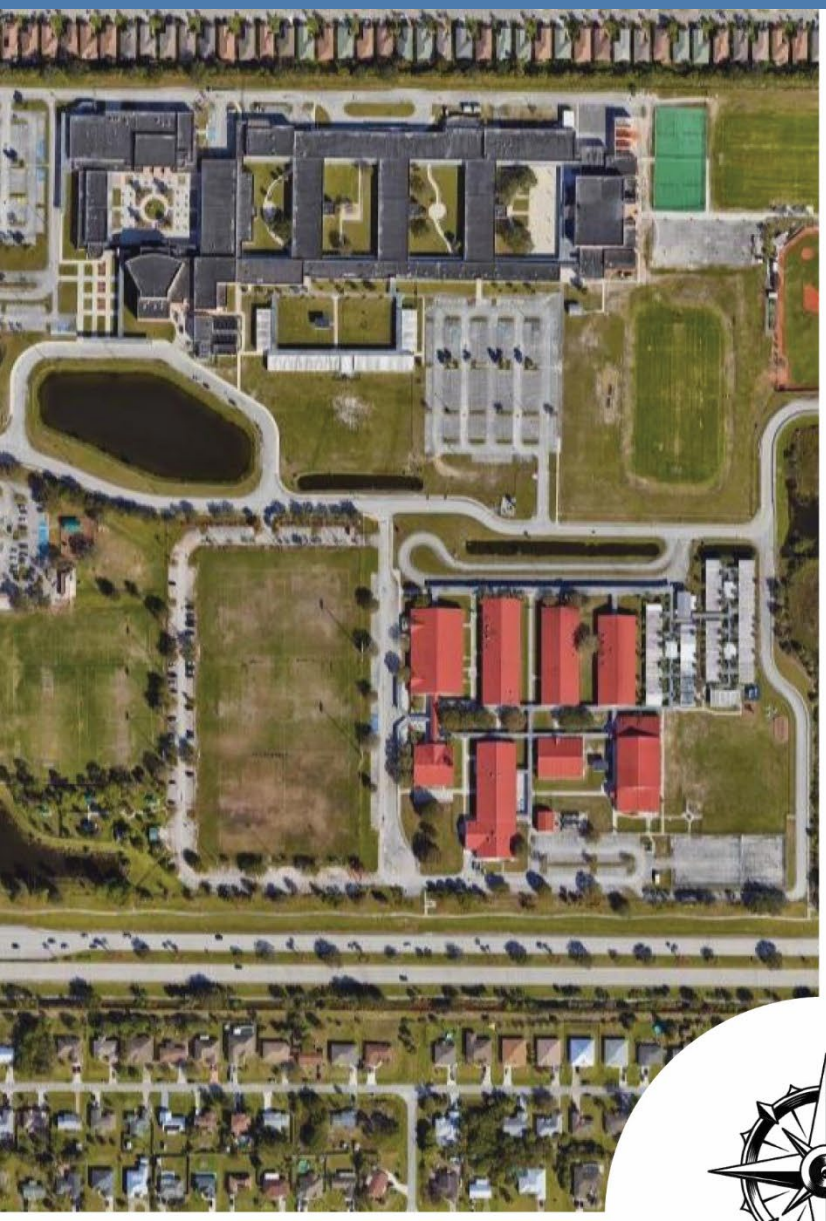
CHARTING
PORT ST. LUCIE



GOALS, OBJECTIVES, & POLICIES



FUTURE LAND USE

1

CHARTING
PORT ST. LUCIE

GOALS, OBJECTIVES, & POLICIES

September 28, 2026

GOAL 1.1. MIX OF USES

Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.

OBJECTIVE 1.1.1.	NATURAL & HISTORIC RESOURCES 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 1.1.1.1. No development activities shall occur within areas designated on the Future Land Use Map as Open Space Preservation.

Policy 1.1.1.2. Species of flora and fauna listed in the Conservation and Coastal Management Elements of this Comprehensive Plan as endangered, threatened or species of special concern shall be protected through inclusion of their habitats in the Preservation designations.

Policy 1.1.1.3. The City shall protect potable water wellfields and prime aquifer recharge areas through the implementation of a Wellfield Protection Ordinance. The Ordinance shall include types of permitted uses and buffer area requirements around such sites in order to protect water supplies.

Policy 1.1.1.4. Proposals for development within the 100-year floodplain as identified by the Federal Emergency Management Agency shall conform with local regulations for development in such areas.

Policy 1.1.1.5. Through the site plan review process the developer/owner of any site shall be responsible for the on-site management of stormwater runoff so that post development runoff rates, volumes, and pollutant loads do not exceed adopted level of service standards.

Policy 1.1.1.6. A soil erosion and sedimentation control plan shall be required as part of an application for a building permit or grading and excavating permit whenever a development will involve any clearing, grading, transportation, or other form of disturbing land by the movement of earth, including the mining of minerals, sand and gravel.

Policy 1.1.1.7. 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 1.1.1.8. Continue to implement existing Land Development Regulations which contain criteria for the identification, designation and protection of historic resources. Sites shall be identified either on the Florida

State Master Site File; by the City as part of a historic site survey; or by property owners, qualified professionals, or site developers. The City shall apply to designate historic sites based on historic significance. Historic significance shall be determined utilizing the criteria for listing in the National Register of Historic Places. The City shall protect significant sites by requiring preservation, reorientation of project sites, sensitive reuse or other similar actions.

Policy 1.1.1.9. An Environmental Assessment Report should be submitted for all future land use map amendments. An Environmental Assessment Report may be required for all development or redevelopment plans that are greater than two acres.

Policy 1.1.1.10. The City may encourage the preservation of recreational and commercial waterfronts for water dependent uses.

Policy 1.1.1.11. Land development activities within the identified Coastal High Hazard Area shall be consistent with evacuation plans and the Conservation and Coastal Management Element.

Policy 1.1.1.12. The City may consider hazard mitigation options and post-disaster redevelopment plans when reviewing future land use map amendments and development applications.

Policy 1.1.1.13. The City may prohibit residential development where physical constraints or hazards exist; or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm or slope hazards and unstable soil or geologic conditions.

Policy 1.1.1.14. The floodplain administrator shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities; all new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the City's Flood Prevention Code.

Policy 1.1.1.15. The City may explore the development of an Adaptation Action Area (AAA) which will assist the City in the prioritization of funding for infrastructure needs and adaptation planning. An AAA designation identifies an area of the City that experiences coastal flooding due to extreme high tides and storm surge making it vulnerable to the related impacts of rising sea levels.

OBJECTIVE 1.1.2.	**SITE SUITABILITY** 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.

Policy 1.1.2.1. Proposed development, other than individual residences, may be required to submit a soil analysis prepared by a registered professional engineer which may include the ability of the soil structure to support the proposed development.

Policy 1.1.2.2. All proposed development shall be located in a manner such that the natural topographic features of a site are not adversely altered so as to negatively affect the drainage of neighboring properties or visual aesthetics of the area.

