

INFRASTRUCTURE

4

CHARTING
PORT ST. LUCIE

GOALS, OBJECTIVES, & POLICIES

September 28, 2026

GOAL 4.A.1. SANITARY SEWER SUBELEMENT

Provide central sewage collection and treatment for existing and future development.

OBJECTIVE 4.A.1.1.	PROVIDE SANITARY SEWER SERVICE
	The City shall continue to meet wastewater collection system needs, by providing service to the current Port St. Lucie Water and Sewer Service Area and any additions that may be established as amended.

Policy 4.A.1.1.1. The design of low-pressure wastewater systems (aka, grinder systems) shall be in accordance with FDEP regulations, and in accordance with Port St. Lucie Utility Systems Department (PSLUSD) standards. Low pressure systems shall only be constructed in the existing Low Pressure Sewer System Area.

Policy 4.A.1.1.2. PSLUSD shall maintain or concurrently construct adequate treatment facilities for sewage flows that will be generated by any additional sewer connections.

Policy 4.A.1.1.3. Priorities shall be established for facility replacement and providing for future facility needs.

Policy 4.A.1.1.4. The City will continue to promote connection of existing non-residential development to an approved central wastewater system within 365 days of written notice. New nonresidential development on platted lots shall be required to connect when a service line is located adjacent to the new development or when required by the Department of Environmental Protection.

Policy 4.A.1.1.5. The City shall use the LOS standards adopted in Capital Improvements Element policy 9.1.2.1 for sanitary sewer.

Policy 4.A.1.1.6. The City shall require all new development within the utility service area to connect to the central sewer system.

GOAL 4.A.2. RECLAIMED WATER

The City may require the use of reclaimed domestic wastewater for nonresidential irrigation, except where expressly prohibited by statute, rule or ordinance.

OBJECTIVE 4.A.2.1.	**RECLAIMED WATER USE** The City shall continue to update and implement the Reclaimed Water Master Plan to serve parks, golf courses, and commercial properties within the City where feasible.

Policy 4.A.2.1.1. The engineering and economic feasibility of concurrent construction of sewage collection systems and reclaimed water mains to serve new sewage service areas that are being proposed shall be included where appropriate infrastructure is available.

Policy 4.A.2.1.2. PSLUSD will continue to investigate the feasibility of expanded use of reclaimed wastewater for residential landscaping.

Policy 4.A.2.1.3. The City hereby adopts by reference the Basin Management Action Plan (BMAP) Wastewater Treatment & On-Site Treatment and Disposal System (OSTDS) Remediation Plan (2024) as amended. The plan identifies and prioritizes areas for septic-to-sewer conversion within the existing sewer system.

Policy 4.A.2.1.4. The City may seek funding assistance through state and federal grant programs, including the Florida Department of Environmental Protection's Septic Upgrade Incentive Program and Clean Water State Revolving Fund, to support septic-to-sewer conversion projects.

GOAL 4.B.1. SOLID WASTE SUBELEMENT

Provide a solid waste management systems for the City of Port St. Lucie

OBJECTIVE 4.B.1.1.	SOLID WASTE DATA . The appropriate collection and disposal of solid waste is an important function to protect the public health of the community. The City shall ensure adequate provisions for commercial and residential solid waste management

Policy 4.B.1.1.1. The City will continue to require the solid waste hauler to audit the materials collected and maintain baseline solid waste data.

Policy 4.B.1.1.2. The level-of-service standard for solid waste facilities is 3.88 pounds/capita/day for Class I waste and 0.81 pounds/capita/day for C & D waste

OBJECTIVE 4.B.1.2.	SOLID WASTE MANAGEMENT PLAN The City shall continue to develop solid waste management plans in accordance with Chapter 80. Solid Waste Management efforts will focus on providing adequate collection services.

Policy 4.B.1.2.1. RESERVED.

Policy 4.B.1.2.2. RESERVED

Policy 4.B.1.2.3. The City shall continue to support curbside recycling for residential properties.

Policy 4.B.1.2.4. The City shall continue to look for alternative disposal opportunities for all waste streams (yard waste, mixed solid waste, bulk, and recycling) and sites.

Policy 4.B.1.2.5. The City shall continue recycling education to lower contamination levels.

OBJECTIVE 4.B.1.3.	RESERVED.

