the village's natural drainage feature (the Indian River Lagoon).**

##### Actual Result

There is no evidence indicating that the town has adopted any storm water drainage regulations, and there is still a limited drainage network. There is evidence that the existing storm water drainage system poses a threat to the Indian River Lagoon due to the fact that storm water seems to drain directly into the canals, which flow into the lagoon, or directly into the lagoon through overland flow.

#### **OBJECTIVE 4.1.5**

**The village shall assist the Mosquito Control District with the monitoring, maintenance and improvement of the existing drainage canals.**

##### Actual Result

The town has had little interaction with the Mosquito Control District concerning the existing drainage canals in the town. The MCD has not done any work in the town since 1990.

#### **OBJECTIVE 4.1.6**

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

##### Actual Result

Regulations for the protection of potable water have not been adopted.

**OBJECTIVE 4.1.7**

**Centralized potable water systems shall be introduced into St. Lucie Village only in a manner consistent with the financial capabilities and development policies of the village and village residents.**

Actual Result

Centralized potable water systems have not been introduced into St. Lucie Village, and when the option becomes more feasible the residents will be polled, and the town will review financial options and development policies to limit the impact that will be had on the town.

**OBJECTIVE 4.1.8**

**By 1995, the Village shall investigate and implement strategies for conserving potable water resources.**

Actual Result

The town has not implemented any strategies for the conservation of potable water resources.

**4.8.5 Suggested Changes**

Based on the previous discussions of changes and conditions in the Town of St. Lucie Village, the forthcoming amendments are recommended for the Comprehensive plan's Public Facilities Element. The revisions in Exhibit 4.1 will update the time frame and reflect changing conditions in the town as well as changes to the statute and the law.

**Exhibit 4-2: Proposed Revisions to Existing Goals, Objectives and Policies in the Public Facilities Element**

Current Language	Suggested Revisions	Comments
GOAL 4.1.: SANITARY SEWAGE, SOLID WASTE, STORM DRAINAGE, AND POTABLE WATER FACILITIES SHALL 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.	<del>GOAL 4.1.: SANITARY SEWAGE, SOLID WASTE, STORM DRAINAGE, AND POTABLE WATER FACILITIES SHALL</del> <u>PUBLIC FACILITIES WILL BE</u> 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.	Language change.
Objective 4.1.1.: In accordance with section 163.3202, F.S., land development regulations shall be adopted which require all proposed development to present evidence of compliance with local, state and federal regulations concerning the use of onsite wastewater treatment systems.	Objective 4.1.1.: In accordance with section 163.3202, F.S., land development regulations <del>will shall be maintained adopted</del> which require all proposed development to present evidence of compliance with local, state and federal regulations concerning the use of on-site wastewater treatment systems.	Language change.
Policy 4.1.1.1.: Issuance of all building permits shall be conditioned upon demonstration of compliance (e.g. signed permits) with applicable local, state and federal requirements for on-site wastewater treatment systems necessary to service the proposed development.	Policy 4.1.1.1.: Issuance of all building permits <del>will shall</del> be conditioned upon demonstration of compliance (e.g. signed permits) with applicable local, state and federal requirements for on-site wastewater treatment systems necessary to service the proposed development.	Language change.
Policy 4.1.1.2.: Regulations shall be adopted which require all new, replacement, or modified wastewater treatment systems to be registered with the	Policy 4.1.1.2.: <del>Regulations shall be adopted which require</del> All new, replacement, or modified wastewater treatment systems <u>will be required</u> to be registered with the Florida	This requirement will prevent unauthorized drilling of wells and serve to help prevent possible pollution of ground water.

Current Language	Suggested Revisions	Comments
village. The village shall maintain an inventory of all such registrations and may levee or registration fee in order to cover all costs associated with the registration and inventory program.	Department of Health (DOH). <del>village</del> . The <del>village-DOH</del> shall maintains an inventory of all <del>such</del> registrations and may <del>levee or</del> levy a registration fee in order to cover all costs associated with the registration and inventory program.	
Policy 4.1.1.3.: In accordance with the Florida Department of Health and Rehabilitative Services, Chapter 10D-6, the village shall not allow subdivision of land resulting in lots measuring less than ½ acre and shall not allow septic systems to be located with on-site wells on existing lots measuring less than ½ acre and platted after January 1, 1990, unless the lot owner obtains a variance from HRS.	Policy 4.1.1.3.: In accordance with the Florida Department of Health and Rehabilitative Services, Chapter 64-E, the <del>village</del> <u>town</u> will <del>shall</del> not allow subdivision of land resulting in lots measuring less than ½ acre and <del>will</del> <del>shall</del> not allow septic systems to be located with on-site wells on existing lots measuring less than ½ acre and platted after January <del>1, 1990</del> <u>1972</u> . <del>unless the lot owner obtains a variance from HRS.</del>	In order to maintain safe potable water sources the town shall not allow any new development on lots less than ½ acre under any circumstances.
New policy.	<u>Policy 4.1.1.4.: Once waste water treatment is available no new or replacement septic tanks will be allowed to be installed in the town.</u>	This policy will help to get people off of septic tanks and onto the centralized system which is safer for the environment.
Objective 4.1.2.: Centralized sanitary sewage systems shall be introduced into St. Lucie Village only in a manner consistent with the financial capabilities of the village; development policies of the village and village residents; and the goals, objectives and policies of this Comprehensive Plan.	Objective 4.1.2.: Centralized sanitary sewage systems shall be introduced into St. Lucie Village only in a manner consistent with the financial capabilities of the <del>village</del> <u>town</u> <del>residents</del> ; development policies of the <del>village</del> <u>and village town</u> ; and the goals, objectives and policies of this Comprehensive Plan.	A centralized system of sanitary sewer has not been introduced into the town, but the policies match the objective pertaining to when the system does become available.

Current Language	Suggested Revisions	Comments
Policy 4.1.2.1.: Centralized sanitary sewage facility operators shall obtain a franchise permit from the village.	<del>Policy 4.1.2.1.: Centralized sanitary sewage facility operators shall obtain a franchise permit from the village town.</del>	Policy deleted. It's not likely that the town will be providing its own sewer service these are likely to be provided by FPUA.
Policy 4.1.2.2.: Any assessments required for the extension of sanitary sewage facilities into St. Lucie Village shall be placed on a referendum before registered voters of the village indicating the amount of the assessment to be paid by each landowner. A simple majority of those voting shall be required to affirm or deny the levying of the assessment.	<del>Policy 4.1.2.1.2.: Any assessments required for the extension of sanitary sewage facilities into St. Lucie Village will be based on a survey of Town residents and will shall require the approval of a majority of responding district residents for the creation of a special taxing district for the purposes of funding such extensions. be placed on a referendum before registered voters of the village indicating the amount of the any assessment to be paid by each landowner. A simple majority of those voting, shall be required to affirm or deny the levying of the assessment.</del>	Renumber. If the extension of service is to occur within the town an MSBU would be set up and the town would be taxed through the MSBU.
New policy.	<u>Policy 4.1.2.2.: The town will pursue small communities CDBG and SHIP funding to extend water and sewer once these services are available, to income qualified households.</u>	This policy is written based on the belief that eventually central sewer will be available in the town.
Policy 4.1.2.3.: At such date that a central sanitary sewage facility becomes feasible within the village limits, this comprehensive plan shall be amended to specify a sufficient level of service standard for said facility.	<del>Policy 4.1.2.3.: At such date that a central sanitary sewage 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 240 GPD per dwelling unit for sanitary sewer service at the time the facilities become available.</del>	This policy is changed to match Capital Improvements Element Policy 9.1.4.3

Current Language	Suggested Revisions	Comments
Policy 4.1.2.4: In order to minimize the threat to the water quality of the Indian River Lagoon, the town shall recommend that when developing a parcel within 50 yards of the River, septic drainfields should be at least 4 feet above the highest expected groundwater level. Additionally, septic tanks should be located at least 50 yards from the River.	Policy 4.1.2.4 : In order to minimize the threat to the water quality of the Indian River Lagoon, the town <u>will</u> <del>shall recommend</del> requires that when developing a parcel within 50 yards of the <del>River</del> lagoon, septic drainfields <del>should</del> be at least 4 feet above the highest expected groundwater level. Additionally, septic tanks should be located at least 50 yards from the <del>River lagoon</del> .	This policy has been changed to include more definite language.
Objective 4.1.3. : Solid waste removal and disposal shall be accomplished through a coordinated effort.	Objective 4.1.3. : Solid waste removal and disposal <u>will</u> <del>shall</del> be accomplished through a coordinated effort <u>between the town, a private waste hauler, and St. Lucie County</u> .	This objective is changed to add who the coordination is between.
New policy.	<u>Policy 4.1.3.1.: 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.</u>	This policy is added to set a LOS standard for solid waste.
Policy 4.1.3.1.: The village shall continue to contract with a licensed, private, solid waste hauler to serve all residents of the village and assess fees that are commensurate with the costs involved.	Policy 4.1.3. <del>1</del> . <del>1</del> .: The <del>village</del> town will <del>shall</del> continue to contract with a licensed, private, solid waste hauler to serve all residents of the <u>town</u> <del>village</del> and assess fees that are commensurate with the costs involved.	Renumber and language change.
Policy 4.1.3.2. : The village shall work with the county in the identification, financing, and development of additional landfill space.	Policy 4.1.3. <del>2</del> . <del>2</del> : The <del>village</del> <u>town</u> will <del>shall</del> work with the county in the identification, <del>financing</del> , and development of additional landfill space.	Renumber and language change. The county has plans and financing in place for current and future landfill capacity.
Objective 4.1.4.: By the year 1995, the village shall develop, adopt, and implement drainage regulations with specific attention	Objective 4.1.4.: By the year <del>1995</del> 2012, the <del>village</del> town <u>will</u> <del>shall develop, adopt, and implement</del> maintain drainage regulations	More time is needed to meet this objective

Current Language	Suggested Revisions	Comments
paid to the protection of the villages natural drainage feature (the Indian River).	with specific attention paid to the protection of the <del>villages</del> town's natural drainage features. <del>(the Indian River).</del>	
Policy 4.1.4.1.: The village shall develop, adopt and implement drainage system design regulations consistent with SFWMD and DER regulations and those being drafted by St. Lucie County.	Policy 4.1.4.1.: <del>The village shall develop, adopt and implement drainage system design regulations consistent with SFWMD and DER regulations and those being drafted by St. Lucie County.</del> <u>The town shall adopt Department of Environmental Protection (DEP) Rules 62.40 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.</u>	This policy is undated to match current rules.
Policy 4.1.4.2.: Issuance of a development order or permit for new development or redevelopment shall be conditioned upon demonstration of compliance with applicable federal, state and local drainage system permit requirements.	Policy 4.1.4.2.: Issuance of a development order or permit for new development or redevelopment shall be conditioned upon demonstration of compliance with applicable federal, state and local drainage system permit requirements.	
Policy 4.1.4.3.: The village shall continue its membership and active participation on the drainage advisory committee to draft a county drainage ordinance. The village shall also place a representative on the county-wide drainage authority at such time that one is created.	<del>Policy 4.1.4.3.: The village shall continue its membership and active participation on the drainage advisory committee to draft a county drainage ordinance. The village shall also place a representative on the county-wide drainage authority at such time that one is created.</del>	This policy is unnecessary because there is no evidence of a drainage advisory committee in the county.
New policy.	<u>Policy 4.1.4.3.: The town will place a representative on the county-wide drainage</u>	In the event that a county drainage authority is created the town should be



Current Language	Suggested Revisions	Comments
	<u>authority at such time that one is created.</u>	represented.
New Policy.	<u>Policy 4.1.4.4.: The town will continue to contract to maintain all major canal systems and require the contractor to inspect monthly and apply herbicide or clean as necessary. The town will not allow ditches to be filled unless a new facility of similar capacity is constructed within the same drainage basin.</u>	The town will take responsibility of its drainage canals and ditches and incur the cost of maintenance.
<p>Policy 4.1.4.4: The village adopts the following level of service standards for drainage facilities, as stated in this element and recommended by SFWMD:</p> <p>5-year, 24-hour protection for road centerlines;</p> <p>5-year, 1-hour protection for parking lots served by exfiltration systems.</p> <p>These standards shall be superseded by those established in the St. Lucie. County Stormwater Management Ordinance when it is completed.</p>	<p>Policy 4.1.4.5.4: The <del>town</del> <u>village</u> adopts the following level of service standards for drainage facilities, as stated in this element and recommended by SFWMD:</p> <p>5-year, 24-hour protection for road centerlines;</p> <p>5-year, 1-hour protection for parking lots served by exfiltration systems.</p> <p><del>These standards shall be superseded by those established in the St. Lucie. County Stormwater Management Ordinance when it is completed.</del></p>	Renumber and language change.
Policy 4.1.4.5.: In accordance with Florida Department of Health and Rehabilitative Services, Chapter 10D-6 and the Future Land Use Element of this plan, the functioning of natural drainage features shall not be impeded by future development.	Policy 4.1.4.6.5.: In accordance with Florida Department of Health and Rehabilitative Services, Chapter 64-E <del>and the Future Land Use Element of this plan</del> the functioning of natural drainage features shall not be impeded by future development.	Renumber and language change. There is no policy in the FLUE that address natural drainage features.

Current Language	Suggested Revisions	Comments
Objective 4.1.5.: The village shall assist the Mosquito Control District with the monitoring, maintenance and improvement of the existing drainage canals.	Objective 4.1.5.: The town <del>village will shall</del> <u>assist the Mosquito Control District with the</u> monitoring, maintain and improve <del>maintenance and improvement</del> of the existing drainage canals.	This objective gets rid of the reference to the Mosquito Control District.
Policy 4.1.5.1.: All drainage canals controlled by the village and/or Mosquito Control District shall have defined watersheds, capacities and levels of service.	Policy 4.1.5.1.: All drainage canals controlled by the town <del>village and/or Mosquito Control District shall</del> <u>will</u> have defined watersheds, capacities and levels of service.	The drainage canals within the town are not controlled by the Mosquito Control District.
Policy 4.1.5.2.: Issuance of a development order or permit for new development or redevelopment having an impact upon the existing Mosquito Control District canals shall be conditioned upon Mosquito Control District approval of drainage system(s) associated with the development.	Policy 4.1.5.2.: Issuance of a development order or permit for new development or redevelopment having an impact upon the existing <del>Mosquito Control District</del> canals <del>will shall</del> be conditioned upon <del>Mosquito Control District</del> the town approval of drainage system(s) associated with the <u>proposed</u> development	The town needs to develop a system to monitor new development and their impacts on drainage canals.
Policy 4.1.5.3.: The village shall develop, adopt and enforce regulations prohibiting the direct discharge of substances into the drainage canals, other than storm water, or the placement of yard trash or other solid waste and rubbish into the canals and provide for the assessment of fees for violations.	Policy 4.1.5.3.: The town <del>will village shall</del> <u>develop, adopt and</u> enforce regulations prohibiting the direct discharge of substances into the drainage canals, other than storm water, or the placement of yard trash or other solid waste and rubbish into the canals and provide for the assessment of fees, <u>and other legal action</u> for violations.	Change language.
Policy 4.1.5.4.: The village shall meet with the Mosquito Control District a minimum of once a year to discuss needed	<del>Policy 4.1.5.4.: The village shall meet with the Mosquito Control District a minimum of once a year to discuss needed improvements</del>	The mosquito control district doesn't work within the town, therefore a meeting between the two entities would not yield

Current Language	Suggested Revisions	Comments
improvements to the canal system. Any improvement plans shall be agreed to by both parties and the county-wide drainage authority or drainage advisory board once it becomes active.	<del>to the canal system. Any improvement plans shall be agreed to by both parties and the county-wide drainage authority or drainage advisory board once it becomes active.</del>	the results that are required by this policy.
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.	<del>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.</del>	This objective is not necessary because there are no aquifer recharge areas within the town.
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.	<del>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.</del>	This policy is not necessary.
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.	<del>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.</del>	This policy is not necessary.
Policy 4.1.7.3.: The village, with the assistance of the SFWMD, shall install permanent groundwater quality and depth monitoring stations.	<del>Policy 4.1.7.3.: The village, with the assistance of the SFWMD, shall install permanent groundwater quality and depth monitoring stations.</del>	This policy is not necessary.
Policy 4.1.7.4.: The village shall participate in the countywide wellfield protection	<del>Policy 4.1.7.4.: The village shall participate in the countywide wellfield protection</del>	There are no wellfields within the town.

Current Language	Suggested Revisions	Comments
program.	<del>program.</del>	
Objective 4.1.8.: Centralized potable water systems shall be introduced into St. Lucie Village only in a manner consistent with the financial capabilities and development policies of the village and village residents.	Objective 4.1.8.6.: Centralized potable water systems <u>will</u> <del>shall</del> be introduced into St. Lucie Village only in a manner consistent with the financial capabilities and development policies of the <u>town</u> <del>village</del> and <u>town</u> <del>village</del> residents.	Renumber. The original did not contain Objective 4.1.6 and Objective 4.1.7 has been deleted. A centralized potable water system has not been introduced into the town, but the policies match the objective pertaining to when the system does become available.
Policy 4.1.8.1.: Centralized potable water facility operators shall obtain a franchise permit from the village.	<del>Policy 4.1.8.1.: Centralized potable water facility operators shall obtain a franchise permit from the village.</del>	It's not likely that the town will be providing its own potable water service these are likely to be provided by the city of Ft. Pierce.
Policy 4.1.8.2.: Any assessments required for the extension of potable water facilities into St. Lucie Village shall be placed on a referendum before the registered voters of the village indicating the amount of the assessment to be paid by each landowner. A simple majority of those voting shall be required to affirm or deny the levying of the assessment.	Policy 4.1.8.2.6.1.: Any <del>assessments</del> <del>required</del> plans for the extension of potable water facilities into St. Lucie Village <u>will</u> <del>shall</del> be subject to a survey of all property owners of the <u>town</u> <del>village</del> indicating the estimated amount of the assessment to be paid by each landowner. A simple majority of those responding to the survey <u>will</u> <del>shall</del> be required to affirm or deny the levying of the assessment <u>or the extension of service.</u>	This policy is rewritten to take the focus off of the financial impact and stress the act of the extension.
Policy 4.1.8.3.: 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.	<del>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.</del> <u>The town will adopt LOS standards of 300 GPD per dwelling unit for potable water at the time the facilities become available.</u>	This policy is renumbered and changed to match Capital Improvements Element Policy 9.1.4.2.

Current Language	Suggested Revisions	Comments
Objective 4.1.9.: By 1995, the Village shall investigate and implement strategies for conserving potable water resources.	Objective 4.1.9.7.: By 1995, <u>2011</u> , the <del>Village town</del> will <del>shall</del> investigate and implement strategies for conserving potable water resources.	This objective has not been met therefore more time is needed to ensure that it is met in the future.
Policy 4.1.9.1: In accordance with Section 163.3202, F.S. the village shall revise land development regulations to include requirements for the use of zeric landscaping in all new development and redevelopment.	<del>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 xerie landscaping in all new development and redevelopment.</del>	There is no evidence of a shortage of water supply, and this policy is not necessary.
Policy 4.1.9.2.: In accordance with Section 163.3202, F.S., the village 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.	<del>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</del>	There is no use of irrigation systems in the town.
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.	<del>Policy 4.1.9.3.: By 1993, the village town shall develop an ordinance requiring the use of water -saving plumbing devices in all new development and redevelopment.</del>	There are no reported water supply problems within the town.

#### 4.9 Revised Goals, Objectives, and Policies

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 4.1.1.: In accordance with section 163.3202, F.S., land development regulations will ~~shall~~ be maintained ~~adopted~~ which require all proposed development to present evidence of compliance with local, state and federal regulations concerning the use of on-site wastewater treatment systems.

Policy 4.1.1.1.: Issuance of all building permits will ~~shall~~ be conditioned upon demonstration of compliance (e.g. signed permits) with applicable local, state and federal requirements for on-site wastewater treatment systems necessary to service the proposed development.

Policy 4.1.1.2.: ~~Regulations shall be adopted which require~~ All new, replacement, or modified wastewater treatment systems will be required to be registered with the ~~village~~ Florida Department of Health (DOH). The DOH ~~village shall~~ maintains an inventory of all ~~such~~ registrations and may ~~levy or~~ levy a registration fee in order to cover all costs associated with the registration and inventory program.

Policy 4.1.1.3.: In accordance with the Florida Department of Health and Rehabilitative Services, Chapter 64-E, the ~~village town~~ will ~~shall~~ not allow subdivision of land resulting in lots measuring less than ½ acre and will ~~shall~~ not allow septic systems to be located with on-site wells on existing lots measuring less than ½ acre and platted after January 1, ~~1990~~ 1972, unless the lot owner obtains a variance from ~~HRS~~.

Policy 4.1.1.4.: Once waste water treatment is available no new or replacement septic tanks will be allowed to be installed in the town.

Objective 4.1.2.: Centralized sanitary sewage systems shall be introduced into St. Lucie Village only in a manner consistent with the financial capabilities of the town ~~village residents~~; development policies of the ~~village and village town~~; and the goals, objectives and policies of this Comprehensive Plan.

~~Policy 4.1.2.1.: Centralized sanitary sewage facility operators shall obtain a franchise permit from the village town.~~

Policy 4.1.2.2.1: Any assessments required for the extension of sanitary sewage facilities into St. Lucie Village will ~~shall~~ require the creation of a special district to allow citizens to fund the extension by majority consensus (51%) of approval of the service. ~~be placed on a referendum before registered voters of the village indicating the amount of the any assessment to be paid by each landowner. A simple majority of those voting, shall be required to affirm or deny the levying of the assessment.~~

Policy 4.1.2.2.: The town will pursue small communities CDBG and SHIP funding to help individual households, who qualify to cover the cost of connecting to water and sewer once these services are extended into the town.

Policy 4.1.2.3.: ~~At such date that a central sanitary sewage 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 240 GPD per dwelling unit for sanitary sewer service at the time the facilities become available.

Policy 4.1.2.4.: In order to minimize the threat to the water quality of the Indian River Lagoon, the town ~~will shall recommend~~ requires that when developing a parcel within 50 yards of the ~~River~~ lagoon, septic drainfields ~~should~~ be at least 4 feet above the highest

expected groundwater level. Additionally, septic tanks should be located at least 50 yards from the ~~River~~ lagoon.

Objective 4.1.3. : Solid waste removal and disposal will ~~shall~~ be accomplished through a coordinated effort between the town, a private waste hauler, and St. Lucie County.

Policy 4.1.3.1.: 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 4.1.3.2.4.: The ~~village~~ town will ~~shall~~ continue to contract with a licensed, private, solid waste hauler to serve all residents of the town ~~village~~ and assess fees that are commensurate with the costs involved.

Policy 4.1.3.3.2. : The ~~village~~ town will ~~shall~~ work with the county in the identification, ~~financing~~, and development of additional landfill space.

Objective 4.1.4.: By the year ~~1995~~ 2012 , the ~~village~~ town will ~~shall develop, adopt, and implement~~ maintain drainage regulations with specific attention paid to the protection of the ~~villages~~ town's ~~natural~~ drainage features. ~~(the Indian River).~~

Policy 4.1.4.1.: ~~The village shall develop, adopt and implement drainage system design regulations consistent with SFWMD and DER regulations and those being drafted by St. Lucie County.~~ The town shall adopt Department of Environmental Protection (DEP) Rules 62.40 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.

Policy 4.1.4.2.: Issuance of a development order or permit for new development or redevelopment shall be conditioned upon demonstration of compliance with applicable federal, state and local drainage system permit requirements.



~~Policy 4.1.4.3.: The village shall continue its membership and active participation on the drainage advisory committee to draft a county drainage ordinance. The village shall also place a representative on the county-wide drainage authority at such time that one is created.~~

Policy 4.1.4.3.: The town will place a representative on the county-wide drainage authority at such time that one is created.

Policy 4.1.4.4.: The town will continue to contract to maintain all major canal systems and require the contractor to inspect monthly and apply herbicide or clean as necessary. The town will not allow ditches to be filled unless a new facility of similar capacity is constructed within the same drainage basin.

Policy 4.1.4.5.4: The town ~~village~~ 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. ~~These standards shall be superseded by those established in the St. Lucie County Stormwater Management Ordinance when it is completed.~~

Policy 4.1.4.6.5.: In accordance with Florida Department of Health and Rehabilitative Services, Chapter 64-E and the Future Land Use Element of this plan the functioning of natural drainage features shall not be impeded by future development.

Objective 4.1.5.: The town ~~village will~~ shall ~~assist the Mosquito Control District with the~~ monitoring, maintain and improve ~~maintenance and improvement~~ of the existing drainage canals.

Policy 4.1.5.1.: All drainage canals controlled by the town ~~village and/or Mosquito Control District shall~~ will have defined watersheds, capacities and levels of service.

Policy 4.1.5.2.: Issuance of a development order or permit for new development or redevelopment having an impact upon the existing ~~Mosquito Control District~~ canals will ~~shall~~ be conditioned upon ~~Mosquito Control District~~ the town approval of drainage system(s) associated with the proposed development.

Policy 4.1.5.3.: The town will ~~village shall develop, adopt and~~ enforce regulations prohibiting the direct discharge of substances into the drainage canals, other than storm water, or the placement of yard trash or other solid waste and rubbish into the canals and provide for the assessment of fees, and other legal action for violations.

Policy 4.1.5.4.: ~~The village shall meet with the Mosquito Control District a minimum of once a year to discuss needed improvements to the canal system. Any improvement plans shall be agreed to by both parties and the county-wide drainage authority or drainage advisory board once it becomes active.~~

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 ~~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 shaer 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 any countywide well field 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 acquifer recharge areas, shall be res tricted. 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 storm water 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 zerie xerie landscaping in all new development and redevelopment.~~

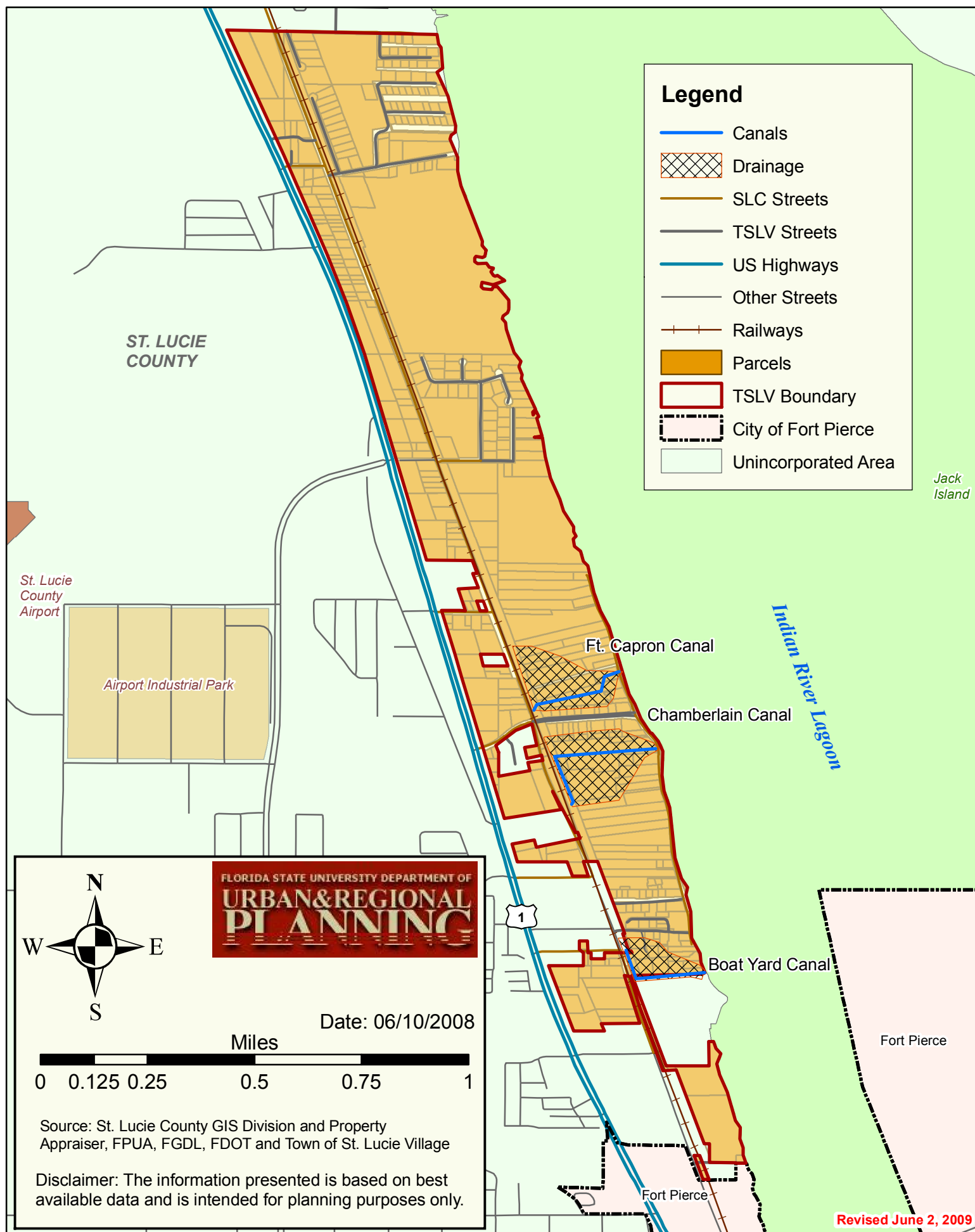
~~Policy 4.1.9.2.: In accordance with Section 163.3202, F.S., the village town shall revise land development regulations to include requirements to include requirements for the use of soil water tensiometers, or other similar devices, in all irrigation systems for all new development or redevelopment~~

~~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.~~

**References**

- Resource Engineering and Planning, Inc. (1990). Town of St. Lucie Village Comprehensive Plan: Public Facilities Element. Palm Beach Gardens, FL
- Moses, J., James Anderson (1993). *S.W.I.M. Program Septic Tank Study for St. Lucie County Florida*, St. Lucie County Public Health Unit
- On-site Sewage Disposal Systems Pollutant Loading Evaluation, Test and Validation of the Indian River Lagoon Nitrogen Model*. By Horsley & Witten, Inc (January, 2000).
- St. Lucie County Growth Management, Comprehensive Plan of St. Lucie County (2004): Solid Waste Element. Ft. Pierce, FL
- USA Today, Florida County Plans to Vaporize Landfill Trash, Associated Press  
[www.usatoday.com/news/nation/2006-09-09-fla-county\\_x.htm](http://www.usatoday.com/news/nation/2006-09-09-fla-county_x.htm)
- Geoplasma, [www.geoplasma.com](http://www.geoplasma.com)

# Map 4.1 Canals Map - Town of St. Lucie Village



## **5 Coastal Management Element**

### **5.1 Introduction**

The Coastal Management Element plans for and, where appropriate, restricts development activities in order to prevent possible damage or destruction of coastal resources. A secondary purpose is to “protect human life and limit public expenditures in areas that are subject to destruction by natural disaster” (Minimum Criteria for Review of Local Government Comprehensive Plans and Plan Amendments Coastal Management Element Rule, 2006). Based on criteria developed by the state identifying coastal cities and counties under Rule 9J-5.003(15), *Florida Administrative Code (F.A.C.)*, the Town of St. Lucie Village is defined as a coastal area and must include a Coastal Management Element as part of its Comprehensive Plan. The proposed revisions to the element have been prepared in a manner consistent with 9J-5.012, *F.A.C.*

Within the Coastal Management Element, coastal area natural resources and infrastructure must be inventoried and analyzed. Additionally, future infrastructure demands and expenditures need to be determined. Many Florida municipalities have small, isolated coastal planning areas with unique resources and infrastructure. The coastal planning area of the Town of St. Lucie Village, however, encompasses almost 85 percent of the overall incorporated area. In-depth analysis of all resources and infrastructure within the coastal planning area would be redundant with the analysis completed in the other elements of this plan. Therefore, this element focuses primarily on the resources and infrastructure of the coastal planning area that are not identified and analyzed in the other elements of this Comprehensive Plan.

The data and analysis requirements pursuant to subsection 9J-5.005(2), *F.A.C.* include the identification and analysis of the following:



- Future and existing land uses
- Water-dependent and water-related uses
- Economic base of the coastal planning area
- Unique natural resources, vegetative cover including wetlands, coastal flood zones, wildlife habitats, and living marine resources
- Archaeological and historical resources
- Hurricane evacuation
- Post disaster planning concerns
- Coastal High Hazard Area and related infrastructure
- Public access
- Existing infrastructure

An analysis of the existing goals, objectives, and policies based on the aforementioned data and analysis requirements will be used to draft proposed language revisions based on anticipated, unanticipated, and statutory changes.

## **5.2 Boundary of the Coastal Planning Area**

The Town of St. Lucie Village coastal planning area is defined by this element to be all of the incorporated area east of the Florida East Coast Railroad (FEC) right-of-way (Map 5.1). This area consists of primarily low density, single family homes and a marina and was determined to be “coastal” as it is adjacent to the Indian River Lagoon. The coastal planning area also contains that portion of the town prone to flooding during severe storms which is approximately 70 percent of the land area within the town.

## **5.3 Natural Resources**

The town coastal planning area includes approximately 2.7 miles of shoreline along the Indian River Lagoon and contains several hundred acres of the lagoon itself (Resource Engineering and Planning, Inc., 1990). Much of the land area is developed into large,

single family residential lots with one marina and three small multi-family developments. The coastal planning area contains all of the 100-year floodplain and Coastal High Hazard Area (CHHA). Low-lying vacant parcels contain scattered wetlands.

#### 5.3.1 Vegetative Cover and Wetlands

According to the South Florida Water Management District (SFWMD) land cover data, the Town of St. Lucie Village has large areas of mixed wetland hardwoods throughout the northern and central portions of the town. There are also larger sections of upland hardwood forest and other small portions of mangrove swamp, mixed shrubs, and wet prairies (Map 5.2). The Conservation Element Section 6.2 of this Comprehensive Plan includes further discussion of these communities.

#### 5.3.2 Aquatic Wildlife

The Indian River Lagoon is a large estuarine lagoon extending from Volusia County in the north into Martin County in the south. That portion of the lagoon within the town limits is part of the Indian River-Vero Beach to Ft. Pierce Aquatic Preserve (Florida Aquatic Preserves Rule, 2006) and in 1991 became part of the National Estuary Program established by the United States Environmental Protection Agency (FDEP, 2006a; St. Johns River Water Management District, 2006). The Indian River Lagoon Comprehensive Conservation and Management Plan is administered by the St. Johns River Water Management District (SJRWMD). In addition, the Indian River Lagoon Surface Water Improvement and Management (SWIM) Plan is prepared and updated by the SJRWMD and the SFWMD.

The Florida Department of Environmental Protection (FDEP) is responsible for the preservation, conservation, and management of the lagoon's marine resources through regulations which restrict dredge and fill activities and construction of structures in the

preserve. The FDEP also considers the Aquatic Preserve designation when reviewing development on adjacent land which could impact water quality (Resource Engineering and Planning, Inc., 1990). Waters within the preserve have been further classified by the FDEP as Outstanding Florida Waters (OFW) (Special Protection, Outstanding Florida Waters, Outstanding National Resource Waters Rule, 2006). This designation affords it special protection because of its natural attributes in order to protect existing good water quality (FDEP, 2006d).

Additionally, portions of the Indian River Lagoon waters adjacent to the barrier island (North Hutchinson Island) immediately east of the town have been classified by the FDEP as Class II waters for shellfish harvesting and propagation (Classification of Surface Waters, Usage, Reclassification, Classified Waters Rule, 2006) although harvesting activities are prohibited in the area immediately surrounding. All other waters adjacent to the town have been classified by the FDEP as Class III waters for recreation, propagation and maintenance of a healthy, well-balanced population of fish and wildlife (Classification of Surface Waters, Usage, Reclassification, Classified Waters Rule, 2006) (Conservation Element, Map 6.4). The flora and fauna of the lagoon are detailed in the Indian River Lagoon Aquatic Preserves Management Plan which is hereby referenced and incorporated into this element.

### 5.3.3 Areas of Special Concern

#### Endangered and Threatened Species

The town has not completed a species inventory to determine if threatened and/or endangered species exist in the coastal habitats that remain undeveloped. Consideration of these species is important before approving development activities that would significantly alter the environment (Resource Engineering and Planning, Inc., 1990). The Aquatic Preserves Management Plan and the Florida Fish and Wildlife Conservation Commission (FFWCC) list numerous species of concern in the coastal areas of St. Lucie

County (FDEP, 2006a). Exhibit 5-1 lists rare and endangered species found within this portion of the lagoon.

The Florida National Areas Inventory (FNAI) Strategic Habitat Conservation Priorities data layer indicates that there are small portions of fourth and sixth priority habitat, as shown on Map 6.14 in the Conservation Element. Fourth Priority Species include wetland dependent, listed species, and Sixth Priority Species include potential habitats of unlisted species identified in 2000 by the FFWCC as having habitat conservation needs but for which no strategic habitat conservation areas were originally proposed in their 1994 assessment (FNAI, 2006). Further discussion of priority habitat is included within that element (Section 6.3.10.).

**Exhibit 5-1 Florida's Endangered Species, Threatened Species, and Species of Special Concern within the Indian River Lagoon**

Common Name	Scientific Name	State	Federal
<i>Reptiles:</i>			
green sea turtle	<i>Chelonia mydas</i>	E	E
hawksbill sea turtle	<i>Eretmochelys imbricata</i>	E	E
Kemp's ridley sea turtle	<i>Lepidochelys kempi</i>	E	E
leatherback turtle	<i>Dermochelys coriacea</i>	E	E
loggerhead sea turtle	<i>Caretta caretta</i>	T	T
Atlantic salt marsh snake	<i>Nerodia fasciata taeniata</i>	T	T
American alligator	<i>Alligator mississippiensis</i>	SSC	T (s/a)
<i>Birds:</i>			
wood stork	<i>Mycteria americana</i>	E	E
Arctic peregrine falcon	<i>Falco peregrinus tundrius</i>	E	E
bald eagle	<i>Haliaeetus leucocephalus</i>	T	T
Southeastern American kestrel	<i>Falco sparverius paulus</i>	T	n/a
roseate tern	<i>Sterna dougalli</i>	T	T
least tern	<i>Sterna antillarum</i>	T	n/a
little blue heron	<i>Egretta caerulea</i>	SSC	n/a
snowy egret	<i>Egretta thula</i>	SSC	n/a
tricolored heron	<i>Egretta tricolor</i>	SSC	n/a
reddish egret	<i>Egretta rufescens</i>	SSC	n/a
roseate spoonbill	<i>Platalea ajaja</i>	SSC	n/a
American oystercatcher	<i>Haematopus palliatus</i>	SSC	n/a
white ibis	<i>Eudocimus albus</i>	SSC	n/a
brown pelican	<i>Pelecanus occidentalis</i>	SSC	n/a
<i>Mammals:</i>			
Florida manatee	<i>Trichechus manatus</i>	E	E
<i>Fishes:</i>			
mangrove rivulus	<i>Rivulus marmoratus</i>	SSC	n/a

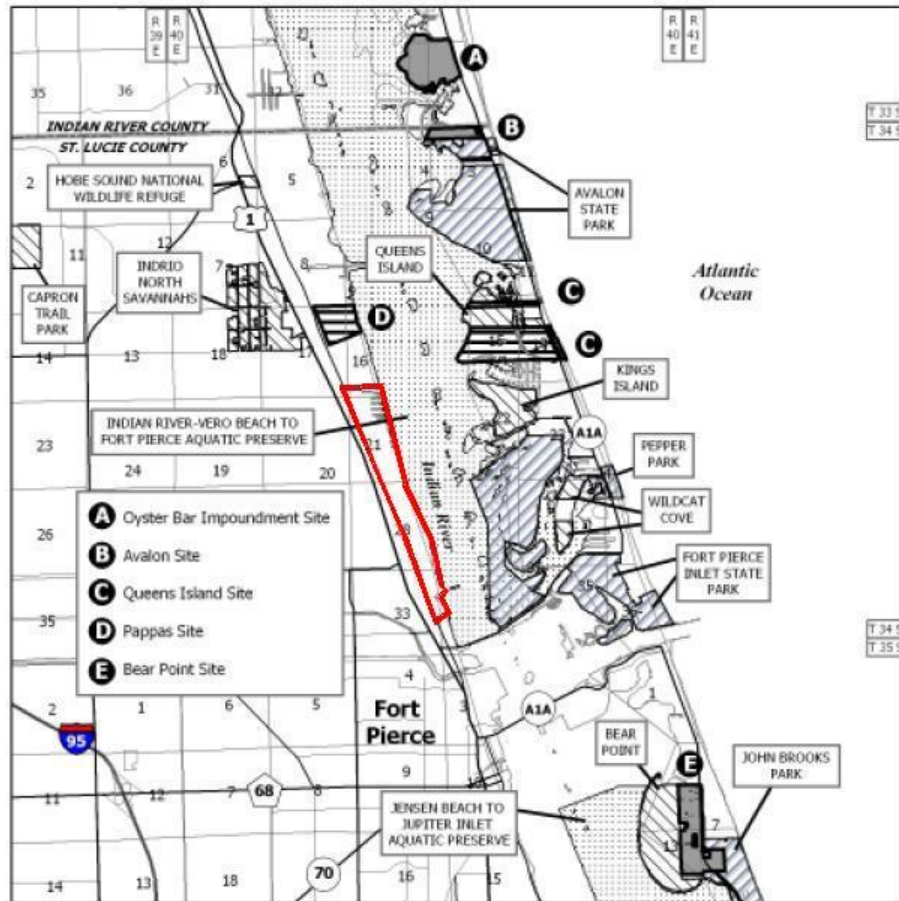
E= Endangered; T= Threatened; T (s/a)= Threatened due to similarity in appearance; SSC= Species of Special Concern; n/a= information not available or no designation listed

Sources: FDEP (2006a), FFWCC (2006)

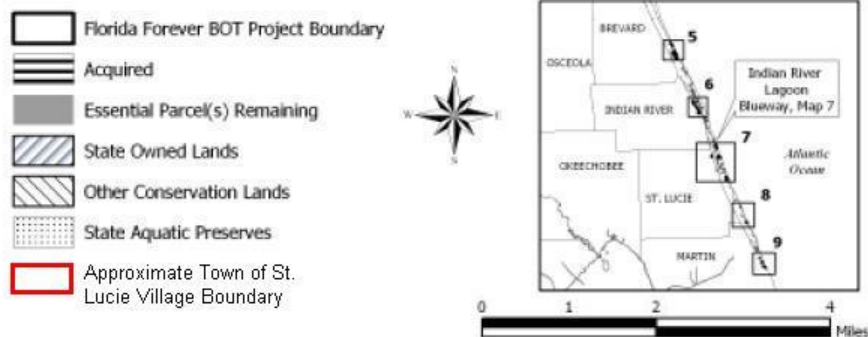
In the early 1990s, six counties, two water management districts and the National Estuary Program proposed a comprehensive Indian River Lagoon “Blueway” Initiative. Over 9,000 acres of wetlands and their associated uplands around the lagoon were identified for acquisition through the Florida Forever program (DeFreese, 2006) (see Exhibit 5-2).

Florida Forever lists the Blueway as a “priority project,” in part because a third of the country’s manatee population lives in the Indian River (FDEP, 2004a).

**Exhibit 5-2 Location of Indian River Lagoon Blueway within Vicinity of the Town of St. Lucie Village**



**INDIAN RIVER LAGOON BLUEWAY: MAP 7 OF 9**  
**INDIAN RIVER AND ST. LUCIE COUNTIES**



Source: FDEP, 2004a

### Wetlands

Wetlands function as natural sponges that trap and slowly release surface water, rain, and flood waters. Wetland vegetation can slow flood waters and distribute them over the floodplain which can help lower flood heights and reduce erosion. Wetlands filter the increased rate and volume of surface-water runoff from pavement and buildings in urban areas (EPA, 1995). Map 6.6, located within the Conservation Element, shows the approximate location of wetland areas within the Town of St. Lucie Village. Best data available indicate that many of the wetlands are likely connected to the Indian River Lagoon. Additional information is available within the Conservation Element Section 6.3.5.

#### 5.3.4 Coastal Flooding

The coastal planning area contains all of the 100-year floodplain and the Coastal High Hazard Area (CHHA), defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model (Map 5.1). Since the town was incorporated in 1961, there have been periodic episodes of flooding. These have generally been the result of tropical storms or hurricanes and spring tides. Floodwaters usually affect only those residents immediately adjacent to the lagoon. Water rises over Indian River Drive and then ponds in the front yards of these homes (Resource Engineering and Planning, Inc., 1990). No data were available on specific damages in the Town of St. Lucie Village. Most recently, however, Hurricane Frances made landfall just south of Fort Pierce as a Category 2 hurricane in early September, 2004. Shortly thereafter, Hurricane Jeanne made landfall as a Category 3 hurricane at Hutchinson Island, the barrier island located across the lagoon from the Town of St. Lucie Village. Both storms caused flooding and damaged structures countywide. The St. Lucie County Building Department reported nearly 17,000 residences and buildings sustained damage (FDEP, 2004b). Data were only available at a county-wide level at the time of this analysis.

## **5.4 Land Use Inventory and Analysis**

### **5.4.1 Existing Land Use**

The coastal planning area currently consists almost entirely of low density single family homes and vacant parcels except for the Village Marina located in the northern section of the town, three small multi-family developments and a public open space area, including St. Lucie Village Heritage Park (Heritage Park) (see Map 1.2). Although the town's zoning code formerly permitted up to four single-family dwelling units per acre, development patterns consist of very large lots stretching west from the lagoon. The existing density is approximately one dwelling unit per acre. There remains no central potable water or sanitary sewer systems, nor storm drainage systems available. The town has three small drainage canals and several ditches, all of which are experiencing deferred maintenance and different degrees of impaired functioning.

The town incorporated in 1961 in part to preserve the single-family-home nature of the community. The entire coastal planning area, with the exception of the marina, recreation/open space, remains designated under the proposed revisions as Single-Family-Residential Low Density (SFL) on the FLUM. The marina has been designated Commercial (see Map 1.4).

There are no structures except for privately owned docks located along Indian River Drive. An historic marker for Fort Capron is located at the intersection of Chamberlain Boulevard and Indian River Drive. This absence of buildings allows for uninterrupted visual access to the lagoon, although landowners on the west side of Indian River Drive retain their riparian rights to the lagoon (Resource Engineering and Planning, Inc., 1990). Riparian rights are "rights of ingress, egress, boating, bathing, and fishing and such others as may be or have been defined by law" that are not of a proprietary nature (Riparian rights defined, 2006).



#### 5.4.2 Water-Dependent and Water-Related Uses

Water-dependent uses defined as those that “can be carried out only on, in, or adjacent to water areas because the use requires access to the water body” (Definitions for Water-dependent Uses Rule, 2006). These typically include structures used for water access such as marinas, boat ramps, beach access ways, or docks. Water-related uses differ in that activities are not directly dependent on water access but do provide goods and services directly associated with water-dependent or waterway uses (Definitions for Water-related Uses Rule, 2006).

The Village Marina, a privately owned establishment located on Torpey Road, is the only water-dependent use within the town other than privately owned boat ramps and docks (see Map 1.4). The Village Marina has a boat ramp open to public use and limited boat/trailer storage. Local ordinances currently limit the marina to no more than 41 boat slips in size. Some of the privately owned docks provide access to the water for commercial fishermen in the town (W. Thiess, personal communication, October 13, 2006). No direct data were available regarding the number of docks used for commercial fishing purposes. Heritage Park, however, is publicly owned land that has approximately one-half mile of waterfront for residents and visual access. At this time there are no direct water-access points, but the park is considered water-related. See Map 7.1 in the Recreation Element for the location of Heritage Park. The town does not have any public boat ramps at this time, although there is a canoe launch proposed for Heritage Park.

The town does not have any commercial uses that would qualify as water-related because commercial development is restricted to areas along U.S. Highway 1.

#### 5.4.3 Estimate of Need for Water-Dependent and Water-Related Uses

Economic projections indicate that the commercial fishing industry represents a small percentage of the total employment for the community. Therefore, it is expected that private piers would only be constructed as permitted for future residential development and not for commercial use. Heritage Park added public waterfront that had not previously existed in the community beyond the public view from the Indian River Drive right-of-way. The proposed canoe launch in Heritage Park would serve as a public access point and public boat launch for residents. Because the community is primarily residential, it is not expected that there will be any growth in water-related services within the community.

#### 5.4.4 Shoreline Land Use Conflicts

The predominant land use along the Indian River Lagoon is single family residential. Lot shapes are generally long with narrower waterfront lot lines. In order to protect coastal resources, the Future Land Use Map classifies all land within the coastal planning area as single-family low density residential which currently allows up to two dwelling units per acre. Three parcels located within the coastal planning area are currently developed as multi-family housing uses which are non-conforming uses with the FLUM.

Although the zoning ordinance prohibits the marina from expanding, there is the potential for conflict between the marina and surrounding residences along the canals. Noise from the marina may impact surrounding residential uses.