OBJECTIVE 1.1.3.	**AVAILABILITY OF PUBLIC FACILITIES** 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 Transportation, Infrastructure, Recreation and Open Space, Public School Facilities, and Capital Improvements Elements of this Comprehensive Plan) are available concurrent with the impacts of development.

Policy 1.1.3.1. The development of residential, commercial and industrial land shall be timed and staged in conjunction with the provision of supporting community facilities and services identified as being required such as:

a. Potable water;

b. Sanitary sewers;

c. Solid waste removal;

d. Vehicular and pedestrian access and circulation;

e. Public safety;

f. Recreation;

g. Public schools;

h. Electricity; and

i. Drainage.

Policy 1.1.3.2. The City shall incorporate the best available data and science into its policy and planning decisions for public facilities recognizing resiliency and the need to withstand increased storm surge and flooding in evaluating public infrastructure decisions.

Policy 1.1.3.3. The City shall permit only those proposed public facilities and utilities through the Capital Improvements Element which maximize the efficiency of services provided, minimize their costs, minimize their impacts on the natural environment, and maximize consistency with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.1.3.4. Potable Water: The City shall require all new development and encourage existing development with private wells to connect to a public water system or a private central water system regulated by the State of Florida. Where a regulated system for central water service is unavailable, the applicant shall:

a. Provide an interim water system approved by the utility having jurisdiction City Engineer and the St. Lucie County Director of Public Health;

b. Agree to connect to a regulated central water utility when the central water service becomes available;

c. Pay all connection charges and other improvement costs with no such costs being absorbed by the utility having jurisdiction; and

d. Be consistent with the Infrastructure Element of this plan.

Policy 1.1.3.5. Wastewater Service: All new and existing development shall be required to connect to central wastewater utility regulated by the City's Utility Systems Department or other public wastewater system. Where such a system for central wastewater service is unavailable, the applicant shall:

a. Provide an interim wastewater system approved by the utility having jurisdiction and other applicable regulatory agencies;

b. Agree to connect to a public wastewater utility or other public wastewater system when such central wastewater service becomes available (within 300 feet);

c. Pay all connection charges and other improvement costs with no such costs being absorbed by the utility having jurisdiction;

d. Ensure that all lots accommodating individual wastewater systems must be one acre or greater if such lot is serviced by a private well, and such lot shall accommodate only one dwelling unit;

e. Ensure that all lots accommodating individual wastewater systems must be at least one-half acre when the subdivision, including the respective lot, is serviced by a regulated central water system, and such lot shall accommodate only one dwelling unit; and

f. Be consistent with the Infrastructure Element of this plan.

Policy 1.1.3.6. The City shall ensure the availability of suitable land for utility facilities to support proposed development.

Policy 1.1.3.7. Development reviews may be scheduled with a limited number of reviews per month to ensure that the City of Port St. Lucie has adequate staff and time to review the impacts of proposed developments. Development orders and permits for development and redevelopment activities shall be issued only after there is adequate staff review. The City Manager, in his or her sole discretion, may create a special staff review task force to ensure timely and thorough reviews of specific projects that the City Manager deems appropriate.

Policy 1.1.3.8. All relevant city departments with responsibility for city infrastructure shall participate in the development review process to ensure that adequate infrastructure is available concurrent with the impacts of development for potable water, sanitary sewers, vehicular and pedestrian circulation, public safety, recreation, and drainage.

Policy 1.1.3.9. Central water and sewer facilities and other municipal services requiring capital investment shall be extended as specified in the Capital Improvement Element.

Policy 1.1.3.10. The City shall encourage future development to be located within the utility service area.

OBJECTIVE 1.1.4.	**URBAN SPRAWL** Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations and constraints; and align with the goals, objectives, and policies of this Comprehensive Plan; and the desired community character, and to ensure sufficient land and infrastructure to meet future needs.

Policy 1.1.4.1. The following residential future land use designations and associated maximum densities (as outlined in Policy 1.1.4.10) shall apply to the City:

a. Low Density Residential (RL) - a maximum density of 5.0 DUs per gross acre.

b. Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre.

c. High Density Residential (RH) - a maximum density of 15.0 DUs per gross acre.

d. Residential Golf Course (RGC) - a maximum density of 5.0 DUs per gross acre.

   i. Each development designated RGC shall include a minimum of one 18-hole golf course.

   ii. No more than ten percent of the land area of each development designated RGC, excluding the actual golf course area, shall be developed with non-residential uses. Such uses may include: hotel, retail, conference center, recreational and maintenance facilities, institutional uses as defined in this land use plan, and office.

   iii. A minimum of twenty percent and a maximum of thirty-five percent of the residential dwellings within the land area of each development designated RGC shall be multifamily dwelling units.

   iv. Where an area designated RGC is part of a "multiuse" Development of Regional Impact (DRI) which meets or exceeds the guidelines and standards of Section 380.0651(3)(i), F.S. and Rule 28-24.032(2), F.A.C., and contains at least l00 residential dwelling units or 10% of the applicable residential threshold in St. Lucie County, whichever is greater, and otherwise meets the criteria of Section 163.3180(5), F.S., such DRI may satisfy the transportation concurrency requirements of the City of Port St. Lucie Comprehensive Plan, the City of Port St. Lucie's concurrency management system and Chapter 380, F.S., by payment of a proportionate share contribution that is sufficient to pay for one or more required improvements that will benefit a regionally significant transportation facility. The proportionate share contributions shall be determined in accordance with the proportionate share methodology of Section 163.3180(5).

Policy 1.1.4.2. The City shall provide the following commercial land use designation for commercial development (a more detailed description of each is provided in the land use element Data and Analysis):

a. Residential, Office and Institutional (ROI). A mixed-use category to serve development along major corridors as transitional land uses between more intensive commercial areas.

b. Commercial Limited (CL). Commercial sites accessible to major thoroughfares near residential neighborhoods. Intended to provide essential household services with certain restrictions on more intensive uses such as gasoline stations, fast foods, automotive services, department stores, etc. as stipulated by the zoning code.

c. Office (O). A category designed to provide limited land uses, accommodating primarily office uses. This category can also provide an option as a transitional land use between more intensive commercial areas.

d. Commercial General (CG). Established to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses.

e. Commercial Service (CS). Intended for the most intensive commercial development including wholesale, warehouses, vehicle sales, lumber yards, etc. Adequate buffering is required based on site plan reviews.

f. Commercial Highway (CH). Highway oriented commercial uses designed to service the traveling public and located adjacent to major arterials.

Policy 1.1.4.3. The City shall provide the following industrial land uses:

a. Light Industrial (LI). Primarily for light manufacturing and assembling warehousing and storage. Excludes the more intensive industrial uses as defined in the zoning code.

b. Heavy Industrial (HI). Uses with access to major transportation corridors and allows for traditionally more intensive industrial uses, as well as those within the LI designation. Large scale manufacturing and assembling, citrus processing and other intensive uses as defined by the zoning code. Standards shall be included in the zoning code to prohibit harmful materials and wastes.