Policy 4.B.1.3.1. RESERVED.

Policy 4.B.1.3.2. RESERVED

GOAL 4.B.2. HAZARDOUS MATERIAL

Develop and implement a hazardous material management plan for the City.

OBJECTIVE 4.B.2.1.	HAZARDOUS WASTE
	The City shall continue to support the County emergency response plan in accordance with the Superfund Amendments and Reauthorization Act 1(SARA), of 1986, Title III, 40 CFR Part 370.

Policy 4.B.2.1.1. The City shall meet with representatives of St. Lucie County, the Treasure Coast Regional Planning Council, the St. Lucie County Health Department, and the regulated members of the business community to update the countywide hazardous materials management plan as necessary.

Policy 4.B.2.1.2. The City shall utilize data from the St. Lucie County Government Hazardous Waste Assessment along with occupational license data collected by the St. Lucie County Health Unit, to identify the potential locations of hazardous waste or hazardous materials.

OBJECTIVE 4.B.2.2.	HAZARDOUS MATERIAL MANAGEMENT PLAN
	The City shall review, revise, and adopt new regulations as needed regarding a hazardous materials management plan for the City in accordance with Objective 4.B.2.1.

Policy 4.B.2.2.1. The Hazardous Materials Management Plan at minimum will include:

a. protection of wellfields and watersheds.

b. spill prevention control and countermeasures (SPCC) plans at regulated businesses.

c. periodic inspection by code enforcement officers.

Policy 4.B.2.2.2. RESERVED

Policy 4.B.2.2.3. RESERVED

Policy 4.B.2.2.4. The City shall continue to support St. Lucie County with its educational program to inform the City's residents of effective methods to safely store and dispose of household and commercial hazardous material, and procedures to follow in emergencies.

Policy 4.B.2.2.5. The City shall continue to cooperate with the County in "Amnesty Days" and other methods to be used to encourage the collection and disposal of household and commercial hazardous waste material.

GOAL 4.C.1. STORMWATER SUBELEMENT

The City shall ensure adequate drainage and stormwater management for all residents and continuously evaluate and improve the system as necessary to maintain efficiency and effectiveness

OBJECTIVE 4.C.1.1.	FLOOD MITIGATION PROGRAM The City shall continue to document efforts to review and refine the citywide flood mitigation program.

Policy 4.C.1.1.1. The City will continue to maintain an inventory of flooding complaints and investigate and plan for corrective actions as possible

Policy 4.C.1.1.2. RESERVED

Policy 4.C.1.1.3. The City shall continue to update and maintain the base map survey that shows the inverts, elevations, sizes, and materials of street culverts and drainage conveyance systems.

Policy 4.C.1.1.4. The City's Floodplain Protection Ordinance shall maintain consistency with program policies of the Federal Insurance and Mitigation Administration and the Federal Emergency Management Agency.

OBJECTIVE 4.C.1.2.	DRAINAGE IMPROVEMENTS The City shall continue to review and implement drainage improvements as needed.

Policy 4.C.1.2.1. The City shall continue to inventory and map problem areas and determine the adequacy of existing drainage plans in protecting life, property, and the environment.

Policy 4.C.1.2.2. The City shall maintain the computer databases connected with the topographical maps.

Policy 4.C.1.2.3. RESERVED

Policy 4.C.1.2.4. The City will continue to limit development in the floodplain of the North Fork St. Lucie River to preservation, conservation, and public recreation uses and public interest projects of overriding public benefit, such as roads, hurricane evacuation routes, marinas, etc.

Policy 4.C.1.2.5. The City will continue to implement the improvements identified in the Oak Hammock Watershed Improvement Project.

Policy 4.C.1.2.6. The City shall continue to address the drainage and stormwater needs of future development.

Policy 4.C.1.2.7. The City shall ensure continual funding for the preparation of surveys and engineering studies included in the most recent Capital Improvements Element five-year plan.

OBJECTIVE 4.C.1.3.	CAPITAL IMPROVEMENTS PROGRAM
	The City shall continue to allocate funding for improvements scheduled in the Capital Improvements Program.

OBJECTIVE 4.C.1.4.	STORMWATER MANAGEMENT AND REGULATIONS
	The City will continue to review existing regulations and enact provisions, if needed, in the Land Development Code (and other codes and ordinances, as necessary) for the design, construction, maintenance, and monitoring of stormwater management systems and to maximize the use of existing facilities and discourage urban sprawl.