Since the adoption of the original 1989 comprehensive plan, the Town of St. Lucie Village has annexed lands to the south of another larger marina that resides in unincorporated St. Lucie County. This results in the marina being surrounded by single-family residences to the north and south, and some vacant parcels of land to the west of

the marina. Because this marina lies outside the boundaries of the town, any plans for expansion would not be prohibited by the town's ordinances and could potentially create a conflict with existing residents and their neighboring lots.

#### 5.4.5 Recommendations for Siting Water-Dependent and Water-Related Uses and Minimizing Shoreline Land Use Conflicts

Although the larger marina on the southern side of town does not lie within the town's jurisdiction, the town has expressed concern regarding potential impacts on surrounding land uses. Annexations are voluntary and there is no indication that this site will be annexed into the town.

The town has tried to protect the coastal area and has sought out state funds in order to acquire St. Lucie Village Heritage Park. As reported in the Recreation/Open Space Element Section 7.2.2., the FDEP's Office of Greenways and Trails (OG&T) is currently creating the Florida Circumnavigational Saltwater Paddling Trail, a portion of which will pass through the Indian River Lagoon along the Town of St. Lucie Village (FDEP OG&T, 2006). The town should consider adding a public access canoe/kayak launch within the Heritage Park, as was originally proposed to the Florida Communities Trust (Florida Communities Trust, 2004). If designed properly, recreational facilities like this proposed access point do not create conflicts with surrounding residential uses (St. Lucie County, 2004). It would also serve as a public boat ramp, of which the town has none at this time.

#### 5.4.6 Areas Needing Redevelopment

Housing within the coastal planning area varies in age due to the history of the region. The St. Lucie Village Historic District, listed on the National Register, includes 35 contributing resources built as early as 1850, but these are all generally in good condition.

As discussed within the Housing Element Section 3.2.2, there are two houses located within the coastal planning area that would be considered dilapidated. No areas have been identified as being slum or blighted. Dilapidated structures are rare occurrences and are isolated. There are no areas identified as needing redevelopment at this time.

#### 5.4.7 Economic Base

Most of the existing land use in the coastal planning area is residential with the exception of the Village Marina which is designated commercial and the park which is designated Recreation/Open Space. Employment projections detailed in the Land Use Element predict most growth will occur in general manufacturing and general retail trade, neither of which requires proximity to the water. There are no anticipated commercial uses within the coastal planning area.

### 5.5 Coastal Area Pollution

#### 5.5.1 Indian River Lagoon

The Indian River Lagoon spans over 150 miles of Florida's east coast and passes through portions of Volusia, Brevard, Indian River, St. Lucie, Martin and Palm Beach counties. While these counties and the regions around the lagoon have faced increased development pressures, much of the development and infrastructure constructed during periods of rapid growth did not consider the sensitivity of the lagoon. For example, wetlands have been filled for development or impounded for mosquito control, while storm water and wastewater are discharged to the lagoon with little or no treatment (SJRWMD, 2006b). The addition of stormwater into the lagoon also disrupts the balance of the water salinity.

The FDEP has included 26 segments of the Indian River Lagoon on its draft impaired waters list (FDEP, 2006b). According to the SJRWMD (pg. 2, 2006c), “Communities in the watershed of an impaired water body will be required to develop and implement projects or programs to meet total maximum daily loads” (TMDLs) which is the maximum amount of a pollutant a water body can receive and maintain its Classification (i.e. Class II Waters). For more information on the classification of the Indian River Lagoon in the area surrounding the Town of St. Lucie County, please see the Conservation Element Section 6.3.1 of this comprehensive plan.

According to data included in the Indian River Lagoon Surface Water Improvement and Management (SWIM) Plan, the lagoon areas with the poorest water quality are Cocoa to Palm Bay, the southern Banana River, Vero Beach, Fort Pierce, and the St. Lucie River area. The southern lagoon segments near Fort Pierce and the St. Lucie River are impacted by elevated turbidity, suspended solids, nutrients and high levels of chlorophyll (SJRWMD, 2006c). The water management districts consider seagrass coverage a good indicator of water quality because as water quality declines, so do levels of seagrass (SJRWMD, 2006b). There is no known data pertaining specifically to water quality adjacent to the town. Conservation Element Map 6.5, however, shows that seagrass beds are present adjacent to the town. Maintaining water quality, and therefore these seagrasses, should remain a priority for the town.

#### Known Point Sources of Coastal Pollution

Previous studies indicate that there is concern regarding the impact of on-site sewage disposal systems (septic systems) on water quality of the lagoon in the vicinity of the Town of St. Lucie Village (Moses and Anderson, 1993). There are no permitted point source pollution discharges in the town.

#### Non-Point Sources of Coastal Pollution

The FDEP implements the federal National Pollutant Discharge Elimination System (NPDES) stormwater permitting program within the state. The NPDES stormwater

program regulates point source discharges of stormwater into surface waters of the State of Florida from certain municipal, industrial and construction activities (DEP, 2006c). Non-point pollution from stormwater runoff from adjacent properties and uplands travels to the lagoon without treatment. The topography of the town, in general, slopes towards the lagoon, and existing drainage canals appear to form direct paths into the lagoon. Although these canals appear to be serving as de facto retention/detention areas for stormwater, lack of adequate stormwater facilities means that stormwater short falls will also negatively impact the lagoon. Shellfish harvesting is prohibited in the lagoon directly adjacent to the town but not to the north of the town boundary, as discussed in Conservation Element Section 6.3.1 (Florida Department of Agriculture and Consumer Services Division of Aquaculture, 2006). This prohibition indicates that there are known water quality issues in this specific area.

#### 5.5.2 Impact of Proposed Land Uses on Coastal Waters

##### New Point Sources

The Infrastructure Element contained within this comprehensive plan does not propose any new point sources or pollution. The Future Land Use Element and Map direct industrial and commercial land uses outside of the coastal planning area.

##### New Non-Point Sources

The proposed Future Land Use Map designates the entire coastal planning area as single-family low residential. Drainage regulations should still be adopted to treat runoff from this residential development. It would be impractical to construct a stormwater treatment system for the existing single-family development in the coastal planning area because the Town does not own enough property to site facilities and most residences are adjacent to the lagoon. However, new subdivisions are required to meet SFWMD criteria.

### Changes to Estuarine Circulation Patterns

This Comprehensive Plan does not propose any changes or new facilities that would impact the circulation patterns of the Indian River Lagoon.

#### 5.5.3 Analysis of Remedial Action

The extension of central water and sewer to residences in the town would help reduce non-point source discharges from septic systems. Additionally, naturally vegetated buffers for the lagoon will help with the reduction of non-point source pollution from stormwater flowing into the lagoon.

#### 5.5.4 State, Regional, and Local Regulatory Programs to Reduce Estuarine Pollution

The following information is based on the *Comprehensive Plan of St. Lucie County, Florida* and the original 1989 comprehensive plan for the Town of St. Lucie Village (St. Lucie County, 2004; Resource Engineering and Planning, Inc., 1990).

The FDEP regulates the dredging and filling of waters and wetlands under state jurisdiction. The U.S. Army Corps of Engineers (ACOE) also carries out dredge and fill permitting. FDEP “regulates discharges of pollutants into natural or artificial bodies of water, establishes and enforces water quality standards, sets minimum treatment requirements, issues permits for the operation of wastewater treatment plants, administers construction grants for sewage treatment plants, and regulates discharges of stormwater” (Resource Engineering and Planning, Inc., 1990, p. 5-18).

The FDEP and SFWMD regulate the withdrawal, diversion, storage, and consumption of water. SFWMD is responsible for most of the permitting and operational aspects.

FDEP is also involved in controlling estuarine pollution through responsibilities which include selling or leasing state owned submerged lands. The sale or lease must not be "contrary to the public interest" and the proposed use of the submerged land "must not interfere with the conservation of fish, marine life, or wildlife, or other natural resources. Deeds or leases may contain restrictions on dredging and filling" (Resource Engineering and Planning, Inc., 1990, p. 5-19).

FDEP manages all aquatic preserves, including the Indian River Lagoon Aquatic Preserve established in 1969 (FDEP, 2006a). These preserves are state-owned submerged lands which the state wishes to protect in their natural condition. Special requirements pertain to the sale or lease of state owned submerged land within the aquatic preserves, and a management plan for each preserve has been prepared.

The FDEP also regulates exploration, drilling, and production of oil, gas, or other petroleum products, including drilling in estuaries. FDEP serves as a land purchasing agent and land manager for the state. The state, through several land acquisition programs such as the Florida Forever program, purchases environmentally sensitive lands such as those vital for estuarine water quality.

The Florida Department of Health (DOH) administers the mosquito control program. The St. Lucie County Mosquito Control District is responsible for managing approximately 94 percent of the 4,800 acres of mangrove swamps in the County. According to the Mosquito Control District Director, the district has stopped any improvement efforts for all canals within the town as of 1990 (J. David, personal communication, November 9, 2006). The County Public Health Unit, as part of the DOH, administers septic tank regulations and utility hook-ups and enforces the state plumbing code.

SFWMD is responsible for the major flood control and drainage structures and therefore responsible for the quantity and timing of much of the freshwater delivered to the lagoon.



The district is also responsible for certain regulatory activities delegated from FDEP. Including stormwater permitting.

The Florida Inland Navigational District (FIND) is responsible for and provides dredge material sites pursuant to 9J-5.006(1)(f)(3) (Minimum Criteria for Review of Local Government Comprehensive Plans and Plan Amendments Coastal Management Element Rule, 2006).

The Treasure Coast Regional Planning Council (TCRPC) and the Florida Department of Community Affairs (DCA), have some control over land use and development through local comprehensive plan reviews and the Development of Regional Impact (DRI) program.

## **5.6 Beach and Dune System**

As stated in the original 1989 adopted comprehensive plan technical analysis, there is no beach or dune system within the corporate limits of the Town of St. Lucie Village. Therefore, Rule 9J-5 *F.A.C.* requirements for an analysis of beach and dune systems is inapplicable to the Town of St. Lucie Village.

## **5.7 Archaeological and Historic Resources of the Coastal Area**

Resource Engineering and Planning, Inc. (1990) included the following brief history of the Town of St. Lucie Village:

The area of what is now St. Lucie Village has a long history of settlement by both native Indians and white men. The Ais Indians constructed several shell middens and burial mounds which can be found throughout the coastal planning area of the

county. Bones taken from one of the larger burial mounds have been estimated to be at least 1,000 to 2,000 years old. White men first surveyed the area in 1843 and constructed Ft. Capron in 1850. Several homes were then constructed throughout the late nineteenth century and early twentieth century, several of which are still occupied today. In fact, the homes in the southern area of St. Lucie Village are the oldest in the county. (p. 5-22)

A southern portion of the Town of St. Lucie Village is listed on the National Register of Historic Places as an Historic District (Map 5.3). The district includes 35 contributing resources and 15 non-contributing resources (National Park Service, 2006). The National Park Service (1997) defines contributing resources as “a building, site, structure, or object adding to the historic significance of a property” whereas noncontributing resources do not contribute significance. Three archaeological sites are contained within the district (Meeko Mound, St. Lucie Midden #1 and #2) while a fourth, Ft. Capron, is located just west of the district. Three other archaeological sites are clustered together north of the Historic District.

#### 5.7.1 Impact of Future Land Use on Archaeological and Historic Resources

The designation of lands in the coastal planning area as single-family low density residential is consistent with the St. Lucie Village Historic District. Other burial mounds and shell middens are known to exist on parcels contained in the coastal planning area. When vacant sites are proposed for development, they will need to be checked for archaeological resources.

## 5.8 Hurricane Evacuation

### 5.8.1 Current Status

An update to the TCRPC's hurricane evacuation study was prepared by Post, Buckley, Schuh and Jernigan, Inc. (PBS&J) for the U.S. Army Corps of Engineers in November 2003. Following a summary of the study, the impacts of future population growth are discussed.

The Saffir-Simpson Hurricane Scale is used to give an estimate of the potential property damage and flooding expected along the coast from a hurricane landfall. Wind speed is the determining factor in the scale, as storm surge values are highly dependent on the slope of the continental shelf and the shape of the coastline in the landfall region (National Weather Service, 2006). Exhibit 5-3 shows generalized storm surge heights by category of storm.

**Exhibit 5-3 Generalized Storm Surge Heights**

<b>Storm Category</b>	<b>Storm Surge Height</b>
Category 1	4-5 feet above normal
Category 2	6-8 feet above normal
Category 3	9-12 feet above normal
Category 4	13-18 feet above normal
Category 5	18+ feet above normal

Source: National Weather Service, 2006

For the purposes of applying available data to the needs of the Town of St. Lucie Village, this analysis was based on those parcels lying within the Hurricane Vulnerability Zone (HVZ), defined as “areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The [HVZ] shall include areas requiring evacuation of a 100-year

storm or Category 3 storm event” (Definitions for Hurricane Vulnerability Zone Rule, 2006). Within the hurricane vulnerability zone of a Category 3-5 storm, St. Lucie County has between 59,827 and 77,377 people recommended for evacuation, taking into account seasonal population countywide. In the event of a Category 3-5 storm, the total population of the Town of St. Lucie Village, or 604 residents in 2000, would need to evacuate (PBS&J, 2003).

Evacuees seek shelter through a variety of means. These include leaving the county, staying with friends and relatives in less vulnerable parts of the county, checking into hotels or motels, or using public shelters (Resource Engineering and Planning, Inc., 1990). Precise data are not available for the town, so the county data available in the 2003 hurricane evacuation study prepared by PBS&J was used to develop estimates of residents requiring shelter in the event of an evacuation for the Town of St. Lucie Village.

In the Town of St. Lucie Village, all parcels lie within the HVZ. PBS&J, in their report, estimated that approximately 36 percent of county residents evacuate for a Category 3-5 storm, and of those evacuating, 9 percent seek shelters. Assuming that the Town of St. Lucie Village would demonstrate similar trends, based on the 2000 population, approximately 56 residents would need to stay in a shelter (Exhibit 5-4).

**Exhibit 5-4 Evacuating People Statistics, Town of St. Lucie Village**

<b>Year</b>	<b>Total Population</b>	<b>Population Evacuating</b>	<b>Public Shelter Demand</b>	<b>Local Public Shelter Capacity</b>
2000	604	604	56	6,666
2020	637	637	59	6,666*

\* Assumes no new shelter capacity added within plan horizon

Source: PBS&J, 2003

The PBS&J study used a shelter capacity of 6,666 people in the county (2003). No further information about the breakdown of this capacity among individual shelters was available. A critical facilities GIS data layer provided by St. Lucie County indicates that there are 23 total shelters within the county (Map 5.4). Five are considered host shelters and two can take care of special needs evacuees. No individual shelter capacity information was provided with the county's data. Utilizing the overall shelter capacity data from the PBS&J study, the worst case scenario of total county evacuees needing shelters could be accommodated by the existing facilities.

In general, evacuees seek the nearest shelter to their home. There are seven shelters within five miles of the town boundaries. Of these, Francis K. Sweet Elementary School to the southwest in Ft. Pierce is within three miles, and Lakewood Park Elementary is approximately 4 miles northwest of the town. Both were included in the original comprehensive plan as possible shelters for town residents to use which would have sufficient capacity. Lakewood Park Elementary is located on Indrio Road between Kings Highway and Emerson Avenue. Primary links in the evacuation route to this shelter from the town are U.S. Highway 1 and Indrio Road, neither of which should experience flooding (Resource Engineering and Planning, Inc., 1990).

Segments with the highest evacuation vehicles to service volume ratio are considered critical links, meaning these congested areas control the flow of evacuation traffic during a hurricane evacuation and are key areas for traffic control and monitoring (PBS&J, 2003). The following segments are identified as "critical" within St. Lucie County:

- Okeechobee Road from US 1 to Martin Luther King Blvd (25<sup>th</sup> St.)
- North Beach Causeway at US 1
- Seaway Drive at US 1
- US 1 from South Bridge/Seaway Drive to Orange Avenue
- Orange Avenue at I-95

The PBS&J report also provided clearance times developed by storm scenario and by behavioral characteristic of each county. PBS&J defines clearance time for their models as the time required to clear the roadway of all vehicles evacuating in response to a hurricane situation, beginning when the first evacuating vehicle enters the road network, and ending when the last vehicle reaches an assumed point of safety (Exhibit 5-5).

**Exhibit 5-5 Hurricane Evacuation Clearance Times (in hours)**

**St. Lucie In-County Movements  
Treasure Coast Hurricane Evacuation Study Update 2003**

**Year 2003 Clearance Times (in hours)**

<b>Category 1-2 Hurricane</b>	<b>Low Seasonal Occupancy</b>	<b>High Seasonal Occupancy</b>
Immediate	6	7 <sup>3</sup> / <sub>4</sub>
Rapid Response	6 <sup>3</sup> / <sub>4</sub>	8 <sup>3</sup> / <sub>4</sub>
Medium Response	9	9 <sup>1</sup> / <sub>4</sub>
Long Response	12	12

*Worst individual household commute time – 3 <sup>1</sup>/<sub>2</sub> hours*

<b>Category 3-5 Hurricane</b>	<b>Low Seasonal Occupancy</b>	<b>High Seasonal Occupancy</b>
Immediate	6 <sup>1</sup> / <sub>4</sub>	8
Rapid Response	7	9
Medium Response	7 <sup>1</sup> / <sub>2</sub>	9 <sup>1</sup> / <sub>2</sub>
Long Response	8 <sup>1</sup> / <sub>4</sub>	12

*Worst individual household commute time – 3 <sup>3</sup>/<sub>4</sub> hours*

**Year 2008 Clearance Times (in hours)**

<b>Category 1-2 Hurricane</b>	<b>Low Seasonal Occupancy</b>	<b>High Seasonal Occupancy</b>
Rapid Response	9 <sup>1</sup> / <sub>2</sub>	12 <sup>3</sup> / <sub>4</sub>
Medium Response	10	13
Long Response	12	14

*Worst individual household commute time – 7 <sup>1</sup>/<sub>2</sub> hours*

<b>Category 3-5 Hurricane</b>	<b>Low Seasonal Occupancy</b>	<b>High Seasonal Occupancy</b>
Rapid Response	10	13 <sup>1</sup> / <sub>4</sub>
Medium Response	10 <sup>1</sup> / <sub>2</sub>	13 <sup>1</sup> / <sub>2</sub>
Long Response	11 <sup>1</sup> / <sub>4</sub>	14 <sup>1</sup> / <sub>4</sub>

*Worst individual household commute time – 8 hours*

Note: Commute time refers to how long one vehicle may be stuck in traffic making their evacuation movement

Source: PBS&J, 2003

### 5.8.2 Future Situation

The population of the Town of St. Lucie Village is only projected to grow by 33 people by 2020, to an overall population of 637 residents. This is expected to have a minimal impact on the number of residents requiring shelter in the event of an evacuation. Please refer to the Transportation Element for additional information regarding levels of service and evacuation routes.

## 5.9 Post Disaster Planning Concerns and Coastal High Hazard Areas

As recent storm events in Florida and the rest of the United States have demonstrated, a major natural disaster like a hurricane will require time after for clean-up and rebuilding. Decisions are necessary as to what makes sense to rebuild or repair. Some structures may have received repeated damage as a result of their location near the shore. In order to respond quickly after a storm with alternative land use and capital facilities plans, advance planning is necessary. Identifying the areas, structures and facilities most likely to be damaged, and preparing alternatives to current land use plans and facility sites will help in advance of a major storm.

### 5.9.1 Coastal High Hazard Areas

The Coastal High Hazard Area (CHHA) boundary is smaller in size than the HVZ, based on current definitions. Since the adoption of the original comprehensive plan, the definition of the CHHA has changed multiple times, including in 2006 to the current



definition, which is the storm surge expected from a Category 1 hurricane as defined by the National Hurricane Center's Sea, Lake and Overland Surges from Hurricanes (SLOSH) model (Definitions for Coastal High Hazard Areas Rule, 2006). This area historically receives damage from waves, surge, or other manifestations of rapidly moving or storm driven water (Resource Engineering and Planning, Inc., 1990).

In the Town of St. Lucie Village, the topography is relatively flat along the coast. The CHHA includes all of the town below ten feet above sea level, while the majority of this same area is less than five feet above sea level. Despite concerns over flooding and the risk of damage, waterfront property in Florida commands a high price. In the interest of public safety, and in order to minimize possible loss of life or property in storms, development within this area should be controlled, especially as development pressures continue in the surrounding areas and property values continue to rise.

Within the CHHA, the average density remains low at this time, at approximately one dwelling unit per acre. This is in part because the land east of the railroad was designated single-family low density on the original FLUM map, and because centrally serviced sewer and potable water utilities have not been available. Also, it is very difficult to subdivide these lots under current land development regulations. The lots are not wide enough to develop a subdivision (60' right-of-way required) and many are not wide enough for a single split with a "flag lot" in the back.

#### 5.9.2 Projected Future Conditions

Growth in the area is expected to remain slow.. Regulations are in place within the ordinances to reduce damages and increase safety during storm events. Proposed revisions to the floodplain ordinance should bring the town into compliance with the National Flood Insurance Program (NFIP). Additionally, a second set of proposed revisions would make the town eligible to participate in the NFIP's Community Rating

System (CRS) which is “a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS: (1) reduce flood losses; (2) facilitate accurate insurance rating; and (3) promote the awareness of flood insurance” (FEMA, 2006).

### 5.9.3 Post-Disaster Redevelopment Alternatives

Most of the properties within the CHHA are well-maintained, and owners would likely want to rebuild in the event of damage from a hurricane. There is nothing currently included in the zoning ordinance regulating the rebuilding of non-conforming structures that are damaged after a storm or other natural disaster. The policies within this element, however, do require that should structures suffer damage in excess of 50 percent of their appraised value, they must be rebuilt to meet all current requirements including building codes.

## 5.10 Public Access

### 5.10.1 Inventory of Existing Facilities

Public access is currently defined as “the ability of the public to physically reach, enter or use recreation sites including beaches and shores” (Definitions for Public Access Rule, 2006). Currently, the St. Lucie Village Heritage Park is the only major recreation site located within the town boundaries. A second smaller parcel located near the St. Lucie Village School offers some small recreational space for the town. Both sites offer parking access for visitors and are open to the public. Heritage Park also offers residents the opportunity to be near the Indian River Lagoon, but currently does not have a dock to

allow direct access to the water. A canoe/kayak boat launch is planned as part of the park's recreational facilities. For more information, please see the Recreation/Open Space Element Section 7.2.1. Currently, the nearest public boat ramp is located in Fort Pierce along the north causeway. The private boat ramp at the Village Marina is available for public use for a small fee.

Although the county offers additional parks and public beach access sites within a few miles of the town, these fall outside the scope of the analysis and will not be listed.

#### 5.10.2 Future Needs

The town has limited funds available for the purchase of public land, but they have added Heritage Park since the adoption of the original plan by identifying additional funding sources for such purchases. Growth is expected to remain slow during the planning horizon, so there are no anticipated needs for additional public access. Continued improvements to Heritage Park, such as the addition of a canoe launch, would benefit the residents and continue to meet the public access requirement. The town should continue to identify alternative funding sources, when possible, to expand access to the lagoon for the public.

### 5.11 Coastal Area Infrastructure

The following section summarizes the existing infrastructure within the coastal planning area. Further detail on these infrastructure items can be found in the Transportation and Public Facilities Elements.

#### 5.11.1 Existing Facilities

##### Roads, Bridges, and Causeways

There are only local roads located within the CHHA and HVZ.

##### Sanitary Sewage Facilities

The Town of St. Lucie Village does not currently offer centralized sanitary sewage facilities. The Fort Pierce Utilities Authority (FPUA) currently has an 16” force main running north on US Highway 1 in the right-of-way adjacent to the town, but has not extended service lines into the town directly (W. Thiess, personal communication, November 6, 2006).

##### Potable Water Facilities

The town currently has no potable water system available to it, with the exception of the residential parcels south of Riverside Marina at the extreme south end of the Village. FPUA is in the planning stages for a proposed addition of a water main running north on US 1 (W. Thiess, personal communication, November 6, 2006).

##### Drainage Facilities

There is no centralized storm drainage system available to serve the town’s stormwater disposal needs. Several small drainage ditches and three canals have been constructed but there is no data available regarding the maintenance or past expansion of these ditches. At the time of the original comprehensive plan adoption, no local drainage regulations had been adopted to regulate drainage for residential uses. The current zoning ordinance, however, requires more detailed information regarding the handling of drainage as part of site plan review.

##### Beach Renourishment and Shore Protection Structures

There are no beaches in the Town of St. Lucie Village. The current zoning ordinance regulates the construction of sea walls and bulkheads. According to the 1989 plan,

“Individual land owners have installed bulkheads and rip-rap along the Indian Rover Lagoon and adjoining canals to prevent flooding” (Resource Engineering and Planning, Inc., 1990).

#### 5.11.2 Future Needs

##### Roads, Bridges, and Causeways

Please consult the Transportation Element for a detailed analysis.

##### Sanitary Sewage Facilities

Please consult the Public Facilities Element for a detailed analysis.

##### Potable Water Facilities

Please consult the Public Facilities Element for a detailed analysis.

##### Drainage Facilities

Please consult the Public Facilities Element for a detailed analysis.

##### Coastal Shore Protection Structures

Current town policies are in place to allow hardening of the lagoon shoreline only if erosion is a threat to life and property and the use of vegetation has failed to stabilize the shoreline. As discussed in the Conservation Element, erosion is not currently a problem in the town. Should a storm cause damage including erosion, however, policies are in place to ensure that shoreline hardening structures are not vertical seawalls or bulkheads, but rather, sloping structures of rip-rap or pervious materials combined with vegetation.

##### Special Restrictions on Siting Facilities in the Coastal Area

Policies are currently in place to ensure that infrastructure and transportation improvements are only built within the CHHA if they provide for the public interest. For

example, no public funds should be used to extend infrastructure unless it is to provide services for existing houses or will provide adequate evacuation in the event of an emergency. Thus, the proposed expansion of public water and sewer systems to the residents of the town would still be permitted under this policy.

## **5.12 Evaluation and Appraisal of the ~~Conservation~~ Coastal Management Element**

### **5.12.1 Anticipated Changes**

There were no anticipated changes to occur that impacted the Coastal Management Element that were not statutory changes, discussed below. The Coastal Management Element has an overarching goal of ensuring “the social, economic, and environmental resources of the St. Lucie Village Coastal Area are maintained or enhanced through the regulation of development activities that would damage or destroy such resources, or threaten human life and cause otherwise unnecessary public expenditures in areas subject to destruction by natural disasters.” This goal is met through a series of objectives and policies that need to be revisited periodically to ensure that the goal is still being met and those new statutory regulations are revised and included accordingly.

### **5.12.2 Unanticipated Changes**

When the Town of St. Lucie Village wrote its Comprehensive Plan in 1989, planners anticipated the population to reach 839 persons by 2005. The population in 2000 was only 604, and new analysis projects the population to only reach 637 by 2020. Development within the CHHA has remained primarily single-family low density residential development, and a 75-acre parcel was designated recreation/open space within the area thereby reducing the possibility of additional homes and structures within the coastal planning area.

### 5.12.3 Statutory Changes

The Coastal Management Element of the Comprehensive Plan is regulated by Chapter 163.3177, *Florida Statutes (F.S.)*, and Rule 9J-5.012, *F.A.C.* The Department of Community Affairs provides local governments with two tables summarizing the statutory and rule changes to ensure that their comprehensive plans address all requirements. There have been several legislative changes which will require additions or revisions of current language:

1. Updated definition of coastal area and addition of the term coastal planning area which applies to the Town of St. Lucie Village (9J-5.003, *F.A.C.* updated March 23, 1994). Coastal Planning Area definition revised again March 21, 1999.
2. Several changes to the definition of Coastal High Hazard Area, including most recent definition change in 2006, as applied to this element.
3. Additional requirement to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in S.342.07, F.S. (Chapter 163.3178(2)(g) revised in 2005).

The following regulatory changes do not require revisions to the current plan, as policies are already in place to address the issues:

1. Requirement of integration of interagency hazard mitigation reports (9J-5.012(3), *F.A.C.*, updated on March 23, 1994). Addressed in Coastal Management Element Policy 5.1.5.4 (c).
2. Requirement of Element to address the relocation, mitigation or replacement of infrastructure within the coastal high-hazard area (9J-5.012(3), *F.A.C.*, updated on

March 23, 1994). Addressed in the original (1989) Coastal Management Element Policy 5.1.9.1 (proposed to be moved to revised Policy 5.1.5.2).

Several regulatory changes are not applicable to the Town of St. Lucie Village, including:

1. Addition of several requirements for a marina siting plan (9-5.005(1)(c), 9J-5.012(2), 9J-5.012(3), and 9J-5.012(4), *F.A.C.* updated March 23, 1994). Not applicable to town because county does not have a marina siting plan.
2. Requirement to include a procedure to resolve inconsistencies between the local comprehensive plan and the deepwater port master plan. Not applicable because the town does not fall within the area covered by the closest deepwater port master plan, which is the Master Plan for the Port of Fort Pierce.

5.12.4 Evaluation of ~~Conservation~~ Coastal Management Element Goals, Objectives and Policies

### **OBJECTIVE 5.1.1**

**In accordance with section 163.3202, F.S., land development regulations shall be adopted which regulate future development in the coastal area and shoreline uses in a manner which preserves, protects and enhances the remaining coastal area wetlands, living marine resources, and wildlife habitat.**

#### Actual Result:

Land development regulations (LDRs) are in place that require the inventory of habitat and wetlands, but no LDRs explicitly provide protection to these resources or regulate development in the coastal area. Additionally, ordinances are not in compliance with originally adopted comprehensive plan policies. Section 3.6.4 Non-Residential and Multi-Family Residential Requirements – General Landscaping Requirements in the



Town of St. Lucie Village zoning ordinances only requires a minimum of ten feet between any use and wetlands (Section 3.6.4(B)(5)(b)).

**OBJECTIVE 5.1.2**

**In accordance with Section 163.3202, F.S., land development regulations shall be adopted for the protection of species with special status.**

Actual Result:

The Town of St. Lucie Village zoning ordinance requires that an Environmental Impact Report be completed which identifies the presence of any endangered or threatened species and species of special concern and their associated habitats, but no protective measures have been adopted.

**OBJECTIVE 5.1.3**

**The village shall enforce regulations adopted by the Department of Natural Resources, Department of Environmental Regulation, Department of Health and Rehabilitative Services, St. Lucie County, SFWMD and other appropriate federal, state and local governments for the improvement of the water quality of the Indian River Lagoon, and shall, in accordance with Section 163.3202, F.S., adopt regulations of its own for the same purpose.**

Actual Result:

The Town of St. Lucie Village has adopted a Conservation (CSV) District within its regulations which is intended to “provide an identifiable designation for the Indian River Lagoon in order to promote its protection in a manner consistent with federal, state and local goals and objectives for the resource” (Conservation District, 1995). Regulations governing the height, bulk, mass, and placement of structures in the Conservation District, however, are deferred to state and federal regulations, and the town does not provide clear definitions of requirements at a local level. Docks, seawalls, and bulkheads are regulated.

**OBJECTIVE 5.1.4**

**In accordance with Section 163.3202, F.S., land development regulations shall be adopted for the protection, preservation and reuse of historic resources.**

Actual Result:

The Town of St. Lucie Village does not currently have any LDRs in place that address the protection, preservation, or reuse of historic resources.

**OBJECTIVE 5.1.5**

**In accordance with Section 163.3202, F.S., land development regulations shall be adopted which ensure that building and development activities are carried out in a manner which minimizes the danger to life and property from hurricanes and floods and which direct population away from coastal high hazard areas.**

Actual Result:

The Town of St. Lucie Village requires an Environmental Impact Report if a proposed development would be located in whole or in part in a 100-year flood plain. It requires information regarding the required first floor elevation and whether all floor elevations will be above this level, as well as the identification of any area subject to flooding during storm conditions. Site plan approval is dependent on the applicant demonstrating that the proposed development is consistent with the town's comprehensive plan.

**OBJECTIVE 5.1.6**

**The village shall implement county and regional hurricane evacuation plans as they pertain to village residents in an attempt to maintain evacuation times established by such plans.**

Actual Result:

The Town of St. Lucie Village policies are in place to meet this objective.

**OBJECTIVE 5.1.7**

**The village shall provide immediate response to post-hurricane situations through the implementation of post-disaster response and redevelopment plans to be prepared and adopted by October 1, 1994.**

Actual Result:

The Town of St. Lucie Village has not adopted a post-disaster redevelopment plan at this time. St. Lucie County's Comprehensive Emergency Management Plan is responsible for coordinating post-hurricane responses.

**OBJECTIVE 5.1.8**

**The village shall not experience a loss of public access to the Indian River Lagoon and alternative programs for the acquisition of additional public access facilities shall be developed and implemented by 1994.**

Actual Result:

The Town of St. Lucie Village has added a large amount of public access land with the acquisition of Heritage Park in 2003. The town utilized alternative sources of funding to make the purchase.

**OBJECTIVE 5.1.9**

**The level of service standards adopted for the entire village in the Capital Improvements Element and other elements of this Comprehensive Plan shall be applied to the traffic circulation and infrastructure facilities of the coastal area whenever development orders or permits are requested the provision of infrastructure in the coastal area shall take place in a manner which is financially acceptable, ensures health, public funds in high-hazard coastal areas.**

Actual Result:

Policies are in place requiring that these level of service standards are met. Levels of service have remained the same within the coastal planning area.

**OBJECTIVE 5.1.10**

**In accordance with the goals, objectives and policies of the Future Land Use Element and uses depicted on the Future Land Use Map, Single Family Low Density Residential shall be the only form of new private development permitted within the coastal area of St. Lucie Village, and existing non-conforming uses shall be regulated through land development regulations adopted in accordance with section 163.3202, F.S.**

Actual Result:

There are two additional multi-family parcels mapped on the existing land use map since the adoption of this plan in 1989. Land development regulations are limited in what they regulate for non-conforming uses. Normal maintenance and repairs of nonconforming uses may continue, but they may not be enlarged or restored should they be damaged by 50 percent or more of the fair market value of the structure.

**5.12.5 Suggested Changes**

Based on the previous discussions of changes, the following amendments are suggested to the Coastal Management Element. The revisions in Exhibit 5-6 will update the time frame and reflect recent changes to the town maps.

**Exhibit 5-6 Proposed Revisions to Existing Goals, Objectives, and Policies in the Coastal Management Element**

Current Language	Suggested Revisions	Comment
GOAL 5.1.: ENSURE THE SOCIAL, ECONOMIC, AND ENVIRONMENTAL RESOURCES OF THE ST. LUCIE VILLAGE COASTAL AREA ARE MAINTAINED OR ENHANCED THROUGH THE REGULATION OF DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY SUCH RESOURCES, OR THREATEN HUMAN LIFE AND CAUSE OTHERWISE UNNECESSARY PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.	GOAL 5.1.: ENSURE THE SOCIAL, ECONOMIC, AND ENVIRONMENTAL RESOURCES OF THE ST. LUCIE VILLAGE COASTAL <u>PLANNING</u> AREA ARE MAINTAINED OR ENHANCED THROUGH THE REGULATION OF DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY SUCH RESOURCES, OR THREATEN HUMAN LIFE AND CAUSE OTHERWISE UNNECESSARY PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.	Definition changes for coastal area and the creation of coastal planning area since adoption of plan.
Objective 5.1.1.: In accordance with section 163.3202, F.S., land development regulations shall be adopted which regulate future development in the coastal area and shoreline uses in a manner which preserves, protects and enhances the remaining coastal area wetlands, living marine resources, and wildlife habitat.	Objective 5.1.1.: In accordance with <del>s</del> Section 163.3202, F.S., land development regulations shall be adopted which regulate future development in the coastal <u>planning</u> area and shoreline uses in a manner which preserves, protects and enhances the remaining coastal area wetlands, living marine resources, and wildlife habitat.	Language change. Land development regulations providing protection to these resources or regulate development in the coastal area not currently in place as stated.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 5.1.1.1.: The entire coastal area as defined in this element of the Comprehensive Plan shall be designated as Single Family, Low Density Residential on the Future Land Use Map with the exception of the Village Marina, which shall be designated as Limited Marine Commercial and the small public open space located at the foot of Chamberlain Boulevard, which shall be designated as Recreation/Open Space.	Policy 5.1.1.1.: The entire coastal <u>planning</u> area as defined in this element of the Comprehensive Plan shall be designated as Single Family, Low Density Residential on the Future Land Use Map with the exception of the Village Marina, which shall be designated as Limited Marine <u>a</u> Commercial and <del>the small</del> public open spaces <del>located at the foot of Chamberlain Boulevard</del> , which shall be designated as Recreation/Open Space.	See comments regarding Goal 5.1  Changes to land use categories as defined in the Land Use Element.
Policy 5.1.1.2.: St. Lucie Village, through use of its code enforcement powers shall regulate activities which may impact estuarine water quality and the implementation of the Indian River Lagoon Management Plan. The village shall control the disposal of domestic solid waste including debris, regulate land use through zoning and comprehensive planning and enforce site planning and subdivision requirements which further the goals of the management plan.	Policy 5.1.1.2.: <u>The Town of</u> St. Lucie Village, through use of its code enforcement powers shall regulate activities which may impact estuarine water quality and the implementation of the Indian River Lagoon Management Plan. The <del>village</del> <u>town</u> shall control the disposal of domestic solid waste including debris, regulate land use through zoning and comprehensive planning and enforce site planning and subdivision requirements which further the goals of the management plan.	Language change.
Policy 5.1.1.3.: Regulations shall be adopted for the preservation of native flora, including grasses, shrubs and trees.	Policy 5.1.1.3.: Regulations shall <u>continue to be adopted enforced</u> for the preservation of native flora, including grasses, shrubs and trees.	Land development regulations regarding preservation of native flora are adopted.
Policy 5.1.1.4.: All proposed new development and redevelopment activities	<del>Policy 5.1.1.4.: All proposed new development and redevelopment activities</del>	Incorporated into proposed wetlands Conservation Element Policy 6.1.2.10.

Current Language	Suggested Revisions	Comment
which propose to alter wetlands, or which cannot preserve the required portion of native vegetation on the site shall submit a mitigation plan with the proposed site plan. The mitigation 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 destroyed. All mitigation offered to offset development in the coastal area must be performed in the coastal area.	<del>which propose to alter wetlands, or which cannot preserve the required portion of native vegetation on the site shall submit a mitigation plan with the proposed site plan. The mitigation 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 destroyed. All mitigation offered to offset development in the coastal area must be performed in the coastal area.</del>	
Policy 5.1.1.5.: All proposed new development and redevelopment activities within the coastal area shall use native vegetation to meet the village landscaping requirements for buffers, setbacks, and open spaces.	Policy 5.1.1.54.: All proposed new development and redevelopment activities within the coastal <u>planning</u> area shall use native vegetation to meet the <del>village</del> <u>town</u> landscaping requirements for buffers, setbacks, and open spaces.	Renumber and language change.
Policy 5.1.1.6.: All proposed new development and redevelopment shall install a twenty-five (25) foot buffer strip adjacent to all wetlands and the Indian River Lagoon.	Policy 5.1.1.65.: All proposed new development and redevelopment shall <del>install</del> <u>require a minimum</u> twenty-five (25) foot <u>naturally vegetated</u> buffer strip adjacent to all <u>high quality</u> wetlands <u>as defined within the Conservation Element</u> and the Indian River Lagoon.	Consistency with proposed Policy 6.1.2.11 in the Conservation Element.

Current Language	Suggested Revisions	Comment
Policy 5.1.1.7.: All proposed new development and redevelopment activities shall remove nuisance and invasive exotic plant species, particularly Australian pine, Melaleuca, and Brazilian pepper during the construction and measures shall be taken to prevent soil erosion.	<del>Policy 5.1.1.7.: All proposed new development and redevelopment activities shall remove nuisance and invasive exotic plant species, particularly Australian pine, Melaleuca, and Brazilian pepper during the construction and measures shall be taken to prevent soil erosion.</del>	Not required by 9J-5 to be in Coastal Management Element. Duplicate of Conservation Element Policy 6.1.5.1.
Policy 5.1.1.8.: Within proposed new development and redevelopment sites, lagoon shorelines lacking wetland vegetation shall be planted with native wetlands vegetation in order to minimize flood damage, stabilize the shoreline, and trap sediments and other non-point source pollutants. Hardening of the lagoon shoreline may be used only if erosion is a threat to life and property and the use of vegetation has failed to stabilize the shoreline. Such shoreline hardening structures shall not be vertical seawalls or bulkheads, but rather, sloping structures of rip-rap or pervious materials combined with vegetation.	<del>Policy 5.1.1.86.: Within proposed new development and redevelopment sites, lagoon shorelines lacking wetland vegetation shall be planted with native wetlands vegetation in order to minimize flood damage, stabilize the shoreline, and trap sediments and other non-point source pollutants.</del> Hardening of the lagoon shoreline may be used only if erosion is a threat to life <del>and</del> <u>or</u> property and the use of vegetation has failed to stabilize the shoreline. Such shoreline hardening structures shall not be vertical seawalls or bulkheads, but rather, sloping structures of rip-rap or pervious materials combined with vegetation.	Renumber.  Portion of policy redundant with buffer requirements established within Policy 5.1.1.5 and the Conservation Element.
Objective 5.1.2.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted for the protection of species with special status.	Objective 5.1.2.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted for the protection of species with special status.	No change. Land development regulations providing special species protection not currently in place as stated.
Policy 5.1.2.1.: All proposed new development or redevelopment activities, other than single family residence or	Policy 5.1.2.1.: All proposed new development or redevelopment activities, other than single family residences <u>or</u>	Portion of policy contains second required action and will be used as a separate policy.



Current Language	Suggested Revisions	Comment
<p>commercial or multi-family development of two (2) acres or less shall submit an environmental impact report which shall at a minimum:</p> <ul style="list-style-type: none"> <li>a. Inventory the flora and fauna of the site and identify the presence of any endangered or threatened species and species of special concern and their associated habitats;</li> <li>b. Inventory all on-site wetlands;</li> <li>c. Inventory all other significant on-site resources; and</li> <li>d. Describe impacts of the development on inventoried resources and any mitigating measures to be taken to prevent degradation of those resources.</li> </ul> <p>All development activities which would 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.</p>	<p>commercial or multi-family development of two (2) acres or less, shall submit an environmental impact report which shall at a minimum:</p> <ul style="list-style-type: none"> <li>a. Inventory the flora and fauna of the site and identify the presence of any endangered or threatened species and species of special concern and their associated habitats;</li> <li>b. Inventory all on-site wetlands; <u>and</u></li> <li><del>c. Inventory all other significant on-site resources; and</del></li> <li><u>c.</u> Describe impacts of the development on inventoried resources and any mitigating measures to be taken to prevent degradation of those resources.</li> </ul> <p><del>All development activities which would 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.</del></p>	
<p>New policy.</p>	<p><u>Policy 5.1.2.2.: All development activities which would 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.</u></p>	<p>See comment for Policy 5.1.1.1.</p>

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 5.1.2.2: In order to protect gopher tortoises and indigo snakes, the use of toxic substances poured in burrows to destroy rattlesnakes shall be prohibited.	Policy 5.1.2.23: In order to protect gopher tortoises and indigo snakes, the use of toxic substances poured in burrows to destroy rattlesnakes shall be prohibited.	Renumber.
Objective 5.1.3.: The village shall enforce regulations adopted by the Department of Natural Resources, Department of Environmental Regulation, Department of Health and Rehabilitative Services, St. Lucie County, SFWMD and other appropriate federal, state and local governments for the improvement of the water quality of the Indian River Lagoon, and shall, in accordance with Section 163.3202, F.S., adopt regulations of its own for the same purpose.	Objective 5.1.3.: The <del>village</del> <u>town</u> shall <u>be vigilant to violators of</u> regulations adopted by the <del>Department of Natural Resources, Department of Environmental Regulation, Department of Environmental Protection, Department of Health and Rehabilitative Services,</del> St. Lucie County, SFWMD and other appropriate federal, state and local governments for the improvement of the water quality of the Indian River Lagoon, and shall, in accordance with Section 163.3202, F.S., adopt regulations of its own for the same purpose.	Language change. Regulations have been adopted.  The Department of Environmental Regulation (DER) no longer exists. It was merged with the Department of Natural Resources (DNR) to create the Department of Environmental Protection (DEP).  Land development regulations not currently in place as stated.
Policy 5.1.3.1.: The village shall report all identified point-source pollution emitters to the appropriate federal, state and local governments to identify any existing or for corrective action.	Policy 5.1.3.1.: The <del>village</del> <u>town</u> shall report all identified point-source pollution emitters to the appropriate federal, state and local governments to identify any existing or for corrective action.	Language change.
Policy 5.1.3.2.: New marinas shall be prohibited within the village.	Policy 5.1.3.2.: New marinas shall be prohibited within the <del>village</del> <u>town</u> .	Language change.

Current Language	Suggested Revisions	Comment
Policy 5.1.3.3.: Residential dock permits shall first be approved by the Department of Natural Resources, DER and COE prior to consideration by the village.	Policy 5.1.3.3.: Residential dock permits shall first be approved by the <del>Department of Natural Resources, DER</del> <u>Florida Department of Environmental Protection and U.S. Army Corps Of Engineers</u> prior to <del>consideration</del> <u>the issuance of a building permit by the village-town.</u>	See comments regarding Objective 5.1.3 re: DEP. Language strengthened to define town's role in process.  Language change.
Policy 5.1.3.4.: In accordance with section 163.3202, F.S., drainage regulations shall be adopted which are consistent with those of the South Florida Water Management District and Department of Environmental Regulations without exemptions and which at a minimum shall prohibit new point sources of run-off from discharging into the lagoon for less than the 25-year storm event.	Policy 5.1.3.4.: In accordance with section 163.3202, F.S., drainage regulations shall be adopted which are consistent with those of the South Florida Water Management District and Department of Environmental <del>Regulations</del> <u>Protection</u> without exemptions and which at a minimum shall prohibit new point sources of run-off from discharging into the lagoon for less than the 25-year <del>4-hour</del> storm event.	Language change.  Drainage regulations have not been adopted.  See comments regarding Objective 5.1.3 re: DEP.
Policy 5.1.3.5.: No structures which constrict water circulation in the Indian River Lagoon shall be permitted unless they are in the public interest.	<del>Policy 5.1.3.5.: No structures which constrict water circulation in the Indian River Lagoon shall be permitted unless they are in the public interest.</del>	Permitted by FDEP or ACOE. Town's role already defined in Policy 5.1.3.3.