   Both land use categories shall be controlled through appropriate zoning regulations which address concerns such as buffering and limitations on uses considered hazardous or a nuisance.

c. Planned Industrial Park (PIP). Economic activity center primarily designed to accommodate the City's targeted industries list and implement the City's economic development directives. Uses include industrial uses, manufacturing, logistics, warehouse/distribution, research and development, financial and technology focused industries, public facilities (including utilities) and other value-added activities and support uses. Uses such as hotels, offices, restaurants, breweries, microbreweries, craft distilleries, and retail, uses that serve the employees and the region shall be permitted, along with accessory uses. No more than 15% of the gross land area may be allocated for residential development. Permitted housing types are limited to vertical multi-family buildings, including apartments and condominiums. A minimum size of 30 acres is required for PIP.

Policy 1.1.4.4. The City shall provide the following land use designation for institutional land uses:

a. Institutional (I). This category combines both public and private institutional land uses from previous plans into one category. It is designed to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.

Policy 1.1.4.5. The City shall provide the following land use designation for utility land uses:

a. Utility (U). The Future Land Use Map allocates a utility designation to lands accommodating major public and private utilities generally requiring two or more acres of land.

Policy 1.1.4.6. The Future Land Use Map allocates an open space designation to: a) recreation areas; b) conservation areas; c) preservation areas.

a. Open Space Recreation (OSR). These areas are designated for existing or future parks.

b. Open Space Conservation (OSC). Conservation areas are comprised of lands that should, to the maximum reasonable extent, maintain the natural character of the land.

c. Open Space Preservation (OSP). Preservation areas are those areas having unique ecological, hydrological, physiographic, historical or socioeconomic importance.

Policy 1.1.4.7. The City shall review and revise as needed land development regulations and modify the site plan development review process to, at a minimum ensure:

a. Residential.

   i. Require 50 percent of site remain as open space (30 percent open space shall be required for residential areas within the NCD land use as defined under Policy 1.2.5.1);

   ii. Require one half of designated open space area (15 percent to 25 percent as applicable) remain in native state when native vegetation exists in enough quantity to satisfy this requirement;

   iii. Require wildlife corridors between preserved areas; and

   iv. In situations where preserved areas would be ten acres or less and could not be interconnected with other preserved areas which would result in an area of ten acres or more, the City Council shall consider accepting a monetary donation to its Conservation Trust Fund to be used towards purchase of habitats of ten acres or more.

b. Non-residential.

   i. Require 25 percent of site remain as open space (10 percent open space shall be required for non-residential areas within the NCD land use as defined under Policy 1.2.5.1);

   ii. Require wildlife corridors between preserved areas where possible; and

   iii. In situations where preserved areas would be ten acres or less and could not be interconnected with other preserved areas which would result in an area of ten acres or more, the City Council shall consider accepting a monetary donation to its Conservation Trust Fund to be used towards purchase of habitats of ten acres or more.

Policy 1.1.4.8. The City shall provide the following land use designation for mixed use development. The intent of the category is to provide for a mixture of uses in order to develop sites which are sensitive to the surrounding uses, desired character of the community, and the capacity of public facilities to service existing and proposed developments. This future land use category is also intended to foster infill and redevelopment efforts, to deter urban sprawl and to encourage new affordable housing opportunities, as well as lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project.

a. Mixed Use (MU).

   i. This category allows for horizontal or vertical mixed use to allow for the arrangement of residential, commercial, and retail uses side by side on the same site or area or stacked vertically within the same building.

ii. A minimum of two (2) uses are required within the development and a minimum percentage of 10% for any one use. Residential development is a required use. Requests for rezoning under the Mixed Use land use requires Planned Unit Development zoning and will require the preparation, submission, and approval of a Conceptual Master Plan and PUD Regulation book. Individual parcels within a Mixed Use PUD may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the PUD master plan

b. Activity Center (AC-1 and AC-2). The AC-1 category shall serve to implement the Walton & One master plan. The AC-2 category is intended to encourage the redevelopment of private sites along major transportation corridors that are considered prime for redevelopment. The AC categories shall implement the following directives:

i. Activity Center 1 (AC-1). Shall include commercial and office uses, sports and entertainment, hotels, restaurants, breweries, microbreweries, craft distilleries, medical uses, institutional uses, recreational facilities, public facilities (including utilities), multi-family residential (may include workforce and affordable), live/work studios, and other similar services designed to serve an urban center. A minimum of three uses, as described above, is required. Residential development is a required use.

1. A compact development pattern with high-quality design, pedestrian connectivity, and integrated public spaces shall be required and may include structured parking and accessible public open space.

2. The three uses shall be identified as part of a Planned Unit Development (PUD) zoning Regulation Book and a Conceptual Master Plan. Individual parcels within Activity Center 1 PUD may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the PUD master plan.

a. Maximum Building Lot Coverage: 80%

b. Maximum Impervious Lot Coverage: 90%

c. Maximum Building Height: 120 feet

d. Minimum Density of Residential Area: 5.0 units/gross acre

e. Maximum Density: 25 units/gross acre

ii. Activity Center 2 (AC-2). Shall include commercial and office uses, sports and entertainment, hotels, restaurants, breweries, microbreweries, craft distilleries, medical uses, institutional uses, recreational facilities, public facilities (including utilities), multi-family residential (may include workforce and affordable), and other similar uses designed to meet the needs of the larger area. A minimum of three uses, as described above, is required.

1. The three uses shall be identified as part of a Planned Unit Development (PUD) zoning Regulation Book and a Conceptual Master Plan. Individual parcels within Activity Center 2 PUD may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the PUD master plan.

a. Maximum Building Lot Coverage: 60%

b. Maximum Impervious Lot Coverage: 80%

c. Maximum Building Height: 75 feet

d. Minimum Density of Residential Area: 5.0 units/gross acre

e. Maximum Density: 15 units/gross acre

Policy 1.1.4.9. Upon completion of any update of the Treasure Coast Regional Planning Council's Hurricane Evacuation Plan, or during any update of the City's Comprehensive Plan, the City shall review, and revise as necessary, its coastal area densities to ensure that they do not result in an increase in hurricane evacuation times or shelter capacity deficiencies as contained in the Region's Plan.

Policy 1.1.4.10. The following densities and intensities shall apply to the future land use designations established above:

	MAXIMUM INTENSITIES			
LAND USE DESIGNATIONS	**DENSITY**	**COVERAGE**	**HEIGHT**	**IMPERVIOUS[1]**
Residential				
RGC (Residential Golf Course)	1-5 du/acre	50%		
RL (Low Density Residential)	1-5 du/acre	50%		
RM (Medium Density Residential)	1-11 du/acre	50%		
RH (High Density Residential)	1-15 du/acre	50%		
Commercial				
ROI (Residential, Office, and Institutional)				
- Medium Density Residential,	11 du/acre			
- Office	N/A	40%	35/75* feet	80%
- Institutional	N/A	40%	35/75* feet	80%
- Office/Com	N/A	40%	35/75*feet	80%
O (Office)	N/A	40%	35/75* feet	80%
CL (Limited Commercial)	N/A	40%	35 feet	80%
CG (General Commercial)	N/A	40%	35/75*/120** feet	80%
CS (Service Commercial)	N/A	40%	35 /75* feet	80%
CH (Highway Commercial)	N/A	40%	50 feet	80%
Institutional				
I (Institutional)	N/A	40%	35/75*feet	80%
Utilities				
U (Utility)	N/A	50%	50 feet	80%
Open Space				
OSR (Open Space Recreation)	N/A	30%	35 feet	80%
OSC (Open Space Conservation)	N/A	10%	35 feet	20%
OSP (Open Space Preservation)	N/A	10%	35 feet	20%
Industrial				
LI (Light Industrial)	N/A	50%	35/75* feet	80%
HI (Heavy Industrial)	N/A	50%	35/75* feet	80%
PIP (Planned Industrial Park)	5-15 du/acre	80%	100*feet	90%