Policy 4.C.1.4.1. The land development regulations will continue to address the following management techniques:

a. The monitoring, inspection, and maintenance of all existing and future stormwater facilities.

b. Limiting maximum impervious surface coverage and building coverage on residential, commercial, institutional, and industrial lots.

c. The use of erosion and runoff control devices during construction.

d. The existing 10-year or current 25-year level of service requirement, as appropriate.

e. The protection of the functions of natural drainage features.

Policy 4.C.1.4.2. Property in flood prone areas that is damaged to 50% of its value will not be rebuilt in the flood prone location.

Policy 4.C.1.4.3. To achieve long-term benefits such as improved water quality and improved groundwater infiltration and recharge, the City shall encourage low impact development best management practices, and green infrastructure as a part of the stormwater management system.

Policy 4.C.1.4.4. The City shall develop policies and plans that set short-, intermediate-, and long-range goals and establish adaptive management implementation strategies for water and wastewater resources under their jurisdiction to address the potential impacts of climate change, and its operational, economic and environmental effects.

Policy 4.C.1.4.5. The City shall require that construction meet or exceed the Federal Emergency Management Agency (FEMA) standards, the Florida Building Code (FBC), and the South Florida Water Management District.

OBJECTIVE 4.C.1.5.	**STORMWATER MANAGEMENT SYSTEM** The City shall continue to implement procedures, in cooperation with its stormwater management system providers, to coordinate the extension of, and/or increase the capacity of stormwater management facilities in order to meet future needs and to ensure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 4.C.1.5.1. The levels of service standards for drainage are as follows:

a. The level of service adopted for stormwater management facilities for existing platted development and surface water management systems shall be as shown in the South Florida Water Management District (SFWMD) permit governing said system. In the event that a SFWMD permit does not cover the system, the system shall be developed in accordance with SFWMD rules in effect at the time of construction and discharge rates, should one not be specified for the receiving body, shall be limited to 0.5 cfs per acre.

b. Building floor elevations for existing platted developments without SFWMD permits shall be at least 2 feet above the crown of the road.

c. Building floor elevations for new development and surface water management systems shall be at or above the 100-year flood elevation, as determined from the greater of the Federal Flood Insurance Rate Maps or by calculations performed in accordance with the latest SFWMD rules.

d. All new development regardless of size must comply with Chapter 62-302 Rule 62-302, F.A.C. for surface water quality standards to Outstanding Florida Waters and Aquatic Preserves as well as South Florida Water Management District Rules.

GOAL 4.C.2. GROUNDWATER AND AQUIFER RECHARGE SUBELEMENT

The City shall strive to increase groundwater recharge where practicable.

OBJECTIVE 4.C.2.1.	GROUNDWATER AND AQUIFER RECHARGE
	The City shall continue to assist SFWMD and USGS (United States Geological Survey) in implementing a comprehensive groundwater monitoring plan which includes monitoring wells, instrumentation devices, and database format to establish groundwater response to rainfall and artificial recharge systems.

Policy 4.C.2.1.1. The City shall require new developments with internal stormwater management systems to monitor rainfall, groundwater levels, and surface water levels within the new development as needed.

Policy 4.C.2.1.2. The City shall continue to maintain monitoring stations at selected locations in the city to establish the baseline monitoring network.

Policy 4.C.2.1.3. The City and SFWMD shall compile monitoring data.

OBJECTIVE 4.C.2.2.	PROCTECT GROUNDWATER RECHARGE AREAS
	The City shall provide for protection of natural groundwater recharge areas.

Policy 4.C.2.2.1. The City shall continue to review and revise as needed land development regulations to include criteria for regulating land use and development to protect the functions of natural groundwater recharge areas.

Policy 4.C.2.2.2. The City shall promote stormwater management facility design guidelines that support joint use of retention and detention basins for passive recreation, habitat, and open space.

GOAL 4.D.1. POTABLE WATER SUBELEMENT

Ensure the provision of safe, healthy, and dependable potable water to all residents of Port St. Lucie and the City's service area.

OBJECTIVE 4.D.1.1.	**POTABLE WATER SERVICE** The City shall continue to enact ordinances and agreements for provision of potable water service to the City's service area and maximize existing facilities.