Current Language	Suggested Revisions	Comment
Policy 5.1.3.6.: In order to reduce non-point source pollutant loadings and improve the functioning of the city's drainage system, dumping of debris of any kind, including yard clippings and trimmings, into drainage ditches, stormwater control structures, and the Indian River Lagoon shall be prohibited by land development regulations adopted in accordance with Section 163.3202, F.S.	Policy 5.1.3.65.: In order to reduce non-point source pollutant loadings and improve the functioning of the <del>city</del> town's drainage system, dumping of debris of any kind, including yard clippings and trimmings, into drainage ditches, stormwater control structures, and the Indian River Lagoon shall be prohibited by land development regulations adopted in accordance with Section 163.3202, F.S.	Renumber.  Land development regulations regarding the dumping of debris have not been adopted.
Policy 5.1.3.7.: The town shall request the Treasure Coast Regional Planning Council to convene an Indian River Lagoon Planning Task Force which shall include representatives 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.	<del>Policy 5.1.3.7.: The town shall request the Treasure Coast Regional Planning Council to convene an Indian River Lagoon Planning Task Force which shall include representatives 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.</del>	Town of St. Lucie Village did not complete this Policy. Protection of Indian River Lagoon accomplished through additional policies within both the Coastal Management and Conservation Elements. Coordination between agencies included within Intergovernmental Coordination Element. Removal of duplicate policy also proposed within Conservation Element Policy 6.1.5.3.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 5.1.3.8.: Issuance of a development order or permit for new development or redevelopment shall be conditioned upon demonstration of compliance with applicable federal, state and local drainage system permit requirements.	Policy 5.1.3.86.: Issuance of a development order or permit for new development or redevelopment shall be conditioned upon demonstration of compliance with applicable federal, state and local drainage system permit requirements.	Renumber.
Policy 5.1.3.9.: The town shall adopt DER Rules 17-3 and 17-25 for stormwater quality and quantity. Drainage facilities shall operate at the following levels of service: 5-year, 24-hour protection for road centerlines; and 5-year, 1-hour protection for parking lots served by exfiltration systems.	<del>Policy 5.1.3.9.: The town shall adopt DER Rules 17-3 and 17-25 for stormwater quality and quantity. Drainage facilities shall operate at the following levels of service: 5-year, 24-hour protection for road centerlines; and 5-year, 1-hour protection for parking lots served by exfiltration systems.</del>	Included in Public Facilities Element.
Policy 5.1.3.10: The village shall become a member and actively participate in a county-wide drainage authority or drainage advisory board once it is created.	<del>Policy 5.1.3.10: The village shall become a member and actively participate in a county-wide drainage authority or drainage advisory board once it is created.</del>	Included within Public Facilities Element
Policy 5.1.3.11: The village shall meet with the Mosquito Control District a minimum of once a year to discuss needed improvements to the canal system. Any improvement plans shall be agreed to by both parties and the county-wide drainage authority or drainage advisory board once it becomes active.	<del>Policy 5.1.3.11: The village shall meet with the Mosquito Control District a minimum of once a year to discuss needed improvements to the canal system. Any improvement plans shall be agreed to by both parties and the county-wide drainage authority or drainage advisory board once it becomes active.</del>	Mosquito Control District has stopped any improvement efforts for all canals within the town as of 1990 (J. David, personal communication, November 9, 2006) and jurisdiction now belongs to the town. Policies included within Public Facilities Element.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 5.1.3.12: Issuance of a development order or permit for new development or redevelopment having an impact on existing or future Mosquito Control District canals shall be conditioned upon Mosquito Control District approval of the drainage system(s) necessary to service the proposed development	<del>Policy 5.1.3.12: Issuance of a development order or permit for new development or redevelopment having an impact on existing or future Mosquito Control District canals shall be conditioned upon Mosquito Control District approval of the drainage system(s) necessary to service the proposed development</del>	See comment above re: original (1989) Policy 5.1.3.11.
Policy 5.1.3.13.: Issuance of all building permits shall be conditioned upon demonstration of compliance (e.g. signed permits) with applicable local, state and federal requirements for on-site wastewater treatment systems necessary to service the proposed development.	<del>Policy 5.1.3.13.: Issuance of all building permits shall be conditioned upon demonstration of compliance (e.g. signed permits) with applicable local, state and federal requirements for on-site wastewater treatment systems necessary to service the proposed development.</del>	See comment above re: original (1989) Policy 5.1.3.11.
Objective 5.1.4.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted for the protection, preservation and reuse of historic resources.	Objective 5.1.4.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted for the protection, preservation and reuse of historic resources.	No change. Land development regulations regarding historic resources not currently in place as stated.
Policy 5.1.4.1.: As an alternative to preserving historic or archaeological sites, the owner may allow excavation of the site by the Department of Historic Resources or their approved alternate prior to development. Should the site be scientifically excavated, then development may proceed without preserving the site.	Policy 5.1.4.1.: As an alternative to preserving historic or archaeological sites, the owner may allow excavation of the site by the Department of Historic Resources or their approved alternate prior to development. Should the site be scientifically excavated, then development may proceed without preserving the site.	No change.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 5.1.4.2.: In the case of historic or archaeological sites, vegetation removal shall not be permitted unless the vegetation to be removed is a part of the bona fide scientific excavation, or is part of an approved development plan.	Policy 5.1.4.2.: In the case of historic or archaeological sites, vegetation removal shall not be permitted unless the vegetation to be removed is a part of the bona fide scientific excavation, or is part of an approved development plan.	No change.
Policy 5.1.4.3.: The village shall accept donations of historic or archaeological sites.	Policy 5.1.4.3.: The <del>village</del> <u>town</u> shall accept donations of historic or archaeological sites.	Language change.
Policy 5.1.4.4.: In accordance with Section 163.3202, F.S., the village shall: <ul style="list-style-type: none"> <li>a. Adopt criteria for the identification of historic resources; and</li> <li>b. Adopt regulations for the protection, preservation and reuse of identified historic sites and structures;</li> </ul>	Policy 5.1.4.4.: In accordance with Section 163.3202, F.S., the <del>village</del> <u>town</u> shall: <ul style="list-style-type: none"> <li><del>a. Adopt criteria for the identification of historic resources; and</del></li> <li><del>b. Adopt regulations for the protection, preservation and reuse of identified historic sites and structures;</del></li> </ul>	Duplicative with Policy 5.1.4.5.

Current Language	Suggested Revisions	Comment
<p>Policy 5.1.4.5.: By August 1, 1991 the Village shall:</p> <ul style="list-style-type: none"> <li>a. Determine if any structures or sites meet the criteria for historic resources and so designated and map those that do;</li> <li>b. Submit a list of qualified historic resources to the Florida Department of State Division of Historic Resources for inclusion on the State and National lists of historic places; and</li> <li>c. Continually update the list of historic resources as appropriate.</li> </ul>	<p>Policy 5.1.4.5.: <del>By August 1, 1991 the</del> <u>The Town of St. Lucie</u> Village shall <u>continue to</u>:</p> <ul style="list-style-type: none"> <li>a. Determine if any structures or sites meet the <u>National Register of Historic Places</u> criteria for <u>evaluation</u> for historic resources and <u>if so</u>, designated and map those that do;</li> <li><del>b. Submit a list of qualified historic resources to the Florida Department of State Division of Historic Resources for inclusion on the State and National lists of historic places; and</del></li> <li><u>b.</u> Continually update the list of historic resources as appropriate.</li> </ul>	<p>Since adoption of the original comprehensive plan, the town has had the St. Lucie Village Historic District designated and listed on the National Register. Archaeological sites are included on the State of Florida Master Site File. As new sites are eligible or discovered, they should continue to be added.</p>
<p>Objective 5.1.5.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted which ensure that building and development activities are carried out in a manner which minimizes the danger to life and property from hurricanes and floods and which direct population away from coastal high hazard areas.</p>	<p>Objective 5.1.5.: In accordance with Section 163.3202, F.S., land development regulations shall be <del>adopted</del> <u>enforced</u> which ensure that building and development activities are carried out in a manner which minimizes the danger to life <del>and</del> <u>or</u> property from hurricanes and floods and which direct population away from coastal high hazard areas.</p>	<p>Land development regulations regarding building and development activities within the coastal high hazard area have been adopted.</p>



Current Language	Suggested Revisions	Comment
Policy 5.1.5.1.: All areas east of the Florida East Coast Railroad (FEC) shall be designated as Coastal High Hazard Areas. These areas are depicted on Figure 2 of this Comprehensive Plan.	<del>Policy 5.1.5.1.: All areas east of the Florida East Coast Railroad (FEC) shall be designated as</del> <u>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.</u> These areas are depicted on <del>Figure 2</del> <u>Map 5.1</u> of this Comprehensive Plan.	CHHA definition change, 2006.
Policy 5.1.5.2.: Town-funded or supported public facilities shall not be built in the coastal high-hazard area, unless the facility is for public access, resource restoration, or required to ensure the health, safety, and welfare of its residents.	<del>Policy 5.1.5.2.: Town-funded or supported public facilities shall not be built in the coastal high-hazard area, unless the facility is for public access, resource restoration, or required to ensure the health, safety, and welfare of its residents.</del>	Duplicative with current Policy 5.1.9.1 which is proposed to replace this policy.
	<u>Policy 5.1.5.2.: Public funds shall not be used for infrastructure expansion or increasing capacity in high-hazard coastal areas unless such funds are necessary to:</u> a. <u>provide services to existing development (structures approved for development prior to the implementation of this policy);</u> b. <u>provide adequate evacuation in the event of emergency;</u> c. <u>provide for recreational needs and other appropriate water dependent uses.</u>	Former Policy 5.1.9.1.

Current Language	Suggested Revisions	Comment
Policy 5.1.5.3.: The village shall participate in and coordinate with surrounding local government plans to provide immediate response to post-hurricane situations.	<del>Policy 5.1.5.3.: The village shall participate in and coordinate with surrounding local government plans to provide immediate response to post-hurricane situations.</del>	Policy not required within comprehensive plan. Response is governed by Comprehensive Emergency Management Plan which contains specific operational procedures.
<p>Policy 5.1.5.4.: Land use intensities within the coastal area shall be consistent with:</p> <ul style="list-style-type: none"> <li>a. Directing population concentrations away from Coastal High Hazard Areas;</li> <li>b. The Future Land Use Element and Map;</li> <li>c. The hazard mitigation annex of the local peacetime emergency management plan the Treasure Coast Hurricane Evacuation Study;</li> <li>d. Vested development rights; and</li> <li>e. Those which maintain an acceptable time period for emergency evacuation.</li> </ul>	<p>Policy <del>5.1.5.4</del> <u>5.1.5.3</u>.: Land use intensities within the coastal area shall be consistent with:</p> <ul style="list-style-type: none"> <li>a. Directing population concentrations away from <u>the</u> Coastal High Hazard Areas;</li> <li>b. The Future Land Use Element and Map;</li> <li>c. The hazard mitigation annex of the local peacetime emergency management plan, <u>the St. Lucie County Local Mitigation Strategy and the Treasure Coast most current Hurricane Evacuation Study</u>;</li> <li>d. Vested development rights; and</li> <li>e. Those which maintain <del>an acceptable time period</del> <u>the adopted level of service</u> for emergency evacuation <u>as included in the Transportation Element</u>.</li> </ul>	<p>Renumber, rule change and language change.</p> <p>The current hurricane evacuation study was written by PBS&amp;J in 2003. Revising the language referencing a specific author of the Hurricane Evacuation Study will eliminate the need for future text amendments when the study is revised in the future by a different organization.</p>

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Objective 5.1.6.: The village shall implement county and regional hurricane evacuation plans as they pertain to village residents in an attempt to maintain evacuation times established by such plans.	<del>Objective 5.1.6.: The village shall implement county and regional hurricane evacuation plans as they pertain to village residents in an attempt to maintain evacuation times established by such plans.</del>	Not required within comprehensive plan. Evacuation is executed by the county.
Policy 5.1.6.1.: The village shall coordinate all hurricane evacuation with the county and adjacent municipalities by implementing the procedures developed in county and regional evacuation plans.	<del>Policy 5.1.6.1.: The village shall coordinate all hurricane evacuation with the county and adjacent municipalities by implementing the procedures developed in county and regional evacuation plans.</del>	See comments re: Objective 5.1.6
Policy 5.1.6.2.: The village shall request all resident to evacuate immediately once an evacuation order is issued.	<del>Policy 5.1.6.2.: The village shall request all resident to evacuate immediately once an evacuation order is issued.</del>	See comments re: Objective 5.1.6
Policy 5.1.6.3.: The village shall annually notify all residents of hurricane evacuation procedures and shelters and procedures for those with special needs such as the handicapped and the infirmed.	<del>Policy 5.1.6.3.: The village shall annually notify all residents of hurricane evacuation procedures and shelters and procedures for those with special needs such as the handicapped and the infirmed.</del>	See comments re: Objective 5.1.6
Policy 5.1.6.3.: The village shall annually notify all residents of hurricane evacuation procedures and shelters and procedures for those with special needs such as the handicapped and the infirmed.	<del>Policy 5.1.6.3.: The village shall annually notify all residents of hurricane evacuation procedures and shelters and procedures for those with special needs such as the handicapped and the infirmed.</del>	See comments re: Objective 5.1.6

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 5.1.6.5.: All hurricane evacuation studies and plans conducted by or for the village shall be provided to the Treasure Coast Regional Planning Council, the county, and all other municipalities within St. Lucie County for consistency with regional and local plans prior to their adoption and implementation. The village shall request these agencies to do likewise.	<del>Policy 5.1.6.5.: All hurricane evacuation studies and plans conducted by or for the village shall be provided to the Treasure Coast Regional Planning Council, the county, and all other municipalities within St. Lucie County for consistency with regional and local plans prior to their adoption and implementation. The village shall request these agencies to do likewise.</del>	Policy not required. Additionally, studies of this nature are not typically done.
Objective 5.1.7.: The village shall provide immediate response to post-hurricane situations through the implementation of post-disaster response and redevelopment plans to be prepared and adopted by October 1, 1994.	Objective 5.1.7 <u>6</u> .: The <del>village</del> <u>town</u> shall provide immediate response to post-hurricane situations through the implementation of post-disaster <del>response</del> and redevelopment plans <del>to be prepared and adopted by October 1, 1994.</del>	Renumber and language change.  The town has not yet developed post-disaster response and redevelopment plans.
Policy 5.1.7.1. : After a hurricane, but before re-entry of the population into evacuated areas, the Village Board of Aldermen shall convene the Recovery Task Force, hear preliminary damage assessments and consider a temporary moratorium on building activities not necessary for the public health, safety and welfare.	Policy 5.1.7 <u>6</u> .1. : After a hurricane, but before re-entry of the population into evacuated areas, the <del>Village</del> <u>Town</u> Board of Aldermen shall convene the Recovery Task Force, hear preliminary damage assessments and consider a temporary moratorium on building activities not necessary for the public health, safety and welfare.	Renumber and language change.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 5.1.7.2.: The Recovery Task Force shall consist of the mayor, all five aldermen, the town marshal, town building inspector and others as deemed necessary to assess the extent of damages within the village and to coordinate with other governmental agencies.	Policy 5.1.76.2.: The Recovery Task Force shall consist of the mayor, all five aldermen, the town marshal, town building inspector and others as deemed necessary to assess the extent of damages within the <del>village</del> <u>town</u> and to coordinate with other governmental agencies.	Renumber and language change.
Policy 5.1.7.3.: The Recovery Task Force shall: review and decide upon emergency building permits; coordinate with state, county, and federal officials to prepare disaster assistance applications, analyze and recommend to the Board of Aldermen hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan; and recommend amendments to the Comprehensive Plan, Local Peacetime Emergency Management Plan, and other appropriate policies and procedures.	Policy 5.1.76.3.: The Recovery Task Force shall: review and decide upon emergency building permits; coordinate with state, county, and federal officials to prepare disaster assistance applications, analyze and recommend to the Board of Aldermen hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan; and recommend amendments to the Comprehensive Plan, Local Peacetime Emergency Management Plan, and other appropriate policies and procedures.	Renumber.
Policy 5.1.7.4.: Immediate repair and cleanup actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long term redevelopment activities shall be	Policy 5.1.76.4.: Immediate repair and cleanup actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long term redevelopment activities shall be	Renumber.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
postponed until the Recovery Task Force has completed its tasks.	postponed until the Recovery Task Force has completed its tasks.	
Policy 5.1.7.5.: If rebuilt, structures which suffer damage in excess of fifty percent (50%) of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.	Policy 5.1.7 <u>6</u> .5.: If rebuilt, structures which suffer damage in excess of fifty percent (50%) of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.	Renumber.
Policy 5.1.7.6.: Structures which suffer repeated damage to pilings, foundations, or loadbearing walls shall be modified to delete the areas most prone to damage.	Policy 5.1.7 <u>6</u> .6.: Structures which suffer repeated damage to pilings, foundations, or loadbearing walls shall be modified to <del>delete</del> <u>eliminate</u> the areas most prone to damage.	Renumber and language change.
Policy 5.1.7.7.: Repair or reconstruction of seawalls shall utilize the techniques addressed in Policy 5.1.1.7.	Policy 5.1.7 <u>6</u> .7.: Repair or reconstruction of seawalls shall utilize the techniques addressed in Policy 5.1.1. <u>78</u> .	Renumber.
Policy 5.1.7.8.: The Recovery Task Force shall inventory all structures which suffer in excess of fifty percent (50%) of their assessed value, judge the utility of the land for public access, and make recommendations for acquisitions to the Board of Aldermen.	Policy 5.1.7 <u>6</u> .8.: The Recovery Task Force shall inventory all structures which suffer in excess of fifty percent (50%) of their assessed value, judge the utility of the land for public access, and make recommendations for acquisitions to the Board of Aldermen.	Renumber and language change.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Objective 5.1.8.: The village shall not experience a loss of public access to the Indian River Lagoon and alternative programs for the acquisition of additional public access facilities shall be developed and implemented by 1994.	Objective 5.1.87.: The <u>village town</u> shall <del>not experience a loss of</del> <u>maintain and enhance</u> public access to the Indian River Lagoon <del>and alternative programs for the acquisition of additional public access facilities shall be developed and implemented by 1994.</del>	Renumber and language change.  The town has met this objective through the acquisition of Heritage Park, but the town does not have the staff or resources to manage a formal land acquisition program (W. Thiess, personal communication, October 13, 2006).
Policy 5.1.8.1. : The small public open space located at the foot of Chamberlain Boulevard shall remain in public ownership, be available for public pedestrian access to the Indian River Lagoon, and be designated as Recreation/Open Space on the Future Land Use Map.	<del>Policy 5.1.8.1. : The small public open space located at the foot of Chamberlain Boulevard shall remain in public ownership, be available for public pedestrian access to the Indian River Lagoon, and be designated as Recreation/Open Space on the Future Land Use Map.</del>	This policy is too specific and therefore limiting and unnecessary. Area located at the foot of Chamberlain Boulevard is part of right-of-way.
Policy 5.1.8.2.: Parking for those using the Chamberlain Boulevard public access area shall be permitted within the Chamberlain Boulevard right-of-way located west of Indian River Drive.	<del>Policy 5.1.8.2.: Parking for those using the Chamberlain Boulevard public access area shall be permitted within the Chamberlain Boulevard right-of-way located west of Indian River Drive.</del>	See comment re: current Policy 5.1.8.1 above.
Policy 5.1.8.3.: Structures other than docks or private utility poles shall not be permitted east of the Indian River Drive right-of-way in order that an unobstructed view of the Indian River Lagoon be maintained along the length of Indian River Drive.	Policy 5.1.87.31.: Structures other than docks or private utility poles shall not be permitted east of the Indian River Drive right-of-way in order that an unobstructed view of the Indian River Lagoon be maintained along the length of Indian River Drive.	Renumber.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 5.1.8.4. : The village shall develop a trust for the receiving of land and/or monetary donations and implement a program to actively pursue contributions.	<del>Policy 5.1.8.4. : The village shall develop a trust for the receiving of land and/or monetary donations and implement a program to actively pursue contributions.</del>	Renumber.  Public access to the lagoon is still a priority for the town, but the town does not have the staff or resources to manage a trust program (W. Thiess, personal communication, October 13, 2006). Proposed Policy 5.1.7.3 alternate language.
Policy 5.1.8.5. : The village shall, in a manner consistent with the Future Land Use Element of this Comprehensive Plan, develop and implement land development regulations which encourage the dedication of public access facilities from new development or redevelopment activities.	Policy 5.1.87.52. : The <del>village</del> <u>town</u> shall, in a manner consistent with the Future Land Use Element of this Comprehensive Plan, develop and implement land development regulations which encourage the dedication of public access facilities from new development or redevelopment activities.	Renumber and language change.  Proposed language defines how public access facilities will be required within the land development regulations.
Policy 5.1.8.6.: The village shall investigate available state, federal and private non-profit programs for the purchase of public lands and submit applications to those for which the village is eligible.	Policy 5.1.87.63.: The <del>village</del> <u>town</u> shall investigate available state, federal and private non-profit programs for the purchase of public lands and submit applications to those for which the <del>village</del> <u>town</u> is eligible.	Renumber and language change.



Current Language	Suggested Revisions	Comment
Objective 5.1.9.: The level of service standards adopted for the entire village in the Capital Improvements Element and other elements of this Comprehensive Plan shall be applied to the traffic circulation and infrastructure facilities of the coastal area whenever development orders or permits are requested the provision of infrastructure in the coastal area shall take place in a manner which is financially acceptable, ensures the health, public funds in high-hazard coastal areas.	Objective 5.1.98.: The level of service standards adopted for the entire <del>village</del> <u>town</u> in the Capital Improvements Element and other elements of this Comprehensive Plan shall be applied to the traffic circulation and infrastructure facilities of the coastal <u>planning</u> area whenever development orders or permits are requested the provision of infrastructure in the coastal area shall take place in a manner which is financially acceptable, ensures the health, <u>when using</u> public funds in high-hazard coastal areas.	Renumber and language change.
Policy 5.1.9.1.: Public funds shall not be used for infrastructure expansion or improvements in high-hazard coastal areas unless such funds are necessary to: a. provide services to existing development (structures approved for development prior to the implementation of this policy); b. provide adequate evacuation in the event of emergency; c. provide for recreational needs and other appropriate water dependent uses.	<del>Policy 5.1.9.1.: Public funds shall not be used for infrastructure expansion or improvements in high-hazard coastal areas unless such funds are necessary to: a. provide services to existing development (structures approved for development prior to the implementation of this policy); b. provide adequate evacuation in the event of emergency; c. provide for recreational needs and other appropriate water dependent uses.</del>	Incorporated into Policy 5.1.5.2.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 5.1.9.2.: The level of service standards established elsewhere is this Comprehensive Plan for traffic circulation, sanitary sewer, solid waste, drainage, potable water, and recreation are hereby established and adopted for all coastal area facilities of the same type.	Policy 5.1.98.21.: The level of service standards established elsewhere is this Comprehensive Plan for traffic circulation, sanitary sewer, solid waste, drainage, potable water, and recreation are hereby established and adopted for all coastal <u>planning</u> area facilities of the same type.	Renumber.
Policy 5.1.9.3.: Developments which would impact existing facilities by reducing the level of service below adopted levels, and which are to be built prior to the availability of scheduled facility improvements shall pay for such impacts or shall provide their own facilities constructed to agency standards.	Policy 5.1.98.32.: Developments which would impact existing facilities by reducing the level of service below adopted levels, and which are to be built prior to the availability of scheduled facility improvements shall pay for such impacts or shall provide their own facilities constructed to agency standards.	Renumber.
Objective 5.1.10. : In accordance with the goals, objectives and policies of the Future Land Use Element and uses depicted on the Future Land Use Map, Single Family Low Density Residential shall be the only form of new private development permitted within the coastal area of St. Lucie Village, and existing non-conforming uses shall be regulated through land development regulations adopted in accordance with section 163.3202, F.S.	Objective 5.1.409. : In accordance with the goals, objectives and policies of the Future Land Use Element and uses depicted on the Future Land Use Map, Single Family Low Density Residential shall be the only form of new private development permitted within the coastal <u>planning</u> area of <u>the Town of</u> St. Lucie Village, and existing non-conforming uses shall be regulated through land development regulations adopted in accordance with section 163.3202, F.S.	Renumber and language change.

Current Language	Suggested Revisions	Comment
Policy 5.1.10.1.: All proposed development in the coastal area shall be consistent with the land uses shown on the Future Land Use Map (Figure 6 of this Comprehensive Plan) and the goals, objectives and policies of the Future Land Use Element.	Policy 5.1.409.1.: All proposed development in the coastal <u>planning</u> area shall be consistent with the land uses shown on the Future Land Use Map ( <del>Figure 6</del> <u>Map 1.4</u> of this Comprehensive Plan) and the goals, objectives and policies of the Future Land Use Element.	Renumber and language change.
Policy 5.1.10.2.: All land acquired in the coastal area by governmental agencies or private organizations for the purpose of public use or conservation shall be redesignated on the Future Land Use Map as either Conservation or Recreation/Open Space, depending upon its intended use.	Policy 5.1.409.2.: All land acquired in the coastal <u>planning</u> area by governmental agencies or private organizations for the purpose of public use or conservation shall be redesignated on the Future Land Use Map as either Conservation or Recreation/Open Space, depending upon its intended use.	Renumber.
Policy 5.1.10.3.: All private requests for changes to the Future Land Use Map within the coastal area or changes to the future land categories which are shown in the Coastal area on the Future Land Use Map which would permit development at intensities or densities greater than those permitted by the adoption of this Comprehensive shall at a minimum, provide the following documentation for consideration by the Village Board of Aldermen: a. A market study which demonstrates the existing need for the proposed intensity or density within the coastal	Policy 5.1.409.3.: All private requests for changes to the Future Land Use Map within the coastal <u>planning</u> area or changes to the future land categories which are shown in the <del>C</del> <u>coastal planning</u> area on the Future Land Use Map which would permit development at intensities or densities greater than those permitted by the adoption of this Comprehensive <u>Plan</u> shall at a minimum, provide the following documentation for consideration by the <del>Village Town</del> Board of Aldermen: a. A market study which demonstrates the existing need for the proposed intensity or density within the coastal	Renumber and language change.  Current section (f) proposed for removal because included within Capital Improvement Element

Current Language	Suggested Revisions	Comment
<p>area;</p> <p>b. Data and analysis which state the locational advantage of the St. Lucie village coastal area over other areas within the Treasure Coast Region which already permit the proposed intensity or density;</p> <p>c. The potential impacts of the proposed intensity or density on the natural, historic and social resources of the coastal area;</p> <p>d. The potential impacts on the property values of existing uses and those which are expected under the existing future land designations;</p> <p>e. The additional needs for the public facilities for which levels of service have been adopted by this plan;</p> <p>f. Data and analysis which state the proposed intensities or density can be supported by existing public facilities at the adopted levels of service or that such facilities will be provided privately and be available concurrent with the impacts of the proposed development; and</p> <p>g. Data and analysis which state the proposed intensities or densities serve the general public interest of the community and provide for an</p>	<p><u>planning</u> area;</p> <p>b. Data and analysis which <del>state</del> <u>demonstrate</u> the locational advantage of the <u>Town of St. Lucie</u> <del>✖Village</del> coastal <u>planning</u> area over other areas within the Treasure Coast Region which already permit the proposed intensity or density;</p> <p>c. The potential impacts of the proposed intensity or density on the natural, historic and social resources of the coastal <u>planning</u> area;</p> <p>d. The potential impacts on the property values of existing uses and those which are expected under the existing future land designations;</p> <p>e. The additional needs for the public facilities for which levels of service have been adopted by this plan;</p> <p><del>f. Data and analysis which state the proposed intensities or density can be supported by existing public facilities at the adopted levels of service or that such facilities will be provided privately and be available concurrent with the impacts of the proposed development; and</del></p> <p><u>f.</u> Data and analysis which <del>state</del> <u>demonstrate</u> the proposed intensities or densities serve the general public</p>	

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
overall net public benefit, monetary and otherwise.	interest of the community and provide for an overall net public benefit, monetary and otherwise.	
Policy 5.1.10.3.: In accordance with section 163.3202, F.S., and the goals, objectives and policies of the Future Land Use Element, land development regulations shall be adopted for the buffering, improvements and elimination of non-conforming uses.	Policy 5.1.409.34.: In accordance with <del>s</del> Section 163.3202, F.S., and the goals, objectives and policies of the Future Land Use Element, land development regulations shall be adopted for the buffering, improvements and elimination of non-conforming uses.	Renumber.
New policy.	<u>Objective 5.1.10. : In accordance with Section 163.3178, F.S., the Town of St. Lucie Village shall 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.</u>	Required statutory updates.

### **5.13 Revised Goals, Objectives and Policies**

GOAL 5.1.: ENSURE THE SOCIAL, ECONOMIC, AND ENVIRONMENTAL RESOURCES OF THE ST. LUCIE VILLAGE COASTAL PLANNING AREA ARE MAINTAINED OR ENHANCED THROUGH THE REGULATION OF DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY SUCH RESOURCES, OR THREATEN HUMAN LIFE AND CAUSE OTHERWISE UNNECESSARY PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.

Objective 5.1.1.: In accordance with ~~s~~Section 163.3202, F.S., land development regulations shall be adopted which regulate future development in the coastal planning area and shoreline uses in a manner which preserves, protects and enhances the remaining coastal area wetlands, living marine resources, and wildlife habitat.

Policy 5.1.1.1.: The entire coastal planning area as defined in this element of the Comprehensive Plan shall be designated as Single Family, Low Density Residential on the Future Land Use Map with the exception of the Village Marina, which shall be designated as Limited Marinea Commercial and ~~the small~~ public open spaces ~~located at the foot of Chamberlain Boulevard~~, which shall be designated as Recreation/Open Space.

Policy 5.1.1.2.: The Town of St. Lucie Village, through use of its code enforcement powers shall regulate activities which may impact estuarine water quality and the implementation of the Indian River Lagoon Management Plan. The ~~village~~ town shall control the disposal of domestic solid waste including debris, regulate land use through zoning and comprehensive planning and enforce site planning and subdivision requirements which further the goals of the management plan.

Policy 5.1.1.3.: Regulations shall continue to be adopted enforced for the preservation of native flora, including grasses, shrubs and trees.

~~Policy 5.1.1.4.: All proposed new development and redevelopment activities which propose to alter wetlands, or which cannot preserve the required portion of native vegetation on the site shall submit a mitigation plan with the proposed site plan. The mitigation 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 destroyed. All mitigation offered to offset development in the coastal area must be performed in the coastal area.~~

Policy 5.1.1.54.: All proposed new development and redevelopment activities within the coastal planning area shall use native vegetation to meet the ~~village town~~ landscaping requirements for buffers, setbacks, and open spaces.

Policy 5.1.1.65.: All proposed new development and redevelopment shall ~~install~~ require a minimum twenty-five (25) foot naturally vegetated buffer strip adjacent to all high quality wetlands as defined within the Conservation Element and the Indian River Lagoon.

~~Policy 5.1.1.7.: All proposed new development and redevelopment activities shall remove nuisance and invasive exotic plant species, particularly Australian pine, Melaleuca, and Brazilian pepper during the construction and measures shall be taken to prevent soil erosion.~~

Policy 5.1.1.86.: ~~Within proposed new development and redevelopment sites, lagoon shorelines lacking wetland vegetation shall be planted with native wetlands vegetation in order to minimize flood damage, stabilize the shoreline, and trap sediments and other non point source pollutants. Hardening of the lagoon shoreline may be used only if erosion is a threat to life and or property and the use of vegetation has failed to stabilize the shoreline. Such shoreline hardening structures shall not be vertical seawalls or bulkheads, but rather, sloping structures of rip-rap or pervious materials combined with vegetation.~~

Objective 5.1.2.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted for the protection of species with special status.

Policy 5.1.2.1.: All proposed new development or redevelopment activities, other than single family residences or commercial or multi-family development of two (2) acres or less, shall submit an environmental impact report which shall at a minimum:

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

~~All development activities which would 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.~~

Policy 5.1.2.2.: All development activities which would 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.

Policy 5.1.2.23: In order to protect gopher tortoises and indigo snakes, the use of toxic substances poured in burrows to destroy rattlesnakes shall be prohibited.

Objective 5.1.3.: The ~~village town~~ shall be vigilant to violators of ~~enforce~~ regulations adopted by the ~~Department of Natural Resources, Department of Environmental Regulation~~ Department of Environmental Protection, Department of Health ~~and Rehabilitative Services~~, St. Lucie County, SFWMD and other appropriate federal, state and local governments for the improvement of the water quality of the Indian River Lagoon, and shall, in accordance with Section 163.3202, F.S., adopt regulations of its own for the same purpose.



Policy 5.1.3.1.: The ~~village town~~ shall report all identified point-source pollution emitters to the appropriate federal, state and local governments to identify any existing or for corrective action.

Policy 5.1.3.2.: New marinas shall be prohibited within the ~~village town~~.

Policy 5.1.3.3.: Residential dock permits shall first be approved by the ~~Department of Natural Resources, DER~~ Florida Department of Environmental Protection and U.S. Army Corps Of Engineers prior to ~~consideration~~ the issuance of a building permit by the ~~village town~~.

Policy 5.1.3.4.: In accordance with section 163.3202, F.S., drainage regulations shall be adopted which are consistent with those of the South Florida Water Management District and Department of Environmental ~~Regulations~~ Protection without exemptions and which at a minimum shall prohibit new point sources of run-off from discharging into the lagoon for less than the 25-year 4-hour storm event.

~~Policy 5.1.3.5.: No structures which constrict water circulation in the Indian River Lagoon shall be permitted unless they are in the public interest.~~

Policy 5.1.3.6~~5~~.: In order to reduce non-point source pollutant loadings and improve the functioning of the ~~city~~town's drainage system, dumping of debris of any kind, including yard clippings and trimmings, into drainage ditches, stormwater control structures, and the Indian River Lagoon shall be prohibited by land development regulations adopted in accordance with Section 163.3202, F.S.

~~Policy 5.1.3.7.: The town shall request the Treasure Coast Regional Planning Council to convene an Indian River Lagoon Planning Task Force which shall include representatives 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 5.1.3.86.: Issuance of a development order or permit for new development or redevelopment shall be conditioned upon demonstration of compliance with applicable federal, state and local drainage system permit requirements.

~~Policy 5.1.3.9.: The town shall adopt DER Rules 17-3 and 17-25 for stormwater quality and quantity. Drainage facilities shall operate at the following levels of service:~~

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

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

~~Policy 5.1.3.10: The village shall become a member and actively participate in a county-wide drainage authority or drainage advisory board once it is created.~~

~~Policy 5.1.3.11: The village shall meet with the Mosquito Control District a minimum of once a year to discuss needed improvements to the canal system. Any improvement plans shall be agreed to by both parties and the county-wide drainage authority or drainage advisory board once it becomes active.~~

~~Policy 5.1.3.12: Issuance of a development order or permit for new development or redevelopment having an impact on existing or future Mosquito Control District canals shall be conditioned upon Mosquito Control District approval of the drainage system(s) necessary to service the proposed development~~

~~Policy 5.1.3.13.: Issuance of all building permits shall be conditioned upon demonstration of compliance (e.g. signed permits) with applicable local, state and federal requirements for on-site wastewater treatment systems necessary to service the proposed development.~~

Objective 5.1.4.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted for the protection, preservation and reuse of historic resources.

Policy 5.1.4.1.: As an alternative to preserving historic or archaeological sites, the owner may allow excavation of the site by the Department of Historic Resources or their approved alternate prior to development. Should the site be scientifically excavated, then development may proceed without preserving the site.

Policy 5.1.4.2.: In the case of historic or archaeological sites, vegetation removal shall not be permitted unless the vegetation to be removed is a part of the bona fide scientific excavation, or is part of an approved development plan.

Policy 5.1.4.3.: The ~~village~~ town shall accept donations of historic or archaeological sites.

Policy 5.1.4.4.: In accordance with Section 163.3202, F.S., the ~~village~~ town shall:

- ~~a. Adopt criteria for the identification of historic resources consistent with the National Register of Historic Places guidelines; and~~
- ~~b. Adopt regulations for the protection, preservation and reuse of identified historic sites and structures;~~

Policy 5.1.4.5.: ~~By August 1, 1991 the~~ The Village shall continue to:

- ~~a. Determine if any structures or sites meet the National Register of Historic Places criteria for evaluation for historic resources and if so, designated and map those that do;~~
- ~~b. Submit a list of qualified historic resources to the Florida Department of State Division of Historic Resources for inclusion on the State and National lists of historic places; and~~
- b. Continually update the list of historic resources as appropriate.

Objective 5.1.5.: In accordance with Section 163.3202, F.S., land development regulations shall be ~~adopted~~ enforced which ensure that building and development activities are carried out in a manner which minimizes the danger to life ~~and~~ or property from hurricanes and floods and which direct population away from coastal high hazard areas.

Policy 5.1.5.1.: ~~All areas east of the Florida East Coast Railroad (FEC) shall be designated as~~ 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 ~~Figure 2~~ Map 5.1 of this Comprehensive Plan.

~~Policy 5.1.5.2.: Town-funded or supported public facilities shall not be built in the coastal high hazard area, unless the facility is for public access, resource restoration, or required to ensure the health, safety, and welfare of its residents.~~

Policy 5.1.5.2.: Public funds shall not be used for infrastructure expansion or increasing capacity in high-hazard coastal areas unless such funds are necessary to:

- a. provide services to existing development (structures approved for development prior to the implementation of this policy);
- b. provide adequate evacuation in the event of emergency;
- c. provide for recreational needs and other appropriate water dependent uses.

~~Policy 5.1.5.3.: The village shall participate in and coordinate with surrounding local government plans to provide immediate response to post hurricane situations.~~

~~Policy 5.1.5.4~~5.1.5.3.: Land use intensities within the coastal area shall be consistent with:

- a. Directing population concentrations away from the Coastal High Hazard Areas;
- b. The Future Land Use Element and Map;

- c. The hazard mitigation annex of the local peacetime emergency management plan, the St. Lucie County Local Mitigation Strategy and the Treasure Coast most current Hurricane Evacuation Study;
- d. Vested development rights; and
- e. Those which maintain ~~an acceptable time period~~ the adopted level of service for emergency evacuation as included in the Transportation Element.

~~Objective 5.1.6.: The village shall implement county and regional hurricane evacuation plans as they pertain to village residents in an attempt to maintain evacuation times established by such plans.~~

~~Policy 5.1.6.1.: The village shall coordinate all hurricane evacuation with the county and adjacent municipalities by implementing the procedures developed in county and regional evacuation plans.~~

~~Policy 5.1.6.2.: The village shall request all resident to evacuate immediately once an evacuation order is issued.~~

~~Policy 5.1.6.3.: The village shall annually notify all residents of hurricane evacuation procedures and shelters and procedures for those with special needs such as the handicapped and the infirmed.~~

~~Policy 5.1.6.3.: The village shall annually notify all residents of hurricane evacuation procedures and shelters and procedures for those with special needs such as the handicapped and the infirmed.~~

~~Policy 5.1.6.5.: All hurricane evacuation studies and plans conducted by or for the village shall be provided to the Treasure Coast Regional Planning Council, the county, and all other municipalities within St. Lucie County for consistency with regional and local plans prior to their adoption and implementation. The village shall request these agencies to do likewise.~~

Objective 5.1.76.: The ~~village town~~ shall provide immediate response to post-hurricane situations through the implementation of post-disaster ~~response and~~ redevelopment plans ~~to be prepared and adopted by October 1, 1994.~~

Policy 5.1.76.1. : After a hurricane, but before re-entry of the population into evacuated areas, the ~~Village Town~~ Board of Aldermen shall convene the Recovery Task Force, hear preliminary damage assessments and consider a temporary moratorium on building activities not necessary for the public health, safety and welfare.

Policy 5.1.76.2.: The Recovery Task Force shall consist of the mayor, all five aldermen, the town marshal, town building inspector and others as deemed necessary to assess the extent of damages within the ~~village town~~ and to coordinate with other governmental agencies.

Policy 5.1.76.3.: The Recovery Task Force shall: review and decide upon emergency building permits; coordinate with state, county, and federal officials to prepare disaster assistance applications, analyze and recommend to the Board of Aldermen hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan; and recommend amendments to the Comprehensive Plan, Local Peacetime Emergency Management Plan, and other appropriate policies and procedures.

Policy 5.1.76.4.: Immediate repair and cleanup actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long term redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.

Policy 5.1.76.5.: If rebuilt, structures which suffer damage in excess of fifty percent (50%) of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

Policy 5.1.76.6.: Structures which suffer repeated damage to pilings, foundations, or loadbearing walls shall be modified to ~~delete~~ eliminate the areas most prone to damage.

Policy 5.1.76.7.: Repair or reconstruction of seawalls shall utilize the techniques addressed in Policy 5.1.1.78.

Policy 5.1.76.8.: The Recovery Task Force shall inventory all structures which suffer in excess of fifty percent (50%) of their assessed value, judge the utility of the land for public access, and make recommendations for acquisitions to the Board of Aldermen.

Objective 5.1.87.: The ~~village town~~ shall ~~not experience a loss of~~ maintain and enhance public access to the Indian River Lagoon ~~and alternative programs for the acquisition of additional public access facilities shall be developed and implemented by 1994.~~

Policy 5.1.8.1. : ~~The small public open space located at the foot of Chamberlain Boulevard shall remain in public ownership, be available for public pedestrian access to the Indian River Lagoon, and be designated as Recreation/Open Space on the Future Land Use Map.~~

Policy 5.1.8.2.: ~~Parking for those using the Chamberlain Boulevard public access area shall be permitted within the Chamberlain Boulevard right of way located west of Indian River Drive.~~

Policy 5.1.87.31.: Structures other than docks or private utility poles shall not be permitted east of the Indian River Drive right-of-way in order that an unobstructed view of the Indian River Lagoon be maintained along the length of Indian River Drive.

~~Policy 5.1.8.4. : The village shall develop a trust for the receiving of land and/or monetary donations and implement a program to actively pursue contributions.~~

Policy 5.1.87.52. : The ~~village~~ town shall, in a manner consistent with the Future Land Use Element of this Comprehensive Plan, develop and implement land development regulations which encourage the dedication of public access facilities from new development or redevelopment activities.

Policy 5.1.87.63.: The ~~village~~ town shall investigate available state, federal and private non-profit programs for the purchase of public lands and submit applications to those for which the ~~village~~ town is eligible.

Objective 5.1.98.: The level of service standards adopted for the entire ~~village~~ town in the Capital Improvements Element and other elements of this Comprehensive Plan shall be applied to the traffic circulation and infrastructure facilities of the coastal planning area whenever development orders or permits are requested the provision of infrastructure in the coastal area shall take place in a manner which is financially acceptable, ensures the health, when using public funds in high-hazard coastal areas.

Policy 5.1.8.1.: Public funds shall not be used for infrastructure expansion or improvements in high-hazard coastal areas unless such funds are necessary to:

- a. provide services to existing development (structures approved for development prior to the implementation of this policy);
- b. provide adequate evacuation in the event of emergency;
- c. provide for recreational needs and other appropriate water dependent uses.

~~Policy 5.1.9.1.: Public funds shall not be used for infrastructure expansion or improvements in high-hazard coastal areas unless such funds are necessary to:~~

- ~~a. provide services to existing development (structures approved for development prior to the implementation of this policy);~~
- ~~b. provide adequate evacuation in the event of emergency;~~
- ~~c. provide for recreational needs and other appropriate water dependent uses.~~



Policy 5.1.98.212.: The level of service standards established elsewhere is this Comprehensive Plan for traffic circulation, sanitary sewer, solid waste, drainage, potable water, and recreation are hereby established and adopted for all coastal planning area facilities of the same type.

Policy 5.1.98.223.: Developments which would impact existing facilities by reducing the level of service below adopted levels, and which are to be built prior to the availability of scheduled facility improvements shall pay for such impacts or shall provide their own facilities constructed to agency standards.

Objective 5.1.409. : In accordance with the goals, objectives and policies of the Future Land Use Element and uses depicted on the Future Land Use Map, Single Family Low Density Residential shall be the only form of new private development permitted within the coastal planning area of the Town of St. Lucie Village, and existing non-conforming uses shall be regulated through land development regulations adopted in accordance with section 163.3202, F.S.

Policy 5.1.409.1.: All proposed development in the coastal planning area shall be consistent with the land uses shown on the Future Land Use Map (~~Figure 6~~ Map 1.4 of this Comprehensive Plan) and the goals, objectives and policies of the Future Land Use Element.

Policy 5.1.409.2.: All land acquired in the coastal planning area by governmental agencies or private organizations for the purpose of public use or conservation shall be redesignated on the Future Land Use Map as either Conservation or Recreation/Open Space, depending upon its intended use.

Policy 5.1.409.3.: All private requests for changes to the Future Land Use Map within the coastal planning area or changes to the future land categories which are shown in the ~~C~~coastal planning area on the Future Land Use Map which would permit development at

intensities or densities greater than those permitted by the adoption of this Comprehensive Plan shall at a minimum, provide the following documentation for consideration by the ~~Village-Town~~ Board of Aldermen:

- a. A market study which demonstrates the existing need for the proposed intensity or density within the coastal planning area;
- b. Data and analysis which ~~state~~ demonstrate the locational advantage of the Town of St. Lucie ~~✖Village~~ coastal planning area over other areas within the Treasure Coast Region which already permit the proposed intensity or density;
- c. The potential impacts of the proposed intensity or density on the natural, historic and social resources of the coastal planning area;
- d. The potential impacts on the property values of existing uses and those which are expected under the existing future land designations;
- e. The additional needs for the public facilities for which levels of service have been adopted by this plan;
- ~~f. Data and analysis which state the proposed intensities or density can be supported by existing public facilities at the adopted levels of service or that such facilities will be provided privately and be available concurrent with the impacts of the proposed development; and~~
- f. Data and analysis which ~~state~~ demonstrate the proposed intensities or densities serve the general public interest of the community and provide for an overall net public benefit, monetary and otherwise.

Policy 5.1.409.34.: In accordance with sSection 163.3202, F.S., and the goals, objectives and policies of the Future Land Use Element, land development regulations shall be adopted for the buffering, improvements and elimination of non-conforming uses.

Objective 5.1.10.: In accordance with the goals, objectives and policies of the Future Land Use Element and uses depicted on the Future Land Use Map, Single Family Low Density Residential shall be the only form of new private development permitted within the coastal area of St. Lucie Village, with the exception noted in Objective 5.1.11., and

existing non-conforming uses shall be regulated through land development regulations adopted in accordance with section 163.3202, F.S.

Objective 5.1.1140.: In accordance with Section 163.3178, F.S., the Town of St. Lucie Village shall ~~develop land use regulations defining methods of preserving~~ preserve existing working waterfronts ~~in a manner that seeks to include any~~ and encourage uses ancillary to working waterfronts located within the town's jurisdiction.

Policy 5.1.11.1.: The Town shall preserve the existing recreational/commercial waterfront at the Village Marina by incorporating language contained in Ordinances 88-4, 95-3, 96-3 and 2002-1 defining that use into the revised Land Development Regulations to be developed subsequent to final approval of this Comprehensive Plan Amendment. this is the only waterfront, non-residential land use and zoning classification within the Town's jurisdiction.

Policy 5.1.11.2.: The Town shall preserve and expand, where appropriate, uses ancillary to recreational/commercial waterfronts in the allowable uses matrix for Commercial zoning as listed in the Town's Zoning Ordinance and in future revisions of that ordinance.