LAND USE DESIGNATIONS	MAXIMUM INTENSITIES			
	DENSITY	COVERAGE	HEIGHT	IMPERVIOUS[1]
Mixed-Use				
AC-1 (Activity Center 1)	25 du/acre	80%	120	90%
AC-2 (Activity Center 2)	15 du/acre	60%	75	80%
MU (Mixed Use)	11 du/acre	60%	35/75*feet	80%
NCD-New Community District [3]	1-35 du/acre***	60%/80%	35/50/100/150 feet***	80%/90%

N/A - Not Applicable

[1] Impervious coverage is subject to upland preservation as required by land development regulations. 80% coverage may not always be possible if 25% of the site consists of native upland vegetation.

[3] See the Objectives and Policies under Goal 1.2 for provisions related to the NCD – New Community Development District.

* Within a PUD greater than five acres, the maximum height permitted is 75 feet. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

**The maximum height for commercial, uses within a PUD located in the Port St. Lucie Community Redevelopment Area may be 120 feet or 10 stories, whichever is less. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

*** See Goal 1.2 and associated objectives and policies

Policy 1.1.4.11. The City Council may limit the densities or intensities to less than the maximums allowed by Policy 1.1.4.10. These limitations shall be illustrated on the Future Land Use Map and included in the adopting ordinance. If the property owner desires to increase the density or intensity limitation imposed by an ordinance amending the Future Land Use Map, a new comprehensive plan future land use amendment application shall be submitted and reviewed pursuant to the amendment procedures outlined in Chapter 163, F.S. Or 94-54 10/94.

Policy 1.1.4.12. The City shall continue implementing the land use conversion manual to implement conversion areas of the Future Land Use Map. It shall include development of performance standards to allow conversions and include variance procedures for exception to such standards only in appropriate locations. The Planning and Zoning Board shall review these variance requests and forward a recommendation to the City Council for final approval or denial authority regarding such requests. Ord. 95-48 11/95.

Policy 1.1.4.13. The following conversion chart is established to illustrate compatible land use and zoning categories:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RGC (Residential Golf Course)	PUD, GU, I
RL (Low Density Residential)	GU, RE, RS-1 through RM-5, RMH
RM (Medium Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RH (High Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-15 units per acre, I
ROI (Residential, Office & Institutional)	P, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre
NCD (New Community Development)	MPUD, GU, OSC
O (Office)	P
CL (Limited Commercial)	GU, CN, P, LMD
CG (General Commercial)	CN, CG, P, GU, LMD
CH (Highway Commercial)	CH, GU
CS (Service Commercial)	CS, GU, WI
I (Institutional, Private & Public)	I, GU
U (Utility)	U, GU
OSR (Open Space - Recreation)	OSR, GU
OSC (Open Space - Conservation)	OSC, GU
OSP (Open Space - Preservation)	OSC, GU
LI (Light Industrial)	WI, GU, IN
HI (Heavy Industrial)	WI, GU, IN*
MU (Mixed Use)	PUD
PIP (Planned Industrial Park)	PUD, PIP
AC-1 (Activity Center 1)	PUD
AC-2 (Activity Center 2)	PUD

NOTE: Planned Unit Developments (PUDs) can be compatible with all Future Land Use Classifications depending on the range of permitted uses submitted as part of the PUD Concept Plan.

* Special Exception Uses have been designated for all heavy industrial land uses.

Policy 1.1.4.14. The City may encourage economic development by revising the zoning code to allow for more flexibility in non-residential zoning districts.

Policy 1.1.4.15. The City shall allow agricultural uses in all future land use categories except RGC, RL, RM, RH, ROI, I, OSC, OSP, MU, and AC.

Policy 1.1.4.16. Gatlin Commons Regional Activity Center. The purpose of this overlay is the development of a compact, high-intensity, high-density, multi-use area, and to designate an area for intensive growth that includes land uses such as residential, commercial, retail, cultural, recreational, hospital/medical and entertainment facilities. This area generally includes the property located east of Interstate 95, south of Gatlin Boulevard and west of Rosser Boulevard. The total acreage of the Gatlin Commons RAC is approximately 124.59 acres.

Policy 1.1.4.17. Pursuant to Section 380.06(2)(e). Florida Statutes and Rule 28-24.014(10)(a), Florida Administrative Code, the Gatlin Commons Regional Activity Center Overlay shall be used to increase the Development of Regional Impact ("DRI") development thresholds on the property located with the RAC boundaries. As such, the development thresholds within the Gatlin Commons RAC shall be increased by the following:

a. The thresholds shall be increased by 50 percent for the following land uses:

- residential (to 1,500 dwelling units);
- hotel/motel (to 525 rooms);
- office (to 450,000 square feet); and
- retail (to 600,000 square feet).

Policy 1.1.4.18. Lulfs Groves Business Park Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, in order to promote the development of a compact, high-intensity, multi-use area, and to designate an area for intensive growth that includes land uses such as industrial, commercial, retail, and residential, which supports the City's biotech and life sciences industries. This area generally includes the property west of Glades Cut-Off Road, north of the Copper Creek PUD, and south of the City's Glades Road Wastewater Treatment Facility and LTC Ranch. The total acreage of the Lulfs Groves Business Park Area is approximately 464.5 acres.

Policy 1.1.4.19. Development within the Lulfs Groves Business Park Area shall be consistent with the land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

a. Within the Lulfs Groves Business Park Area, the following land uses shall be allowed either individually or in combination:
   i. Residential, Office and Institutional (ROI);
   ii. General Commercial (CG);
   iii. Service Commercial (CS);
   iv. Light Industrial (LI); and
   v. Heavy Industrial (HI).

b. Overall distribution of mix of uses/density and intensity proposed:

Table A.1 - Distribution Mix of Uses/Density and Intensity Proposed (Overall)

Use	Square Feet/Units
Industrial	1,000,000 s.f. - 2,400,000 s.f.
Retail	100,000 s.f. - 200,000 s.f.
Office	50,000 s.f. - 200,000 s.f.
Institutional	50,000 s.f. - 200,000 s.f.
Residential	up to 500 units

c. Distribution of mix of uses/density and intensity proposed by 2013:

Table A.2 Distribution Mix of Uses/Density and Intensity Proposed (5 Year)

Use	Square Feet/Units
Industrial	Up to 675,000 s.f.
Retail	Up to 50,000 s.f.
Office or Institutional	Up to 100,000 s.f.
Residential	Up to 135 units

These figures are based on the traffic analysis prepared by Susan O'Rourke, P.E., Inc. stating that the maximum number of vehicular trips permitted within the first 5 years is 227 trips in and 628 trips out.