Policy 4.D.1.1.1. The City shall ensure potable water system design be consistent with the citywide Master Utility Plan and Ten-Year Water Supply Facilities Work Plan, as amended.

Policy 4.D.1.1.2. PSLUSD shall maintain or concurrently construct adequate treatment, storage and pumping capacity for potable water demands generated by development occurring within the PSLUSD Service Area.

Policy 4.D.1.1.3. The City shall continue to encourage connection for non-residential properties to an approved public drinking water system when it becomes available.

Policy 4.D.1.1.4. The City shall continue to implement a cross-connection control and enforcement program for all residences, businesses, and/or irrigation systems connected to the public drinking water systems.

Policy 4.D.1.1.5. Properties with domestic wells that are connected to the public drinking water system may use the wells for irrigation purposes provided that they meet the cross-connection control requirements of Policy 4.5.5.

Policy 4.D.1.1.6. The City shall coordinate projections of future water supply and consumption with the South Florida Water Management District.

Policy 4.D.1.1.7. Calculated fire flows for system design shall be based on the Insurance Services Office Guide for Determination of Required Fire Flow, latest edition.

Policy 4.D.1.1.8. Priorities will be established for facility replacement and providing for future facility needs.

Policy 4.D.1.1.9. The City shall continue to investigate the feasibility of expanded use of reclaimed water for irrigation and landscaping in order to reduce the demand for potable water where it is economically feasible to do so.

Policy 4.D.1.1.10. The City shall require all water mains to be looped for increased reliability.

OBJECTIVE 4.D.1.2.	**ADEQUATE FACILITY CAPACITY** The City shall continue to implement procedures to ensure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 4.D.1.2.1. The level-of-service standard adopted for potable water shall be as follows.

For residential uses, single and multi-family, the following level of service standards shall apply:

a. Port St. Lucie Utility Systems Department-100 gallons per capita per day (GPCD)
b. St. Lucie West Services District-85 gallons per capita per day (GPCD)

For non-residential uses, the following level of service standards shall apply:

a. Commercial, 125 gallons per day per 1000 square feet
b. Hotel/Motel, 112.5 gallons per day per room
c. Industrial, 150 gallons per day per 1000 square feet
d. Office/School/Institutional, 120 gallons per day per 1000 square feet

Policy 4.D.1.2.2. RESERVED

Policy 4.D.1.2.3. The City shall continue to address the potable water needs of future development.

GOAL 4.D.2. WATER SUPPLY

The City shall strive to protect and conserve public drinking water supplies.

OBJECTIVE 4.D.2.1.	WELLS AND WELLFIELDS
	The City in conjunction with PSLUSD, St. Lucie County and the South Florida Water Management District, will have established the locations and zones of groundwater influence of existing and proposed public water supply wells and/or wellfields to provide a water supply through build-out of the City, and abide by FDEP district standards.

Policy 4.D.2.1.1. The City shall adopt by reference and implement the City of Port St. Lucie, Florida, Water Supply Facility Work Plan 2022, as amended, in accordance with the SFWMD Upper East Coast Water Supply Plan, as amended.

Policy 4.D.2.1.2. The siting of new wells or wellfields shall consider the sanitary and water quality hazards of existing and proposed land uses. Hazards may include, but not be limited to, septic tanks, canals, surface water management systems (recharge areas), commercial properties, abandoned dumpsites and transportation systems.

Policy 4.D.2.1.3. The City shall continue to prohibit by ordinance the installation of septic tanks or the application of reclaimed (IQ) water from wastewater effluent within two hundred (200) feet of any existing or proposed public water supply well in the shallow aquifer.

Policy 4.D.2.1.4. The City, through its Planning and Zoning Department and Utility Systems Department, shall continue to review proposed development, for the potential for release of hazardous materials that may contaminate public drinking water supply wells, in accordance with the Wellfield Protection Ordinance.

OBJECTIVE 4.D.2.2.	PLUMBING FIXTURES AND IRRIGATION
	The City will continue to enforce Ordinances requiring water conserving plumbing fixtures and irrigation systems in new construction.

Policy 4.D.2.2.1. The City shall continue to require the use of reclaimed (IQ) water instead of drinking water for irrigation of commercial and public properties wherever it is practicable and feasible.