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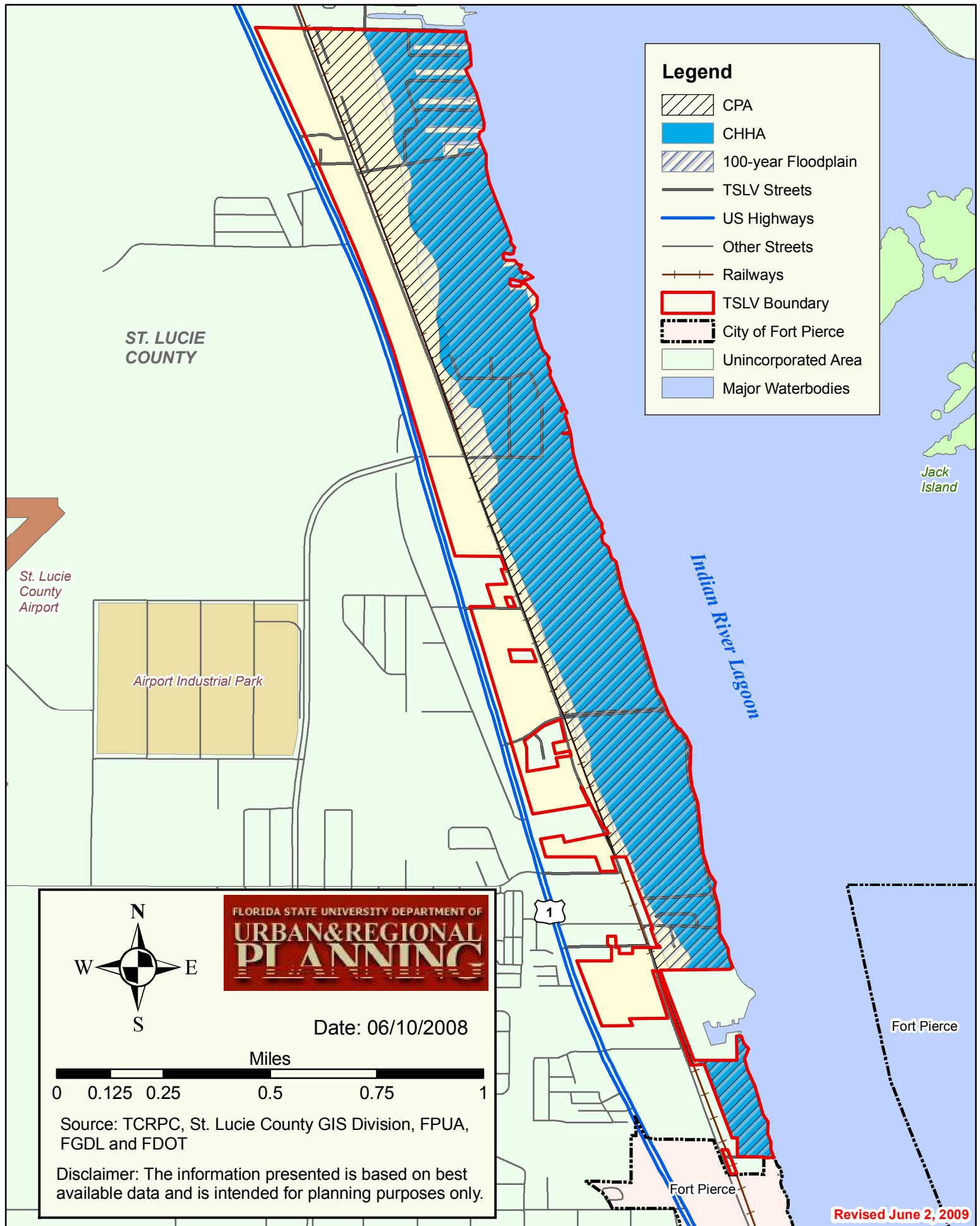
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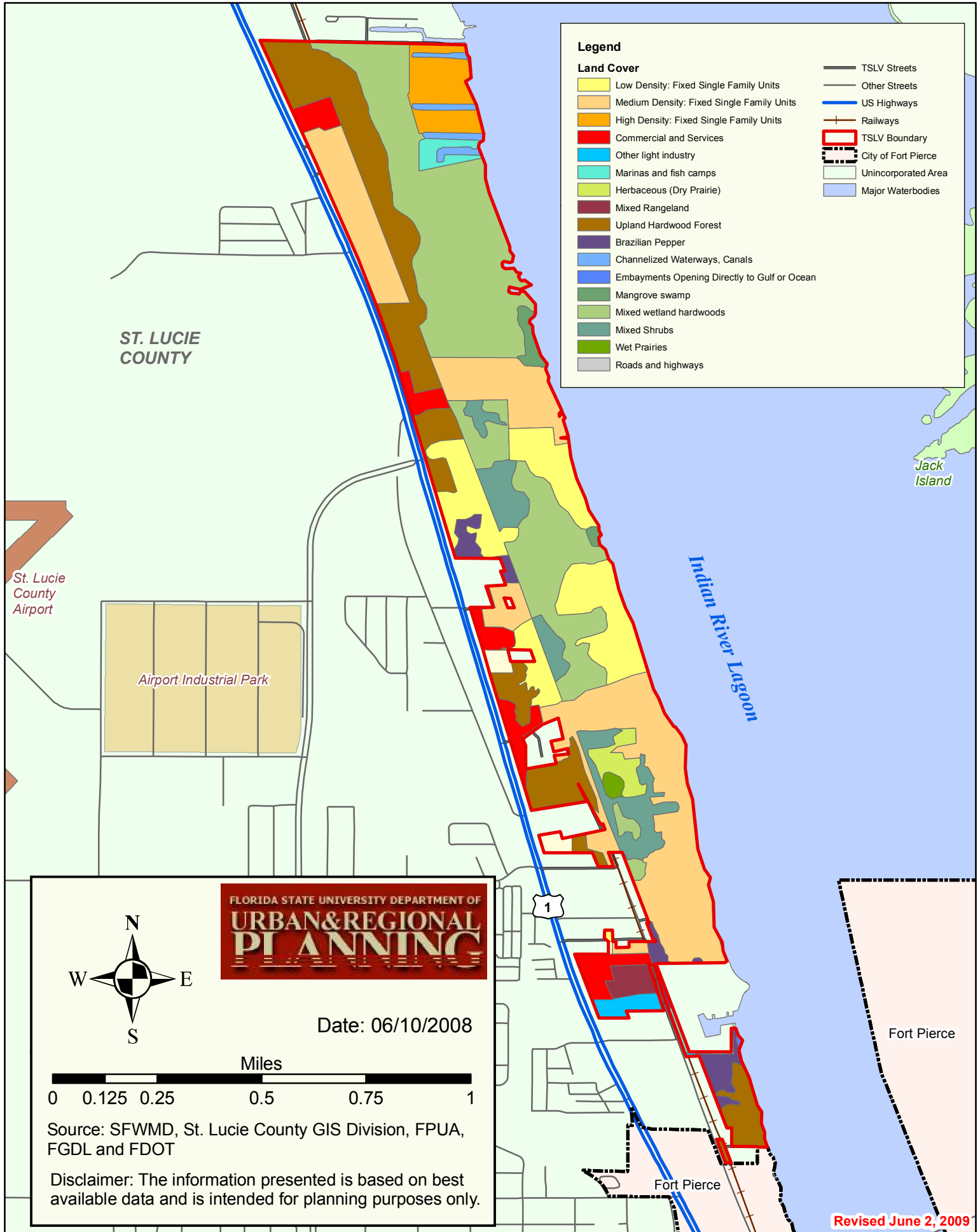
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# Map 5.1 Coastal Planning Area, Town of St. Lucie Village

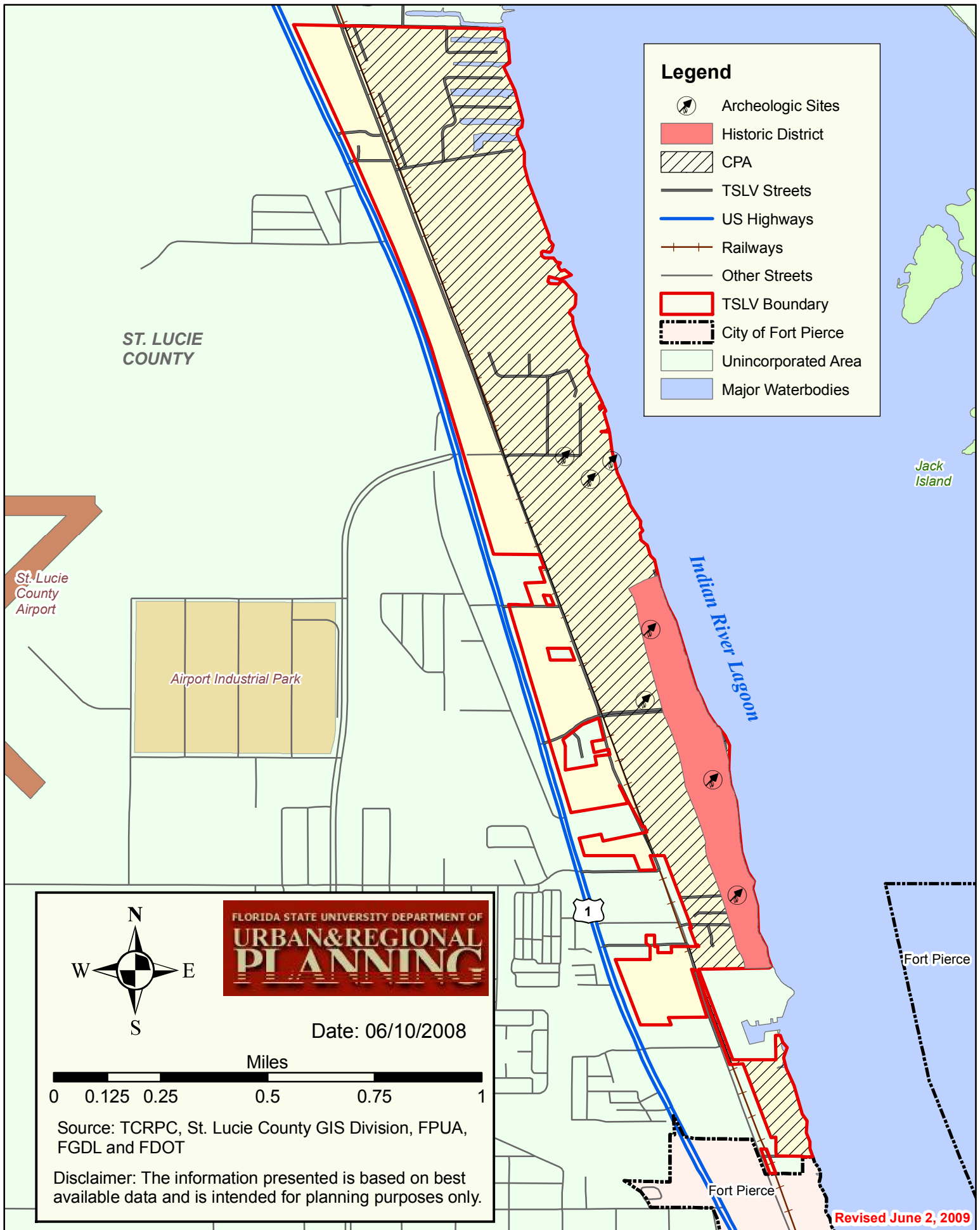


# Map 5.2 Landcover, Town of St. Lucie Village

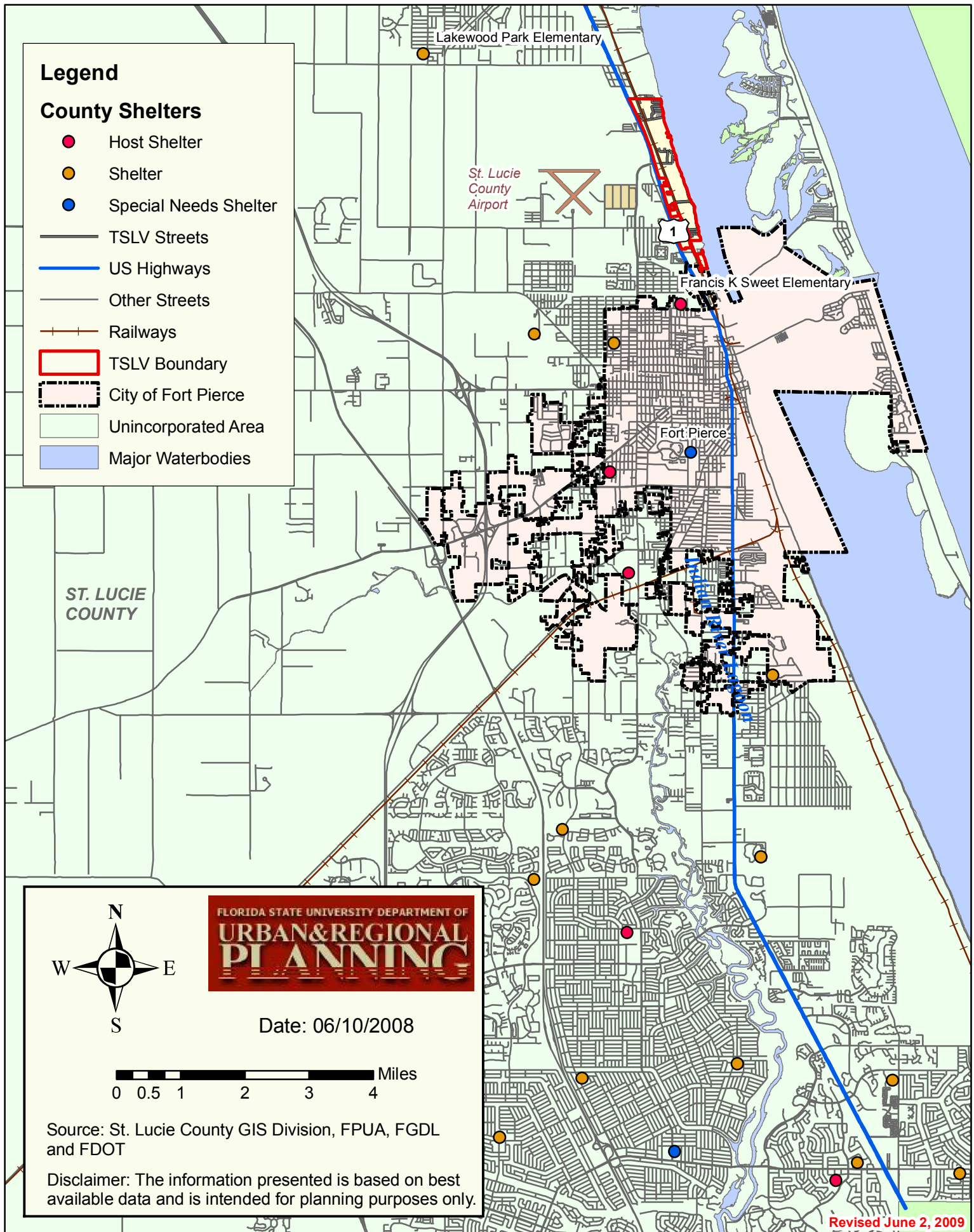




# Map 5.3 Historic Resources in the Coastal Planning Area, Town of St. Lucie Village



# Map 5.4 Location of Shelters, St. Lucie County



## **6 Conservation Element**

### **6.1 Purpose**

The Conservation Element is intended to provide a guide for the conservation, use and protection of the natural resources located in St. Lucie Village. The element provides a framework for the protection and enhancement of the public health, safety and welfare, and the quality of the environment.

The conservation data and analysis requirements include the identification and analysis of the following natural resources:

- Surface waters (rivers, bays, and lakes)
- Wetlands
- Groundwater
- Air
- Floodplains
- Minerals
- Soils and erosion problems
- Fisheries
- Wildlife and marine habitat
- Vegetative communities

The importance of these natural resources to the town and region is addressed herein. The element then establishes a long-term plan and policy direction concerning the conservation of natural resources and provides a basis for decision-making by officials. As growth and redevelopment take place in the town, the need for the protection and management of the town's natural resources will increase.

## **6.2 Environmental Setting**

The natural terrain of the town is characterized by gently sloping lands in the east with the Atlantic Coastal Ridge accentuating the western corporate limits (Resource Engineering and Planning, Inc., 1990). The Atlantic Ridge contains extensive upland and wetland systems including areas of scrub, a rare biological community (South Florida Water Management District, 2006). Scrub is characterized as a closed to open canopy forest of sand pines with dense areas of scrub oaks and other shrubs. The Florida Natural Areas Inventory (FNAI) includes scrub as one of its rare natural communities, and states that “this ecosystem and its many endangered and threatened species are rapidly being lost to development” in part because it is not considered to be aesthetically pleasing (FNAI, 1990). Within the Town of St. Lucie Village there are only small pockets of scrub, the largest of which resides in the northern section of town along the ridge in an area already platted and partially improved for development but on which no houses have been constructed (Map 6.15).

Most of the land east of the Florida East Coast Railroad tracks (FEC) is less than five feet above sea level. In the northern third of the town, the land then begins to rise up slowly to the FEC tracks to ten feet above sea level. The FEC then lies at the foot of the Atlantic Coastal Ridge which ranges in elevation from 25 to 50 feet above sea level. Therefore, drainage for the entire town flows east to the lagoon (see Map 6.1).

### **6.2.1 Current Conditions**

In 2000, the functional population of St. Lucie Village was 604 persons. The projected population for the town is 637 residents by 2020. The portion of the town east of the FEC railroad tracks consists primarily of single-family residences and vacant land, with the exception of three multi-family residences and a marina. The majority of the land east of the FEC railroad lies within the coastal high hazard area (CHHA) and within the 100-year flood plain, although the geographies of each differ slightly (Map 6.2). In 2006,

the CHHA definition was updated to the storm surge inundation area expected from a Category 1 hurricane as defined by the National Hurricane Center's Sea, Lake and Overland Surges from Hurricanes (SLOSH) model (Definitions for Coastal High Hazard Areas Rule, 2006).

The entire town borders the Indian River Lagoon Aquatic Preserve on the east. The lagoon is designated an Outstanding Florida Water (OFW) by the Florida Department of Environmental Protection (FDEP) because of its many natural attributes (Special Protection, Outstanding Florida Waters, Outstanding National Resource Waters Rule, 2006). Further information regarding OFWs can be found in Section 6.3.1 of this element. The land cover of the town is primarily mixed wetland hardwoods and upland hardwood forest, but also includes small pockets of mixed shrub and mangrove swamp.

Pollution does not seem to be a problem for St. Lucie Village. There are no hazardous waste sites or superfund sites located within the vicinity of the town boundaries. The town has expressed concerns, however, about future impacts as the county continues to urbanize, increasing the potential for hazardous waste generators along the U.S. 1 corridor which runs along the western side of the town continues (Town of St. Lucie Village, 2001). Urban runoff is a leading source of water quality impairment in surface waters and can also contaminate ground water (EPA, 2000). With increased development along U.S. Highway 1 and in adjacent areas, there is the potential for this to be an issue in the future without proper drainage and stormwater regulations.

The vacant land at 2540 North Old Dixie Highway, west of Old Dixie Highway and South of Naco Road, is a contaminated site. It is the former location of a pesticide warehouse owned by W. R. Grace and Company. Grace paid to run FPUA water lines to all of the residences immediately east of their former warehouse. These are the recently-annexed properties south of Riverside Marina at the extreme south end of Town (Personal communication, Bill Thiess, April 11, 2007).

### **6.3 Inventory and Analysis**

#### **6.3.1 Surface Water (Classifications and OFWs)**

As shown in Map 6.3, the Indian River Lagoon and several dead-end canals on the northern part of town that feed into the lagoon constitute the extent of the surface water within the town. The Indian River Lagoon is an estuary that extends from Volusia County on the north into Martin County on the south. The town's corporate limits are defined on the east as the west bank of the Intracoastal Waterway channel (Resource Engineering and Planning, Inc., 1990). The town's growth patterns are influenced by the lagoon. The Coastal Management Element of this Comprehensive Plan details the lagoonal system and provides future developmental policies for the town accordingly.

In order to comply with the Clean Water Act, FDEP categorizes surface waters into five classes according to designated uses, with Class I waters needing the highest degree of protection and Class V waters requiring the least (Exhibit 6-1).

**Exhibit 6-1 Surface Water Classifications**

Class I	Potable water supplies
Class II	Shellfish propagation or harvesting
Class III	Recreation, propagation and maintenance of a healthy, well-balanced population of fish and wildlife
Class IV	Agriculture water supplies
Class V	Navigation, utility and industrial use

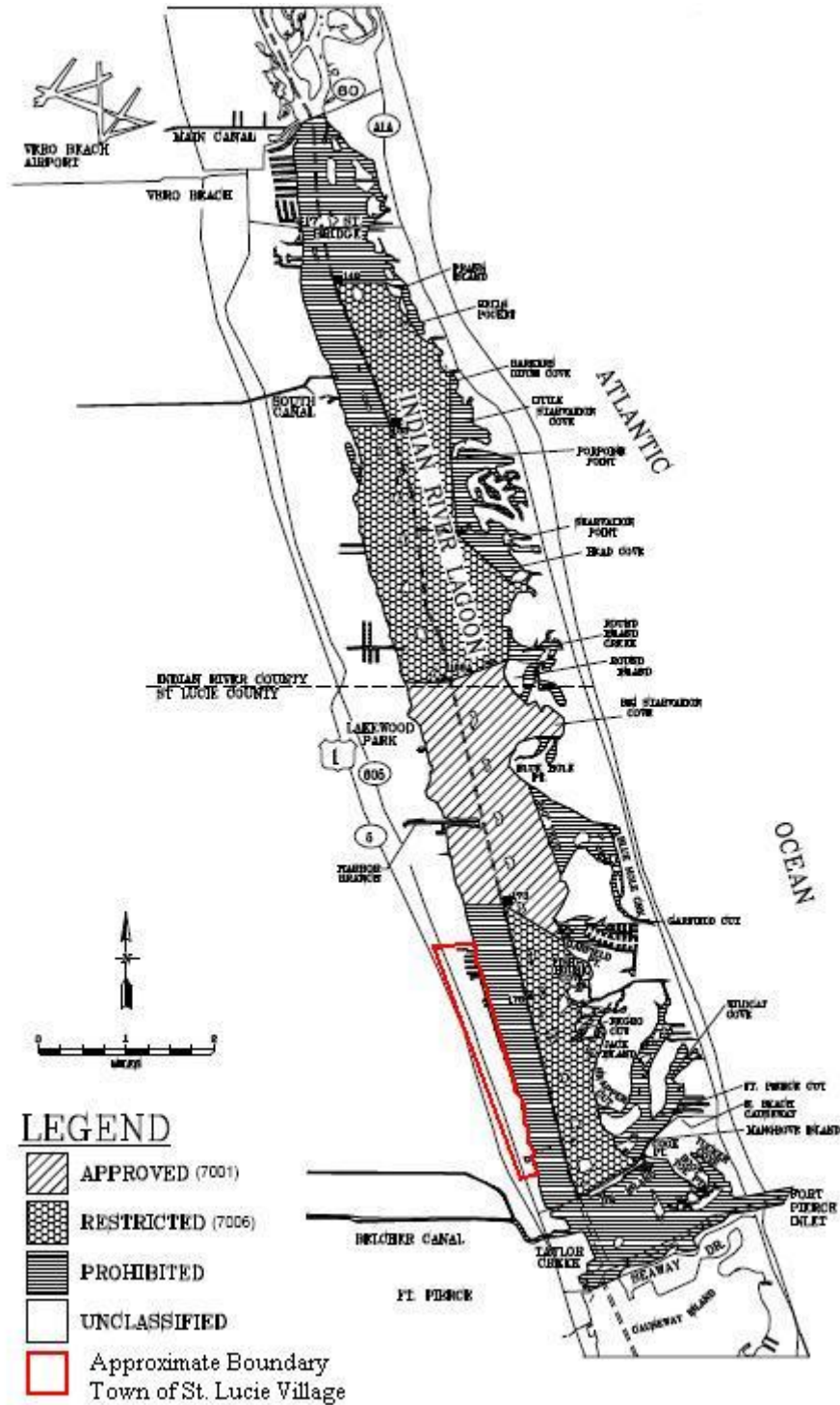
Source: Classification of Surface Waters, Usage, Reclassification, Classified Waters Rule, 2006

As mentioned within the Coastal Management Element, the northern portion of the Indian River Lagoon adjacent to the town's boundaries is considered Class II waters (see Map 6.4). Although shellfish harvesting is prohibited in the area immediately adjacent to St. Lucie Village, there are areas further offshore where shellfish harvesting is restricted (Exhibit 6.2). The remainder of the surface water is Class III. Protection of these waters

and the potential for runoff from future development needs to be considered within this plan.

As shown in Map 6.4, the FDEP also classifies the Indian River Aquatic Preserve—Vero Beach to Ft. Pierce as an OFW, and it is thus afforded an additional level of protection (62-302.700, *F.A.C.*) The OFW designation is intended to protect existing water quality, even if these designations are more protective than those required for the classification of the individual waterbody. In general, FDEP cannot issue permits for direct pollutant discharges to OFWs which would lower existing water quality or indirect discharges which would significantly degrade the OFW. Permits for new dredging and filling must be clearly in the public interest (FDEP, 2006d).

**Exhibit 6-2 Shellfish Harvesting Area Classification Map #70 (Effective June 18, 1997). Shellfish Harvesting Area in Indian River and St. Lucie County.**



Source: Florida Department of Agriculture and Consumer Services Division of Aquaculture (2006).



Much of the Indian River Lagoon's open waters are dotted by oyster bars, clam beds and spoil islands, while the submerged lands contain seagrass and algae beds, bare sandy areas, and deep water sites. These features combine to make the Indian River Lagoon the most diverse (species-rich) and productive estuary in North America. Recreational uses within this region include fishing, boating, and swimming. Agriculture and residential communities use connecting canals for drainage (FDEP, 2006a).

The Indian River Lagoon has been impacted by excessive freshwater intrusion, loss of essential marshland, and increased wastewater and stormwater discharges. The construction of extensive drainage systems discharging into the lagoon has affected the natural balance of the system. The effects of these man-made changes have caused significant alterations in the distribution, quality, and volume of freshwater entering the estuary. The estuarine environment is sensitive to freshwater releases, and these alterations have placed severe stress on the entire ecosystem (South Florida Water Management District, 2006c).

Although St. Lucie Village's border along the lagoon is a relatively small portion of the overall system, efforts by the town to protect the lagoon would be a small but necessary component of the ongoing regional strategy.

### 6.3.2 Floodplains

Floodplains are defined by the *Florida Administrative Code (F.A.C.)* as areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps (Definitions for Flood Plains Rule, 2006). Undeveloped floodplains provide many environmental benefits. Floodplain vegetation provides nesting areas for many waterfowl species. Additionally, the vegetation and soils serve as water filters, intercepting surface water runoff before it reaches the lake, stream or river, helping to remove excess nutrients, pollutants and sediments (Floodplain Management Association, 1996).

As shown on Map 6.2, approximately 70 percent of the town lies within the 100-year flood zone. Most of the parcels within this area are single family residential or are vacant, and Heritage Park protects 75 acres of habitat within the floodplain as recreation/open space. The Town of St. Lucie Village's comprehensive plan has policies in place to regulate development which has the potential to contaminate water, soil, or air and to regulate areas subject to seasonal and periodic flooding.

### 6.3.3 Seagrass Beds

Seagrasses are flowering vascular plants that are adapted to live in shallow coastal waters and estuarine environments. They need clear, shallow, saline water to survive (Florida Oceanographic Coastal Center, 2006). The most common seagrasses in the Indian River Lagoon are shoal-grass and manatee-grass (Rey & Rutledge, 2006). Seagrasses are ecologically important. Leaves reduce wave energy allowing sediment to settle out of the water column, while seagrass roots trap sediment and stabilize the bottom. Seagrass acts as a natural filter, stripping nutrients out of the water. It also serves as a food source for many animals and provides habitat, shelter, and nurseries for many commercially and ecologically important species (Florida Oceanographic Coastal Center, 2006).

The reduction in light filtering through the waters of the Indian River Lagoon has negatively affected the abundance of seagrass beds. Dredge and fill activities, freshwater discharge, declining water quality, and boat propeller scour are some of the main causes of this habitat loss (Florida Oceanographic Coastal Center, 2006; Rey & Rutledge, 2006).

As shown in Map 6.5, there is a large portion of continuous seagrass beds in the area of the Indian River Lagoon adjacent to the Town of St. Lucie Village. Goals, objectives and policies protecting surface waters should also protect these environmentally sensitive areas.

#### 6.3.4 Wetlands

According to the FDEP (2006c), Florida wetlands are defined as “those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soils.” Map 6.6 shows the location of wetland areas within the Town of St. Lucie Village. The best data available, including the National Wetlands Inventory and South Florida Water Management District’s (SFWMD) 1999 Land Cover/Land Use survey, indicate that (based on vegetation, soil characteristics and other signs of wetland hydrology) wetlands are likely within these areas. The SFWMD makes determinations of the extent of wetlands.

Wetlands function as natural sponges that trap and slowly release surface water, rain and flood waters. Wetland vegetation can slow flood waters and distribute them over the floodplain which can help lower flood heights and reduce erosion. Wetlands in and downstream of urban areas counteract the increased rate and volume of surface-water runoff from pavement and buildings (EPA, 1995).

The FDEP’s Environmental Resource Permit Program (ERP) addresses dredging, filling and construction activities in wetlands (FDEP, 2002). In St. Lucie County, the ERP program is implemented jointly by the FDEP and SFWMD. An operating agreement details which agency will process ERP permits for particular projects, based on the type of land use. For example, SFWMD processes residential and commercial developments, while the FDEP processes power plants, waste water treatment plants and single family home projects (South Florida Water Management District, 2006c).

Wetland areas are prevalent in the town east of the FEC railroad (Map 6.6). Many of the wetlands appear to be connected to the Indian River Lagoon or to the canals. A large area of these wetlands is currently protected by the St. Lucie Village Heritage Park.

Some areas of apparently isolated wetlands appear in the central area of the town. The current Future Land Use Map designates almost all of the land east of the FEC railroad single-family residential. Proposed density changes in the Future Land Use Element offer protective measures. There is the potential for protecting these wetlands in the event of redevelopment pressures by improving the Town's wetland policies to clearly define allowable encroachments and land use designations. Additionally, wetland buffers are proposed to be required in order to protect the wetland values and functions from the impact of adjacent land uses.

#### 6.3.5 Groundwater / Aquifer Recharge

All of St. Lucie County is within the SFWMD's boundaries. The county has two underlying aquifers, the surficial and the Floridan. The surficial aquifer system in the southeastern United States includes undefined aquifers that are present at the land surface. In St. Lucie County the top of the surficial aquifer can be as shallow as six inches beneath the surface (J. Moses, personal communication, November 3, 2006) and the bottom as deep as 400 feet (USGS, 2006). The surficial aquifer is the primary source of potable water for the county, but the SFWMD, Fort Pierce Utilities Authority (FPUA), and other county agencies have continued development of the Floridan aquifer to meet the potable water needs of the increasingly urbanized area (Resource Engineering and Planning, Inc., 1990; SFWMD, 2006d).

Map 6.7 delineates the precipitation recharge rate for the surficial aquifer within the town boundaries. Precipitation recharge is defined as "the amount of water derived from rainfall that infiltrates the ground surface, moving through the soil to the water table, thereby increasing ground-water storage" (Fairbank and Hohner, 1995). The rates used by the SFWMD are calculated as the result of rainfall minus runoff. These data indicate that there is no variation of recharge in the area of the town.

Soil properties, however, can affect how quickly water percolates through to the aquifer. Saturated hydraulic conductivity is a quantitative measure indicating the ease with which pores of a saturated soil permit water movement (United States Department of Agriculture, 2006a). In 2003, the Soil Survey Division at the United States Department of Agriculture (USDA) confirmed saturated hydraulic conductivity classes as the standard for communicating water movement in national cooperative soil surveys instead of formerly used permeability ratings. Data for this analysis came from the USDA Natural Resources Conservation Service Soil Data Mart online. Saturated hydraulic conductivity numbers were provided in ranges for each soil type. The average of the low and high numbers was calculated and mapped on Map 6.8 to show the differences across the town. The majority of the soils in the Town of St. Lucie Village have relatively high range of saturated hydraulic conductivity values, indicating that they permit water movement at higher rates than soils with lower values. This should be taken into account when considering the future pattern and intensity of development. Land uses that potentially generate contamination should be located away from soils with higher saturated hydraulic conductivity values to reduce the risk of these contaminants reaching groundwater.

#### 6.3.6 Air Quality

St. Lucie Village, along with the entire State of Florida, currently meets all National Ambient Air Quality Standards (AAQS). The EPA regulates maximum acceptable limits for six principal pollutants (carbon monoxide, lead, nitrogen dioxide, particulate matter, ozone and sulfur dioxide) in developing AAQS (EPA, 2006). At this time, these levels are within acceptable levels for the state.

The Air Quality Index (AQI) reports daily air quality in order to determine how polluted air is, and what associated health effects might be of concern. The AQI focuses on health effects possibly experienced within a few hours or days after breathing polluted air (FDEP, 2006b). Data collected from the monitoring facility in Fort Pierce, the nearest

monitoring station to the town, indicate that the ten highest daily averages for the last six years (maximum eight-hour average for ozone and daily average for particulate pollution) fall within the good to moderate range. The 1989 plan did not recognize any point-source polluters for air quality.

#### 6.3.7 Minerals/Stratigraphy

The Town of St. Lucie Village's mineral base is composed of the Anastasia Formation and Holocene sediments (see Map 6.9). The Atlantic Coastal Ridge is underlain by the Anastasia Formation and extends from the coast inland as much as 20 miles into St. Lucie County. It forms part of the surficial aquifer. The Anastasia Formation is composed of interbedded sands and coquinoid limestones. Sands occur as light gray to tan and orange-brown, unconsolidated to moderately indurated, unfossiliferous to very fossiliferous beds. The Holocene sediments, located near the coastline at elevations generally less than five feet, include quartz sands, carbonate sands and muds, and organics (USGS, 2001).

Sand for fill is the only known source of commercially valuable minerals in St. Lucie County. No mining, however, has ever been conducted in the town and the current zoning regulations prohibit it (Resource Engineering and Planning, Inc., 1990).

#### 6.3.8 Soils

There are 20 types of soils underlying the Town of St. Lucie Village (Map 6.9). "The Soil Survey of St. Lucie County Area, Florida" contains predictions of soil behavior and limitations and hazards of soils to help with land planning (USDA, 1980). Soil properties can have huge variances within short distances. The following subsections provide greater detail regarding these soils' suitability for the construction of dwellings and small commercial buildings as well as septic tank usage. Additionally, aspects of soil erosion are discussed.

### Soil Rating for Septic Tanks

The suitability of soil for septic systems has an effect on the development potential of land if septic systems are anticipated to be the mode of wastewater treatment. The physical characteristics of the soil, such as permeability, depth to water table, depth to bedrock, and slope may dictate whether or not a functioning septic system can be installed (U.S. NRCS, 2006; City of Putney, 2003). Wastewater treatment for the Town of St. Lucie Village is performed entirely through septic systems, with the exception of Norris's Restaurant on U.S. 1.

The degree of soil limitation for septic tank absorption fields is expressed as *slight*, *moderate*, or *severe*. *Slight* means that soil properties are generally favorable for septic systems and minor limitations are easily overcome. *Moderate* indicates that soil properties or site features are not favorable, but limitations can be overcome or alleviated by planning, design or special maintenance. *Severe* ratings indicate that soil properties are unfavorable and can only be overcome by special design, costly construction or possibly increased maintenance (USDA, 2006b).

Map 6.11 shows the Town of St. Lucie Village is predominately underlain by soils with severe limitations for septic systems. Requiring lower densities in these areas or requiring the use of performance-based treatment systems that use aerobic and anaerobic methods to further reduce the nitrogen load. These systems typically require higher maintenance and are more expensive than conventional septic systems. The greater the density of septic tanks, the greater the potential for contamination of soils, groundwater, and the Indian River Lagoon.

### Soil Rating for Building Construction

The NRCS rates soils based on their suitability for the construction of commercial buildings without basements and for dwellings no more than three stories high, with and without basements. Soil stability helps prevent cracking or subsidence from settling or shear failure of the foundation of these structures. These ratings consider several factors,

including estimates of the shear strength, compressibility, shrink-swell potential of the soil, soil texture, soil wetness, and depth to a seasonal high water table (USDA, 1976).

The USDA uses the same soil rating scale for indicating the degree and kind of soil limitations for dwellings and small commercial buildings as is used for septic tank absorption fields. The definitions of *slight*, *moderate*, or *severe* remain the same. In general, soils east of the FEC railway are very limited for construction (Map 6.12), indicating that higher densities would not be supported in this area. The soils located further west, along the Atlantic Coast Ridge, are not limited.

#### Soil Erosion Potential

Map 6.13 uses the soil erodibility factor (K factor) as an indicator of levels of erosion potential within the Town of St. Lucie Village. The K factor represents both susceptibility of soil to erosion and the rate of runoff. Generally, soils with a low K value (0.05 to 0.15) are resistant to detachment, while the most erodible soils (K factors of over 0.40) are easily detached and produce high rates of runoff (Institute of Water Research Michigan State University, 2006). It is one of several factors used in the Revised Universal Soil Loss Equation, including rainfall, slope length, and slope gradient, which yields the tons of soil loss per acre per year. According to David Howell at the USDA, “Soils in St. Lucie Village are predominately sandy and nearly level or gently sloping. Therefore, the K factors are low and not very susceptible to erosion” (personal communication, November 8, 2006).

#### 6.3.9 Wildlife Habitat

The Florida National Areas Inventory (FNAI) Strategic Habitat Conservation Priorities data layer utilizes the Florida Fish and Wildlife Conservation Commission (FFWCC) identified strategic habitat conservation areas and prioritizes them for species based on species listing status (i.e., endangered, threatened, species of special concern, or unlisted), geographic distribution in Florida, and dependence on upland vs. wetland habitats (FNAI,



2006). Although this data was originally created for the Florida Forever program, it can be used in conjunction with other data to help evaluate ecological value.

Within the boundaries of the town, only small portions received priorities four and six (Map 6.14) and are therefore a lower priority. Fourth Priority Species include wetland dependent, listed species, and Sixth Priority Species include potential habitats of unlisted species identified in 2000 by the FFWCC as having habitat conservation needs but for which no strategic habitat conservation areas were originally proposed in their 1994 assessment (FNAI, 2006). Efforts to protect these priority species should be made through the inclusion of policies within the comprehensive plan.

#### 6.3.10 Vegetative Communities

FNAI's Rare Species Habitat Conservation Priorities data layer prioritizes areas of landscape that would protect both the greatest number of rare species and those species with the greatest conservation need. It was developed by selecting species with the greatest conservation need in Florida and developing habitat maps around known occurrences of those species (FNAI, 2006). Of the landcover within the town, only the sand pine scrub is included with this data (Map 6.14). Areas of unimpacted rare vegetative communities should be protected.

#### 6.3.11 Wellhead Protection

There are currently no public wells in the Town of St. Lucie Village or within the immediate vicinity of the boundaries. Wells at the Village School and the Town Hall are the source for small "public water systems" at those facilities. They are permitted by DOH and quarterly sampling is performed (Personnel communication, Bill Thiess, April 11, 2007).

If the town does install a public water system within the town's boundaries in the future, the Wellhead Protection Rule (62-521, *F.A.C.*) requires a 500 foot radius Wellhead Protection Area for each well. In 1990, the St. Lucie County's Board of County Commissioners adopted Land Development Codes (LDCs). Section 6.03.00 of the LDCs provides standards and regulations for wellfield protection (St. Lucie County, 2004). It is unlikely that in the future the town would annex lands within the vicinity of an existing county wellfield. In this instance these standards would apply.

#### 6.3.12 Hazardous Waste Generators

Best information and data available indicate that there are currently no superfund designated sites located within St. Lucie County. Additionally, the FDEP has not identified any brownfield sites within St. Lucie County. The vacant land at 2540 North Old Dixie Highway, west of Old Dixie Highway and South of Naco Road, is a contaminated site. It is the former location of a pesticide warehouse owned by W. R. Grace and Company (Personal communication, Bill Thiess, April 11, 2007). The Florida Department of Environmental Protection included the site in its listing of sites where site rehabilitation was being conducted when pollution was discovered at properties in the vicinity and for which property owners received notification of pollution. The public notification date for the site was October 14, 2005 (FDEP, 2007).

The County evaluates hazardous waste management inventories annually. As of 1999, the County contained approximately 600 hazardous waste generators (St. Lucie County, 2004).

### 6.4 Suitability Analysis

A suitability analysis was conducted for the Town of St. Lucie Village to determine which areas of the town were suitable for development. This analysis looked at the town

as a whole, since it is expected that pressures for redevelopment will increase within the planning horizon if the town provides central water and sewer as expected. The analysis was based on Ian McHarg's use of overlay maps to examine a region's ecological sensitivity. McHarg's method utilizes individual maps which reflect social values placed on different environmental factors, resulting in one composite map showing where development is more suitable given the set of values placed on each factor (Urban and Regional Information Systems Association, 2006).

The analysis for the Town of St. Lucie Village involved mapping environmental factors required by law to be protected, such as wetlands (with a 25-foot buffer) (Map 6.6), OFWs (lots adjacent to the OFW and connecting canals) (Map 6.4), and archaeological sites (Map 5.3). Additionally, environmental factors considered an important conservation priority, such as floodplains (Map 6.2), wildlife habitat (Map 6.14 and Map 6.15), soils (suitability for septic tanks (Map 6.11) and building construction (Map 6.12) and hydraulic conductivity (Map 6.8)) and the CHHA (Map 6.2). Those environmental factors which showed limited variability within the town boundaries were not used (stratigraphy (Map 6.9), topography (Map 6.1), erosion potential (Map 6.13), and wellhead protection). Because there is currently no infrastructure providing central water or sewer, this was not included as a factor. Given the location of the existing sewer main and the proposed water main along U.S. Highway 1, all areas within the Town of St. Lucie Village were considered to have equal access to future public facilities.

Levels of suitability were based on an additive model which assumed that the more environmental constraints there are on a parcel, the less suitable that parcel is for development. Therefore, the higher the value, the more environmental constraints the area has, and the less suitable it is for intense development. All of the mentioned layers received a value of three if they were present, with the exception of soils which were assigned values between zero and three, with a higher value indicating more environmental limitations.

### Summary and Findings

Combining these layers together resulted in a suitability rating from 0 to 26 (out of a total possible rating of 33), as shown on Map 6-16. Using equal interval classes to divide the scores into groups, scores of 0 to 5 are considered most suitable for development, scores of 6 to 10 are more suitable, scores of 11 to 16 are suitable, scores of 17-21 are less suitable and scores of 22 to 26 are least suitable. Based on these break points, a large portion of the land east of the FEC railroad is considered either less or least suitable for development, although there are some smaller areas that are suitable or more suitable for development. Lands that were less suitable or least suitable tend to contain wetlands, lie within the CHHA and 100-year floodplain, and are adjacent to the OFW or the connecting canals. Lands that were considered most suitable all lie west of the FEC railroad.

Map 6-17 shows suitability ratings of parcels given the existing subdivision pattern. These scores were based on weighted averages from the composite scores calculated previously. When the parcel boundaries were laid over the initial suitability rating, smaller polygons were created, each with an individual score. The weighted average accounted for the portion of the total parcel area filled by each small polygon (and affiliated suitability score). While the result evens out the variability across parcels, the same suitability pattern is reflected.

Proposed changes to the Future Land Use Element and the Future Land Use Map will be based, in part, on this analysis. Residential growth will be directed towards properties that have a higher suitability (outside the CHHA). Non-residential uses will be kept out of areas determined to be low suitability.

## **6.5 Analysis of Impacts of Proposed Land Use Changes**

Since the adoption of the 1989 comprehensive plan, the Town of St. Lucie Village has annexed several larger areas of land. In general, annexed parcels located east of the FEC

railroad were determined to be most suitable for development, while parcels annexed east of the railroad contained more environmental constraints for development and were less suitable overall for development. The area east of the FEC is proposed to remain single family low density (maximum two dwelling units per acre), care should be taken to preserve any undisturbed natural habitat.

## **6.6 Evaluation and Appraisal of the Conservation Element**

### **6.6.1 Anticipated Changes**

The town recognized that the Indian River Lagoon was an important asset to community members who have built homes along the lagoon in relatively low densities. While the general low-density land development pattern has helped to preserve much of the native woodlands existing within the town, the Conservation Element sought to ensure prolonged protection of the existing natural environment by adopting one overarching goal which states “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.” The goal is supported by a series of objectives and policies that identify specific resources to protect.

### **6.6.2 Unanticipated Changes**

When the Town of St. Lucie Village wrote its Comprehensive Plan in 1989, planners anticipated the population to reach 839 persons by 2005. The population in 2000 was 604, and new analysis projects the population to only reach 637 by 2020. Although at the time of the original plan the town did not have intentions of purchasing conservation lands, they have since added 75 acres of additional recreation/open space with the procurement of Heritage Park. This land is adjacent to the OFW, appears to contain large areas of wetlands, and lies within the CHHA and the 100-year floodplain.

Another unexpected change is the way in which wetlands protection has evolved since the plan was adopted in 1989. Rule 9J-5.013(3), requires policies addressing the protection and conservation of wetlands. Specifically, although the original plan was found in compliance when it was adopted, revisions to the existing policies are necessary to ensure that the town is providing the appropriate protection and conservation of wetlands by including consideration of the types, values, functions, sizes, conditions and locations of wetlands and directing incompatible future land uses away from wetlands (R. Wilburn, personal communication, November 1, 2006).

### 6.6.3 Statutory Changes

The conservation element of the Comprehensive Plan is regulated by Chapter 163.3177, *Florida Statutes*, and Rule 9J-5.103, *F.A.C.* The Department of Community Affairs provides local governments with two tables summarizing the statutory and rule changes to ensure that their comprehensive plans address all requirements. There have been several legislative changes which will require additions or revisions of current language:

1. Addition of required goals and objectives addressing groundwater and revisions needed addressing important fish or shellfish areas (9J-5.013(1), *F.A.C.* updated May 18, 1994).
2. Addition of required policies and revisions to existing policies to address land uses known to affect adversely the quality and quantity of water sources, including natural groundwater recharge areas, and the protection and conservation of wetlands (9J-5.013(2), and 9J-5.013(3) *F.A.C.*, updated May 18, 1994).
3. Changes in the definitions of legal terms (9J-5.003, *F.A.C.*, updated February 21, 2001)

#### 6.6.4 Evaluation of Conservation Element Goals, Objectives and Policies

##### **OBJECTIVE 6.1.1**

**Air quality in the village shall continue to meet or exceed the minimum air quality levels established by DER.**

Actual Result:

The Town of St. Lucie Village, along with the rest of the State of Florida, currently meets or exceeds the minimum air quality standards so this objective is currently being met.

##### **OBJECTIVE 6.1.2**

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

Actual Result:

The Town of St. Lucie Village continues to rely on individual potable water wells drawing from the surficial aquifer for its community water supply. Individual septic systems, which are often mounded to account for a relatively high water table in some areas, are used for wastewater treatment. The use of these systems increases the potential for negative impacts on the aquifer and the Indian River Lagoon. Additionally, stormwater currently flows directly into the lagoon decreasing the water quality of this water body.

##### **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.**

Actual Result:

The Town of St. Lucie Village does not have any regulations regarding the monitoring of water supply within its zoning ordinances. The Town of St. Lucie Village's zoning

ordinance stipulates that proposed text amendments to the zoning ordinance are reviewed based on potential impacts to the water supply and should consider whether changes will result in the exceeding of water supply (Standards of Review, 1995). The town should evaluate water supply, in coordination with the SFWMD, prior to approving future development.

**OBJECTIVE 6.1.4**

**In accordance with Section 163.3202, F.S., land development regulations shall be adopted for the control of soil erosion.**

Actual Result:

The Town of St. Lucie Village zoning ordinance includes requirements to prevent soil erosion beginning during the time of construction (Non-Residential and Multi-Family Residential Requirements, 1995). Erosion, however, is not considered to be an issue in the town.

**OBJECTIVE 6.1.5**

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

Actual Result:

Section 5.3.0(D)(8) of the zoning ordinances requires the completion of an Environmental Impact Report (EIR) as part of site plan review if a proposed development occurs in whole or in part of the 100-year floodplain. The EIR requires an inventory of the flora and fauna of the site, identification of any endangered or threatened species and species of special concern and their associated habitats, inventory of all on-site wetlands and all other significant on-site resources. Applicants must also describe the impacts of the development on inventoried resources and any mitigating measures to be taken to prevent degradation of those resources.



**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.**

Actual Result:

The county evaluates hazardous waste management inventories annually. No data are available to determine whether the Town of St. Lucie Village is currently providing data as part of this annual analysis.

**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.**

Actual Result:

The Town of St. Lucie Village has not developed a trust for receiving land and/or monetary donations, and has no immediate plans to do so (W. Thiess, personal communication, October 13, 2006).

**6.6.5 Suggested Changes**

Based on the previous discussions of changes, the following amendments are suggested to the Conservation Element. The revisions in Exhibit 6-3 will update the time frame and reflect recent changes to the town maps.

**Exhibit 6-3 Proposed Revisions to the Existing Goals, Objectives and Policies in the Conservation Element**

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
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.	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.	No change.
Objective 6.1.1.: Air quality in the village shall continue to meet or exceed the minimum air quality levels established by DER.	Objective 6.1.1.: Air quality in the <del>village</del> <u>town</u> shall continue to meet or exceed the minimum air quality levels established by <del>DER</del> <u>Florida Department of Environmental Protection (FDEP)</u> .	Language change.  The Department of Environmental Regulation (DER) no longer exists. It was merged with the Department of Natural Resources (DNR) to create the Florida Department of Environmental Protection (FDEP).
Policy 6.1.1.1.: The village shall obtain the DER Annual Report and compare it with existing air quality standards to establish the level(s) of attainment.	<del>Policy 6.1.1.1.: The village shall obtain the DER Annual Report and compare it with existing air quality standards to establish the level(s) of attainment.</del>	Not required specifically within Conservation Element.
Policy 6.1.1.2.: The village shall cooperate with other local and state agencies to reduce air pollutants on a regional level.	Policy 6.1.1. <u>12</u> .: The <del>village</del> <u>town</u> shall cooperate with other local and state agencies to reduce air pollutants on a regional level.	Renumber and language change.