Policy 1.1.4.20. Orange Lake Crossings Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, and Policy 1.1.7.3, in order to promote the development of a compact, mixed-use community with an appropriate commercial node. This area generally includes property south of Williams Road at the intersection of McCarty Road, north of the City of Port St. Lucie Wastewater Plant and east of Shinn Road and contains a total of approximately 177.1 acres.

Policy 1.1.4.21. Development within the Orange Lake Crossings Area shall be consistent with land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

a. Within the Orange Lake Crossings Area, the following land uses shall be allowed.
    i. Low Density Residential (RL)
    ii. Medium Density Residential (RM)
    iii. General Commercial (CG)
    iv. Residential/Office/Institutional (ROI)
    v. Open Space Recreation (OSR)
    vi. Utilities (U)

b. Overall distribution of mix of intensity and density proposed at build-out:

Table A.3 – Distribution Mix of Uses/Density and Intensity Proposed (Overall)

Use	Units/Square Footage
Single Family Residential	330 units*
Multifamily Residential	698 units*
Commercial	154,202 s.f.
ROI	161,912 s.f.
Utility	121,400 s.f.

**The mix of multifamily and single-family residential units may change so long as the maximum number of residential units does not exceed 1,028 and the total traffic generation is comparable.*

c. Year 2013 overall 5-year maximum distribution of mix of intensity and density or an alternative mix of uses equivalent to the PM peak hour trips generated by the following uses:

Table A.4 – Distribution Mix of Uses/Density and Intensity Proposed (5 Year)

Use	Units/Square Footage
Single Family Residential	120 units
Multifamily Residential	225 units
Commercial Office	70,000 s.f.
Retail	40,000 s.f.
Utility	121,400 s.f.
Recreation	8 Acres

These figures are based on the traffic analysis prepared by Susan O'Rourke, P.E., Inc. stating that the maximum number of vehicular trips permitted within the first 5 years is 291 trips in and 310 trips out.

Policy 1.1.4.22. Graves Brothers Area. This area is designated pursuant to the provisions of Policy 1.1.7.2 and Policy 1.1.7.3, in order to promote development with a mix of uses and an appropriate commercial node. This area generally includes property at the southeast intersection of Midway Road and Shinn Road and contains a total of approximately 304 acres.

Policy 1.1.4.23. Development within the Graves Brothers Area shall be consistent with land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

a. Within the Graves Brothers Area, the following land uses shall be allowed:
   i. Low Density Residential (RL)
   ii. General Commercial (CG)
   iii. Institutional (I)
   iv. Open Space Recreation (OSR)

b. b. Overall Distribution of mix of intensity and density proposed at build-out:

Table A.5 – Distribution Mix of Uses/Density and Intensity Proposed (Overall)

Use	Units/Square Footage
Residential	1,314 units
Commercial	175,000 s.f.
Institutional/Office	65,340 s.f.

c. Year 2013 overall 5-year maximum distribution of mix of intensity and density or an alternative mix of uses equivalent to the PM peak hour trips generated by the following uses:

Table A.6 – Distribution Mix of Uses/Density and Intensity Proposed (5 Year)

Use	Units/Square Footage
Residential	340 units
Commercial	45,000 s.f.
Institutional/Office	20,000 s.f.

These figures are based on the traffic analysis prepared by Susan O'Rourke, P.E., Inc. stating that the maximum number of vehicular trips permitted within the first 5 years is 287 trips in and 230 trips out.

OBJECTIVE 1.1.5.	**USE COMPATIBILITY** The City may continue to identify existing land uses, which are incompatible or inconsistent with the Future Land Use Plan.

Policy 1.1.5.1. The City shall prohibit the expansion or replacement of land uses which are incompatible with the Future Land Use Map. The City shall continue to implement non-conforming use provisions contained within the land development regulations.

Policy 1.1.5.2. The City may continue to require buffering between incompatible land uses as set forth in the City's land development regulations.

Policy 1.1.5.3. The City shall evaluate the compatibility of allowable residential uses within a Residential Future Land Use Category using objective factors, including residential density, building height, scale, mass, lot size, setbacks, site design, buffering, access, circulation, and landscaping.

Policy 1.1.5.4. In accordance with Section 163.3194(7)(a), F.S., when compatibility concerns arise between allowable residential uses within a residential zoning district, the City shall encourage the use of objective design standards and site design techniques, including building placement, landscaping, buffering, access management, and transitions in height or intensity, to minimize potential impacts on adjacent development.

OBJECTIVE 1.1.6.	**LAND DEVELOPMENT REGULATIONS** The City will manage future growth and development through the preparation, adoption, implementation and enforcement of land development regulations, including the use of PUDs and mixed-use projects, and shall ensure coordination and consistency with interagency hazard mitigation plans of resource planning and management plans pursuant to Chapter 380, F.S.

Policy 1.1.6.1. The City may continue to implement land development regulations, consistent with F.S. Section 163, as amended, that may contain provisions required to implement the Comprehensive Plan, and which include the following:

a. Regulate the subdivision of land;

b. Regulate the use of land and water consistent with the Comprehensive Plan and ensure the compatibility of adjacent land uses and provide for open space;

c. Protect those areas designated Open Space Conservation or Open Space Preservation on the Future Land Use Map;

d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;

e. Protect potable water wellfields and aquifer recharge areas;

f. Regulate signage;

g. Ensure safe and convenient on-site traffic flow and vehicle parking needs;

h. Provide that development orders and permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the level of service standards adopted in the Comprehensive Plan; and,

i. Provide for procedures and time schedules for amendments to the Comprehensive Plan consistent with the provisions of F.S. Section 163.

j. Provide for the preservation of existing native and specimen trees and other vegetation during land clearing or development.

Policy 1.1.6.2. Review regional and state agency plans and amend local plans and development regulations as needed to ensure consistency between various levels of government.

Policy 1.1.6.3. The implementation of a multi-use development within a designated urban infill and redevelopment area may satisfy transportation concurrency by paying to Port St Lucie a proportionate share contribution, provided there are sufficient funds to pay for one or more improvements that will benefit a regionally significant roadway. The proportionate fair shares shall be calculated in accordance with Chapter 163, F.S.

Policy 1.1.6.4. The City shall update the Land Development Code within one year after the adoption of the Comprehensive Plan to achieve consistency.

OBJECTIVE 1.1.7.	**GROWTH MANAGEMENT** The City shall initiate and utilize planning and development controls to discourage the proliferation of urban sprawl, encourage innovative development and greater diversity of land uses, and improve community appearance.

Policy 1.1.7.1. The City shall review Future Land Use Map amendments based upon consistency with the adopted goals, objectives, and policies and the following:

a. The amount of land required to accommodate anticipated growth

b. Satisfy a deficiency or mix of uses in the Future Land Use Map

c. Diversify the housing choices in the City

d. Compatibility with abutting and nearby uses

e. The projected permanent and seasonal population of the area

f. The character of undeveloped land

g. The availability of water supplies, public facilities and services

h. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community

i. The discouragement of urban sprawl

j. The need for job creation, capital investment and economic development that will strengthen and diversity the community's economy

k. The need to modify land uses and development patterns within antiquated subdivisions

l. Enhance or degrade environmental resources

m. Job creation within the targeted industry list.