Current Language	Suggested Revisions	Comment
Policy 6.1.1.3.: 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.	Policy 6.1.1. <del>23</del> .: All proposed point sources of pollution shall <del>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.</del> <u>procure applicable federal and state air emission permits prior to development approval by the town.</u>	Renumber. Point sources are regulated by the FDEP.
Objective 6.1.2.: Surface and sub-surface water resources in the village shall be managed in a manner which insures their viability as natural habitats and utility for recreational and potable water uses.	Objective 6.1.2.: Surface and sub-surface water resources in the <del>village</del> <u>town</u> shall be managed in a manner which insures their viability as natural habitats and utility for recreational and potable water uses.	Language change.
Policy 6.1.2.1.: In accordance with section 163.3202, F.S., drainage system design regulations shall be adopted consistent with SFWMD and DER regulations.	Policy 6.1.2.1.: In accordance with <del>s</del> <u>Section</u> 163.3202, F.S., drainage system design regulations shall <del>be adopted</del> <u>continue to be enforced which are consistent with SFWMD and DER</u> <del>FDEP</del> regulations.	Language change. Land development regulations have already been adopted.  See comments regarding Objective 6.1.1 re: FDEP.
Policy 6.1.2.2.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted which require: <ul style="list-style-type: none"> <li>a. Site plans for new development to identify the location and extent of wetlands located on the property;</li> <li>b. Site plans to provide measures to assure that normal flows and quality</li> </ul>	Policy 6.1.2.2.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted which require: <ul style="list-style-type: none"> <li>a. Site plans for new development to identify the location and extent of wetlands located on the property;</li> <li>b. Site plans to provide measures to assure that normal flows and quality of</li> </ul>	Although land development regulations have been adopted for (a), (b), and (c), no reference to the county's wellfield protection program is included to date. Wellfield protection is a component of groundwater protection, as required by 9J-5.013 and would apply should the town annex in lands within the vicinity of an

Current Language	Suggested Revisions	Comment
<p>of water will be provided to maintain wetlands after development;</p> <p>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;</p> <p>d. Proposed developments comply with the wellfield protection program adopted by the county.</p>	<p>water will be provided to maintain wetlands after development;</p> <p><del>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;</del></p> <p><u>c. Proposed developments Future annexations shall</u> comply with the wellfield protection program adopted by the county.</p>	<p>existing wellfield. Policy 6.1.2.2 (c) is proposed to be stricken</p>
<p>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.</p>	<p><del>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.</del></p>	<p>Policy overlaps with Coastal Management Element Policy 5.1.1.2. Not required specifically within Conservation Element.</p>
<p>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.</p>	<p><del>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.</del></p>	<p>Buffer regulations expanded within proposed wetland policies below.</p>

Current Language	Suggested Revisions	Comment
New policy.	<u>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.</u>	Wetlands protection required by 9J-5
New policy.	<u>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.</u>	
New policy.	<u>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.</u>	

Current Language	Suggested Revisions	Comment
New policy.	<u>Policy 6.1.2.6.: The town shall, where possible, implement a minimum 25 foot buffer to low-quality wetlands and minimize development impacts.</u>	
New policy.	<u>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.</u>	Incorporated from original Coastal Management Element Policy 5.1.1.4.
New policy.	<u>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.</u>	
New policy.	<u>Policy 6.1.2.9.: High quality wetlands shall mean all wetlands that do not qualify as a low quality wetland. High quality</u>	

Current Language	Suggested Revisions	Comment
	<u>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.</u>	
New policy.	<u>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.</u>	

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
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.	Objective 6.1.3.: <del>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.</del> <u>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.</u>	Language change. On a district wide level, violations to water shortage have been decriminalized. It is not the responsibility of local governments to enforce regulations regarding water shortfall.
Policy 6.1.3.1.: The village shall request in writing a copy of the Model Water Shortage Ordinance prepared by the SFWMD for adaptation and/or adoption.	Policy 6.1.3.1.: The <del>village</del> <u>town</u> shall request in writing a copy of the Model Water Shortage Ordinance prepared by the SFWMD for adaptation and/or adoption.	Language change.
Policy 6.1.3.2.: The village 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 FPUA to provide water conservation information with billings for garbage and electrical services.	Policy 6.1.3.2.: The <del>village</del> <u>town</u> 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 <u>Fort Pierce Utility Authority</u> to provide water conservation information with billings for garbage and electrical services.	Language change.
Objective 6.1.4.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted for the control of soil erosion.	Objective 6.1.4.: In accordance with Section 163.3202, F.S., land development regulations shall <del>be adopted</del> <u>continue to be enforced</u> for the control of soil erosion.	Land development regulations are in place.



<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 6.1.4.1.: The village shall utilize the St. Lucie County Soil and Water Conservation District guidelines in the development of regulations for minimizing soil erosion.	Policy 6.1.4.1.: The <del>village</del> <u>town</u> shall utilize the St. Lucie County Soil and Water Conservation District guidelines in the development of regulations for minimizing soil erosion.	Language change.
Policy 6.1.4.2.: All mining activities shall be prohibited.	Policy 6.1.4.2.: All mining activities shall be prohibited.	No change.
Objective 6.1.5.: All ecological communities, wildlife, marine habitat, fisheries, and endangered and rare species, shall be identified, managed, and protected.	Objective 6.1.5.: All ecological communities, wildlife, marine habitat, fisheries, and endangered and rare species, shall be identified, managed, and protected.	No change.
Policy 6.1.5.1.: In accordance with Section 163.3202, F.S., land development regulations shall be adopted which ensure that: <ul style="list-style-type: none"> <li>a. All endangered and threatened plant and animal populations are protected;</li> <li>b. All habitat identified by professionally accepted methods as being of significant value to existing populations of endangered and threatened species is preserved;</li> <li>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;</li> </ul>	Policy 6.1.5.1.: In accordance with Section 163.3202, F.S., land development regulations shall <del>be adopted</del> <u>continue to be enforced</u> which ensure that: <ul style="list-style-type: none"> <li>a. All endangered and threatened plant and animal populations are protected;</li> <li>b. All habitat identified by professionally accepted methods as being of significant value to existing populations of endangered and threatened species is preserved;</li> <li>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;</li> </ul>	Land development regulations are in place.

Current Language	Suggested Revisions	Comment
<p>d. All native woody vegetation of a significant size is preserved or replaced; and</p> <p>e. 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.</p>	<p>d. All native woody vegetation of a significant size is preserved or replaced;</p> <p>e. <u>The clearing and removal of native species is minimized;</u> and</p> <p>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.</p>	

Current Language	Suggested Revisions	Comment
<p>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.</p>	<p><del>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.</del></p>	<p>Town of St. Lucie Village did not complete this Policy. Protection of Indian River Lagoon accomplished through additional policies within both the Coastal Management and Conservation Elements. Coordination between agencies included within Intergovernmental Coordination Element. Removal of duplicate policy also proposed within Coastal Management Element Policy 5.1.3.7.</p>
<p>Policy 6.1.5.4.: The village shall assist the SFWMD, Florida DNR, 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.</p>	<p><del>Policy 6.1.5.4</del> <u>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.</u></p>	<p>Renumber. The original did not contain a Policy 6.1.5.2 and Policy 6.1.5.3 has been deleted.</p> <p>See comments regarding Objective 6.1.1 re: DEP.</p> <p>Proposed language establishes policies relevant to the town.</p>

Current Language	Suggested Revisions	Comment
Policy 6.1.5.5.: The village 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.	<del>Policy 6.1.5.5</del> <u>Policy 6.1.5.3.:</u> The village <u>town</u> shall continue to conserve and protect its floodplains by maintaining the policy of low density development <del>with strict environmental controls implemented by utilization and enforcement of land development regulations</del> <u>and establishing allowable density/intensity requirements within the Future Land Use Element.</u>	Renumber and language change
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.	<del>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.</del> <u>The town shall assist St. Lucie County as requested in implementing programs for the proper storage, collection, recycling and disposal of hazardous waste.</u>	Original Policy 6.1.6.2 is broader and more appropriate as an Objective. Revised language from Objective 6.1.6 to be used as proposed Policy 6.1.6.1.

Current Language	Suggested Revisions	Comment
Policy 6.1.6.2.: The village shall assist St. Lucie County as requested in implementing programs for the proper storage, collection, recycling and disposal of hazardous waste.	Policy 6.1.6.2 <del>1</del> .: <del>The village shall assist St. Lucie County as requested in implementing programs for the proper storage, collection, recycling and disposal of hazardous waste.</del> <u>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.</u>	Renumbering. See comment re: Objective 6.1.6.
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.	Objective 6.1.7.: <del>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.</del> <u>The town shall promote the protection of ecological habitat through the use of federal and state funds as well as land donations.</u>	Protection is still a priority for the town, but the town does not have the staff or resources to manage a trust program (W. Thiess, personal communication, October 13, 2006).
Policy 6.1.7.1.: The village 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 6.1.7.1.: The <del>village</del> <u>town</u> 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.	Language change.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 6.1.7.2.: The village shall investigate state, federal, and non-profit public land ownership programs and submit applications for those which the village is eligible.	Policy 6.1.7.2.: The <del>village</del> <u>town</u> shall investigate state, federal, and non-profit public land ownership programs and submit applications for those which the <del>village</del> <u>town</u> is eligible.	Language change.

**6.7 Revised Goals, Objectives and Policies**

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 of 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.

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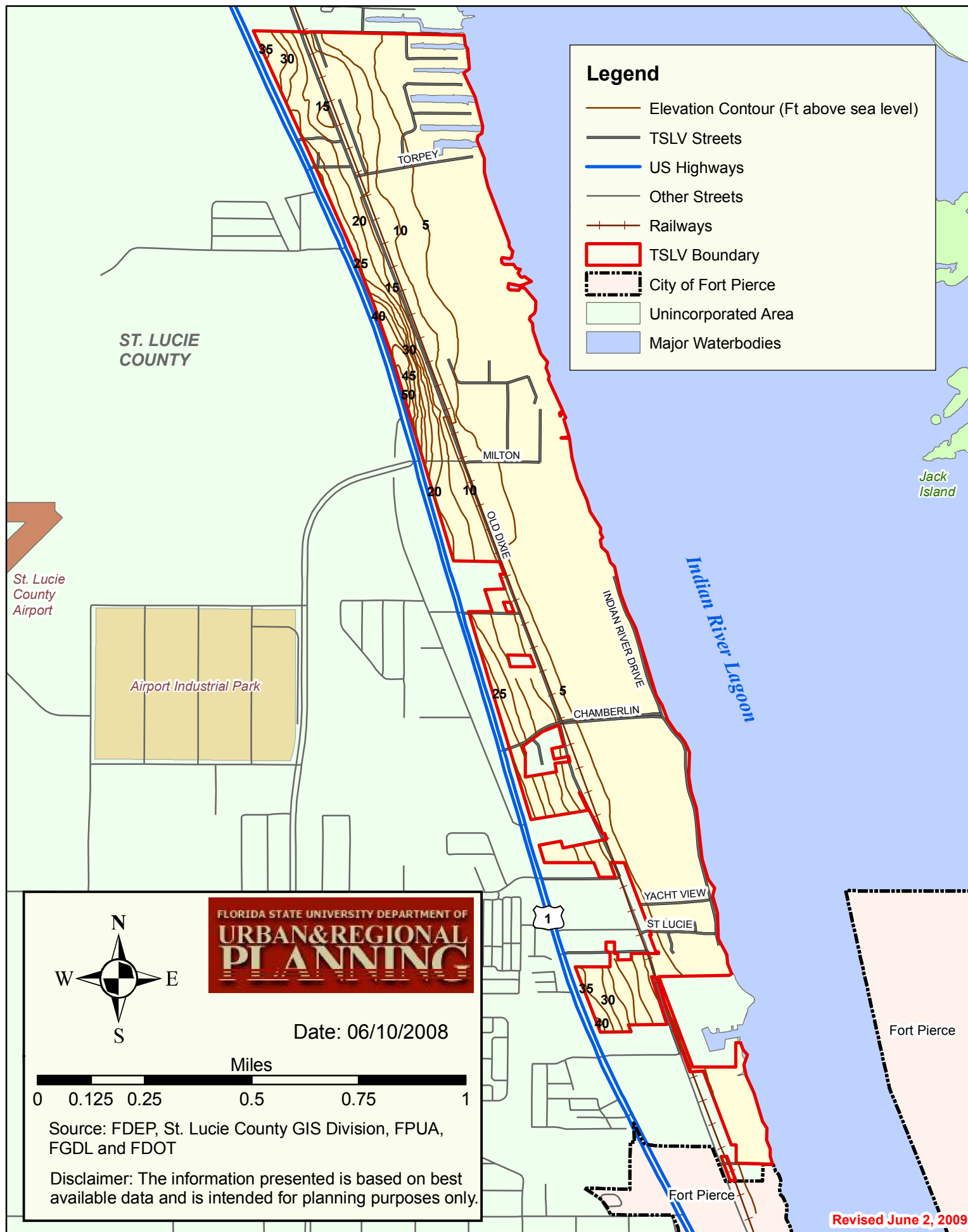
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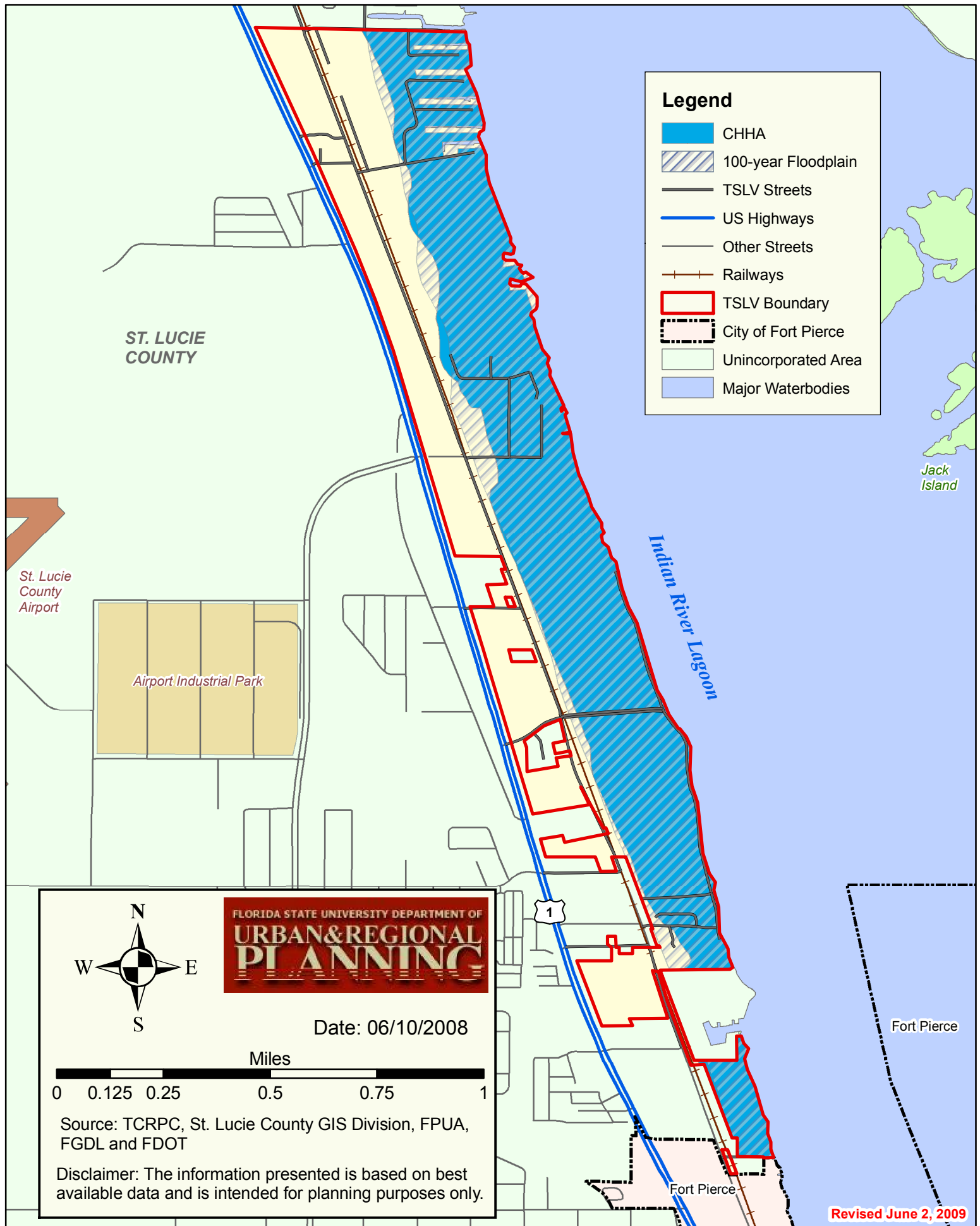
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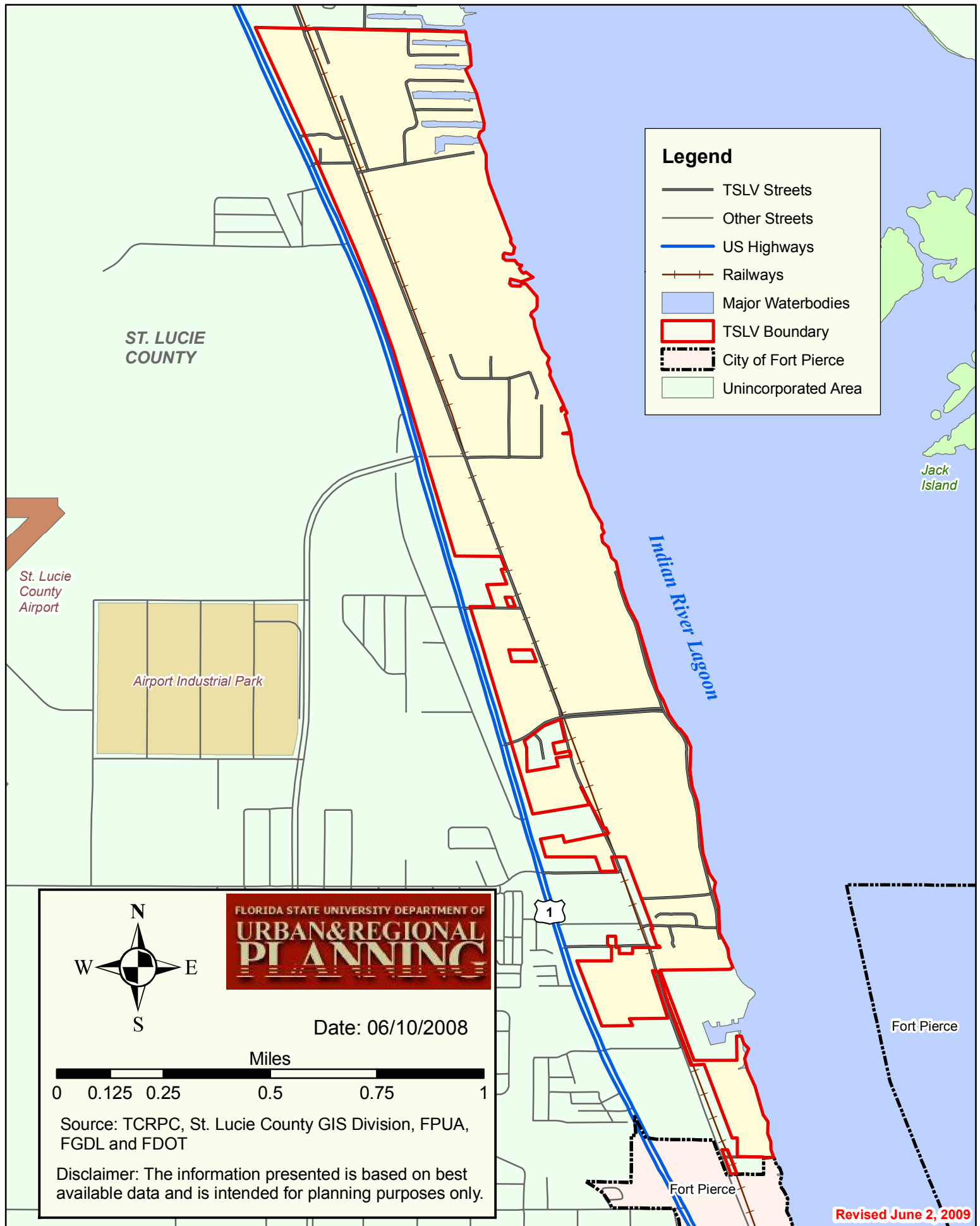
# Map 6.1 Topography, Town of St. Lucie Village



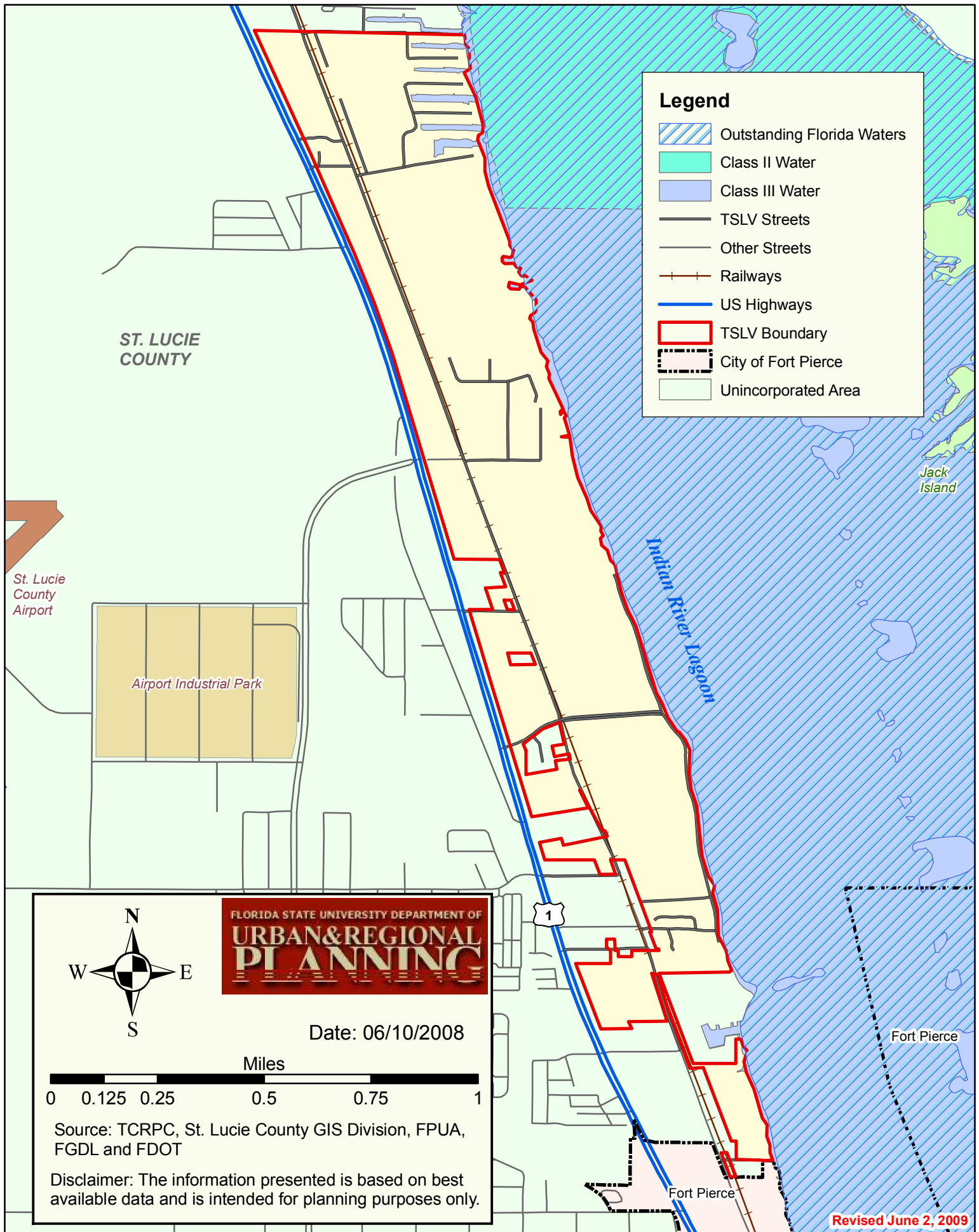
# Map 6.2 Coastal High Hazard Area and 100-Year Flood Zone, Town of St. Lucie Village



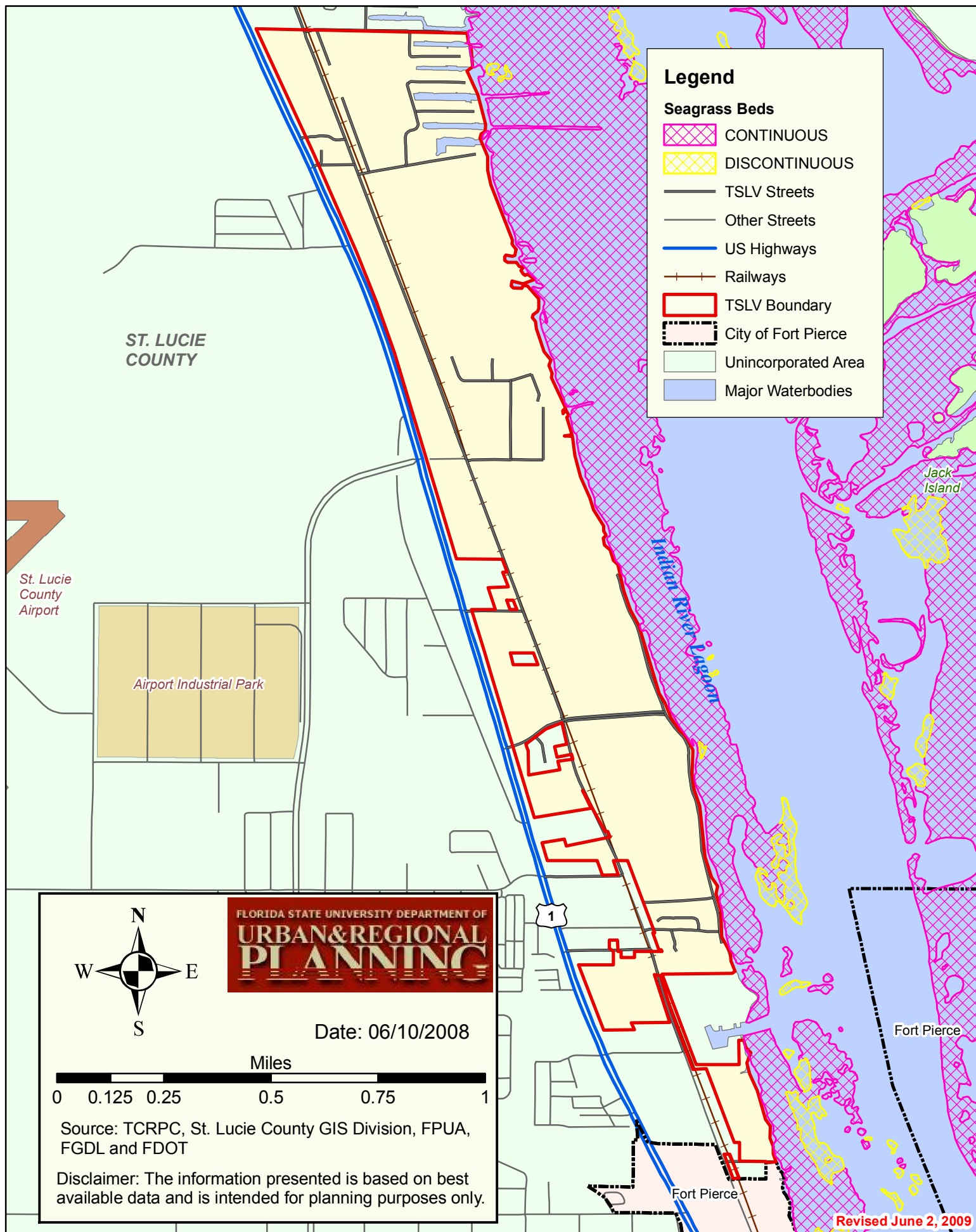
# Map 6.3 Major Waterbodies, Town of St. Lucie Village



# Map 6.4 Outstanding Florida Waters, Class II and Class III Waters, Town of St. Lucie Village

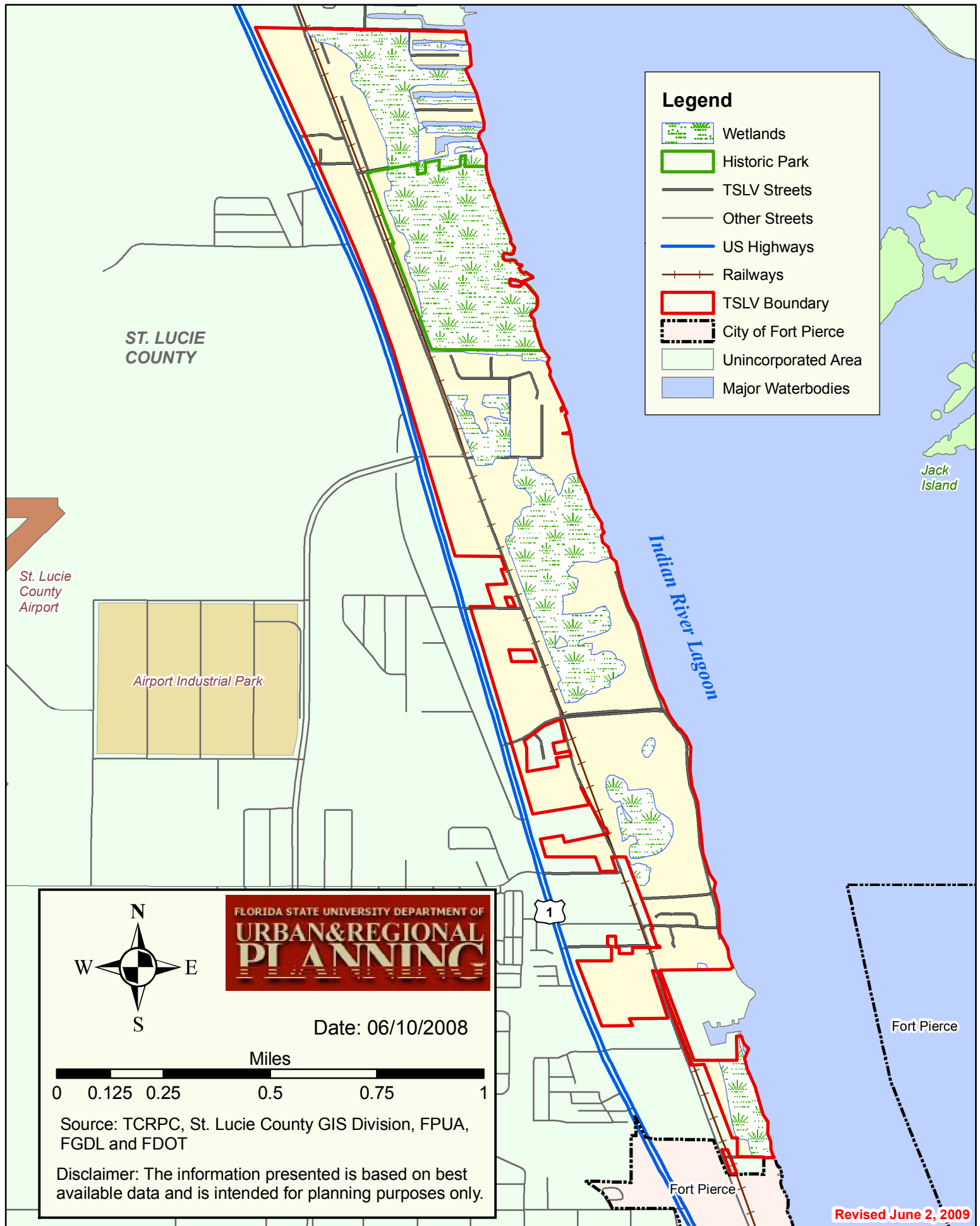


# Map 6.5 Seagrass Beds, Town of St. Lucie Village

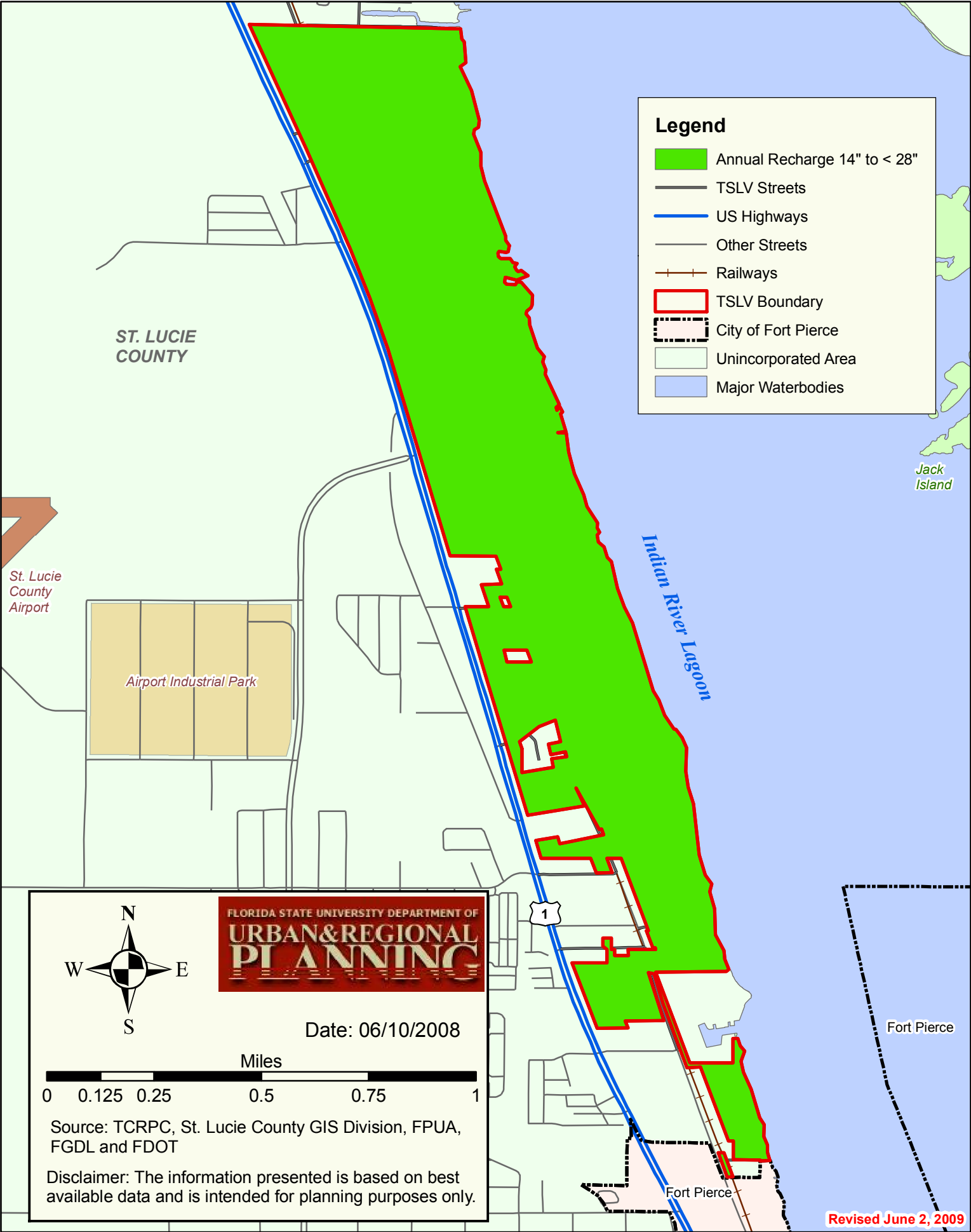




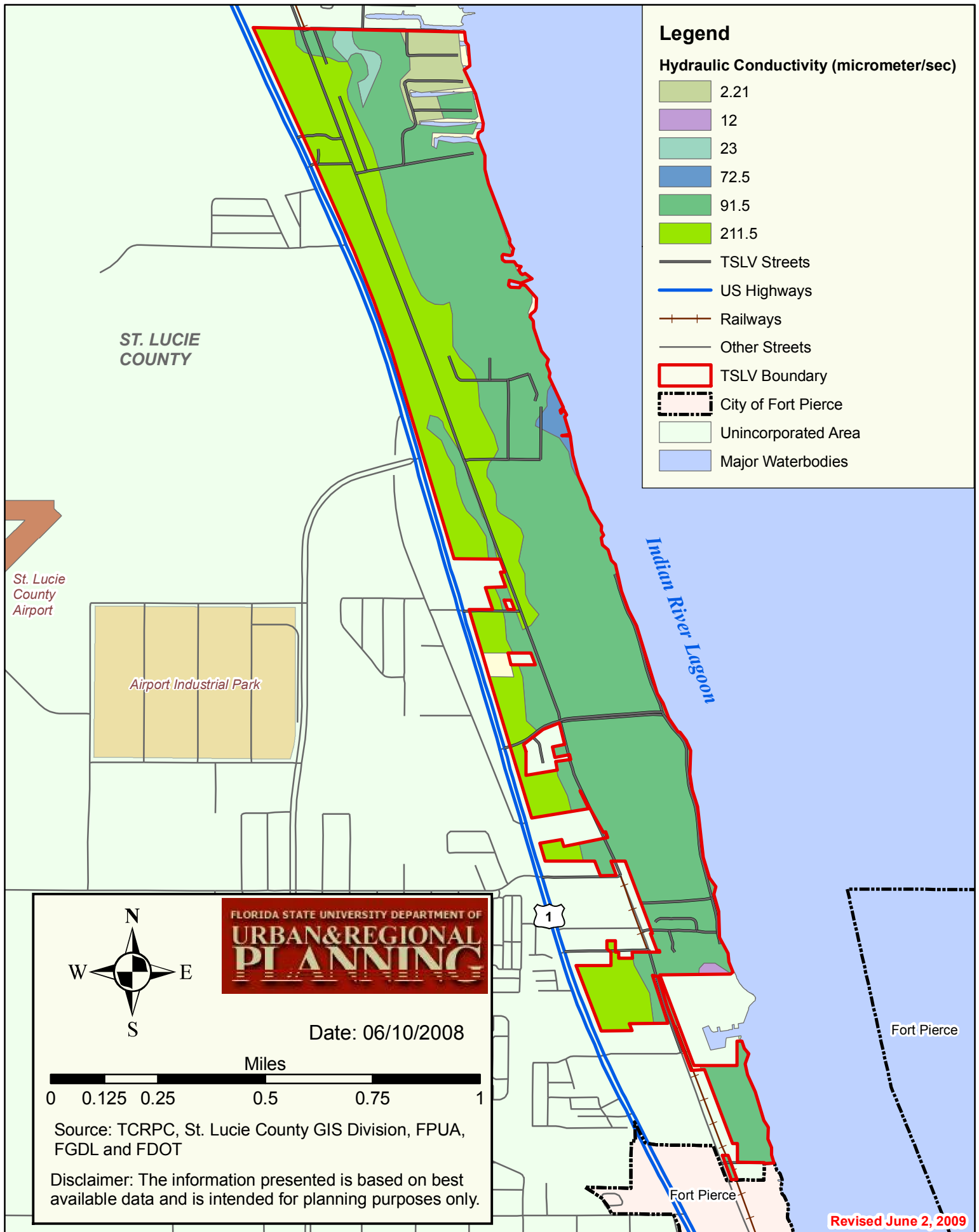
# Map 6.6 Wetlands, Town of St. Lucie Village



Map 6.7 Surficial Aquifer Recharge Rate, Town of St. Lucie Village

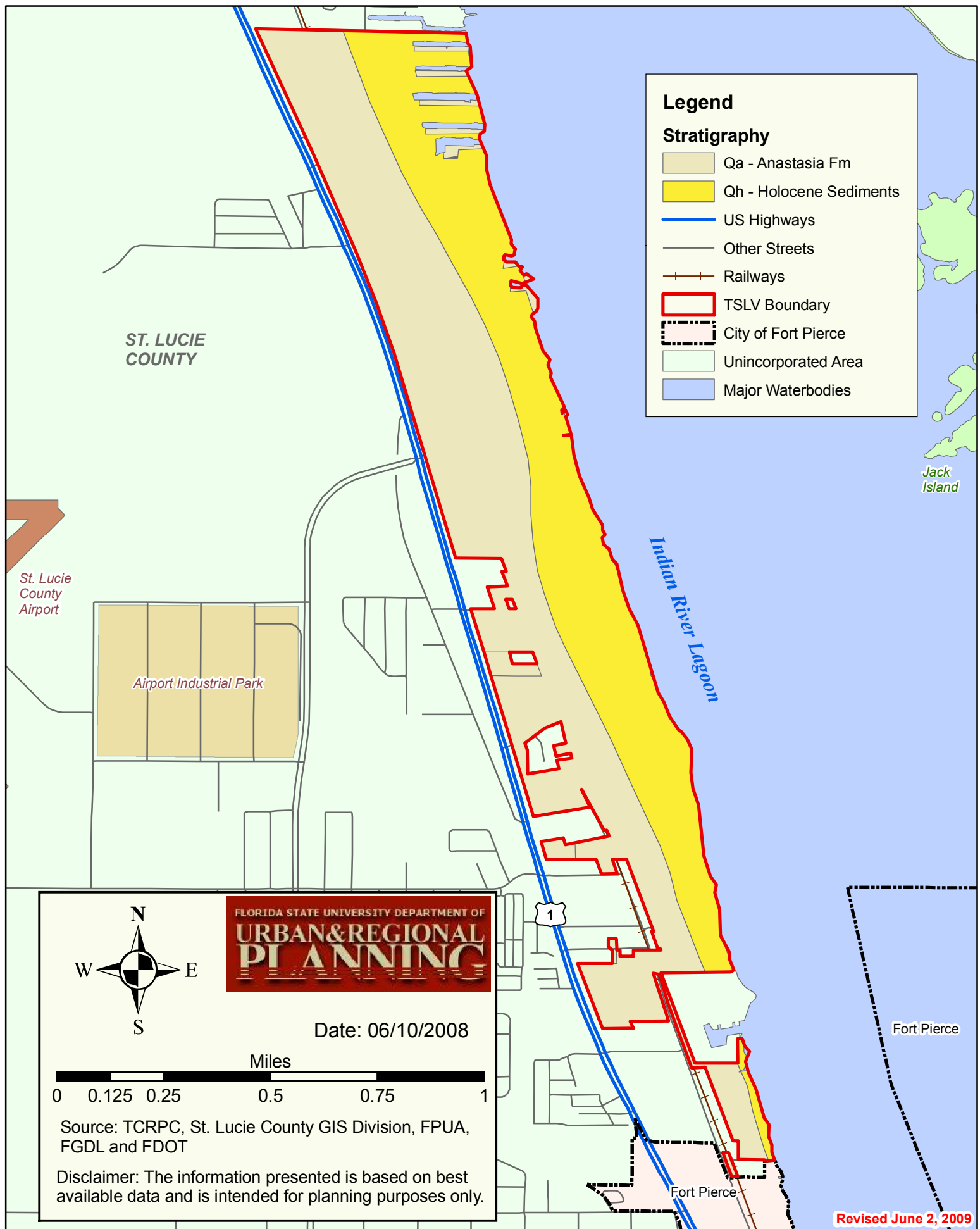


# Map 6.8 Physical Soil Properties Saturated Hydraulic Conductivity, Town of St. Lucie Village

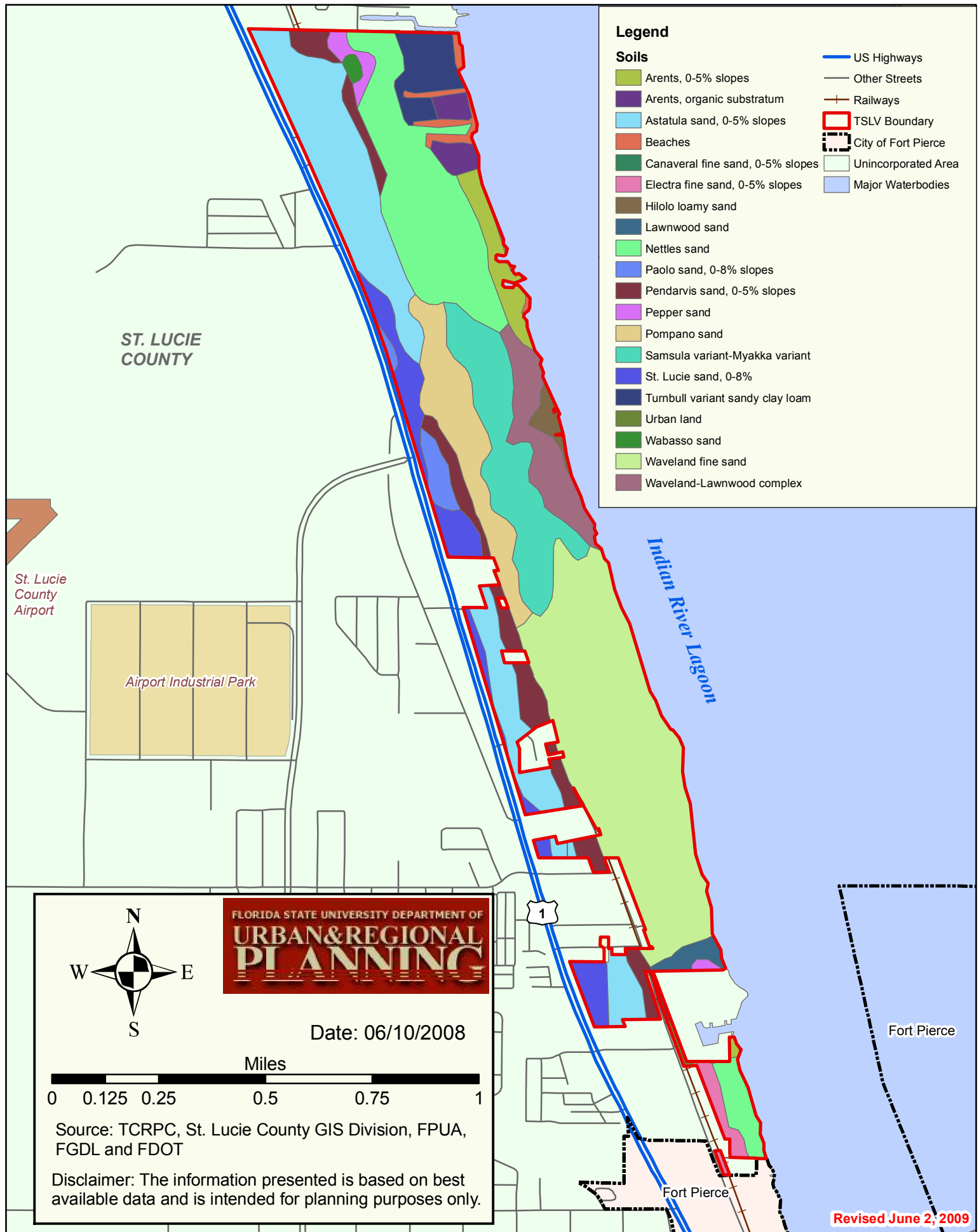




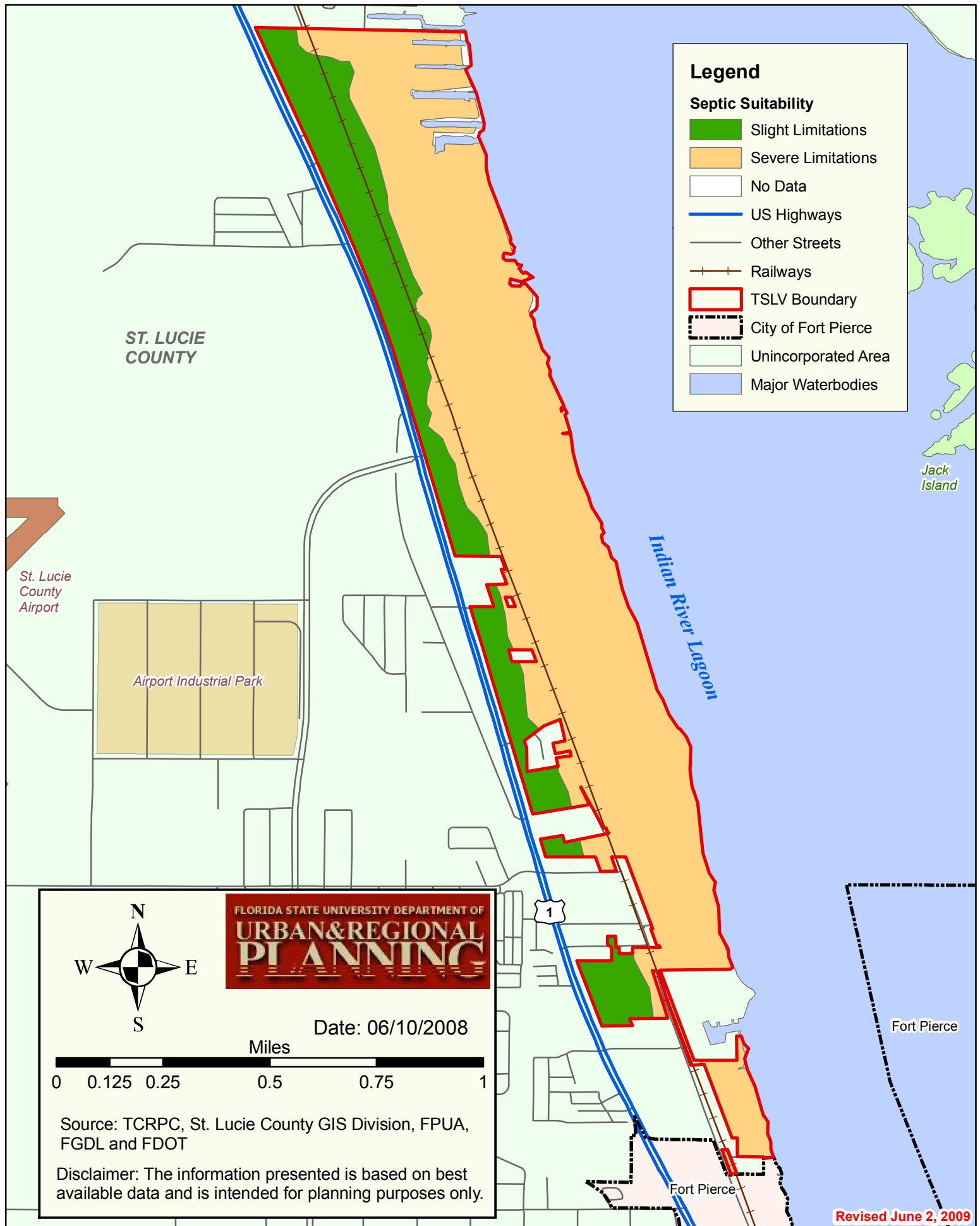
# Map 6.9 Stratigraphy, Town of St. Lucie Village