Policy 1.1.7.2. The City shall consider PUD zoning for large scale projects to better integrate a mix of uses into neighborhoods.

Policy 1.1.7.3. The City shall encourage commercial and mixed-use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

Policy 1.1.7.4. The City may encourage the upgrading and redevelopment of existing strip commercial areas to become commercial nodes or mixed-use areas by facilitating cooperative efforts between the City, property owners, and neighborhoods to develop specific plans and strategies.

Policy 1.1.7.5. The City shall evaluate the redevelopment of existing residences having direct access onto an arterial road to allow for office uses while maintaining the residential character of the surrounding neighborhood and minimizing the impacts to traffic flow on the arterial.

Policy 1.1.7.6. The City shall discourage the issuance of single-family building permits in land use conversion areas with a non-residential land use designation.

Policy 1.1.7.7. The City shall permit telecommunication towers only in land use categories with HI, LI, CS, I, OSR, OSC, NCD, and Activity Center designations in accordance with land development standards adopted in the zoning code.

Policy 1.1.7.8. The City shall permit electrical substations of any size within all future land use categories in accordance with Sec. 163.3208, F.S.

Policy 1.1.7.9. The City shall permit floating solar facilities on wastewater treatment ponds, stormwater treatment ponds, reclaimed water ponds, or other water storage reservoirs within the institutional, utilities, or industrial future land use categories in accordance with Sec. 163.32051, F.S.

OBJECTIVE 1.1.8.	**NEIGHBORHOOD PLANNING** The City shall continue implementing the City's 2015 neighborhood planning program to help build citizen consensus on zoning, diversify land uses, enhance neighborhoods, promote infill and redevelopment, and integrate open space and development.

Policy 1.1.8.1. Establish a multi-departmental team to address neighborhood issues including Planning and Zoning, Building/Code Enforcement, Engineering, Police, and the Community Services departments.

Policy 1.1.8.2. RESERVED

Policy 1.1.8.3. Neighborhood plans will include public participation through meetings and charrettes engaging neighborhood associations, homeowners' groups, and business organizations as appropriate.

Policy 1.1.8.4. Neighborhood plans may consider incentives for neighborhood enhancement such as commercial façade improvement grants, landscape enhancements and technical assistance.

Policy 1.1.8.5. Neighborhood plans may assess the existing infrastructure and make recommendations on capital improvement projects and funding opportunities.

OBJECTIVE 1.1.9.	**FUTURE ANNEXATIONS** The City may ensure all future annexations provide the City with a net benefit, accommodation for growth, reflect an orderly progression of urban expansion, and promote efficient delivery of urban services.

Policy 1.1.9.1. The City may encourage voluntary annexation of enclaves.

Policy 1.1.9.2. In order to evaluate a proposed voluntary annexation request, the City may consider the following factors:

a. Adequacy of governmental services for both existing and proposed land uses within the annexation territory including:
    i. The ability to provide needed public services and facilities including the sufficiency of revenue sources for those services.
    ii. Demonstration that provision of public services may not negatively impact provision of public services within existing areas of the City.
b. The proposed annexation boundary is appropriate in relation to existing city boundaries.
c. Job creation related to targeted industries list.
d. The proposed annexation promotes a balance of housing for persons and families of all income levels.
e. The amount of existing vacant land within the City that is available for similar types of development to the proposed annexation.
f. The need to avoid potential detrimental effects to the City if the property develops outside of the city.

Policy 1.1.9.3. The City may require measures to minimize potential conflicts such as land use transitions or buffers If the annexation will result in urban development adjacent to existing agricultural lands.

Policy 1.1.9.4. In consideration of any proposed annexation, the City may request a fiscal impact assessment of the proposed annexation, including such information as costs to provide services and tax revenues. The cost of such analysis or additional information should be borne by the applicant(s). The City has the ability to retain professional assistance in either reviewing and/or conducting the assessment.

Policy 1.1.9.5. The City may use development agreements for all annexation projects to provide the city with certainty as to the completion of improvements in conjunction with development, and to provide developers with certainty of the protection of entitlements.

Policy 1.1.9.6. An annexation and/or development agreement(s) to address issues such as timing, cost, extension of infrastructure and expectations related to the annexation or development of the property may be in place prior to adopting an annexation ordinance.

Policy 1.1.9.7. Future annexed properties should consider the following criteria for creation of green communities including:

- Providing a mix of uses to reduce vehicle miles travelled;
- Transportation improvements that are recognized as contributing to complete streets, including pedestrian and bicycle safety; compliance with the Americans with Disabilities Act; public transit facilities, street trees and landscaping, street and sidewalk lighting;
- Ensuring residential areas have parks within walking distance;
- Use of alternative sources of energy such as solar panels;
- Measures to ensure the responsible use of water, including implementation of water re-use requirements for irrigation and use of drought tolerant or Florida Friendly landscaping plants to minimize use of pesticides and water consumption;
- Enhanced stormwater quality including Low Impact Development measures and rain harvesting;
- Incorporation of design and development standards that meet the energy efficiency criteria of the U.S. Green Building Council, Florida Green Building Coalition, U.S. Environmental Protection Agency Energy Star program, or similar third-party green building certification program;
- Designating property for existing or future transit;
- Providing for "park-n-ride" or commuter parking facilities within the annexation property;
- Fair share obligations to major community infrastructure required for the overall Urban Service Area that exceed the development and required improvements.
- Providing wildlife corridors between preserved parcels, consistent with Policy 1.1.4.7

Policy 1.1.9.8. The City may encourage multiple property owners within an annexation area to work collaboratively to resolve concerns related to utilities, parks, stormwater facilities, roads, and other issues determined by the City to be prerequisites to annexation. The City may not accept or process annexation applications until it is satisfied that the issues have been resolved or that a "good faith effort" has been made by property owners.

Policy 1.1.9.9. Future land use map amendments shall be submitted for all annexed properties within one year of annexation. The City may require a future land use amendment application to be submitted concurrent with an application for annexation. Explicit land uses shall be identified on all annexation maps.

Policy 1.1.9.10. Requests for new voluntary annexations shall include a traffic study and a right-of-way needs assessment that identify required transportation improvements and the funding needed to serve the annexed areas at the adopted levels of service.

Policy 1.1.9.11. Developments in newly annexed areas shall be required to incorporate a local grid street network into their design to provide public access to the area-wide network with multiple connections to local. collector, and arterial roadways and stub-out roadway and multimodal connections to adjacent parcels.

Policy 1.1.9.12. The City shall develop grid network, stub-out, and connectivity standards to be applied to development in newly annexed properties to provide a safe and convenient transportation network that meets the travel demand needs of future residents and businesses and allows police, fire, and emergency medical personnel the ability to responds to incidents in a timely manner.

Policy 1.1.9.13. Developments in newly annexed areas shall be required to construct and complete the roadway and multimodal network needed to serve development prior to the impact of the development on the transportation network. The timing of additional lanes on multilane roadways needed to serve the development shall be in place prior to the projected impact of the development creating the need or as specified in adopted agreements with the City.

OBJECTIVE 1.1.10.	**REDEVELOPMENT** The City may continue to identify areas of the City in need of redevelopment to preserve property values and encourage livable neighborhoods.

Policy 1.1.10.1. RESERVED

Policy 1.1.10.2. The City will continue implementing the Community Redevelopment Area (CRA) Master Plan including the Walton & One project and the development of a variety of mixed use, commercial, office, residential and recreational uses in the CRA.

Policy 1.1.10.3. The City may continue to support the CRA in marketing and community activities of the MidFlorida Event Center as a cultural and civic resource for the CRA and eastern communities.

Policy 1.1.10.4. The City may adopt Special District (SD) or overlay zoning designations for land uses within the City's Community Redevelopment Areas consistent with the adopted Community Redevelopment Plan.

Policy 1.1.10.5. The City will support planning programs, partnerships, and activities within designated "urban infill and redevelopment" areas which result in fulfilling the intent of the approved Community Redevelopment Plan and as consistent with state growth management rules and statutes.

Policy 1.1.10.6. The City, through its CRA, shall provide for the redevelopment of lands within the CRA boundaries, consistent with the goals, objectives and policies of the Comprehensive Plan and require compliance with architectural and community appearance standards in plans for new development, expansion, upgrading of existing properties or redevelopment, and make community design a major consideration in site plan review and approval.

OBJECTIVE 1.1.11.	LAND USE AND MOBILITY Promote mobility through viable transportation and land uses that incorporate all modes of transportation.

Policy 1.1.11.1. The City shall encourage transit supportive development and redevelopment along existing and proposed transit routes. Site design guidelines for such developments may be developed in the City's update to the land development regulations.

Policy 1.1.11.2. The City may encourage all new roadways to be developed as complete streets and to consider reconfiguring existing roadways to a complete street design.

Policy 1.1.11.3. The City may encourage the creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and commercial areas.

Policy 1.1.11.4. The City should strive to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and prevent barriers between neighborhoods.

Policy 1.1.11.5. The City may continue to allow home occupations in all residential areas provided they do not generate excessive traffic and parking.

Policy 1.1.11.6. The City shall coordinate with the St. Lucie County School District when identifying school bus stops so that they are strategically located as to not block traffic.

Policy 1.1.11.7. The City shall promote multi-modal transportation options through the implementation of its mobility plan.

GOAL 1.2. SUSTAINABLE COMMUNITIES

To create large-scale, sustainable communities with a diverse mix of uses.

OBJECTIVE 1.2.1.	NEW COMMUNITY DEVELOPMENT (NCD)
	The City shall maintain a New Community Development (NCD) Future Land Use designation, which will facilitate the development of a mixed-use community.

Policy 1.2.1.1. The NCD Future Land Use category shall be planned to incorporate a mixture of land uses, consistent with the densities and intensities authorized by the overall land use designation. At the option of the landowner(s), the NCD District may be broken into defined sub-districts, however each sub-district shall be included in or approved as part of a Development of Regional Impact as provided for in Policy 1.2.7.1.

Policy 1.2.1.2. The density and intensity of the NCD Future Land Use category shall be as established in this objective 1.2.2 and associated policies. The transfer of dwelling units, hotel rooms, and non- residential square footage shall be permitted between any designated sub-district areas. A Comprehensive Plan Amendment shall not be required for the transfer of dwelling units, hotel rooms, and non-residential square footage between any designated sub-district areas provided that the transfer does not exceed 50% of the receiving sub-district's allocation of a particular use. Transfers shall also require consent from the affected property owners of any property from and to which the density is transferred, and an amendment of any zoning adopted pursuant to Policies 1.2.6.2 and 1.2.6.3.

Policy 1.2.1.3. A conceptual master plan shall be developed to illustrate how the seven land use sub-categories would be allocated, where they would be located, and how they would function in relation to each other. The conceptual master plan for the NCD District shall be adopted as part of the Future Land Use Element of the Comprehensive Plan. The seven land use sub-categories are:

a. Residential
b. Neighborhood/Village Commercial Areas
c. Town Center
d. Resort
e. Employment Center
f. Regional Business Center
g. Mixed Use

OBJECTIVE 1.2.2.	**NEW COMMUNITY DEVELOPMENT (NCD)** The City shall ensure that development within the New Community Development District is a. Mixed-Use, providing a greater variety of uses closer to home and work; b. Pedestrian oriented, reducing reliance on the automobile and building a sense of place and community; c. Environmentally sensitive, providing wildlife corridors and upland habitat preservation; and, d. Inclusive of a diverse range of housing types.

Policy 1.2.2.1. The NCD District shall contain a minimum of three of the land use sub-districts described above in Policy 1.2.1.3.

Policy 1.2.2.2. Residential Areas shall:

a. Contain neighborhoods of housing, which neighborhood may also contain schools, parks, places of worship and civic facilities essential to the daily life of the residents;

b. Contain a central public focal point consisting of any one, all, or a combination of parks and public facilities such as places of worship, schools, or community centers as described below;

c. Provide one site for institutional uses for each 600 acres of Residential Area;

d. Link and co-locate schools and school sites with park, recreational, conservation, and residential uses;

e. Integrate the natural terrain, drainage, and vegetation within parks or greenbelts, where feasible.

Policy 1.2.2.3. The following standards shall be met in designing Neighborhoods within the Residential Area and incorporated into any Master Planned Unit Development (MPUD) Conceptual Plan and Regulation Book adopted pursuant to Policies 1.2.6.1 and 1.2.6.2:

a. Residential area density and intensity:

Minimum Size Neighborhood:	10 acres
Maximum Size Neighborhood:	750 acres
Minimum Density:	1.00 units/gross acre[1]
Maximum Density:	28.0 units/gross acre
Maximum Building Lot Coverage:	60%
Maximum Impervious:	80%
Maximum Building Height: • Single-Family • Multi-Family • Schools • Other permitted uses	 35 feet 65 feet 65 feet 35 feet

[1] *Unless a higher minimum density is specified by the Conceptual Land Use Plan.*

b. Neighborhoods within the Residential Area shall be within a 2-mile radius of shops, services, and other activities. The radius may be relaxed where natural or community facilities and services interrupt the design;

c. Neighborhoods within the Residential Area shall contain a variety of dwelling and/or lot types;

d. Neighborhoods within the Residential Area shall contain useable open space in uses such as squares, greens and parks whose uses are encouraged through placement and design; and,

e. Neighborhoods within the Residential Area shall contain local and collector streets, pedestrian paths and bike paths that contribute to a system of fully connected routes from individual neighborhoods to neighborhood commercial uses, schools and other neighborhoods.

f. Gated neighborhoods are permitted provided they are integrated into the overall community via pedestrian and bicycle connections and arterial or collector roads are not gated.