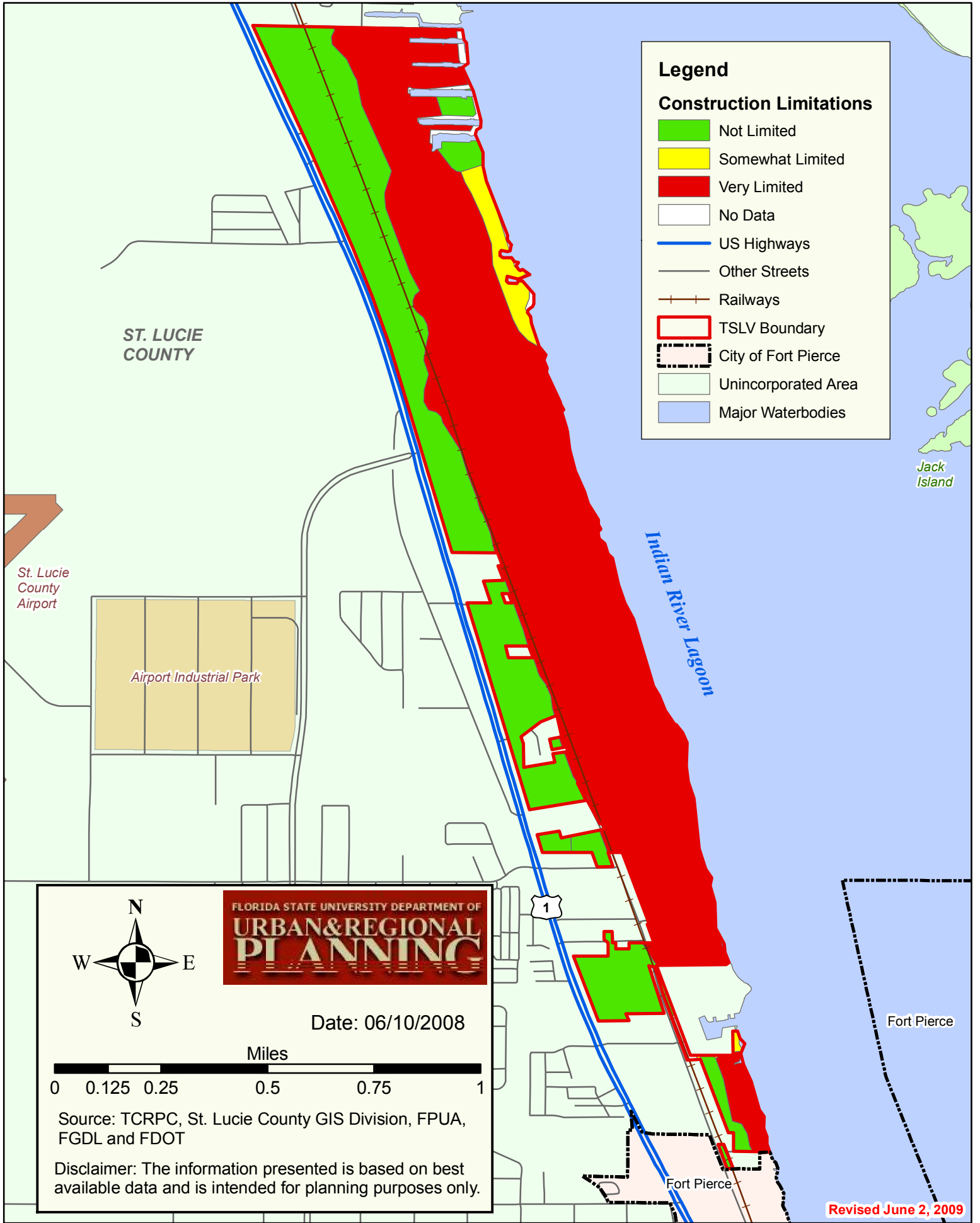
# Map 6.10 Soil Types, Town of St. Lucie Village



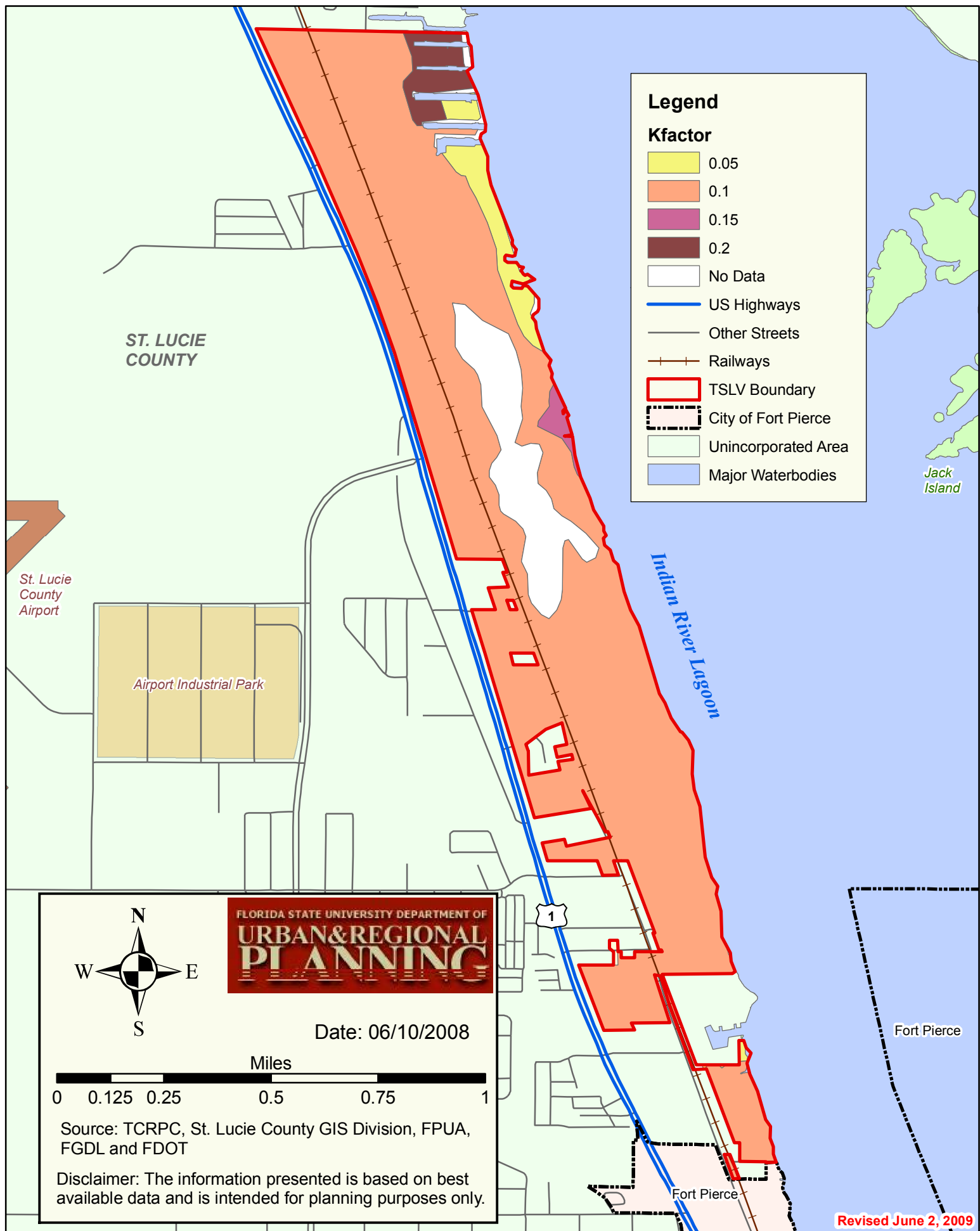
# Map 6.11 Soil Limitations for Septic Tanks, Town of St. Lucie Village



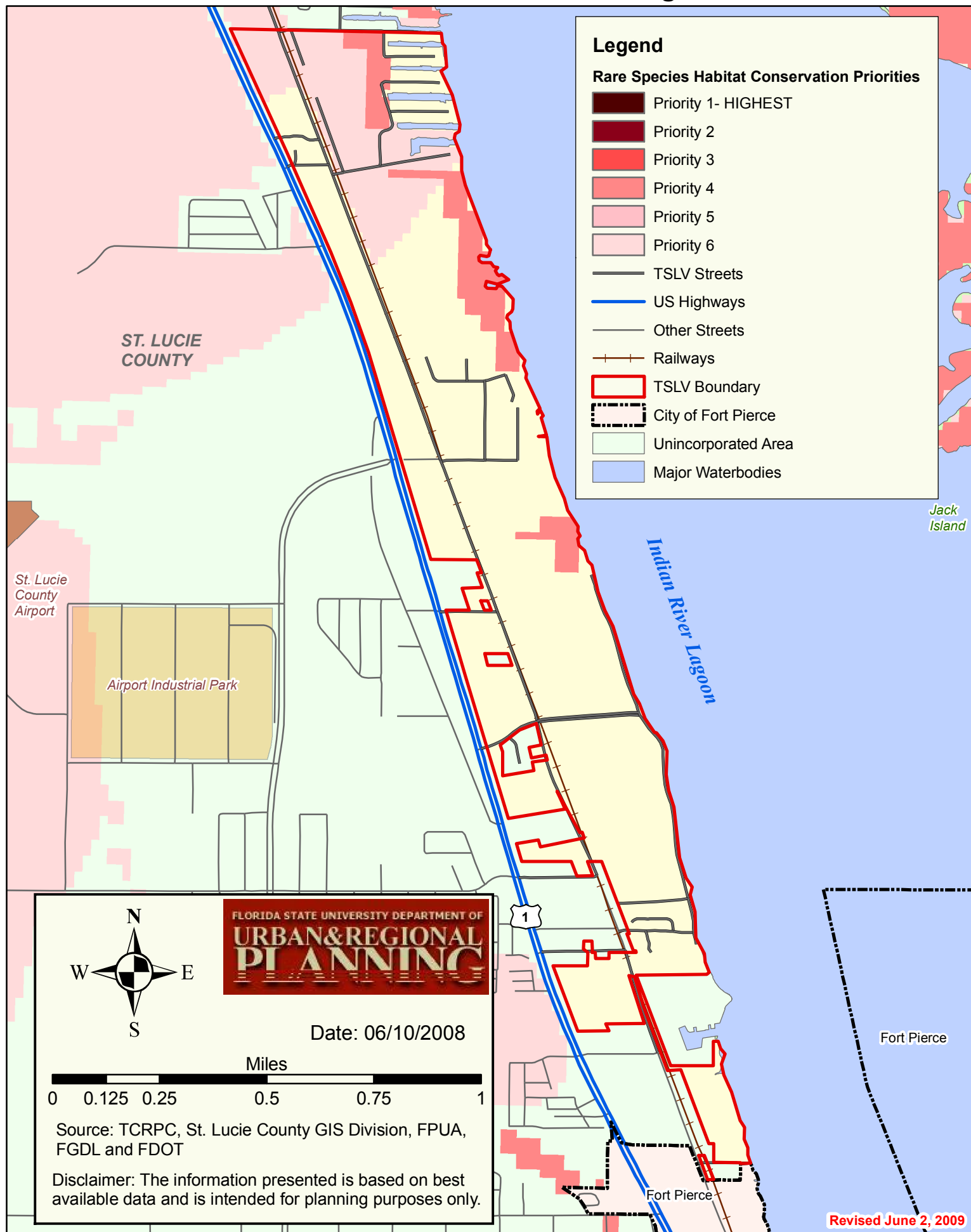
# Map 6.12 Soil Limitations for Construction, Town of St. Lucie Village



# Map 6.13 Indicators of Soil Erosion Potential (K factor), Town of St. Lucie Village

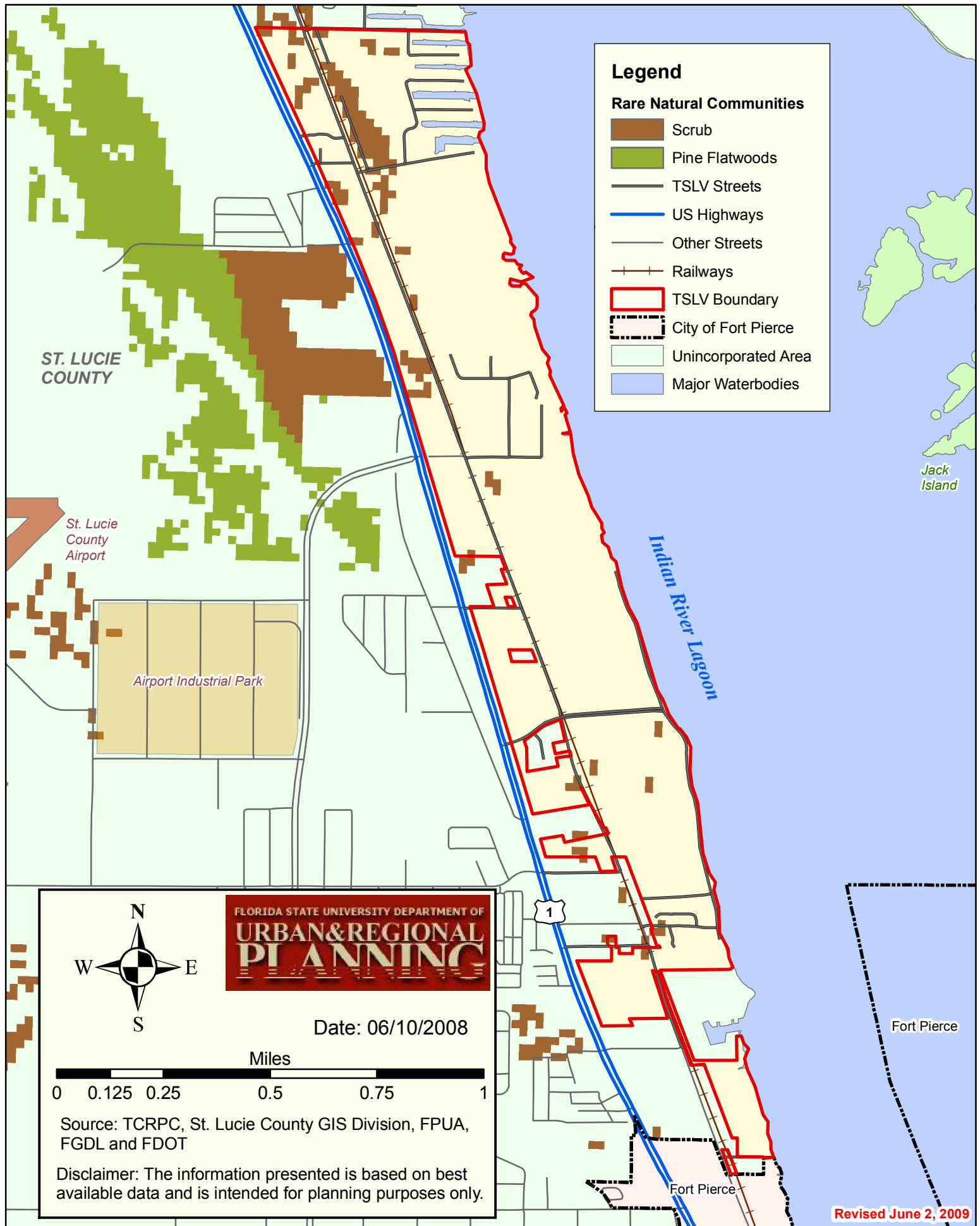


# Map 6.14 Strategic Habitat Conservation Priorities, Town of St. Lucie Village

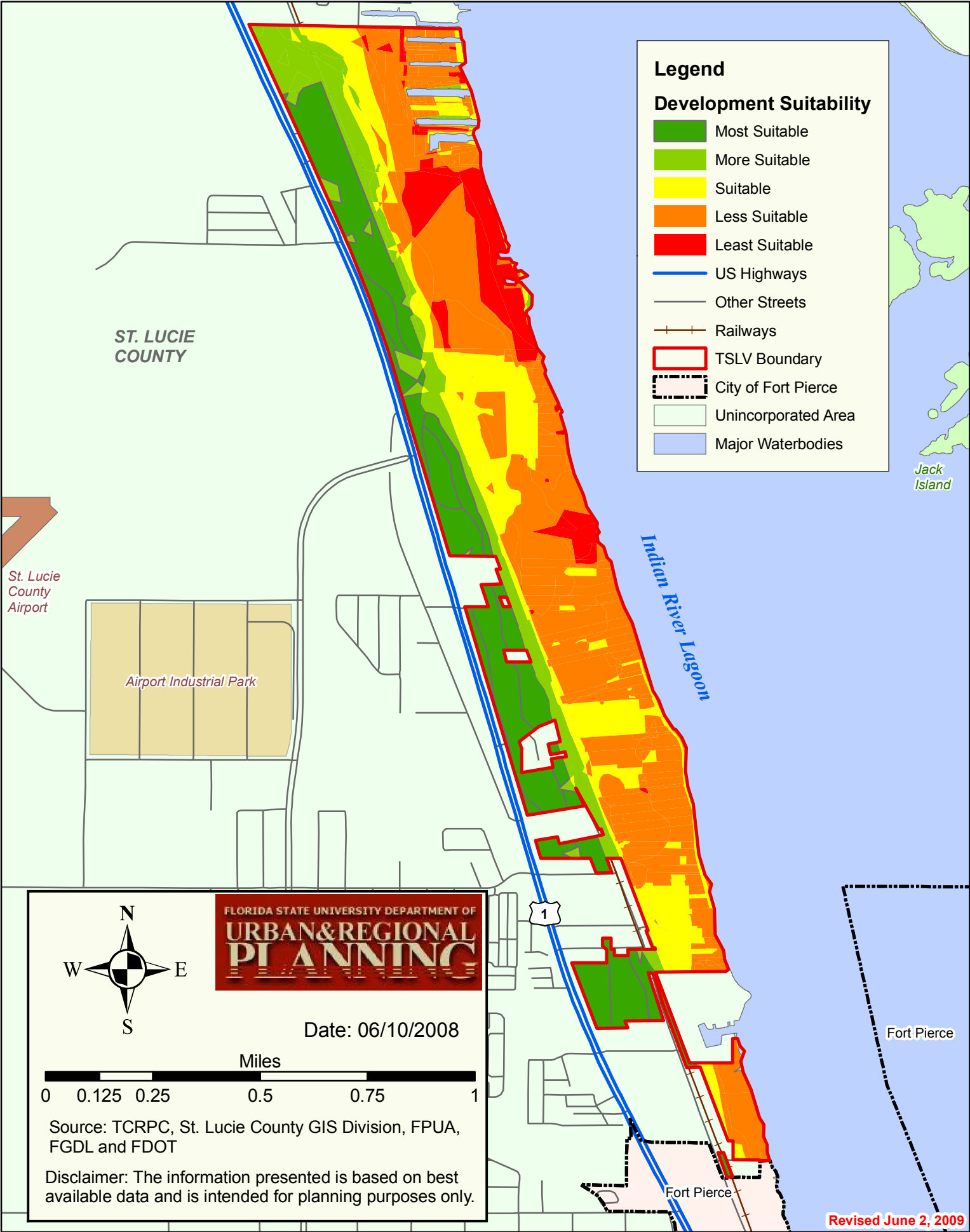




# Map 6.15 Rare Natural Communities, Town of St. Lucie Village

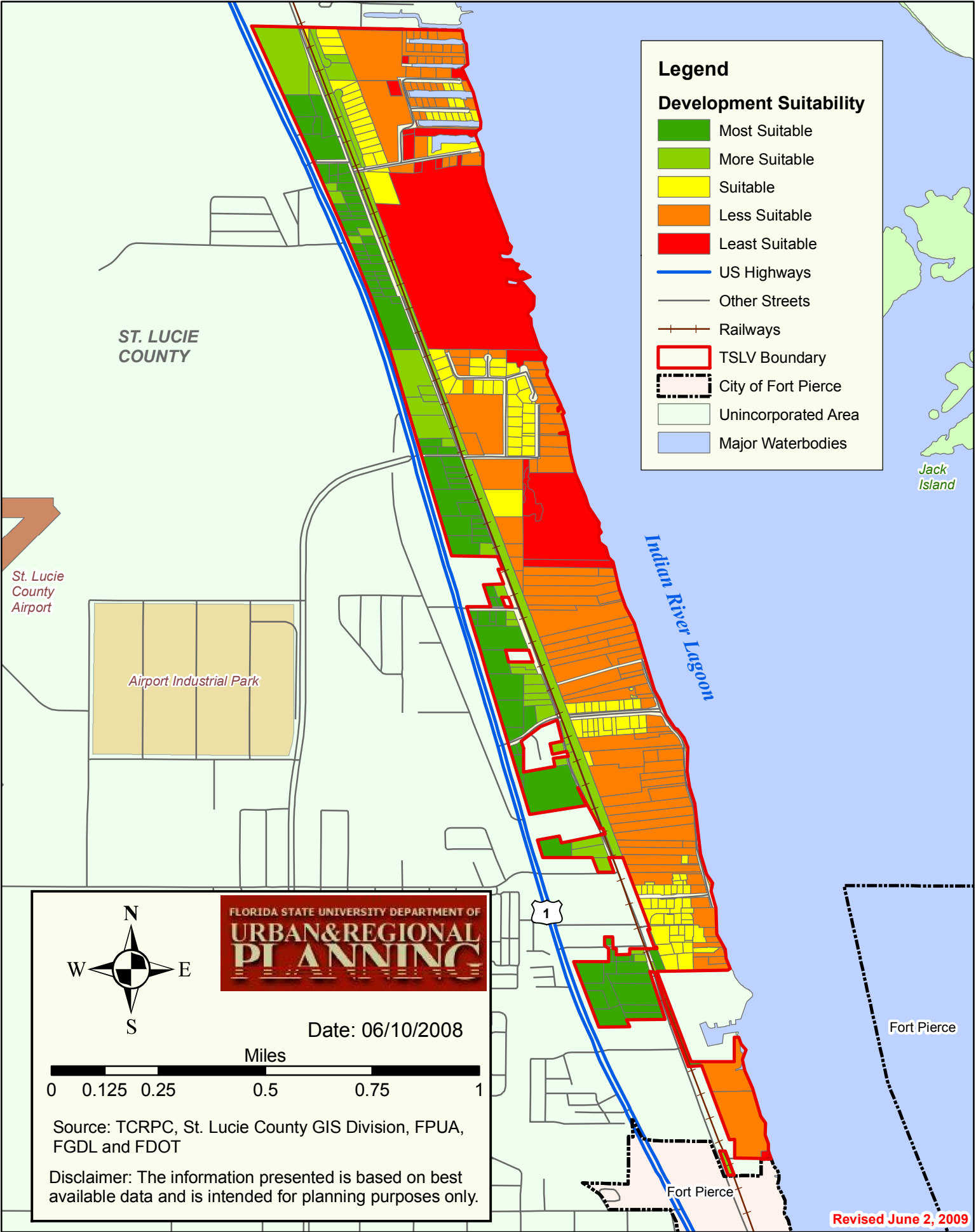


Map 6.16 Development Suitability of the Town of St. Lucie Village





Map 6.17 Development Suitability by Parcel, Town of St. Lucie Village



## **7 Recreation and Open Space Element**

### **7.1 Purpose of this Element**

The purpose of this element is to plan for a “comprehensive system of public land and private sites for recreation” (Local Government Comprehensive Planning and Land Use Regulation Act, 2006). Recreational facilities are important to a community’s citizens, and this element contains goals and policies to maintain these amenities in the future.

### **7.2 Existing Conditions**

While St. Lucie County has been one of the fastest growing counties in the United States for several years (Christie, 2006; U.S. Census Bureau, 2006), the town has not yet experienced the same development pressures and has been able to maintain its small community feeling. Approximately one-fourth of the total acreage of the town (104 acres) remains vacant. The entire town has been designated as a bird sanctuary by the Board of Alderman (Resource Engineering and Planning, Inc., 1990). The Town of St. Lucie Village’s ordinance stipulates that the trapping, shooting, or molesting any bird or wild fowl is illegal (Designation of Bird Sanctuary, 1964). The majority of the open space available to residents of the Town of St. Lucie Village lies within St. Lucie Village Heritage Park, which will provide recreational areas for residents in perpetuity.

#### **7.2.1 Existing Recreation Facilities and Open Space**

As shown in Map 7.1, there is currently one large park and one smaller parcel of open land serving to meet the needs of the community. These provide approximately 77 acres of recreation and open space to serve the population of the Town of St. Lucie Village.

St. Lucie Village Heritage Park (Heritage Park), located along the Indian River Lagoon, contains over 75 acres of preserved land. Located at the intersection of Torpey Road and Old Dixie Highway within the town city limits, the park contains historic and interpretive trails, volleyball, disc golf, and picnic areas. It was purchased in 2003 with Florida Communities Trust funds to protect one of the few remaining natural areas in private ownership along the Indian River Lagoon in St. Lucie County (Florida Communities Trust, 2004). The site borders approximately one-half mile of the lagoon and a canoe launch for public access to the lagoon is planned in the future (Florida Communities Trust, 2004). The purchase of this site also protected many natural communities including mixed wetland hardwoods and scrub. A gravel parking lot is provided for visitors.

Additionally, one smaller parcel of land (1.34 acres) is located in front of the St. Lucie Village schoolhouse and provides additional open land for recreation as well as a concrete basketball court for residents.

The original 1989 comprehensive plan incorrectly identified several small parcels as recreational spaces, including the Town Hall and the Shadetree Studio. Based on the current definitions of recreation facility and public buildings and grounds, these parcels were not included in this analysis (Definition for Recreation Facility Rule, 2006; Definition for Public Buildings and Grounds Rule, 2006). However, this will not impact the town's ability to meet its adopted level of service (LOS) for recreation/open space because it has since created Heritage Park and now more than exceeds the adopted LOS.

#### **7.2.2 Proposed Recreational Opportunities and Open Space**

According to information provided by St. Lucie County, there are several proposed projects whose boundaries lie within the Town of St. Lucie Village. In 2003, the town applied for a grant from Florida Communities Trust to purchase lands and create the St. Lucie Village School Heritage Trail (K. Reecy, personal communication, November 9,

2006). Although they did not receive funds, the project remains listed as proposed on the county's environmentally sensitive lands database. Also included in this list is a proposed Old Dixie Highway Heritage Trail.

The FDEP's Office of Greenways and Trails (OG&T) is currently creating the Florida Circumnavigational Saltwater Paddling Trail, a portion of which will pass through the Indian River Lagoon adjacent to the Town of St. Lucie Village (FDEP OG&T, 2006). The FDEP OG&T is in the process of creating a 1,500-mile sea kayaking trail that would connect Big Lagoon State Park near Pensacola with Fort Clinch State Park near the Georgia border on the east coast. Planning for the Vero Beach Indian River segment, partially adjacent to the town, began in April 2006.

### 7.2.3 Recreational Levels of Service

Currently the Town of St. Lucie Village has an adopted recreation and open space level of service (LOS) of 3.5 acres per 1,000 residents, as established in Policy 7.1.1.1. The Town of St. Lucie Village's population at the time of the last census was 604 residents. With the existing 77.08 acres of land designated recreation/open space, the town is providing approximately 127.6 acres per 1,000 residents, and is exceeding their adopted LOS (see Exhibit 7-1). Moreover, the town will continue to exceed this LOS throughout the planning horizon based on a projected population of 637 residents by 2020. If no additional recreation or open space is created within the town, the LOS would still be at 121 acres per 1,000 residents in 2020.

**Exhibit 7-1 Projected Recreation and Open Space Needs, Town of St. Lucie Village  
(2000-2020)**

<b>Year</b>	<b>Functional Population</b>	<b>Existing Recreation &amp; Open Space</b>	<b>Acres Needed*</b>	<b>Excess Acres</b>
2000	604	77.08	2.11	74.97
2010	626	77.08	2.19	74.89
2020	637	77.08	2.23	74.85

\* Based on a level of service standard of 3.5 acres per 1,000 residents

Source: U.S. Census Bureau, 2000.

### **7.3 Evaluation and Appraisal of Recreational and Open Space Element**

#### **7.3.1 Anticipated Changes**

The expansion of recreational facilities and open space from what was on the Existing Land Use Map in 1989 was anticipated by the Recreation and Open Space Element Policies.

#### **7.3.2 Unanticipated Changes**

There were no unanticipated changes affecting the Recreation and Open Space Element.

#### **7.3.3 Statutory Changes**

Since the original comprehensive plan was adopted in 1989, Rule 9J-5.014 requiring a Recreation and Open Space Element has been repealed, effective February 20, 1996. Section 163.3177, *Florida Statutes (F.S.)*, however, continues to require local

governments to prepare this element. Additionally, in 2005, Section 163.3177(6)(e), *F.S.* added a requirement that waterways must also be addressed by the element.

#### 7.3.4 Evaluation of Recreation and Open Space Element Goals, Objectives and Policies

##### **OBJECTIVE 7.1.1**

**Use and access to all passive recreation facilities and open spaces areas shall be provided to residents in a timely and fiscally reasonable manner.**

###### Actual Result:

As of 2004, approximately \$2,325,000 in Florida Communities Trust funds had been spent acquiring the St. Lucie Village Heritage Park (Florida Communities Trust, 2004). Adding this recreational land before the LOS required more land ensures that recreational facilities are provided in a timely manner. Taking advantage of outside sources such as the Florida Communities Trust funds is a fiscally reasonable way to continue to provide additional resources for residents while not impacting the town's limited budget.

##### **OBJECTIVE 7.1.2**

**The town recognizes and supports the efforts to provide recreation facilities and open space areas on a regional (county) wide basis and to maintain access to the Indian River Lagoon.**

###### Actual Result:

St. Lucie Village Heritage Park, while located within the town boundaries, is a resource for county residents as well. It provides additional open space and recreational activities along the Indian River Lagoon, and will provide a public access point to the river in the future. Additionally, this objective will be actualized as the FDEP OG&T develops its paddling trail along the river adjacent to the town. If the other proposed projects are constructed, they too will add to the accomplishment of this objective.

Policy 7.1.2.4. intends to maintain access to the Indian River Lagoon through a parcel located at the foot of Chamberlain Boulevard. This parcel, however, is designated right-of-way according to St. Lucie County's Office of the Property Appraiser website. While a monument and flag are located at the end of Chamberlain Boulevard, according to the property appraiser, the right-of-way for Chamberlain continues to the Lagoon boundary. Therefore, this location is not considered to be a designated location for lagoon access and references as such are being removed.

#### 7.3.5 Suggested Changes

Based on the previous discussions of changes, the following amendments are suggested to the Recreation and Open Space Element. The revisions in Exhibit 7-2 will update the time frame and reflect recent changes to the town maps.

**Exhibit 7-2 Proposed Revisions to Existing Goals, Objectives and Policies in the Recreation/Open Space Element**

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
GOAL: 7.1: ENSURE THE PASTORAL QUALITY OF LIFE BY PROVIDING PASSIVE RECREATION FACILITIES AND OPEN SPACE TO MEET THE NEEDS OF PRESENT AND FUTURE VILLAGE RESIDENTS.	GOAL: 7.1: ENSURE THE PASTORAL QUALITY OF LIFE BY PROVIDING PASSIVE RECREATION FACILITIES AND OPEN SPACE TO MEET THE NEEDS OF PRESENT AND FUTURE VILLAGE RESIDENTS.	No change.
Objective 7.1.1.: Use and access to all passive recreation facilities and open spaces areas shall be provided to residents in a timely and fiscally reasonable manner.	Objective 7.1.1.: Use and access to all passive recreation facilities and open spaces areas shall be provided to residents in a timely and fiscally reasonable manner.	No change.
Policy 7.1.1.1.: The Town of St. Lucie Village shall adopt and maintain a minimum level of service standard of 3.5 acres of passive recreation and open space per 1,000 peak season residents.	Policy 7.1.1.1.: The Town of St. Lucie Village shall adopt and maintain a minimum level of service standard of 3.5 acres of passive recreation and open space per 1,000 <del>peak season</del> residents.	According to Comprehensive Plan Assessment Letter Report 1 (2001), the Town of St. Lucie Village does not experience large seasonal variation. Therefore, this reference should be removed.
Policy 7.1.1.2.: In accordance with section 163.3202, F.S., land development regulations shall be adopted which include requirements and incentives to provide for public use passive recreation and open spaces within future developed areas.	Policy 7.1.1.2.: In accordance with <del>s</del> Section 163.3202, F.S., land development regulations shall be adopted which <del>include requirements and incentives to provide for</del> public use passive recreation and open spaces within future developed areas.	Mechanical changes. Land development regulations have not been adopted. Proposed language revisions strengthen this policy.
Policy 7.1.1.3.: By the end of 1991, the town will conduct a resident survey to determine the needs and desires of town residents for recreation and open space requirements.	<del>Policy 7.1.1.3.: By the end of 1991, the town will conduct a resident survey to determine the needs and desires of town residents for recreation and open space requirements.</del>	Town is already exceeding its adopted level of service. Additionally, the town has no interest in surveying its residents regarding this issue (W. Theiss, personal communication, October 13, 2006).



Current Language	Suggested Revisions	Comment
Policy 7.1.1.4.: By the end of 1994, the town will ensure that Town Hall facilities are accessible to all handicapped and wheelchair bound residents.	<del>Policy 7.1.1.4.: By the end of 1994, the town will ensure that Town Hall facilities are accessible to all handicapped and wheelchair bound residents.</del>	Proposed changes in future land use categories designate Town Hall as a public facility, not recreation/open space. This policy is no longer applicable.
Policy 7.1.1.5.: In accordance with Section 163.3202, F.S., the village shall adopt specific open space definitions in the pending land development regulations.	Policy 7.1.1.53.: In accordance with Section 163.3202, F.S., the <del>village</del> <u>town</u> shall <del>adopt specific</del> <u>continue to define</u> open space <del>definitions</del> <u>as an open, unenclosed area consisting of setbacks, landscaping, buffers, vehicular and pedestrian circulation features, and surface parking</u> in the <del>pending</del> land development regulations.	Language change. Open space definition has been adopted in the land development regulations.
Objective 7.1.2.: The town recognizes and supports the efforts to provide recreation facilities and open space areas on a regional (county) wide basis and to maintain access to the Indian River Lagoon.	<del>Objective 7.1.2.: The town recognizes and supports the efforts to provide recreation facilities and open space areas on a regional (county) wide basis and to maintain access to the Indian River Lagoon.</del> <u>The town will continue to cooperate with state authorities to protect the Indian River Lagoon Aquatic Preserve as a source of open space, passive recreation, nature study, and personal enrichment.</u>	As originally written, the objective does not contain any implementation requirements and is not measurable.  Proposed language is taken from original Policy 7.1.2.2. which was better suited as an objective for the remaining policies.
Policy 7.1.2.1.: The town recognizes and supports the efforts made by state, county and private providers of recreational facilities.	<del>Policy 7.1.2.1.: The town recognizes and supports the efforts made by state, county and private providers of recreational facilities.</del>	Policy is not necessary.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comment</b>
Policy 7.1.2.2.: The town will continue to cooperate with state authorities to protect the Indian River Lagoon Aquatic Preserve as a source of open space, passive recreation, nature study, and personal enrichment.	<del>Policy 7.1.2.2.: The town will continue to cooperate with state authorities to protect the Indian River Lagoon Aquatic Preserve as a source of open space, passive recreation, nature study, and personal enrichment.</del>	Policy is not necessary. Language moved to Objective 7.1.2.
Policy 7.1.2.3.: Upon adoption of this plan, the town will appoint a member of the Board of Alderman to represent the town's residents recreational needs before all county and recreational planning boards and communities.	<del>Policy 7.1.2.3.: Upon adoption of this plan, the town will appoint a member of the Board of Alderman to represent the town's residents recreational needs before all county and recreational planning boards and communities.</del>	Policy is not necessary. Town is already exceeding its adopted level of service.
Policy 7.1.2.4.: The level of access to the Indian River Lagoon currently provided by the town in the form of the parcel located at the foot of Chamberlain Boulevard shall be maintained.	<del>Policy 7.1.2.4.</del> <u>7.1.2.1.: The level of access to the Indian River Lagoon currently provided by the town in the form of the parcel located at the foot of Chamberlain Boulevard shall be maintained or enhanced by designating parcels Conservation in perpetuity.</u>	With the acquisition of Heritage Park in 2003, the town has increased its level of access to the lagoon. The town may increase access again in the future. Including language that is too specific would require text amendments in the future. The town should, however, ensure that access does not decrease in the future. Designating Heritage Park and future public access points as conservation on the land use map will ensure that access is maintained.

## **7.4 Revised Goals, Objectives and Policies**

GOAL 7.1.: ENSURE THE PASTORAL QUALITY OF LIFE BY PROVIDING PASSIVE RECREATION FACILITIES AND OPEN SPACE TO MEET THE NEEDS OF PRESENT AND FUTURE VILLAGE RESIDENTS.

Objective 7.1.1.: Use and access to all passive recreation facilities and open spaces areas shall be provided to residents in a timely and fiscally reasonable manner.

Policy 7.1.1.1.: The Town of St. Lucie Village shall adopt and maintain a minimum level of service standard of 3.5 acres of passive recreation and open space per 1,000 ~~peak~~ ~~season~~ residents.

Policy 7.1.1.2.: In accordance with ~~s~~Section 163.3202, F.S., land development regulations shall be adopted which ~~include requirements and incentives to provide for~~ public use passive recreation and open spaces within future developed areas.

~~Policy 7.1.1.3.: By the end of 1991, the town will conduct a resident survey to determine the needs and desires of town residents for recreation and open space requirements.~~

~~Policy 7.1.1.4.: By the end of 1994, the town will ensure that Town Hall facilities are accessible to all handicapped and wheelchair bound residents.~~

Policy 7.1.1.~~53~~.: In accordance with Section 163.3202, F.S., the ~~village~~ town shall ~~adopt~~ specific continue to define open space ~~definitions~~ as an open, unenclosed area consisting of setbacks, landscaping, buffers, vehicular and pedestrian circulation features, and surface parking in the ~~pending~~ land development regulations.

Objective 7.1.2.: ~~The town recognizes and supports the efforts to provide recreation facilities and open space areas on a regional (county) wide basis and to maintain access to~~

~~the Indian River Lagoon. The town will continue to cooperate with state authorities to protect the Indian River Lagoon Aquatic Preserve as a source of open space, passive recreation, nature study, and personal enrichment.~~

~~Policy 7.1.2.1.: The town recognizes and supports the efforts made by state, county and private providers of recreational facilities.~~

~~Policy 7.1.2.2.: The town will continue to cooperate with state authorities to protect the Indian River Lagoon Aquatic Preserve as a source of open space, passive recreation, nature study, and personal enrichment.~~

~~Policy 7.1.2.3.: Upon adoption of this plan, the town will appoint a member of the Board of Alderman to represent the town's residents recreational needs before all county and recreational planning boards and communities.~~

~~Policy 7.1.2.4.~~7.1.2.1.: The level of access to the Indian River Lagoon ~~currently provided by the town in the form of the parcel located at the foot of Chamberlain Boulevard~~ shall be maintained or enhanced by designating parcels Conservation in perpetuity.

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# Map 7.1 Recreational Opportunities, Town of St. Lucie Village



## **8 Intergovernmental Coordination Element**

### **8.1 Purpose of the Element**

The purpose of the Intergovernmental Coordination Element, as identified by Ch. 163, F.S. and Rule 9J-5.015, Intergovernmental Coordination Element, F.A.C. (2006) is to "identify and resolve incompatible goals, objectives, and policies, and development proposed in comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local, regional, and state agencies." The Intergovernmental Coordination Element helps to identify and analyze intergovernmental relationships in the context of the Town of St. Lucie County Comprehensive Plan. A number of intergovernmental coordination approaches are reviewed and specific existing coordination approaches are analyzed for effectiveness.

The Town of St. Lucie Village is a relatively small municipality along the western banks of the Indian River Lagoon in central St. Lucie County. The town was incorporated on May 6, 1961 and is governed by a Mayor and five Aldermen. The Mayor and Aldermen serve two year terms voluntarily. The Board of Aldermen elects one of its members to serve as Vice Mayor. According to the 2000 US Census the population for the Town of St. Lucie Village is approximately 604 residents. At the time that the 1989 Comprehensive Plan was adopted it was expected that the population would increase at a very slow rate.

New to this element however will be the consideration of public school concurrency requirements as mandated by legislation enacted by Ch. 163.3187, F.S. (4) (j) (2006). This bill mandates a comprehensive focus on school planning by requiring local governments and school boards to adopt a school concurrency system. According to the Department of Community Affairs website, "school concurrency ensures coordination between local governments and school boards in planning and permitting developments that affect school capacity and utilization rates." The passage of SB 360, ch 163, F.S. Part II, mandates that school concurrency is no longer an option for Florida's counties and

municipalities. However, according to Ch.163.3177 (12)(b)(2006), F.S. the Department of Community Affairs may find a municipality exempt from school concurrency requirements.

## **8.2 Existing Conditions**

At the time of the adoption of the 1989 Comprehensive Plan there were numerous independent governmental agencies identified as affecting the ability of the Town of St. Lucie Village to implement its plan and policies. This information was provided in a table which displayed a number of public and quasi-public entities with which the town did or needed to coordinate; today the number of agencies with which the town currently coordinates with has been reduced considerably due to the town's limited amount of staff.

There are several councils and boards with which the Town of St. Lucie Village currently lacks any representation (St. Lucie County MPO, St. Lucie County Attainable Housing Task Force). The Mayor and some members of the Board of Aldermen have close contacts with various public and quasi-public agencies and serve on several councils and boards. Agencies with whom Village Board members have close and frequent contact include the City of Fort Pierce, St. Lucie County, South Florida Water Management District, the Florida Department of Health, the Florida Department of Environmental Protection, the St. Lucie County Fire District, the Fort Pierce Utilities Authority, the St. Lucie County Airport Authority and airport staff, all neighboring utilities, the Treasure Coast Regional Planning Council and FEMA. Village Board members serve on the Treasure Coast Council of Local Governments, the Treasure Coast Regional Utility Organization, the St. Lucie County Harbor Advisory Committee, the St. Lucie County Airport Advisory Committee and the St. Lucie County Local Mitigation Strategy Committee. This representation may prove to be important for any future changes made that may have direct impacts on the town. Below is a brief discussion of some of the agencies that the town currently coordinates with.



### 8.2.1 St. Lucie County Public School District

The St. Lucie County Public School District is governed by an autonomous board. The school board is responsible for “the control, operation, organization, management and administration of public schools in the county as established by the provision and minimum standards prescribed by Florida Statutes and State Board of education rules.”<sup>1</sup> The school board consists of five members elected at large and an appointed superintendent. The school board has the power to levy taxes, own land, and it constitutes a corporate body under the laws of Florida.

According to representatives of the School Board, St. Lucie County and the school administration work closely together in reviewing new developments and community growth which affects the efficient operation of their respective agencies. The Town of St. Lucie Village has an established interlocal agreement for public school facility planning.

### 8.2.2 South Florida Water Management District

The South Florida Water Management District (SFWMD) was created by the 1976 Legislature. Prior to being redesignated as the SFWMD in 1976, the District operated as the Central and Southern Flood Control District by authorization of the 1949 Legislature. The SFWMD issues permits and has control of all water uses in the Town of St. Lucie Village; this includes major flood control, drainage structures and the quantity and timing of a great deal of the freshwater delivered to the lagoon. As indicated in the Coastal Management section of this Comprehensive Plan Update, the SFWMD is also responsible for certain regulatory activities delegated from the Florida Department of Environmental Protection (FDEP); an example of these activities includes storm water permitting. The SFWMD also makes determinations about the extent of wetlands and processes residential and commercial developments as needed in the town.

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<sup>1</sup> N.d. Retrieved on November 20, 2006 from the World Wide Web at <http://www.stlucie.k12.fl.us/districtPortal.aspx?id=iFrame|http://plato.stlucie.k12.fl.us/mis/School+Board+Policies.nsf>

### 8.2.3 St. Lucie County Fire District

Created by an act of the Florida Legislature, the Fire District is an independent fire control district governed under the regulations of Florida Statute 191. The Fire District was established in 1959 to provide full-time fire protection for all of St. Lucie County. In 1997 the Fire District's name was changed to the St. Lucie County Fire District as a better reflection of its geographical responsibilities as a county-wide agency. The Fire District operates 15 stations throughout the county and provides service to the town. The St. Lucie County Board of Fire Commissioners administers the St. Lucie County Fire District. It is comprised of two Commissioners/Council persons from: the cities of Port St. Lucie and Fort Pierce, and two St. Lucie County Commissioners. Completing the seven member board is an appointee from the Governor's office. Although the town is not physically represented on the board the Town of St. Lucie Village is represented on the board through St. Lucie County.

### 8.2.4 St. Lucie County Mosquito Control District

The St. Lucie County Mosquito Control District is an autonomous agency created by the Legislature in 1927. The district is controlled by the Board of County Commissioners acting as the Mosquito Control Board. The district serves the area from the Atlantic Ocean to approximately 10 miles west of the coast, just west of the I-95/Turnpike transportation corridor. The function of the St. Lucie County Mosquito Control District is to manage the mosquito population in all of St. Lucie County. As of 1990 the St. Lucie Mosquito Control District no longer provides services in the Town of St. Lucie Village.

### 8.2.5 Treasure Coast Regional Planning Council

The Treasure Coast Regional Planning Council (TCRPC) was created in October 1976, by interlocal agreement pursuant to Chapter 163, F.S. The council's principal goal is to assure that future growth within the Indian River, St. Lucie, Martin, and Palm Beach

County region occurs in a manner consistent with state and regional planning objectives and that a high quality of life will be achieved for all the regional citizens. Toward accomplishing this goal, the Treasure Coast Regional Planning Council provides a forum whereby “elected and appointed leaders regularly come together to discuss complex regional issues; develop strategic regional responses for resolving them; and build consensus for setting and accomplishing regional goals.”<sup>2</sup>

To promote the implementation of plans and programs which address regional issues and problems, the council acts as a regional information clearinghouse and intergovernmental data source; conducts research for the purpose of developing and maintaining regional goals, objectives, and policies; and assists in the implementation of a number of local, state, and federal programs. Where needed, the Treasure Coast Regional Planning Council also offers assistance to local governments in the updating of their comprehensive plan. According to the agency’s website elected officials serve annual terms, and gubernatorial appointees serve three-year terms; TCRPC is made up of nineteen elected officials and nine gubernatorial appointees.<sup>3</sup>

Currently there are not any members representing the Town of St. Lucie Village serving on the Treasure Coast Planning Council, nor have there ever been other than the town’s representation through St. Lucie County. According to the Deputy Director of the Regional Planning Council this is a normal occurrence in the operation of this planning council. At the time of the adoption of the Regional Planning Council it was decided that only the largest municipalities would have representation on the board and that the town would coordinate with the planning council on an as needed basis. This coordination is usually done through the Mayor of the town.

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<sup>2</sup>N.d. Retrieved on November 4, 2006 from the world wide web at [http://www.tcrpc.org/about\\_council.html](http://www.tcrpc.org/about_council.html)

<sup>3</sup> N.d. Retrieved on November 4, 2006 from the world wide web at [http://www.tcrpc.org/about\\_council.html](http://www.tcrpc.org/about_council.html)

#### 8.2.6 St. Lucie County Metropolitan Planning Organization

In 1983, a Metropolitan Planning Organization (MPO) Interlocal Agreement was executed between St. Lucie County, the cities of Fort Pierce and Port St. Lucie, and the Florida Department of Transportation. The authority and responsibility of the MPO is for the management of a continuing, cooperative, and comprehensive transportation planning process and the reprogramming of transportation improvements for the St. Lucie County urbanized area. Specifically, the St. Lucie MPO is responsible for preparing short and long-range transportation plans, which identify the need, timing, and phasing of future transportation improvements.

The MPO is governed by a MPO Policy Board. As indicated by the Transportation Element of this Comprehensive Plan Update the Town of St. Lucie Village is included within the urbanized portion of the St. Lucie Metropolitan Planning Organization (9J-5.019 F.A.C.) Changes made by the MPO that effect the Town of St. Lucie Village primarily relate to the transportation system and level of service for hurricane evacuation.

#### 8.2.7 St. Lucie County and Airport Authority

The St. Lucie County Port and Airport Authority is composed of the five elected members of the St. Lucie County Board of County Commissioners. The Authority oversees the operations and planning for the Port of Fort Pierce and the St. Lucie County International Airport.

#### 8.2.8 Fort Pierce Utilities Authority

The Fort Pierce Utilities Authority (FPUA) was formed in 1972. FPUA operates as an enterprise fund of the City of Fort Pierce and is governed by a board of directors. On March, 10 1992 an interlocal agreement was entered into by and between the Fort Pierce Utilities Authority, City of Fort Pierce, a municipal corporation of the State of Florida, and the Town of St. Lucie Village. As a result of this interlocal agreement the Fort Pierce

Utilities Authority shall, “at its sole expense, furnish and maintain adequate modern electrical transmission and/or distribution of the users of electricity and maintain reasonably uninterrupted of service,<sup>4</sup>” within the Town of St. Lucie Village.

#### 8.2.9 St. Lucie County Public Transit

On May 20, 2003 the Town of St. Lucie Village entered into an interlocal agreement with St. Lucie County for the provision of public transit and non motorized transportation. According to the agency’s website Community Transit is a division of the Council on Aging of St. Lucie, Inc. (COASL) and is the public transit provider for St. Lucie County. This partnership is formed through a contract with the Board of County Commissioners of St. Lucie County. The Treasure Coast Connector (TCC) is a regional fixed route system servicing St. Lucie and Martin Counties. TCC has stops located off of US 1 from Fort Pierce to Stuart and everywhere in-between<sup>5</sup>.

### **8.3 Evaluation and Appraisal of the Intergovernmental Coordination Element**

#### 8.3.1 Anticipated Changes

The Town of St. Lucie Village is located immediately east of the St. Lucie County International Airport. At the time of the adoption of the 1989 Comprehensive Plan the airport was proposing an aggressive expansion plan that could have had a tremendous negative impact on the town. However, this issue was resolved through the vigilance and input from town residents who continue to serve, alongside the Mayor, on the Airport Master Plan Advisory Committee; this coordination continues to exist between the airport staff and Town of St. Lucie Village.

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<sup>4</sup> N.d. Retrieved on December 17, 2006 from the Electric Service Agreement between Fort Pierce Utilities Authority and Town of St. Lucie Village interlocal agreement.

<sup>5</sup> N.d. Retrieved on December 15, 2006 from the world wide web at <http://treasurecoastconnector.com/services/>

### 8.3.2 Unanticipated Changes

As indicated by the Existing Conditions section of this element, there are several councils and boards with which the Town of St. Lucie Village currently lacks any representation. The Mayor and some members of the Board of Aldermen have close contacts with various public and quasi-public agencies and serve on several councils and boards. This representation may prove to be important for any future changes made that may have direct impacts on the town. Coordination with local and regional entities may prove to be important for the Town of St. Lucie Village.

### 8.3.3 Statutory Changes

Since the adoption of the original Comprehensive Plan for the Town of St. Lucie Village, a variety of changes have been made to Rule 9J-5.015, Intergovernmental Coordination Element, F.A.C. (2006), which governs comprehensive planning and growth management within the State of Florida. Of the changes to Rule 9J-5.015, Intergovernmental Coordination Element, F.A.C. (2006) over the past 17 years many of them are directly applicable to the Intergovernmental Coordination Element for the Town of St. Lucie Village Comprehensive Plan:

Rule 9J-5.015(4), F.A.C. -Repealed the Intergovernmental Coordination Element process to determine if development proposals would have significant impact on other local governments or state or regional resources or facilities, and provisions relation to resolution of disputes, modification of development orders, and the rendering of development orders to the Department of Community Affairs (DCA).

Rule 9J-5.021 F.A.C - repealed rule requirements for consistency of local government comprehensive plans with Comprehensive Regional Policy Plans and with the State Comprehensive Plan.<sup>6</sup>

Rule 9J-5.025 F.A.C - established requirements for the Public School Facilities Element for Public School Concurrency for local governments that adopt school concurrency (October 20, 1998).

Rule 9J-5.015(3)(b) F.A.C -required the Intergovernmental Coordination Element to include objectives that ensure adoption of inter-local agreements within one year of adoption of the amended Intergovernmental Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for public school concurrency.

Rule 9J-5.015(3)(c) F.A.C -required the Intergovernmental Coordination Element to include:

- Policies that provide procedures to identify and implement joint planning areas for purposes of annexation, municipal incorporation and joint infrastructure service areas;
- Establish joint process for collaborative planning and decision-making with other units of local government;
- Establish joint processes for collaborative planning and decision making with the school board on population projections and siting of public school facilities;
- Establish joint processes for the siting of facilities with county-wide significance; and
- Adoption of an inter-local agreement for school concurrency.

--Source: Changes to Rule 9J-5.015, F.A.C. (2006)

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<sup>6</sup> Note: Local Government comprehensive plans are required by section 163.3184(1)(b), F.S., to be consistent with the applicable Strategic Regional Policy Plan and the State Comprehensive Plan.

**8.3.4 Evaluation of Intergovernmental Coordination Goals, Objectives and Policies****OBJECTIVE 8.1.1**

**By 1991, St. Lucie Village shall formally establish specific means of coordination with adjacent municipalities; with local, state, and federal agencies who have permitting and regulating authority; and with quasi-public entities which provide services but lack regulatory authority in St. Lucie Village.**

Actual Result:

The Town of St. Lucie Village Board of Aldermen annually assigns collateral duties to each board member. These duties include serving on various coordinating committees of agencies with permitting and regulating authority and with quasi-public entities which provide services but lack regulatory authority in Town of St. Lucie Village. Although the Mayor admits that their participation in these committees is limited due to lack of staff, the Town of St. Lucie Village has been active in its participation with the St. Lucie County School Board and with the St. Lucie County Airport Authority.

**OBJECTIVE 8.1.2**

**The village shall work with the St. Lucie County Administrator or his designee to ensure, that by August, 1990, all performance standards for county-provided services are met.**

Actual Result:

As indicated by the Public Facilities Element of this Comprehensive Plan Update, a county provided service in the Town of St. Lucie Village is a limited drainage network. Solid waste removal has always been through a private contractor. The county provides law enforcement protection and fire protection. They also provide manpower and management for Heritage Park.



**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.**

Actual Result:

The Mayor serves as an alternate ex-officio on all boards for which the town coordinates with if the need calls for it. The Town of St. Lucie Village has an established an interlocal agreement with the St. Lucie County School board to coordinate activities for the town and an interlocal agreement with the Fort Pierce Utility Authority (FPUA) for electric service.

**OBJECTIVE 8.1.4**

**By August, 1990, the village shall establish an intergovernmental coordination process to ensure full consideration is given to the impacts of developments proposed in the village's Comprehensive Plan on other governmental entities.**

Actual Result:

The town currently has three established interlocal agreements which ensure that consideration is given to the impacts of development in the Comprehensive Plan on other governmental entities. The three agreements are with the St. Lucie County School Board, the Fort Pierce Utility Authority, and most recently the St. Lucie County Public Transit (MSTU).

**OBJECTIVE 8.1.5**

**Work closely with St. Lucie County and the St. Lucie County Port and Airport Authority to ensure that the village is heard and represented on issues pertaining to the airport expansion.**

**Actual Result:**

The town has been proactive in ensuring that the voices of the residents are heard in all plans regarding the expansion of the St. Lucie County International Airport. This has been accomplished through the participation and presence of group members on the Airport Master Plan Advisory Committee. At the time that the St. Lucie County International Airport was proposing an expansion in order to accommodate large commercial jets, the town's concern for increase in noise and the protection of their historic district prompted them to take a proactive approach in being informed about any potential or proposed changes presented by the Airport Master Advisory Committee. This level of public involvement has remained an important goal for the town ever since and is an issue for which the town desires to remain informed of on a regular basis.

**8.3.5 Suggested Changes**

The current goals, objectives, and policies should be amended to reflect current information and revised to follow changing conditions in the town as well as changes to the statute and the rule.

**Exhibit 8-1 Proposed Revisions to the Goals, Objectives and Policies in the Intergovernmental Coordination Element**

<b>Current Language</b>	<b>Suggested Revision</b>	<b>Comments</b>
GOAL 8.1.: ESTABLISH EFFECTIVE COORDINATION MEASURES—AMONG ALL PERTINENT PUBLIC AND QUASI PUBLIC ENTITIES SO TO BEST MAINTAIN ST. LUCIE VILLAGE QUALITY OF LIFE AND EFFICIENT USE OF RESOURCES.	GOAL 8.1.: ESTABLISH EFFECTIVE COORDINATION MEASURES—AMONG ALL PERTINENT PUBLIC AND QUASI PUBLIC ENTITIES SO TO BEST MAINTAIN THE <u>TOWN OF ST. LUCIE VILLAGE</u> QUALITY OF LIFE AND EFFICIENT USE OF RESOURCES.	Language change.
Objective 8.1.1.: By 1991, St. Lucie village shall formally establish specific means of coordination with adjacent municipalities; with local, state, and federal agencies who have permitting and regulating authority; and with quasi-public entities which provide services but lack regulatory authority in St. Lucie Village.	Objective 8.1.1.: <u>The Town of St. Lucie Village</u> <del>By 1991, St. Lucie village shall formally establish specific means of</del> <u>establish and maintain</u> 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.	Language change.
Policy 8.1.1.1.: Notifying in writing St. Lucie County of all applications for rezoning and land use amendments which are contiguous to their borders.	Policy 8.1.1.1.: <u>The Town of St. Lucie Village will</u> notify in writing St. Lucie County <u>and the City of Fort Pierce</u> of all applications for rezoning and land use amendments which are contiguous to their borders <u>including land for purposes of annexation, municipal incorporation and joint infrastructure service areas.</u>	Rule 9J-5.015(3)(c) Required the Intergovernmental Coordination Element to include: Policies that provide procedures to identify and implement joint planning areas for purposes of annexation, municipal incorporation and joint infrastructure service areas.
Policy 8.1.1.2.: Request in writing the creation of liaisons between the state regulatory agencies and the village. A	Policy 8.1.1.2.: <u>The Town of St. Lucie Village shall maintain liaisons between the Town of St. Lucie Village and State regulatory</u>	Informs and expands the purpose of the policy.

Current Language	Suggested Revision	Comments
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.	<del>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</del> <u>FDEP, DOH, and SFWMD.</u>	
Policy 8.1.1.3.: Charge the village Mayor with the responsibility for developing and enforcing an effective intergovernmental coordination program for St. Lucie Village.	Policy 8.1.1.3.: Charge the <u>Town of St. Lucie Village</u> Mayor with the responsibility for developing and enforcing an effective intergovernmental coordination program for the Town of St. Lucie Village.	Language change.
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.	<del>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.</del>	Policy deleted. This policy is not needed due to the Councils current relationship with the town and the county. According to the Deputy Director this particular regional planning council does not serve in this capacity.
Policy 8.1.1.5.: Encourage cooperative education programs between the county, the village and regulatory agencies to inform the public and development community about applicable laws and regulations. This could be accomplished by including brief informational pamphlets in utility bills or other means of widespread general circulation.	Policy 8.1.1. <del>5</del> <u>4</u> .: <u>The Town of St. Lucie Village shall</u> 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.	Renumbered and language change.  This is a policy modeled after Policy 10.1.1.6 located in the St. Lucie County's Comprehensive Plan.

Current Language	Suggested Revision	Comments
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 or TCRPC.	<del>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 or TCRPC.</del>	Policy deleted.  This policy is addressed in Policy 1.1.5.5. of the Land Use Element.
	<u>Policy 8.1.1.5.: In an effort to foster collaborative planning and decision making the Town of St. Lucie Village shall maintain 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.</u>	Renumber and language change. Policy 8.1.3.2 was removed from Objective 8.1.3 and renumbered as Policy 8.1.1.5.
New policy.	<u>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</u>	According to the Department of Community Affairs “each exempt municipality must assess the extent to which it continues to meet the criteria for exemption.”
Objective 8.1.2.: The village shall work with the St. Lucie County Administrator or his designee to ensure, that by August, 1990, all performance standards for county-provided services are met.	Objective 8.1.2.: The Town of St. Lucie Village shall work with the St. Lucie County Administrator or his designee to ensure, that <del>by August, 1990</del> , all level of service standards for county-provided services are met.	Language change.
Policy 8.1.2.1.: Coordinate the timing, location, and capacity of public facilities to ensure that required services will be available when needed and are	Policy 8.1.2.1.: Coordinate the timing, location, and capacity of public facilities <u>such as potable water, transportation, wastewater and sewer</u> to ensure that required services will	This policy more accurately addresses the aforementioned Objective.

Current Language	Suggested Revision	Comments
economically feasible.	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 village so that mutually agreed upon levels of service can be maintained throughout the village.	<del>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.</del>	Policy deleted.  The goals of this policy have been addressed by the aforementioned policy.
Policy 8.1.2.3.: Use the TCRPC for informal mediation purposes when issues cannot be resolved on the local level.	Policy 8.1.2.2 3.: Use the <del>(TCRPC)</del> <u>Treasure Coast Regional Planning Council</u> for informal mediation purposes when issues <u>with other local governments</u> cannot be resolved on the local level.	Renumber and language change.  Policy modeled after Policy 10.1.2.3 located in the St. Lucie County Comprehensive Plan.
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.	<del>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.</del>	Objective deleted and replaced.  Rule 9J-5.021- Repealed rule requirements for consistency of local government comprehensive plans with Comprehensive Regional Policy Plans and with the State Comprehensive Plan.
New objective.	<u>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).</u>	In order to ensure continued compliance with the rules governing the update of a comprehensive plan, this objective and following policies are recommended.

<b>Current Language</b>	<b>Suggested Revision</b>	<b>Comments</b>
Policy 8.1.3.1.: 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.	Policy 8.1.3.1: <u>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.</u>	New language. Policy 8.1.3.1 was moved and renumbered as Policy 8.1.3.6.
Policy 8.1.3.2.: Request 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, Florida Power and Light Authority, and St. Lucie County.	Policy 8.1.3.2: <u>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.</u>	New language. Policy 8.1.3.2 was removed from Objective 8.1.3 and renumbered as Policy 8.1.1.5.
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.	<del>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.</del>	Policy deleted.
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.	<del>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.</del>	Policy deleted.
Objective 8.1.4. : By August, 1990, the village shall establish an intergovernmental coordination process to ensure full consideration is given to the impacts of developments proposed in the villagers Comprehensive Plan on other governmental entities.	<del>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.</del>	Objective deleted.

<b>Current Language</b>	<b>Suggested Revision</b>	<b>Comments</b>
Policy 8.1.4.1.: 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 8.1.4.1.3.3: 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.	Renumbered. No change.
Policy 8.1.4.2.: Continue to work with the Treasure Coast Regional Planning Council to identify regional issues and to assist in the periodic updating of the Comprehensive Regional Policy Plan.	Policy 8.1.4.23.4.: 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.	Renumbered. No change.
Policy 8.1.4.3.: The village shall continue to coordinate and cooperate with adjacent governments and organizations such as the SFWMD, the Marine Resource Council and the DNR to coordinate the management of the Indian River Lagoon.	Policy 8.1.4.33.5.: The <del>village</del> <u>Town of St. Lucie Village</u> shall continue to coordinate and cooperate with adjacent governments and organizations such as the SFWMD, the Marine Resource Council and the <del>DNR</del> <u>Department of Environmental Protection (DEP)</u> to coordinate the management of the Indian River Lagoon.	Renumbered. Language change.
	<u>Policy 8.1.3.6.:</u> 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.	Renumber. Policy 8.1.3.1 was moved from and renumbered as Policy 8.1.3.6.
Objective 8.1.5.: Work closely with St. Lucie County and the St. Lucie county Port and Airport Authority to ensure that the village is heard and represented on issues pertaining to the airport expansion.	Objective 8.1.54.: Work closely with St. Lucie County and the St. Lucie County Port and Airport Authority to ensure that the <del>village</del> <u>Town of St. Lucie Village</u> is heard and represented on issues pertaining to the airport expansion.	Renumbered. Language change.



Current Language	Suggested Revision	Comments
Policy 8.1.5.1. : By April 1, 1990 formally request that the St. Lucie County Port and Airport Authority designate one or more of its staff members to meet with the village Mayor and Aldermen to discuss airport expansion plans.	Policy 8.1.5.41. : <del>By April 1, 1990</del> 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 <del>meet</del> 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. <del>with the village Mayor and Aldermen to discuss airport expansion plans.</del>	Language change.
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.	<del>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.</del>	This policy has already been achieved.
Policy 8.1.5.3.: Immediately upon the adoption of this Comprehensive Plan, request the St. Lucie County Port and Airport Authority to notify the village in writing of all documents, meetings, decisions, and actions produced or taken regarding the proposed airport expansion.	Policy 8.1.54.23.: <del>Immediately upon the adoption</del> Within one year of the effective date of this Comprehensive Plan, the <u>Town of St. Lucie Village</u> shall request that the St. Lucie County Port and Airport Authority <del>to</del> notify the town in writing of all documents, meetings, decisions, and actions produced or taken regarding the proposed airport expansion.	Renumber and language change.
Policy 8.1.5.4.: If the St. Lucie County Port and Airport Authority continues its present course of action to develop St. Lucie County International Airport into a regional jetport,	Policy 8.1.5.4.3.4: If <u>In the event that</u> the St. Lucie County Port and Airport Authority <del>continues its present course of action to</del> <u>decides to move forward on the development</u>	Renumber and language change.

<b>Current Language</b>	<b>Suggested Revision</b>	<b>Comments</b>
the 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.	<u>of transforming the develop</u> 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.	

#### 8.4 Revised Goals, Objectives and Policies

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 8.1.5.4.1.: ~~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 8.1.5.4.3.4.: ~~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.

**References**

- City of Midway (2003, March). Land Development Regulations, Article III: Subdivision Regulations. Midway, FL.
- Department of Urban and Regional Planning, Florida State University (1988). Midway Draft Comprehensive Plan: Future Land Use Element. Tallahassee, FL.
- Florida Department of Community Affairs (1990). Objections, Recommendations and Comments for St. Lucie Village: Division of Resource Planning and Management Bureau of Local Planning
- St. Lucie County Online website (2006). <http://www.co.st-lucie.fl.us/>
- St. Lucie County Public School website (2006). <http://www.stlucie.k12.fl.us/>
- St. Lucie County Fire District (2006). <http://www.slcfld.org/>
- St. Lucie County Metropolitan Planning Organization (2006). <http://www.mpoac.org/st.%20lucie.htm>
- Town of St. Lucie Village (1989). Town of St. Lucie Village Comprehensive Plan St. Lucie Village, FL
- Treasure Coast Regional Planning Council (1990). Comprehensive Plan Review Report
- Islamorada, Village of Islands (2001) Islamorada, Village of Islands Comprehensive Plan



## 9 Capital Improvements Element

### 9.1 Purpose of the Element

The purpose of the Capital Improvements Element (CIE) and the Capital Improvements Schedule is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that adopted Level of Service (LOS) standards are achieved and maintained for concurrency related facilities (sanitary sewer, solid waste, drainage, potable water, parks and recreation, schools, and transportation facilities, including mass transit, where applicable).

Local governments must provide annual updates of their CIE, including the Five-Year Schedule of Capital Improvements (Section 163.3 177(3)(b)l., Florida Statutes (F.S.) and Rule 95-5.016(5), Florida Administrative Code (F.A.C.).

St. Lucie Village Level of Service (LOS) standards will be maintained during the next five-year planning period and, thus no capital improvements need be scheduled. A discussion of the preparation of the Capital Improvements Schedule is provided in Section 9.4.

### 9.2 Planning Timeframe

The revised Comprehensive Plan for the Town of St. Lucie Village is expected to be adopted at the beginning of Fiscal Year 2011-2012~~by February 2008~~. The planning timeframe, then ~~The first fiscal year following the adoption~~ will begin on October 1, 2011~~2008~~. The five fiscal years to be included within this element would extend through September 30, 2016~~2013~~.

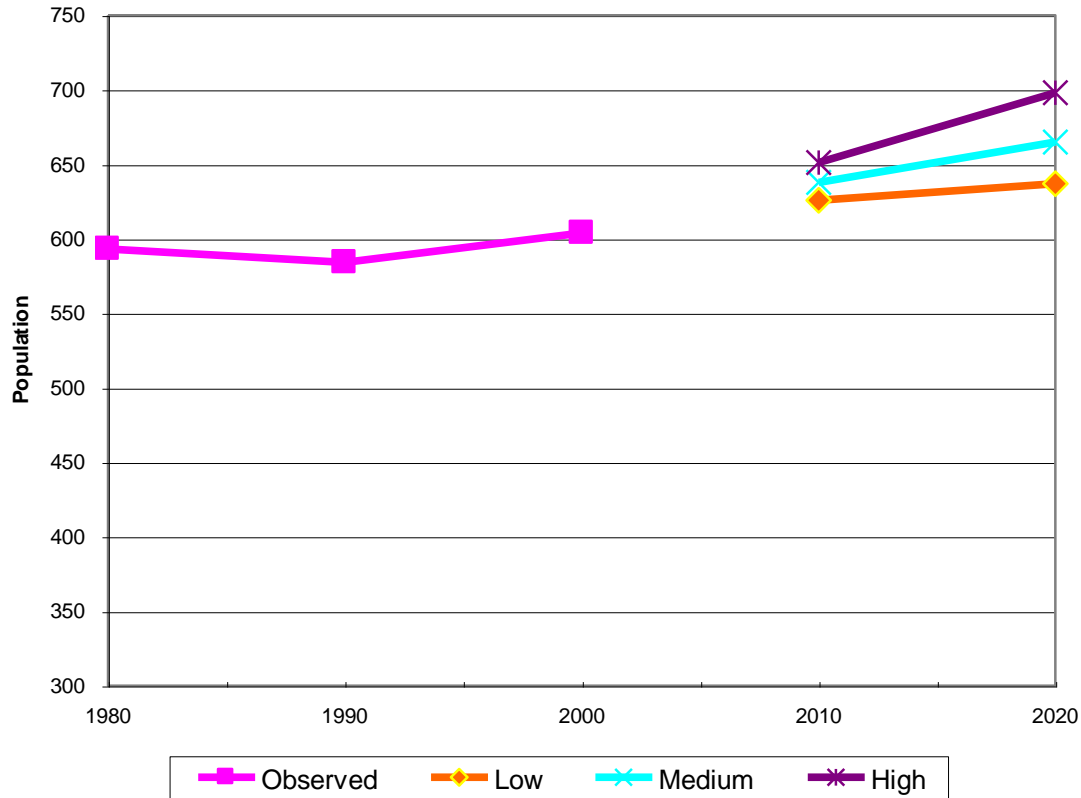
### 9.3 Existing Conditions

#### 9.3.1 Population Projections

Population projections for St. Lucie Village are provided in the Future Land Use Element, Section 1.2.3 Future Population Projection. The share-of-growth ratio approach using St. Lucie County as the pattern area has been employed to calculate 2020 population projections for St. Lucie Village. Due to modest growth patterns in St. Lucie Village in the past, the low projections of 626 for 2010 and 637 for 2020 have been selected. These projections also coincide with projections from the Shimberg Center at the University of Florida which projects a 2010 population for St. Lucie Village of 622 and 639 for 2020 (Shimberg Center, 2006). The results of the share-of-growth ratio approach using pattern area St. Lucie County low, medium and high projections are recorded in Exhibit 9-1 and Exhibit 9-2.

**Exhibit 9-1 St. Lucie Village Population Projections by Share-of-Growth Method Using St. Lucie County Low, Mid and High Projections as Pattern Area**

Pattern Area	Town 2010	Town 2020
St. Lucie County low projection	626	637
St. Lucie County medium projection	638	665
St. Lucie County high projection	651	698

**Exhibit 9-2 St. Lucie Village Population Projections**

Source: U.S. Census, 2006; BEBR, 2004

### 9.3.2 Transportation

The current level of service for transportation in the town is LOS standard C for roadways within the town and LOS standard D during peak hours. The transportation system in the town adequately meets the needs of its residents.

In the year 2001 the Department of Community Affairs recommended that Rouse Road, a local road be paved. In 1998, the town partnered with St. Lucie County on a project to pave Rouse Road between Old Dixie Highway and Palmetto Drive. This project was completed in 2002. The east end of Rouse Road beyond Palmetto was paved by the town in 2007. Given the expected population growth and future land uses the trips can be accommodated by the existing road network. There is no evidence that any major road improvement projects have gone on since the original comprehensive plan was written in

1989. However, depending on further studies and pressure to pave Rouse Road the town could have to pave the road. Estimated cost to pave the road is unknown at this time.

### 9.3.3 Public Facilities

The town does not currently provide any centralized system of potable water or sanitary sewer. Instead, each land owner is responsible for providing these facilities on-site in a manner consistent with the needs of property development. Various state and county agencies, such as the County Department of Health, the South Florida Water Management District, (SFWMD) and the Department of Environmental Protection (DEP) review and permit the on-site facilities.

The Fort Pierce Utilities Authority (FPUA) has installed a sanitary sewer force main adjacent to the town for sewerage and has plans to install a water line in 2008. The line will run along the east side of U.S. Highway 1, which will make it more feasible for the town's residents to connect to the FPUA's centralized system. In the event that the centralized potable water and sewer is available to the town, the town will adopt and maintain potable water levels of service 300 gallons per occupied dwelling unit per day and centralized sanitary sewer levels of service 240 gallons per dwelling unit per day. These are the LOS standards for the FPUA, which will be the provider.

In the event that a majority of residents choose to connect to the centralized potable water and sewer system, an Municipal Services Taxing Unit (MSTU) will be set up to allow the affected residents to pay for the facilities. Households that qualify for assistance will be able to apply for financial assistance through St. Lucie County small community CDBG funding or the SHIP program, but it is not a guaranteed source of funding. Since an MSTU will be established the expenditures will not be required to be listed as Capital Improvements.

The town contracts with a solid waste hauler for the solid waste removal needs of its residents. Businesses within the town contract independently for solid waste disposal. All solid waste is transported to the St. Lucie County land fill for disposal. The provision of service and land fill capacity are adequate to meet the needs of town residents for the next five years and throughout the 2020 planning horizon. Capital facilities for solid waste disposal are financed and constructed by St. Lucie County for the benefit of all county residents.

There is a limited drainage network in the town consisting of three canals and some small ditches. It will be the responsibility of the town to maintain these stormwater drainage facilities. There will be cost associated with the maintenance of the storm water drainage facilities, however the costs of maintenance will not be a capital expense.

#### 9.3.4 Recreation and Open Space

The Recreation and Open Space Element of this plan states that the town exceeds and will continue to exceed its established level of service for recreation and open space by providing 77.08 acres of open space. Included in this total is Heritage Park, a site that encompasses more than 70 acres that was purchased in 2003. As of 2004, approximately \$2.325 million was spent acquiring the site (Florida Community's Trust 2004).

The adopted level of service for open space is 2.5 acres per 1,000 persons. This level of service is expected to be maintained by the town through the next five fiscal years and throughout the planning horizon. It is determined that currently there are no Recreational and Open Space improvements needed.

9.3.5 Summary of Level of Service Standards

Level of service standards are defined in individual comprehensive plan elements Exhibit 9-3 provides a listing of these standards.

**Exhibit 9-3 Level of Service Standards Summary by Infrastructure Type**

<b>Infrastructure Type</b>	<b>Unit of Measurement</b>	<b>Plan Element</b>	<b>Standard</b>
Transportation	Peak hour LOS set for each functional classification, roadway or road segment	Transportation Policy 2.1.1.1 Capital Improvements Policy 9.1.4.1	1) Principal Arterials LOS D 2) Minor Arterials LOS D 3) Local Roadways LOS C
Potable Water	Gallons per day per equivalent residential unit	Public Facilities Policy 4.1.6.2 Capital Improvements Policy 9.1.4.2	300 gallons per day per dwelling unit
Sanitary Sewer	Gallons per day per equivalent residential unit	Public Facilities Policy 4.1.2.3 Capital Improvements Policy 9.1.4.3	240 gallons per day per dwelling unit
Solid Waste	Pounds per capita County-wide per day	Public Facilities Policy 4.1.3.1 Capital Improvements Policy 9.1.4.4	9.31 pounds per capita per day
Stormwater Management	The town adopts the following level of service standards for drainage facilities, as recommended by SFWMD.	Public Facilities Policy 4.1.4.5 Capital Improvements Policy 9.1.4.5	5-year, 24-hour protection for road centerlines;  5-year, 1-hour protection for parking lots served by exfiltration systems.
Parks and Recreation Facilities	Acres per equivalent 1,000 fulltime residents	Recreation & Open Space Policy 6.1.3.1 Capital Improvements Policy 9.1.4.6	3.50 acres per 1,000 persons
Schools	The Town of St. Lucie Village signed an Interlocal Agreement for Public School Facility Planning with St. Lucie County on December 01, 2003.		

#### 9.4 Preparing the Five-Year Capital Improvements Schedule

The Town of St. Lucie Village's annual review established that no capital improvement projects need to be included in the Five-Year Capital Improvements Schedule. Level of Service (LOS) standards will be maintained during the next five-year planning period and, thus, no capital improvements need be scheduled. The St. Lucie Village Capital Improvements Element (CIE) includes a Schedule with no capital projects. This "blank" Schedule will serve as a placeholder into which projects can be added, as necessary, during future annual updates. If the annual update demonstrates that LOS standards will not be met within the 5-year schedule, then the Town of St. Lucie Village shall adopt either a long term concurrency management system or planning strategies in the CIE to address these deficiencies.

##### Exhibit 9-4 Capital Improvements Needs Identified in the Comprehensive Plan

Project Number	LOS Facility Type	Description	Target Dates	Estimated Cost	Sources

##### Exhibit 9-5 Other Needed Capital Improvements

Project Number	LOS Facility Type	Description	Target Dates	Estimated Cost	Sources

**Exhibit 9-6 Local Government Revenue Sources**

Revenue Source	DOR Code	COLLECTIONS DURING FY 06-07
Ad Valorem Taxes	311000	\$105,800.00
Local Option Taxes	312100	
Sales and Fuel Taxes		\$16,000.00
Alcohol Tax		\$640.00
State Revenue Shared with Local Governments		
A. ½ ¢ Sales Tax (Cities and Counties)	335180	\$40,000.00
B. Municipal Revenue Sharing		\$11,500.00
C. County Revenue Sharing		\$0.00
Building Permits	322000	\$20,000.00
Special Assessments and Impact Fees	363100	\$42,000.00
Utility Services Taxes	314100	\$7,500.00
Private Funding		
A. Proportionate Share Contribution		\$0.00
B. Other Developer Contribution		\$0.00
C. Other (specify)		\$0.00
Grants (specify)		
A. Federal (specify)	331390	\$0.00
B. State (specify)	334100	\$0.00
DCA		\$10,000.00
HMGP		\$21,000.00
Other (specify)		
Garbage Collection		\$63,270.00
Occupational Licenses		\$2,300.00
Miscellaneous Revenues		\$1,000.00
Parks MSTU		\$12,250.00
Rentals		\$3,750.00
Interest		\$1,650.00
Balance Brought Forward:		
Checking		\$1,000.00
Money Market		\$47,000.00
Ad valorem		\$137,500.00
Parks MSTU		\$30,415.00
<b>TOTAL</b>		<b>\$574,575.00</b>



**Exhibit 9-7 Fund Accounts**

<b>Funds and Revenue Source</b>	<b>DOR Code</b>	<b>FY 06-07 (current budget)</b>
General Fund		
		\$0.00
FUND TOTAL		\$0.00
Capital Improvement Fund		
		\$0.00
FUND TOTAL		\$0.00
Transportation Improvement Fund		
		\$0.00
FUND TOTAL		\$0.00
Enterprise Funds		
Sanitary Sewer		
		\$0.00
FUND TOTAL		\$0.00
Solid Waste		
		\$0.00
FUND TOTAL		\$0.00
Potable Water		
		\$0.00
FUND TOTAL		\$0.00
Stormwater Drainage		
		\$0.00
FUND TOTAL		\$0.00
<b>TOTAL</b>		<b>\$0.00</b>

**Exhibit 9-8 Revenue Projections Affecting Capital Improvements**

	FUND	DOR CODE	FY <u>11-12</u> <u>06-07</u>	FY <u>12-13</u> <u>07-08</u>	FY <u>13-14</u> <u>08-09</u>	FY <u>14-15</u> <u>09-10</u>	FY <u>15-16</u> <u>10-11</u>
	TOTAL						

**Exhibit 9-9 Expenditure Projections for Scheduled Capital Improvements**

	FUND	DOR CODE	FY <u>11-12</u> <u>06-07</u>	FY <u>12-13</u> <u>07-08</u>	FY <u>13-14</u> <u>08-09</u>	FY <u>14-15</u> <u>09-10</u>	FY <u>15-16</u> <u>10-11</u>
	TOTAL						

**Exhibit 9-10 Loan and Bond Payments**

Source of Funds to Pay Debt Service	FY <u>11-12</u> <u>06-07</u>	FY <u>12-13</u> <u>07-08</u>	FY <u>13-14</u> <u>08-09</u>	FY <u>14-15</u> <u>09-10</u>	FY <u>15-16</u> <u>10-11</u>	Total
TOTAL						

Exhibit 9-11 Needed Capital Improvements

Facility Type	FY <u>11-12</u> <u>06-07</u> (current budget)	FY <u>12-13</u> <u>07-08</u>	FY <u>13-14</u> <u>08-09</u>	FY <u>14-15</u> <u>09-10</u>	FY <u>15-16</u> <u>10-11</u>
Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Potable Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sanitary Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Solid Waste	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stormwater Management	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Parks and Recreation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Schools	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Exhibit 9-12 Cumulative Operating Cost Increase Due to New Capital Improvements

Facility Type	FY <u>11-12</u> <u>06-07</u> (current budget)	FY <u>12-13</u> <u>07-08</u>	FY <u>13-14</u> <u>08-09</u>	FY <u>14-15</u> <u>09-10</u>	FY <u>15-16</u> <u>10-11</u>
Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Potable Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sanitary Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Solid Waste	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stormwater Management	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Parks and Recreation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Schools	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Exhibit 9-13 Fiscal Assessment

	<b>FUND</b>	<b>FY <u>11-12</u> <u>06-07</u> (current)</b>	<b>FY <u>12-13</u> <u>07-08</u></b>	<b>FY <u>13-14</u> <u>08-09</u></b>	<b>FY <u>14-15</u> <u>09-10</u></b>	<b>FY <u>15-16</u> <u>10-11</u></b>
	<b>General Fund</b>					
	Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Non-Capital Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Debt Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Operating Cost Increases	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Capital Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Capital Improvements Fund</b>					
	Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Non-Capital Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Debt Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Operating Cost Increases	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Capital Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Transportation Improvement Fund</b>					
	Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Non-Capital Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Debt Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Operating Cost Increases	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Capital Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Enterprise Funds</b>					
	<b>Sanitary Sewer</b>					
	Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Non-Capital Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Debt Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Operating Cost Increases	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Capital Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Solid Waste</b>					
	Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Non-Capital Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Debt Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Operating Cost Increases	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Capital Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Potable Water</b>					
	Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Non-Capital Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Debt Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Operating Cost Increases	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Capital Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Stormwater Drainage</b>					
	Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Non-Capital Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Debt Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	- Operating Cost Increases	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

- Capital Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

### 9.5 Five-Year Capital Improvements Schedule

The Five-Year Capital Improvements Schedule is a required component of the Capital Improvements Element for comprehensive plans, according to Florida Statutes Ch. 163.3177(3)(a)(1) reflecting changes to said statute that occurred with the passage of Senate Bill 360 in 2005. Exhibit 9-14 lists the Town of St. Lucie Village's five-year schedule of capital improvements. This "blank" Schedule will serve as a placeholder into which projects can be added, as necessary, during future annual updates.

#### Exhibit 9-14 Five-Year Schedule of Capital Improvements

Project Number	Project Name	FY <u>11-12</u> <u>06-07</u>	FY <u>12-13</u> <u>07-08</u>	FY <u>13-14</u> <u>08-09</u>	FY <u>14-15</u> <u>09-10</u>	FY <u>15-16</u> <u>10-11</u>	Total Project Cost
<b>Transportation</b>							
<i>Transportation Total</i>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Potable Water</b>							
<i>Potable Water Total</i>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sanitary Sewer</b>							
<i>Sanitary Sewer Total</i>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Solid Waste</b>							
<i>Solid Waste Total</i>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Stormwater Management</b>							
<i>Stormwater Management Total</i>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Parks and Recreation</b>							
<i>Parks and Recreation Total</i>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Schools</b>							
<i>Schools Total</i>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL ALL CATEGORIES</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## **9.6 Evaluation and Appraisal of Capital Improvements Element**

### **9.6.1 Anticipated Changes**

There were no anticipated changes affecting the capital improvements element in the comprehensive plan adopted in 1989.

### **9.6.2 Unanticipated Changes**

The town did not expect to purchase a park when the comprehensive plan was written in 1989. Heritage Park was purchased in 2003 using Florida Communities Trust monies, which are outside funds. This change in the town's infrastructure resulted in a minimal capital expense of approximately \$8,000.

### **9.6.3 Statutory Changes**

Every year local governments must update their Capital Improvements Element (CIE), including the Five-Year Schedule of Capital Improvements (Section 163.3 177(3)(b)l., Florida Statutes (F.S.) and Rule 95-5.016(5), Florida Administrative Code (F.A.C.)). If the LOS Standards are not met, concurrency management requires a local government to deny applications for development orders and permits until the deficiency is addressed. In order to assure that facilities will be in place to maintain LOS standards in a timely manner and prevent a concurrency moratorium, the Schedule must address deficiencies and be financially feasible.

The process for updating the CIE is established in Section 163.3 177(3)(b), F.S. The element must be updated "on an annual basis." The adopted update amendment must be received by the Department of Community Affairs (Department') by December 1 of each year.

9.6.4 Evaluation of Capital Improvements Elements Goals, Objectives and Policies.

**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. preservation of existing facilities;
- d. furthering the goals of the Comprehensive Plan; and
- e. changes in demographics or land use patterns.

Actual Result

Information on how the Board of Aldermen makes its determination on budget practices was not available to see what expenses were priorities.

**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 enhance natural resources.

Actual Result

The town has not used any funds on infrastructure in the coastal high hazard areas. Every 8-10 years all roads, including those in the CHHA receive a maintenance overlay.

**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.

Actual Result

Because of the town's limited infrastructure capabilities there has not been any development within the town requiring facility improvements.

**OBJECTIVE 9.1.4.: The village will adopt the following level of service standards (LOS) to review all future development.**

Policy 9.1.4.1: Traffic Circulation:

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

Policy 9.1.4.2.: The adopted Recreation and Open Space level of service standard shall be 3.50 acres per 1,000 persons.

Policy 9.1.4.3.: Potable Water Treatment – currently not applicable. The town shall amend its plan and adopt adequate LOS standards at the time the facilities become necessary.

Policy 9.1.4.4.: Sanitary Service- currently not applicable. The town shall amend its plan and adopt adequate LOS standards at the time the facilities become necessary.

#### Actual Result

The levels of service were adopted and maintained. This objective should have originally been a policy.

#### 9.6.5 Suggested Changes

Based on the previous discussions of changes, the following amendments are suggested to the Capital Improvements Element. The revisions in Exhibit 9-2 will update the time frame and reflect recent changes in the language of the policies.



## Exhibit 9-15: Proposed Revisions to Existing Goals, Objectives and Policies in the Capital Improvements Element

Current Language	Suggested Revisions	Comments
GOAL 9.1.: 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.	GOAL 9.1.: 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 <u>AND PROPERTY OWNERS.</u>	Language change.
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: <ul style="list-style-type: none"> <li>a. elimination of public hazards;</li> <li>b. financial feasibility;</li> <li>c. preservation of existing facilities;</li> <li>d. furthering the goals of the Comprehensive Plan; and</li> <li>e. changes in demographics or land use patterns.</li> </ul>	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: <ul style="list-style-type: none"> <li>a. elimination of public hazards;</li> <li>b. financial feasibility;</li> <li>c. <u>maintenance of adopted levels of service.</u></li> <li>d. preservation of existing facilities;</li> <li>e. furthering the goals of the Comprehensive Plan; and</li> <li>f. changes in demographics or land use patterns.</li> </ul>	The provision for level of service is important for this element therefore it was added to complete this objective.
Policy 9.1.1.1: Within one year following the adoption of the Comprehensive Plan, the town will establish debt policies to: <ul style="list-style-type: none"> <li>1. limit the debt services to 10 percent of the annual operating revenues;</li> <li>2. limit the maximum ratio of outstanding capital indebtedness to property tax base; and</li> <li>3. limit the use of future bonds as a</li> </ul>	Policy 9.1.1.1.: <del>Within one year following the adoption of the Comprehensive Plan,</del> <u>The town of St. Lucie Village hereby establishes</u> debt policies to limit debt service to 10 percent of the annual operating revenues. <ul style="list-style-type: none"> <li><del>1. limit the debt services to 10 percent of the annual operating revenues.;</del></li> <li><del>2. limit the maximum ratio of outstanding capital indebtedness to property tax</del></li> </ul>	Parts 2 and 3 were eliminated because they are not considered policies.

Current Language	Suggested Revisions	Comments
percent of total debt.	<del>base; and</del> 3. <del>limit the use of future bonds as a percent of total debt.</del>	
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 9.1.1.2.: The town will continue to inspect and maintain all current town facilities and make necessary repairs and replacements in a timely manner.	No change.
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.	<del>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.</del>	Policy deleted.
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 enhance natural resources.	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 <u>or</u> enhance natural resources.	No change.
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.	<del>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.</del> <u>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.</u>	Language change to match Coastal Management Element Policy 5.1.5.1.

Current Language	Suggested Revisions	Comments
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 9.1.2.2.: 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.	No change.
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.	<del>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.</del>	This policy does not belong in this element.
New policy.	<u>Policy 9.1.2.3.: 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.</u>	This policy serves to address the issue of storm water drainage.
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.	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.	No change.
Policy 9.1.3.1.: The Town of St. Lucie Village shall continue to collect 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 9.1.3.1.: The Town of St. Lucie Village shall continue to <u>coordinate collection of</u> 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.	This is one way that the town will pay for its concurrency although there currently aren't any road impact fees being collected.
Policy 9.1.3.2.: Prior to subdivision approval, the town shall require that the developer designate for open space and/or	<del>Policy 9.1.3.2.: Prior to subdivision approval, the town shall require that the developer designate for open space and/or conservation</del>	This policy is not needed, the town has sufficient recreation lands for about ten times the 2020 LOS.

<b>Current Language</b>	<b>Suggested Revisions</b>	<b>Comments</b>
conser vation with public access, not less than 3.5 acres/1,000 person subdivision population.	<del>with public access, not less than 3.5 acres/1,000 person subdivision population.</del>	
Policy 9.1.3.3.: 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.	Policy 9.1.3.2 <del>3</del> .: 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.	Renumber.
Objective 9.1.4.: The village will adopt the following level of service standards (LOS) to review all future development.	Objective 9.1.4.: <del>The village will adopt the following level of service standards (LOS) to review all future development</del> Through 2020, adopted levels of service standards (LOS) will be reviewed and maintained for all concurrency facilities.	The previous objective was written as a policy.
Policy 9.1.4.1: Traffic Circulation: a. Principal Arterial Roadways – LOS standard C (LOS D- peak hour) b. Collector Roadways – LOS standard C (LOS D – peak hour) c. Local Roadways – LOS standard C (LOS D – peak hour)	Policy 9.1.4.1.: Traffic Circulation: a. Principal Arterial Roadways – LOS standard C (LOS D- peak hour) <del>Collector</del> <u>Minor Arterial</u> Roadways – LOS standard C (LOS D – peak hour) b. Local Roadways – LOS standard C (LOS <del>D C</del> – peak hour)	Language change to match Transportation Element Policy 2.1.1.1.
Policy 9.1.4.2.: The adopted Recreation and Open Space level of service standard shall be 3.50 acres per 1,000 persons.	<del>Policy 9.1.4.2.: The adopted Recreation and Open Space level of service standard shall be 3.50 acres per 1,000 persons.</del>	Removed and renumbered as Policy 9.1.4.6.
Policy 9.1.4.3.: Potable Water Treatment – currently not applicable. The town shall amend its plan and adopt adequate LOS standards at the time the facilities become	Policy 9.1.4.2.3.: Potable Water <del>Treatment</del> – <del>currently not applicable</del> . The town <del>will</del> <u>shall</u> amend its plan and adopt adequate LOS standards of 300 GPD per dwelling unit for	Renumber and language change to match Public Facilities Element Policy 4.1.6.2.

Current Language	Suggested Revisions	Comments
necessary.	<u>potable water</u> at the time the facilities become available <del>necessary</del> .	
Policy 9.1.4.4.: Sanitary Service- currently not applicable. The town shall amend its plan and adopt adequate LOS standards at the time the facilities become necessary.	Policy 9.1.4.3.4.: Sanitary <del>Sewer Service</del> <del>currently not applicable</del> . The town <del>will</del> <u>shall</u> <del>amend its plan and</del> adopt adequate LOS standards of <u>240 GPD per dwelling unit for sanitary sewer</u> at the time the facilities become available <del>necessary</del> .	Renumber and language change to match Public Facilities Element Policy 4.1.2.3.
New policy.	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 <u>9.31 pounds per capita County-wide per day</u> .	This policy which is the same as Public Facilities Element Policy 4.1.3.1 is added to set a LOS standard for solid waste.
Policy 9.1.4.5: The town shall adopt DER Rules 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.	Policy 9.1.4.5.: <del>The town shall adopt DER Rules 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.</del> <u>Stormwater Management - The town adopts the following level of service standards for drainage facilities, as stated in this element and recommended by SFWMD:</u>  <u>5-year, 24-hour protection for road centerlines;</u>  <u>5-year, 1-hour protection for parking lots served by exfiltration systems.</u>	Deleted language is part of Public Facilities Element Policy 4.1.4.1  Language change to match Public Facilities Element Policy 4.1.4.5.

Current Language	Suggested Revisions	Comments
Policy 9.1.4.2.: The adopted Recreation and Open Space level of service standard shall be 3.50 acres per 1,000 persons.	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.	Moved from Policy 9.1.4.2.
New objective.	<u>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.</u>	New objective adopted to address concurrency.
New policy.	<u>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.</u>	This policy is adopted to distinctly define what the concurrency management system is.
New policy	<u>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.</u>	This policy is adopted to identify guidelines for the concurrency test.

Current Language	Suggested Revisions	Comments
	<p><u>The following guidelines identify the stages in the development review process when the test for concurrency must be met:</u></p> <ol style="list-style-type: none"><li><u>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.</u></li><li><u>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.</u></li></ol>	

Current Language	Suggested Revisions	Comments
	<p><u>The following guidelines identify the effect of a concurrency determination:</u></p> <ol style="list-style-type: none"><li><u>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.</u></li><li><u>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.</u></li></ol> <p><u>The following guidelines identify the minimum criteria necessary to meet the concurrency requirements of each public facility type:</u></p> <ol style="list-style-type: none"><li><u>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:</u><ol style="list-style-type: none"><li><u>a. The necessary facilities and services are in place at the time a development permit is issued; or</u></li><li><u>b. The development permit is issued</u></li></ol></li></ol>	



Current Language	Suggested Revisions	Comments
	<p><u>subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or</u></p> <p><u>c. The necessary facilities are under construction at the time a permit is issued; or</u></p> <p><u>d. An enforceable development agreement guarantees that the necessary facilities and services will be in place when the impacts of the development occur.</u></p> <p><u>2. The concurrency requirements for recreational facilities shall be satisfied if one or more of the following conditions are met:</u></p> <p><u>a. Conditions 1(a), 1 (b), or 1(c) listed above; or</u></p> <p><u>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.</u></p>	

Current Language	Suggested Revisions	Comments
New policy.	<p><u>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:</u></p> <ol style="list-style-type: none"><li><u>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;</u></li><li><u>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</u></li><li><u>3. An annual report assessing the capacities of all public facilities within the town subject to the Concurrency Management System.</u></li></ol>	This policy is adopted to implement a monitoring system of the concurrency management system.

## 9.7 Revised Goals, Objectives, and Policies

GOAL 9.1.: 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.

## **References**

Resource Engineering and Planning, Inc. (1990). Town of St. Lucie Village Comprehensive Plan: Public Facilities Element. Palm Beach Gardens, FL

Resource Engineering and Planning, Inc. (1990). Town of St. Lucie Village Comprehensive Plan: Capital Improvements Element. Palm Beach Gardens, FL

City of Fellsmere, City of Fellsmere Comprehensive Plan (December, 2003). Capital Improvements Element.

**Appendix A Property Appraiser Parcel List**

An integral part of these analyses has been Property Appraiser dataset received from the St. Lucie County Property Appraiser's Office. This information has been tabulated in an Excel spreadsheet that is included here for reference. Because of the length of the spreadsheet, a table within the body of the report was deemed impractical.

FID	Future LUC	EXTG LU	PA LUC	Property Appraiser Land Use.	Parcel ID	Total GIS Acre	Built Area (sq. ft.)	FAR	Annexed
361	C	VAC	1000	Vac Comm	1420-111-0003-000-5	5.0291			
327	C	COM	4100	LGHT MNFCT	1420-114-0010-000-6	1.6129	5484	0.06	
395	C	SF	0100	SF Res	1420-114-0035-000-7	0.7532			
352	C	VAC	1000	Vac Comm	1420-411-0001-000-2	0.8099			
384	C	MF	0800	M-F < 10U	1421-232-0010-000-2	0.7210			
26	C	VAC	1000	Vac Comm	1421-324-0000-000-1	2.5355			
380	C	SF	0200	Mob Homes	1421-603-0001-000-4	0.3383			
343	C	VAC	1000	Vac Comm	1421-603-0003-000-8	0.6280			
315	C	VAC	1000	Vac Comm	1421-603-0006-000-9	0.4051			
326	C	SF	0100	SF Res	1421-603-0008-000-3	0.2146			
452	C	COM	1100	STOR-1STR	1421-603-0009-000-0	0.1890	2290	0.12	
469	C	VAC	1000	Vac Comm	1421-603-0009-010-3	0.0229			
47	C	VAC	1000	Vac Res	1421-603-0010-000-0	0.5941			
49	C	SF	0200	Mob Homes	1421-603-0013-000-1	0.1972			
50	C	COM	1200	MX-STR OFCE	1421-603-0014-000-8	0.3842	2244	0.12	
398	C	COM	2700	AUTO SALS	1421-603-0016-000-2	0.3722	1548	0.08	
51	C	VAC	1000	Vac Comm	1421-603-0018-000-6	0.1884			
52	C	SF	0100	SF Res	1421-603-0019-000-3	0.1892			
53	C	SF	0200	Mob Homes	1421-603-0020-000-3	0.1886			
455	C	VAC	1000	Vac Comm	1421-603-0021-000-0	0.3801			
53	C	VAC	1000	Vac Comm	1421-603-0021-000-0	0.3936			
55	C	SF	0100	SF Res	1421-603-0023-000-4	0.2040			
56	C	VAC	1000	Vac Comm	1421-603-0024-000-1	0.1882			
57	C	SF	0200	Mob Homes	1421-603-0025-000-8	0.3659			
58	C	SF	0200	Mob Homes	1421-603-0027-000-2	0.1987			
278	C	COM	2500	RPR SRVC SHO	1421-603-0028-000-9	0.1777	1600	0.18	
429	C	VAC	1000	Vac Comm	1421-701-0002-000-2	2.6061			
281	C	COM	1200	MX-STR OFCE	1421-701-0006-000-0	1.1299			
65	C	VAC	1000	Vac Comm	1421-701-0009-000-1	1.5041			
365	C	VAC	0000	Vac Res	1421-701-0012-000-5	0.5375			
442	C	SF	0200	Mob Homes	1421-701-0014-000-9	0.4478			
424	C	VAC	1000	Vac Comm	1428-210-0008-000-8	2.1000			
91	C	SF	0100	SF Res	1428-210-0010-000-5	1.9699			
417	C	COM	4100	LGHT MNFCT	1428-210-0013-000-6	1.9668	6200	0.22	
398	C	VAC	1000	Vac Comm	1428-210-0021-000-5	1.6657			
118	C	VAC	1000	Vac Comm	1428-501-0048-000-3	3.0042			
233	C	COM	1100	STOR-1STR	1428-501-0065-000-8	2.3212	12,270	0.12	
404	C	VAC	1100	Vac Comm	1428-501-0080-000-9	0.4745			A
423	C	COM	1200	MX-STR OFCE	1428-501-0081-000-6	0.2882	1818	0.12	A
227	C	COM	1100	STOR-1STR	1428-602-0030-000-4	0.1131	2263	0.28	A
325	C	COM	2700	AUTO SALS	1428-605-0009-000-7	0.1306	1683	0.19	
438	C	COM	1200	MX-STR OFCE	1428-605-0010-000-7	0.2487	1758	0.14	
328	C	SF	0100	SF Res	1428-605-0011-000-4	0.7478			
339	C	COM	4900	OPN STRGE	1428-605-0019-000-0	2.1869	0	0	
231	C	COM	4100	LGHT MNFCT	1428-701-0003-000-0	5.7065	30,000	0.09	A
147	C	COM	2100	REST CAF	1428-701-0006-010-4	0.7436	4050	0.11	
148	C	SF	2800	PRKG/MOBILE	1428-701-0006-020-7	0.9869			
436	C	COM	2900	WHLST OTLTS	1428-802-0001-000-6	0.2478	7000	0.63	A
425	C	COM	2500	RPR SRVC SHO	1428-802-0002-000-3	0.2556	2000	0.16	A

280	C	SF	2800	PRKG/MOBILE	1433-110-0031-000-7	1.0421			A
198	C	VAC	1000	Vac Comm	1433-123-0006-000-3	1.9526			A
199	C	COM	4800	WRHSNG DIST	1433-124-0005-000-9	2.0468	46,320	0.48	A
200	C	VAC	1000	Vac Comm	1433-124-0005-010-2	1.6118			A
214	C	COM	2500	RPR SRVC SHO	1433-124-0005-020-5	1.1798	8500	0.14	A
216	C	VAC	0000	Vac Res	1433-130-0008-000-9	0.3442			A
317	CON	ROS	0000	PARK	1421-231-0002-000-0	71.9093			
346	CON	ROS	0000	PARK	1421-231-0002-010-3	0.2382			
347	CON	ROS	8900	Mncpal Prop	1421-231-0010-000-9	2.7409			
338	CON	ROS	0000	PARK	1421-604-0025-000-1	0.6946			
232	I	VAC	4000	Vac INDUS	1433-113-0030-000-9	0.9694			A
381	I	VAC	4000	Vac INDUS	1433-113-0030-010-2	1.3685			A
470	I	VAC	4000	vac indust	1433-113-0030-020-5	3.0752			A
416	I	COM	4100	LGHT MNFCT	1433-113-0030-030-8	1.0225	6120	0.14	A
376	LM	VAC	2000	AIRPT/MARINA	1421-241-0000-000-7	2.5727			
361	MF	VAC	1000	Vac Comm	1420-111-0003-000-5	4.1228			
352	MF	VAC	1000	Vac Comm	1420-411-0001-000-2	2.2373			
360	MF	VAC	1000	Vac Comm	1421-222-0002-000-2	0.7370			
439	MF	COM	2900	WHLST OTLTS	1421-223-0004-000-9	1.9431			
253	MF	SF	0100	SF Res	1421-223-0005-000-6	0.7303			
26	MF	VAC	1000	Vac Comm	1421-324-0000-000-1	2.6497			
375	MF	SF	0200	Mob Homes	1421-324-0001-000-8	0.2315			
429	MF	VAC	1000	Vac Comm	1421-701-0002-000-2	1.9855			
64	MF	SF	0200	Mob Homes	1421-701-0003-000-9	0.5052			
261	MF	SF	0100	SF Res	1421-701-0005-000-3	0.3779			
281	MF	COM	1200	MX-STR OFCE	1421-701-0006-000-0	0.7473			
65	MF	VAC	1000	Vac Comm	1421-701-0009-000-1	1.3861			
365	MF	VAC	0000	Vac Res	1421-701-0012-000-5	0.1528			
342	MF	SF	0100	SF Res	1421-701-0012-010-8	0.3866			
246	MF	SF	0200	Mob Homes	1421-701-0013-000-2	0.5347			
465	MF	COM	4100	LGHT MNFCT	1428-701-0003-000-0	2.1690			A
219	MF	SF	0100	SF Res	1428-802-0009-000-2	0.3863	1733		A
163	MF	SF	0100	SF Res	1428-802-0010-000-2	0.4838	960		A
193	MF	SF	0100	SF Res	1433-110-0026-000-9	0.2946	1756		A
194	MF	SF	0100	SF Res	1433-110-0027-000-6	0.1017	550		A
350	MF	SF	0100	SF Res	1433-110-0028-000-3	0.3385	1282		A
437	MF	SF		SF Res	1433-502-0011-000-4	0.1972	1864		A
345	SFL	SF	0100	SF Res	1433-502-0009-000-7	0.1595			A
195	MF	SF	0100	SF Res	1433-110-0028-010-6	0.3126	988		A
109	PF	INST	8900	Mncpal Prop	1428-501-0014-000-6	0.8098	2712		
263	PF	VAC	0000	Vac Res	1428-501-0035-000-9	0.1773			
144	PF	INST	8900	Mncpal Prop	1428-701-0004-000-7	2.0894	800		
196	PF	INST	8300	PBL CTY SCH	1433-110-0029-000-0	0.5292	4156		A
177	PF	ROS	8600	COUNTIES	1433-110-0030-000-0	1.3403	0		A
6	SFL	SF	0100	SF Res	1421-212-0001-000-4	0.9340			
279	SFL	SF	0100	SF Res	1421-212-0002-000-1	0.3442			
7	SFL	SF	0100	SF Res	1421-212-0005-000-2	0.5203			
431	SFL	VAC	0000	Vac Res	1421-212-0006-000-9	0.5467			
8	SFL	VAC	0000	Vac Res	1421-212-0007-000-6	0.5693			
9	SFL	SF	0100	SF Res	1421-212-0008-000-3	0.5639			
401	SFL	SF	0100	SF Res	1421-213-0002-000-4	1.8033			
245	SFL	VAC	0000	Vac Res	1421-241-0001-000-4	0.0435			

294	SFL	SF	0100	SF Res	1421-241-0002-000-1	0.8954			
292	SFL	VAC	0000	Vac Res	1421-242-0003-000-1	0.2994			
409	SFL	SF	0100	SF Res	1421-242-0005-000-5	0.2423			
22	SFL	VAC	0000	Vac Res	1421-242-0006-000-2	0.2389			
23	SFL	SF	0100	SF Res	1421-242-0006-010-5	0.2675			
293	SFL	SF	0100	SF Res	1421-242-0010-000-3	0.9902			
265	SFL	VAC	0000	Vac Res	1421-340-0003-000-2	8.5395			
27	SFL	VAC	0000	Vac Res	1421-340-0004-000-9	1.2289			
313	SFL	SF	0100	SF Res	1421-601-0001-000-8	0.2364			
28	SFL	SF	0100	SF Res	1421-601-0001-010-1	0.2201			
286	SFL	SF	0100	SF Res	1421-601-0001-020-4	0.2388			
29	SFL	SF	0100	SF Res	1421-601-0005-000-6	0.2551			
303	SFL	SF	0100	SF Res	1421-601-0006-000-3	0.2529			
314	SFL	SF	0100	SF Res	1421-601-0007-000-0	0.2565			
289	SFL	SF	0100	SF Res	1421-601-0008-000-7	0.3434			
226	SFL	SF	0100	SF Res	1421-601-0009-000-4	0.2589			
404	SFL	SF	0100	SF Res	1421-601-0011-000-1	0.3678			
405	SFL	VAC	0000	Vac Res	1421-601-0013-000-5	0.1901			
30	SFL	SF	0100	SF Res	1421-601-0014-000-2	0.2381			
337	SFL	VAC	0000	Vac Res	1421-601-0014-010-5	0.2399			
322	SFL	SF	0100	SF Res	1421-601-0016-000-6	0.2329			
444	SFL	SF	0100	SF Res	1421-601-0017-000-3	0.2238			
31	SFL	SF	0100	SF Res	1421-601-0018-000-0	0.2661			
32	SFL	SF	0100	SF Res	1421-601-0020-000-7	0.3351			
33	SFL	SF	0100	SF Res	1421-602-0001-000-1	0.1927			
34	SFL	SF	0100	SF Res	1421-602-0002-000-8	0.1870			
256	SFL	SF	0100	SF Res	1421-602-0003-000-5	0.1938			
302	SFL	SF	0100	SF Res	1421-602-0004-000-2	0.1949			
35	SFL	SF	0100	SF Res	1421-602-0005-000-9	0.1853			
428	SFL	SF	0100	SF Res	1421-602-0006-000-6	0.1932			
36	SFL	SF	0100	SF Res	1421-602-0007-000-3	0.1859			
37	SFL	VAC	0000	Vac Res	1421-602-0008-000-0	0.0977			
38	SFL	SF	0100	SF Res	1421-602-0009-000-7	0.2805			
452	SFL	SF	0100	SF Res	1421-602-0010-000-7	0.2889			
247	SFL	SF	0100	SF Res	1421-602-0011-000-4	0.4218			
379	SFL	SF	0100	SF Res	1421-602-0013-000-8	0.3063			
419	SFL	SF	0100	SF Res	1421-602-0014-000-5	0.2035			
39	SFL	SF	0100	SF Res	1421-602-0015-000-2	0.4188			
40	SFL	SF	0100	SF Res	1421-602-0017-000-6	0.2275			
41	SFL	SF	0100	SF Res	1421-602-0018-000-3	0.1858			
42	SFL	SF	0100	SF Res	1421-602-0019-000-0	0.1989			
43	SFL	SF	0100	SF Res	1421-602-0020-000-0	0.2106			
44	SFL	SF	0100	SF Res	1421-602-0021-000-7	0.2112			
45	SFL	SF	0100	SF Res	1421-602-0022-000-4	0.2112			
369	SFL	SF	0100	SF Res	1421-602-0023-000-1	0.2112			
46	SFL	SF	0100	SF Res	1421-602-0024-000-8	0.2112			
221	SFL	SF	0100	SF Res	1421-602-0025-000-5	0.2112			
47	SFL	SF	0100	SF Res	1421-602-0026-000-2	0.2112			
296	SFL	SF	0100	SF Res	1421-602-0027-000-9	0.2112			
453	SFL	SF	0100	SF Res	1421-602-0028-000-6	0.2112			
358	SFL	VAC	0000	Vac Res	1421-602-0029-000-3	0.2112			
359	SFL	VAC	0000	Vac Res	1421-602-0030-000-3	0.3189			

399	SFL	VAC	9900	UNCLSFD ACRG	1421-602-0030-010-6	0.0254			
324	SFL	COM	1100	STOR-1STR	1421-603-0009-000-0	0.1890			
453	SFL	VAC	1000	Vac Res	1421-603-0010-000-0	0.2116			
454	SFL	VAC	1000	Vac Res	1421-603-0010-000-0	0.2213			
406	SFL	VAC	0000	Vac Res	1421-604-0002-000-4	9.7070			
396	SFL	SF	0100	SF Res	1421-604-0010-000-3	8.3035			
333	SFL	VAC	0000	Vac Res	1421-604-0015-000-8	0.6480			
368	SFL	VAC	0000	Vac Res	1421-604-0020-000-6	0.9933			
355	SFL	SF	0100	SF Res	1421-801-0002-000-9	0.7715			
389	SFL	SF	0100	SF Res	1421-801-0002-100-0	0.4376			
277	SFL	SF	0100	SF Res	1421-801-0003-000-6	0.8052			
66	SFL	SF	0100	SF Res	1421-801-0004-000-3	0.4399			
67	SFL	SF	0100	SF Res	1421-801-0005-000-0	0.9188			
68	SFL	VAC	0000	Vac Res	1421-801-0006-000-7	0.4597			
257	SFL	VAC	0000	Vac Res	1421-801-0007-000-4	0.2819			
259	SFL	SF	0100	SF Res	1421-801-0008-000-1	1.1527			
260	SFL	VAC	0000	Vac Res	1421-801-0009-000-8	0.4511			
69	SFL	SF	0100	SF Res	1421-801-0010-000-8	0.9867			
70	SFL	SF	0100	SF Res	1421-801-0011-000-5	0.4585			
71	SFL	VAC	0000	Vac Res	1421-802-0000-100-9	0.0465			
72	SFL	VAC	0000	Vac Res	1421-802-0001-000-5	0.4166			
316	SFL	SF	0100	SF Res	1421-802-0002-000-2	0.4864			
269	SFL	SF	0100	SF Res	1421-802-0003-000-9	0.5069			
73	SFL	SF	0100	SF Res	1421-802-0004-000-6	0.5099			
74	SFL	SF	0100	SF Res	1421-802-0005-000-3	0.5116			
415	SFL	SF	0100	SF Res	1421-802-0006-000-0	0.5384			
75	SFL	SF	0100	SF Res	1421-802-0007-000-7	0.5581			
76	SFL	SF	0100	SF Res	1421-802-0008-000-4	0.4925			
445	SFL	SF	0100	SF Res	1421-802-0009-000-1	0.5649			
390	SFL	VAC	0000	Vac Res	1421-802-0009-100-2	0.0260			
77	SFL	SF	0100	SF Res	1421-802-0010-000-1	0.6157			
78	SFL	SF	0100	SF Res	1421-802-0011-000-8	0.5416			
432	SFL	SF	0100	SF Res	1421-802-0012-000-5	0.5795			
79	SFL	SF	0100	SF Res	1421-802-0013-000-2	0.5324			
80	SFL	SF	0100	SF Res	1421-802-0014-000-9	0.5836			
443	SFL	SF	0100	SF Res	1421-802-0015-000-6	1.6552			
81	SFL	SF	0100	SF Res	1421-802-0016-000-3	0.4934			
273	SFL	SF	0100	SF Res	1421-802-0017-000-0	0.5081			
238	SFL	SF	0100	SF Res	1421-802-0018-000-7	0.5068			
311	SFL	SF	0100	SF Res	1421-802-0019-000-4	0.5030			
440	SFL	SF	0100	SF Res	1421-802-0020-000-4	0.4846			
82	SFL	SF	0100	SF Res	1421-802-0021-000-1	0.4965			
330	SFL	SF	0100	SF Res	1421-802-0022-000-8	0.4970			
290	SFL	SF	0100	SF Res	1421-802-0023-000-5	0.4965			
83	SFL	SF	0100	SF Res	1421-802-0024-000-2	0.4909			
84	SFL	SF	0100	SF Res	1421-802-0025-000-9	0.5485			
85	SFL	SF	0100	SF Res	1421-802-0026-000-6	0.4889			
351	SFL	SF	0100	SF Res	1421-802-0027-000-3	0.4982			
86	SFL	SF	0100	SF Res	1421-802-0028-000-0	0.4982			
87	SFL	SF	0100	SF Res	1421-802-0029-000-7	0.5062			
88	SFL	SF	0100	SF Res	1421-802-0030-000-7	0.5221			
89	SFL	SF	0100	SF Res	1421-802-0031-000-4	0.5935			

2	SFL	SF	0100	SF Res	1421-802-0032-000-1	0.5250			
3	SFL	SF	0100	SF Res	1421-802-0033-000-8	0.5426			
282	SFL	VAC	0000	Vac Res	1421-802-0034-000-5	0.5096			
235	SFL	VAC	0000	Vac Res	1428-210-0002-000-6	4.8080			A
461	SFL	SF	0100	SF Res	1428-210-0010-000-5	0.9515			
392	SFL	SF	0100	SF Res	1428-210-0012-000-9	3.2458			
462	SFL	VAC	1000	Vac Comm	1428-210-0021-000-5	0.0733			
463	SFL	VAC	1000	Vac Comm	1428-210-0021-000-5	0.6569			
383	SFL	SF	0100	SF Res	1428-210-0022-000-2	2.2657			
98	SFL	VAC	0000	Vac Res	1428-210-0028-000-4	0.7797			
236	SFL	VAC	0000	Vac Res	1428-210-0029-000-1	0.5494	2442		A
99	SFL	VAC	0000	Vac Res	1428-241-0001-000-5	0.3702			
363	SFL	SF	0100	SF Res	1428-501-0001-000-2	1.9489	2503		
217	SFL	VAC	0000	Vac Res	1428-501-0001-010-5	0.0964	6688		
391	SFL	SF	0100	SF Res	1428-501-0002-000-9	1.9272			
340	SFL	SF	0100	SF Res	1428-501-0003-000-6	0.6298			
308	SFL	VAC	0000	Vac Res	1428-501-0003-010-9	0.1425	1344		
213	SFL	VAC	0000	Vac Res	1428-501-0003-020-2	0.0608	1292		
457	SFL	SF	0100	SF Res	1428-501-0004-000-3	0.1445	8890		
100	SFL	SF	0100	SF Res	1428-501-0005-000-0	0.1831	1230		
101	SFL	SF	0100	SF Res	1428-501-0006-000-7	3.5359	2266		
362	SFL	SF	0100	SF Res	1428-501-0007-000-4	1.5231	2705		
320	SFL	SF	0100	SF Res	1428-501-0007-010-7	0.4232	1944		
299	SFL	SF	0100	SF Res	1428-501-0008-000-1	2.0101			
103	SFL	SF	0100	SF Res	1428-501-0009-000-8	2.0671			
105	SFL	VAC	0000	Vac Res	1428-501-0009-010-1	0.2866	1428		
107	SFL	VAC	0000	Vac Res	1428-501-0009-020-4	0.1912	3187		
251	SFL	SF	0100	SF Res	1428-501-0026-000-3	1.1243	5198		
110	SFL	SF	0100	SF Res	1428-501-0026-010-6	0.9905	2661		
270	SFL	SF	0100	SF Res	1428-501-0027-000-0	2.2031	4400		
297	SFL	SF	0100	SF Res	1428-501-0027-010-3	1.6931	731		
224	SFL	SF	0100	SF Res	1428-501-0028-000-7	2.6805	1575		
112	SFL	SF	0100	SF Res	1428-501-0029-000-4	2.6913			
386	SFL	SF	0100	SF Res	1428-501-0030-000-4	2.5968			
115	SFL	SF	0100	SF Res	1428-501-0041-000-4	2.5492			A
116	SFL	SF	0100	SF Res	1428-501-0042-000-1	0.4805			
117	SFL	VAC	0000	Vac Res	1428-501-0043-000-8	2.2075			
234	SFL	SF	0100	SF Res	1428-501-0045-000-2	21.5288			A
456	SFL	SF	0100	SF Res	1428-501-0047-000-6	2.0305			
237	SFL	VAC	0000	Vac Res	1428-501-0047-020-2	0.3903			
119	SFL	SF	0100	SF Res	1428-502-0001-000-5	2.9839			
120	SFL	SF	0100	SF Res	1428-502-0002-000-2	3.3887			
249	SFL	SF	0100	SF Res	1428-502-0003-000-9	0.7418			
121	SFL	SF	0100	SF Res	1428-502-0004-000-6	2.5791			
312	SFL	SF	0100	SF Res	1428-502-0005-000-3	6.6195			
122	SFL	SF	0100	SF Res	1428-502-0006-000-0	0.8139			
254	SFL	VAC	0000	Vac Res	1428-503-0001-010-1	2.9424			
123	SFL	SF	0100	SF Res	1428-503-0002-000-5	1.3807			
124	SFL	SF	0700	Misc Res	1428-503-0003-000-2	1.2691			
125	SFL	SF	0100	SF Res	1428-503-0004-000-9	1.6523			
248	SFL	SF	0100	SF Res	1428-503-0004-050-4	0.8403			
126	SFL	SF	0100	SF Res	1428-503-0005-000-6	2.2416			

127	SFL	SF	0100	SF Res	1428-503-0006-000-3	3.1104			
218	SFL	SF	0100	SF Res	1428-503-0006-010-6	0.9987	2632		
128	SFL	SF	0100	SF Res	1428-503-0007-000-0	0.5475			
335	SFL	SF	0100	SF Res	1428-503-0008-000-7	0.7047	1300		
348	SFL	VAC	0000	Vac Res	1428-503-0008-010-0	2.6386	1720		
377	SFL	SF	0100	SF Res	1428-503-0009-000-4	0.3935	5040		
130	SFL	SF	0100	SF Res	1428-503-0010-000-4	2.2660	1424		
132	SFL	MF	0800	M-F < 10U	1428-503-0011-000-1	2.2563	1240		
133	SFL	SF	0100	SF Res	1428-503-0012-000-8	0.0441	1557		
134	SFL	SF	0100	SF Res	1428-503-0013-000-5	0.0357	2038		
454	SFL	SF	0100	SF Res	1428-503-0014-000-2	0.5709	2274		
464	SFL	COM	4900	OPN STRGE	1428-605-0019-000-0	1.8490			
284	SFL	SF	0100	SF Res	1428-801-0001-000-3	0.4883	2736		
354	SFL	SF	0100	SF Res	1428-801-0002-000-0	0.7070	1084		
344	SFL	SF	0100	SF Res	1428-801-0003-000-7	0.3182	1165		
418	SFL	SF	0100	SF Res	1428-801-0004-000-4	0.2809	2169		
149	SFL	SF	0100	SF Res	1428-801-0005-000-1	0.4299	2254		
228	SFL	SF	0100	SF Res	1428-801-0006-000-8	0.3148	572		
150	SFL	SF	0100	SF Res	1428-801-0007-000-5	0.6165			
229	SFL	SF	0100	SF Res	1428-801-0007-050-0	0.1732	1331		
135	SFL	VAC	0000	Vac Res	1428-801-0008-000-2	0.4735	2400		
210	SFL	SF	0100	SF Res	1428-801-0009-000-9	0.2576	1107		
151	SFL	SF	0100	SF Res	1428-801-0010-000-9	0.3880	1980		
334	SFL	SF	0100	SF Res	1428-801-0011-000-6	0.2463	960		
152	SFL	SF	0100	SF Res	1428-801-0012-000-3	0.2659	1161		
153	SFL	SF	0100	SF Res	1428-801-0013-000-0	0.4919	1248		
154	SFL	SF	0100	SF Res	1428-801-0014-000-7	0.2068	1152		
155	SFL	SF	0100	SF Res	1428-801-0015-000-4	0.2559	1730		
156	SFL	SF	0100	SF Res	1428-801-0016-000-1	0.2690	1556		
243	SFL	SF	0100	SF Res	1428-801-0016-050-6	0.2562	2546		
319	SFL	SF	0100	SF Res	1428-801-0017-000-8	0.3025	1590		
323	SFL	SF	0100	SF Res	1428-801-0018-000-5	0.5168	2202		
157	SFL	SF	0100	SF Res	1428-801-0019-000-2	0.3523			
309	SFL	SF	0100	SF Res	1428-803-0001-000-9	0.4333			
168	SFL	VAC	0000	Vac Res	1428-803-0001-020-5	0.2447			
169	SFL	VAC	0000	Vac Res	1428-803-0002-000-6	0.4035			
171	SFL	VAC	0000	Vac Res	1428-803-0003-000-3	0.1110	4710		
250	SFL	VAC	0000	Vac Res	1428-803-0003-010-6	0.0939	3326		
172	SFL	SF	0100	SF Res	1428-803-0004-000-0	4.5453	2556		
174	SFL	SF	0100	SF Res	1428-803-0004-010-3	0.5499	5793		
274	SFL	SF	0100	SF Res	1428-803-0006-000-4	3.4880	1924		
412	SFL	SF	0100	SF Res	1428-803-0006-010-7	1.1065			
318	SFL	MF	0800	M-F < 10U	1428-803-0006-020-0	0.5661			
266	SFL	VAC	0000	Vac Res	1428-803-0006-030-3	0.3198	2461		
393	SFL	VAC	0000	Vac Res	1428-803-0008-000-8	4.8099	3978		
267	SFL	SF	0100	SF Res	1428-803-0008-010-1	1.5350	1822		
305	SFL	SF	0100	SF Res	1433-110-0001-000-8	0.5041	1714		
183	SFL	SF	0100	SF Res	1433-110-0002-000-5	0.2355	1200		
307	SFL	SF	0100	SF Res	1433-110-0003-000-2	0.1839	2037		
184	SFL	SF	0100	SF Res	1433-110-0004-000-9	0.1932			
402	SFL	SF	0100	SF Res	1433-110-0006-000-3	0.2383	1348		
223	SFL	VAC	0000	Vac Res	1433-110-0007-000-0	0.3864	790		



185	SFL	SF	0100	SF Res	1433-110-0008-000-7	0.1845	1160		
186	SFL	SF	0100	SF Res	1433-110-0009-000-4	0.1836	1232		
187	SFL	SF	0100	SF Res	1433-110-0010-000-4	0.2217	930		
435	SFL	SF	0700	Misc Res	1433-110-0011-000-1	0.3927	1216		
209	SFL	SF	0100	SF Res	1433-110-0012-000-8	0.2553	1380		
285	SFL	SF	0100	SF Res	1433-110-0013-000-5	0.2640	3796		
448	SFL	SF	0100	SF Res	1433-110-0014-000-2	0.2574	2244		
421	SFL	SF	0100	SF Res	1433-110-0015-000-9	0.4850	3154		
367	SFL	MF	0800	M-F < 10U	1433-110-0016-000-6	0.3182			
188	SFL	SF	0100	SF Res	1433-110-0017-000-3	0.6794	5413		
468	SFL	ROW	9400	ROW ST RDS	1433-110-0018-000-0	0.6794	1489		
189	SFL	SF	0100	SF Res	1433-110-0019-000-7	1.5462			
190	SFL	SF	0100	SF Res	1433-110-0019-010-0	0.3711	977		
191	SFL	SF	0100	SF Res	1433-110-0019-020-3	0.2475	2296		
427	SFL	SF	0100	SF Res	1433-110-0019-030-6	0.4782	1008		
331	SFL	SF	0100	SF Res	1433-110-0019-040-9	0.1859	1614		
192	SFL	SF	0100	SF Res	1433-110-0019-050-2	0.6845			
332	SFL	VAC	0000	Vac Res	1433-110-0019-060-5	0.3050			
420	SFL	VAC	0000	Vac Res	1433-110-0019-080-1	0.2316	1656		
178	SFL	SF	0100	SF Res	1433-110-0032-000-4	0.4670			
179	SFL	VAC	0000	Vac Res	1433-110-0033-000-1	0.0461	2510		
353	SFL	SF	0100	SF Res	1433-110-0037-000-9	0.4246	1891		
262	SFL	SF	0100	SF Res	1433-110-0037-010-2	0.6389	973		
180	SFL	SF	0100	SF Res	1433-110-0038-000-6	0.4273	2176		
458	SFL	SF	0100	SF Res	1433-110-0038-010-9	1.1825	2906		
181	SFL	SF	0100	SF Res	1433-110-0038-020-2	0.4605	1926		
230	SFL	SF	0100	SF Res	1433-110-0038-030-5	0.5850	700		
182	SFL	SF	0100	SF Res	1433-110-0039-000-3	0.5072	1359		
222	SFL	SF	0100	SF Res	1433-110-0040-000-3	0.2877	1360		
201	SFL	SF	0100	SF Res	1433-130-0009-000-6	5.0918	3540		A
215	SFL	SF	0100	SF Res	1433-410-0003-000-3	8.9497			A
471	SFL	VAC	0000	Vac Res	1433-411-0002-000-9	0.4944	693		A
204	SFL	SF	0100	SF Res	1433-503-0001-000-4	0.4238	2028		
205	SFL	SF	0100	SF Res	1433-503-0002-000-1	0.3668	2190		
206	SFL	SF	0100	SF Res	1433-503-0003-000-8	0.9706	2600		
207	SFL	VAC	0000	Vac Res	1433-503-0004-000-5	0.8636			
208	SFL	SF	0100	SF Res	1433-503-0005-000-2	0.5674	1784		
255	SFL	SF	0100	SF Res	1433-503-0006-000-9	1.1575	2049		
403	SFL	SF	0100	SF Res	1433-503-0007-000-6	0.3184	2604		
291	SFL	SF	0100	SF Res	1433-503-0008-000-3	0.2173	1601		
430	SFL	SF	0700	Misc Res	1433-503-0009-000-0	0.3593			
426	SFL	SF	0100	SF Res	1434-320-0000-000-9	4.5544	1361		A
441	SFL	SF	0100	SF Res	1434-320-0001-000-6	1.4086	1641		A
202	SFL	SF	0100	SF Res	1434-322-0001-000-2	0.2450	1362		A
449	SFM	SF	0100	SF Res	1421-231-0004-000-4	0.5044			
18	SFM	SF	0100	SF Res	1421-232-0004-000-7	0.4952			
19	SFM	VAC	0000	Vac Res	1421-232-0006-000-1	0.2471			
20	SFM	SF	0100	SF Res	1421-232-0006-010-4	0.3681			
21	SFM	VAC	0000	Vac Res	1421-232-0006-020-7	0.3635			
220	SFM	SF	0100	SF Res	1421-603-0029-000-6	0.5500			
59	SFM	SF	0200	Mob Homes	1421-603-0031-000-3	0.2412			

276	SFM	SF	0100	SF Res	1421-603-0032-000-0	0.4759			
242	SFM	SF	0100	SF Res	1421-603-0034-000-4	0.4498			
272	SFM	SF	0100	SF Res	1421-603-0036-000-8	0.2372			
339	SFM	SF	0100	SF Res	1421-603-0040-000-9	0.4079			
244	SFM	SF	0100	SF Res	1421-603-0042-000-3	0.3888			
60	SFM	SF	0100	SF Res	1421-603-0044-000-7	0.5637			
61	SFM	SF	0100	SF Res	1421-603-0047-000-8	0.3840			
62	SFM	VAC	0000	Vac Res	1421-603-0051-000-9	0.2009			
385	SFM	SF	0100	SF Res	1421-603-0052-000-6	0.1967			
414	SFM	SF	0200	Mob Homes	1421-603-0053-000-3	0.3831			
63	SFM	SF	0200	Mob Homes	1421-603-0055-000-7	0.3801			
10	SFM	VAC	0000	Vac Res	1421-605-0002-000-7	0.5081			
11	SFM	VAC	0000	Vac Res	1421-605-0003-000-4	0.5008			
12	SFM	VAC	0000	Vac Res	1421-605-0004-000-1	0.5439			
13	SFM	VAC	0000	Vac Res	1421-605-0005-000-8	0.5439			
14	SFM	VAC	0000	Vac Res	1421-605-0006-000-5	0.5439			
15	SFM	VAC	0000	Vac Res	1421-605-0007-000-2	0.5205			
371	SFM	VAC	0000	Vac Res	1421-605-0008-000-9	0.5434			
16	SFM	VAC	0000	Vac Res	1421-605-0009-000-6	0.5055			
17	SFM	VAC	0000	Vac Res	1421-605-0010-000-6	0.5055			
372	SFM	VAC	0000	Vac Res	1421-605-0011-000-3	0.5025			
212	SFM	VAC	0000	Vac Res	1421-605-0012-000-0	0.5135			
373	SFM	VAC	0000	Vac Res	1421-605-0013-000-7	0.6264			
434	SFM	VAC	0000	Vac Res	1421-606-0002-000-0	0.7040			
447	SFM	VAC	0000	Vac Res	1421-606-0003-000-7	0.6617			
211	SFM	VAC	0000	Vac Res	1421-606-0004-000-4	0.6617			
446	SFM	VAC	0000	Vac Res	1421-606-0005-000-1	0.6150			
433	SFM	VAC	0000	Vac Res	1421-606-0006-000-8	1.5977			
304	SFM	SF	0100	SF Res	1428-210-0003-000-3	0.7114			
382	SFM	SF	0100	SF Res	1428-210-0004-000-0	0.4046			
90	SFM	SF	0100	SF Res	1428-210-0005-000-7	0.3888			
91	SFM	SF	0100	SF Res	1428-210-0006-000-4	0.3842			
240	SFM	SF	0100	SF Res	1428-210-0007-000-1	0.4169			
93	SFM	SF	0100	SF Res	1428-210-0011-000-2	0.9842			
357	SFM	SF	0100	SF Res	1428-210-0023-000-9	0.2330			
96	SFM	SF	0700	Misc Res	1428-210-0024-000-6	0.2506			
349	SFM	SF	0100	SF Res	1428-210-0025-000-3	0.4195			
288	SFM	SF	0100	SF Res	1428-210-0026-000-0	0.4868			
97	SFM	SF	0100	SF Res	1428-210-0027-000-7	0.7141	1372		
407	SFM	SF	0100	SF Res	1428-501-0012-000-2	0.9886			
411	SFM	SF	0100	SF Res	1428-501-0013-000-9	1.3094	908		
114	SFM	SF	0100	SF Res	1428-501-0037-000-3	0.7180			
450	SFM	VAC	0000	Vac Res	1428-501-0038-000-0	0.5413			
451	SFM	VAC	0000	Vac Res	1428-501-0038-010-3	0.6084			
0	SFM	VAC	0000	Vac Res	1428-501-0039-000-7	0.7223			
394	SFM	SF	0100	SF Res	1428-605-0002-000-8	0.5012	1944		
138	SFM	SF	0100	SF Res	1428-605-0002-020-4	0.2279	2287		
139	SFM	SF	0100	SF Res	1428-605-0002-030-7	0.2100	2064		
140	SFM	SF	0200	Mob Homes	1428-605-0002-040-0	0.4887	2064		
329	SFM	SF	0100	SF Res	1428-605-0011-010-7	0.2359	3466		
142	SFM	MF	0800	M-F < 10U	1428-605-0012-000-1	0.5376	1167		
143	SFM	SF	0100	SF Res	1428-605-0013-000-8	0.2813	1620		

241	SFM	SF	0100	SF Res	1428-605-0013-010-1	0.2779	1740		
399	SFM	SF		SF Res	1428-605-0021-000-7	0.5679			A
464	SFM	VAC		Vac Res	1428-605-0021-010-0	0.1595	500		A
287	SFM	SF	0100	SF Res	1428-701-0006-000-1	0.9217			
5	T/U	VAC	9800	CNTRLY ASSED	1420-111-0001-000-1	0.3068	700		
	T/U	ROW	9400	ROW ST RDS	1421-231-0003-000-7				
	T/U	ROW	9400	ROW ST RDS	1421-242-0002-000-4				
	T/U	VAC	9800	CNTRLY ASSED	1421-340-0002-000-5	0.0000			
	T/U	ROW	9400	ROW ST RDS	1421-340-0003-020-8				
	T/U	ROW	9400	ROW ST RDS	1421-340-0006-000-3				
400	T/U	ROW	9400	ROW ST RDS	1421-602-0031-000-0	0.3616			
370	T/U	ROW	9400	ROW ST RDS	1421-605-0001-000-0	1.4448			
1	T/U	ROW	9400	ROW ST RDS	1421-606-0001-000-3	0.7722			
	T/U	VAC	9800	CNTRLY ASSED	1421-701-0001-000-5	0.0000			
	T/U	ROW	9400	ROW ST RDS	1421-801-0001-000-2	0.0000			
	T/U	ROW	9400	ROW ST RDS	1428-501-0000-010-8	0.0000			
	T/U	ROW	9400	ROW ST RDS	1428-501-0047-010-9	0.0000			
129	T/U	ROW	9400	ROW ST RDS	1428-503-0009-010-7	0.0333			
	T/U	ROW	9400	ROW ST RDS	1428-803-0005-000-7	0.0000			
	T/U	ROW	9400	ROW ST RDS	1428-803-0007-000-1	0.0000			
	T/U	ROW	9400	ROW ST RDS	1428-803-0009-000-5	0.0000			
176	T/U	VAC	9800	CNTRLY ASSED	1433-110-0029-010-3	0.1193			
						<b>461.0825</b>			

**Appendix B Methodology for Updating of the Existing Land Use Map**

The methodology for updating the Existing Land Use Map (ELUM) consisted of correlating information from all data sources into the decision-making process defined below. Through the use of town map generated from St. Lucie County GIS parcel shapefile data by the Florida Planning and Development Lab, all parcels west of Old Dixie Highway and in the southern portion throughout the historic district east of the Old Dixie Highway were researched on a parcel by parcel basis. By linking to the Property Appraiser record on each property, notations of parcel identification numbers, zoning if available, age and size of structure when present were recorded. Property Appraiser records include photographs of development on each property. This procedure yielded knowledge of the community and an understanding of the character of the development that has taken place. These impressions were validated by the site visit on October 13, 2006.

In addition, a printed list of all GIS parcel shapefile reference numbers from mapping data along with parcel Property Appraiser identification numbers were cross checked against the Property Appraiser data. Parcels from the GIS list that did not appear on the Property Appraiser's list were noted, as well as parcels appearing on the Property Appraiser's list that were not included in GIS data. These parcels were checked against the Property Appraiser records to assure that they were in fact within the jurisdictional boundaries and through that research most discrepancies were resolved.

Existing land use categories (LUC) were drawn from Policies 1.1.1.2. and 1.1.1.3. future land use category definitions and applied to each parcel according to current use. Property Appraiser land use codes supported the determination of existing land uses (see Exhibit B-1). Parcels designated by the Property Appraiser's land use codes as non-residential uses were located on the GIS parcel shapefile map. Aerial photographs were also consulted. Existing land use categories were applied to each parcel according to these criteria:

- If a parcel showing evidence from Property Appraiser records of a commercial use is located in an area designated General Commercial (GC) or Highway Oriented Commercial (HOC) on the 1989 FLUM, it has been classed as commercial (COMM).
- Vacant commercial, residential and industrial uses, along with property owned by the FEC Railroad have been designated as vacant (VAC) as classified on the Property Appraiser records.
- Single-family residences, including mobile homes, are designated as single-family (SF) as designated in Policy 1.1.1.2.
- Multi-family parcels have been designated multi-family (MF).
- There are four parcels designated by Property Appraiser records as miscellaneous residences. These appear to have sheds or small homes and are surrounded by single family land uses. They have been placed in SF.
- Municipal parcels such as public buildings are categorized as institutional (I).
- Buildings and vacant parcels in public ownership are categorized as Recreation/Open Space (ROS).
- GIS and Property Appraiser's data provide no indication as to which parcels fall into the Historic District overlay. The National Register of Historic Places was then consulted to discover which parcels fell into this district.
- There were parcels listed on the Property Appraiser's data that could not be located and matched no GIS parcel shapefile data. These have been eliminated.
- There were parcels on the GIS parcel shapefile map that had no information provided in the link to Property Appraiser records. All of these were either rights-of-way- or located outside the jurisdictional boundaries of St. Lucie Village.

**Exhibit B-1 Conversion of the St. Lucie County Property Appraiser Land Use Categories to St. Lucie Village Existing Land Uses.**

<i><b>PA LUC</b></i>	<i><b>PA Land Use Category</b></i>	<i><b>Town Land Use</b></i>	<i><b>Process for change</b></i>
0000	Vacant Residential	Vacant (VAC)	Vacant land available for residential use.
0100	Single family Residence	Single Family (SF)	All single family residences have been classed as SF.
0200	Mobile Home	Single Family (SF)	Classified as single family.
0700	Miscellaneous Residence	Single Family (SF)	All 4 parcels are within SF land uses.
0800	M-F < 10 U	Multi-Family (MF)	Classed as multi-family as recorded by Property Appraiser.
1000	Vacant Commercial	Vacant (VAC)	Vacant land available for commercial uses.
1100	STOR-1STR	Commercial (C)	All 3 parcels located along U.S. Hwy 1.
1200	MX-STR OFCE	Commercial (C)	Parcels have been categorized commercial.
2000	AIRPT/MARINA	Commercial (C)	
2100	REST CAF	Commercial (C)	
2500	RPR SRVC SHO	Commercial (C)	
2700	AUTO SALS	Commercial (C)	
2800	PRKG/MOBILE	Commercial (C)	
2900	WHSL OTLTS	Commercial (C)	
4000	VCNT INDUS	Vacant (VAC)	Vacant land available for commercial use.
4100	LGHT MNFCT	Commercial (C)	Parcels have been categorized commercial.
4800	WRHSNG DIST	Commercial (C)	
4900	OPN STRGE	Commercial (C)	
8300	PBL CTY SCH	Institutional (I)	These three categories apply to parcels in public ownership. Public buildings have been classed as Institutional use and vacant or park land is classed Recreation / Open Space.
8600	COUNTIES	Recreation/Open Space (ROS)	
8900	Municipal Property	Recreation/Open Space (ROS)	
9400	ROW ST RDS	ROW	Roads and ROW
9800	CNTRLY ASSED	Vacant (VAC)	These parcels belong to the FEC RR and are undeveloped. They lie along the RR adjacent to Hwy 1 or Old Dixie Hwy.
9900	Unclassed acreage (1)	Vacant (VAC)	Vacant land available for undesignated future. use.

*Sources: St. Lucie County Property Appraiser, 2006; TSLV Comprehensive Plan, 1989*

**Appendix C Methodology for Estimating Current and Future Employment**Existing Employment

Because of its small size, sources for employment data for St. Lucie Village are limited. In order to estimate current employment for St. Lucie Village, it was necessary to closely examine Property Appraiser parcel records to determine where commercial uses are located and the nature of the business activity at each establishment. Photographs, land use classification and floor area ratios were recorded from the data. At this point, NAICS codes could be applied to each business.

To determine existing employment, a multiplier of square feet per worker was obtained from A. C. Nelson's *Planner's Estimating Guide*, Tables 4-7 and 4-10 (Nelson, 1990). The multiplier appropriate for each given NAICS code was divided into the square footage of the building to yield the number of employees for each establishment based on national averages. By these calculations, St. Lucie Village businesses employ 401 individuals (Exhibit C-1).

Future Employment

Regional employment projections and the predicted rate of employment growth for each NAICS code were obtained from the Agency for Workforce Innovation. The region includes Indian River, Martin, Okeechobee and St. Lucie Counties. Regional growth rates were selected to calculate employment growth in St. Lucie Village in order to capture a more widely dispersed employment growth scenario. Projections indicate an employment growth of 139 for a total employment of 540 in 2020 (Exhibit C-2).

The constant-share approach for employment projection assumes that the share a local area has of the employment activity in a larger region will maintain constant over time (Klosterman, 1990).

Using the formula

$$e_i^{t'} = (1 + R_i^{t-t'}) e_i^t \text{ where}$$

$e_i^t$  = local employment in industry  $i$  in year  $t$

$e_i^{t'}$  = projected local employment in industry  $i$  in year  $t'$

$R_i^{t-t'}$  = projected growth rate for industry  $I$  in the reference region for time period  $t$  to  $t'$

Regional employment growth rates for each NAICS code are given in annual growth rates (shift terms). Adjustment must be made to convert the annual shift term to a different projection horizon (Klosterman, 1990), in this case 14 years to 2020.

$$R_i^m = (1 + R_i^n)^{m/n} - 1 \text{ where}$$

$R_i^n$  = the shift term for industry  $I$  in time period  $n$

$n$  = the length of the shift time period

$m$  = the length of the projection horizon

In this case  $n = one$  as the data for employment growth are given in annual growth rates. The length of the projection horizon,  $m$ , is equal to the difference in 2006 and 2020, with 2006 as year zero, or 14. For example, the shift term in the manufacturing sector for this region is 0.7% or 0.007 annually. To calculate

$$R^{14}_{manufacturing} = (1+0.007)^{14} - 1 = 0.1026$$

Using this growth rate projected over 14 years to 2020, the following calculation can be made for St. Lucie Village using the constant-share formula above:

$$e^{t'}_{manufacturing} = (1+ 0.1026) 80 = 88$$

This calculation was applied to each NAICS code to project the 2020 employment per industry for St. Lucie Village (Exhibit C-2).



Exhibit C-1. Employment Estimates for St. Lucie Village, 2006.

Property Appraiser Land Use	Total Parcel Acreage	Sq. Ft.	FAR	NAICS Code	Nelson Multiplier With Percent of Employment	Estimated Employees
LGHT MNFCT	7.81	30,000	0.09	31	601	50
LGHT MNFCT	2.21	5484	0.06	31	601	9
LGHT MNFCT	1.02	6120	0.14	31	601	10
LGHT MNFCT	0.66	6200	0.22	31	601	10
<b>Total 31</b>					<b>19.8%</b>	<b>80</b>
WHLSL OTLTS	0.25	7000	0.63	42	627	11
WHLSL OTLTS	1.73	4800	0.06	42	627	8
<b>Total 42</b>					<b>4.7%</b>	<b>19</b>
STOR-1STR	0.19	2263	0.28	44	509	4
STOR-1STR	2.34	12,270	0.12	44	509	24
MX-STR OFCE	1.88	1920	0.02	44	509	4
STOR-1STR	0.45	2290	0.12	44	509	4
AUTO SALS	0.20	1683	0.19	44	509	3
AUTO SALS	0.42	1548	0.08	44	509	3
MX-STR OFCE	0.34	1818	0.12	44	509	4
MX-STR OFCE	0.28	1758	0.14	44	509	3
<b>Total 44</b>					<b>61.6%</b>	<b>247</b>
MX-STR OFCE	0.42	2244	0.12	48	1685	1
PRKG/ MOBILE	0.93	0	0	48	1685	0
WRHSNG DIST	2.23	46,320	0.48	48	1685	27
PRKG/ MOBILE	1.37	0	0	48	1685	0
OPN STRGE	4.10	0	0	48	1685	0
MX-STR OFCE	2.26	1406	0.01	48	1685	1
<b>Total 48</b>					<b>7.4%</b>	<b>30</b>
REST CAF	0.82	4050	0.11	72	1014	4
<b>Total 72</b>					<b>1.0%</b>	<b>4</b>
RPR SRVC SHO	1.35	8500	0.14	81	550	15
RPR SRVC SHO	0.20	1600	0.18	81	550	3
RPR SRVC SHO	0.29	2000	0.16	81	550	4
<b>Total 81</b>					<b>5.5%</b>	<b>22</b>
<b>Total Employment</b>						<b>401</b>

**Exhibit C-2. 2020 Employment Projections for St. Lucie Village.**

<b>Industry</b>	<b>Current 2006 Employment</b>	<b>Regional Growth Rate</b>	<b>Annual Shift Term</b>	<b>Shift Term Adjusted To 2020</b>	<b>Projected 2020 Employment</b>
General Manufacturing	<b>80</b>	0.70%	0.007	0.1026	<b>88</b>
Distribution and Wholesale Trade	<b>19</b>	2.38%	0.0238	0.3900	<b>26</b>
General Retail Trade	<b>247</b>	2.65%	0.0265	0.4422	<b>356</b>
Warehousing and Storage	<b>30</b>	1.33%	0.0133	0.2032	<b>36</b>
Food Services	<b>4</b>	1.79%	0.0179	0.2820	<b>5</b>
Repair and Maintenance	<b>22</b>	1.99%	0.0199	0.3177	<b>29</b>
<b>Total Employment</b>	<b>401</b>				<b>540</b>