Policy 1.2.2.4. Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. Non-residential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods. The following standards shall be met in designing Neighborhood/Village Commercial Areas:

a. Neighborhood/Village Commercial Areas density and intensity:

Minimum Size:	3 acres
Maximum Size:	35 acres
Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	90%
Minimum Density of Residential Area:	5.0 units/gross acre
Maximum Density of Residential Area:	28.0 units/gross acre
Maximum Building Height	50 feet[1]

[1] *Steeples and similar architectural embellishments shall have a maximum height of 100 feet.*

b. Shall contain a minimum of two or more uses as described above. The minimum two-use requirement shall be identified for each Neighborhood/Village Commercial Area as part of an MPUD master plan. The minimum two-use requirement shall be identified for each Neighborhood/Village Commercial Area as part of the MPUD master plan with one required use being commercial/retail. Individual parcels within a Neighborhood/Village Commercial Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

c. Shall have frontage on roads which function as a collector or arterial or at the junction of two such roads. The collector road may not split the commercial area unless alternative pedestrian access is provided; and,

d. Within open space areas include a minimum of 5% useable open space for employees and visitors in uses such as squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.5. Town Centers shall be established that include commercial and office uses, hospital and medical uses, restaurants, hotels, institutional uses, public facilities (including utilities), residential and other similar

services designed to meet the needs of the larger area. The following standards shall be met in designing Town Centers:

a. Town Center density and intensity:

Minimum Size:	30 acres
Maximum Size:	150 acres
Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	90%
Minimum Density of Residential Area:	5.0 units/gross acre
Maximum Density of Residential Area:	28.0 units/gross acre
Maximum Building Height:	50 feet [1]

[1] *Steeples and similar architectural embellishments shall have a maximum height of 100 feet.*

b. Shall contain a minimum of three or more uses as described above, one of which shall be residential. The minimum three-use requirement shall be identified for each Town Center as part of an MPUD master plan. The minimum three-use requirement shall be identified for each Town Center as part of the MPUD master plan with a minimum of one use being commercial/retail designed to serve the needs of the residents. Individual parcels within a Town Center may undergo separate site- specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

c. A minimum of 30% and a maximum 50% of the net developable area within a Town Center shall be residential;

d. A minimum of 800 residential units shall be located within ½ mile of the Town Center; and,

e. Within open space areas include a minimum of 5% useable open space for employees and visitors in the form of squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.6. Resort Areas offering, but not limited to public and private golf courses, may be included in the development components of the NCD District and may provide for a mix of residential and non-residential land uses. Residential uses may include single-family detached, single family attached, townhomes, condominiums, and multi-family uses. Non-residential uses include retail shops, office uses, hotels, restaurants, personal service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining resort neighborhoods. The following standards shall be met in designing Resort Areas:

a. Resort Areas density and intensity:

Minimum Size:	100 acres
Minimum Density:	1.0 units/gross acre
Maximum Density:	28.0 units/gross acre
Maximum Building Lot Coverage:	
Single-Family Detached	50%
All Other Uses	70%
Maximum Impervious Lot Area:	

Single-Family Detached	70%
All Other Uses	90%
Maximum Building Height:	35 feet

b. Non-residential uses shall be located on a road which functions as a collector or at the junction of two such collector roads. The collector road may not split the commercial area unless alternative pedestrian access is provided; and,

c. Within open space, areas include a minimum of 15% useable open space in uses such as squares, greens, parks, recreation areas, golf courses and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.7. Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. The following standards shall be met in designing Mixed-Use Areas:

a. Mixed-Use Areas density and intensity:

Minimum Size:	30 acres
Maximum Size:	500 acres
Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	90%
Minimum Density of Residential Area:	5.0 units/gross acre
Maximum Density of Residential Area:	28.0 units/gross acre
Maximum Building Height:	100 feet

b. Shall contain a minimum of three or more uses as described above, one of which shall be residential. The minimum three-use requirement shall be identified for each Mixed-Use Area as part of an MPUD master plan. Individual parcels within a Mixed- Use Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

c. A minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential; and,

d. Within open space, areas include a minimum of 5% useable open space for employees and visitors in uses such as squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.8. Regional Business Centers (developments with more than 1,000,000 non- residential square feet) shall be established that include industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. The following standards shall be met in designing Regional Business Center sub-districts:

a. Regional Business Center sub-districts density and intensity:

Minimum Size:	30 acres
Maximum Size:	500 acres
Maximum Building Coverage:	80%
Maximum Impervious Area:	90%
Minimum Density of Residential Area:	5.0 units/gross acre
Maximum Density of Residential Area	35.0 units/gross acre
Maximum Building Height:	150 feet

b. Shall contain a minimum of two or more uses as described in the paragraph above. The minimum two-use requirement shall be identified as part of a MPUD master plan. Individual parcels within a Regional Business Center may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan;

Policy 1.2.2.9. The following unique term shall apply to regional mall/lifestyle center projects within the Regional Business Centers of the NCD district.

Gross Leasable Area ("GLA"), shall be defined as the sum of gross horizontal areas of all floors of a building designed for the tenants' occupancy and exclusive use, expressed in sq. ft. and measured from the inside face of the exterior walls. GLA does not include public or "common areas" i.e., hallways and exit corridors, stairwells, elevators, escalators, lobbies, mall concourses or mall management offices nor does it include mechanical rooms, mechanical chases, basement, mezzanines (unless used as retail sales space), public and private restrooms, outdoor lumber and garden areas and storage areas that are roofed and enclosed but not served by a HVAC system or other unoccupied areas.

Policy 1.2.2.10. Employment Centers shall be established to include office uses, medical uses, hospitals, industrial uses, warehouse/distribution, research and development, manufacturing, institutional uses, educational facilities including college, technical, or vocational schools (including dormitories), public facilities (including utilities), sports and recreation, retail, hotel, multi-family housing, and other similar uses and services to support the City's targeted industries list and improve the economic vitality of the area. The following standards shall be met in designing Employment Centers:

a. Employment Centers density and intensity:

Minimum Size:	50 acres
Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	90%
Maximum Building Height:	100 feet (150 feet for hospitals)
Minimum Density of Residential Area	5.0 units/gross acre
Maximum Density of Residential Area	28.0 units/gross acre
Maximum Retail Uses	100,000 gross square feet Maximum of 20% of gross sq. ft.

b. Within open space areas include a minimum of 5% useable open space for employees and visitors in the form of squares, greens, parks, recreation areas, and/or conservation areas whose uses are encouraged through placement and design.

Policy 1.2.2.11. To facilitate infrastructure construction, the City shall consider providing incentives to encourage the development of Regional Business Centers and Employment Centers, which will result in new jobs above minimum wage. Such incentives may include expedited permit review, tax abatements, tax increment financing, tax exemptions, and tax credits, subsidized loans, publicly provided infrastructure, assistance with work-force training, industrial development bonds, and waivers of impact and permit fees.

Policy 1.2.2.12. To facilitate business relocation and retention, the City shall consider providing incentives to encourage end users to locate within Regional Business Centers and Employment Centers, including tax incentives such as tax abatements, tax exemptions, and tax credits, subsidized loans, assistance with training, industrial development bonds, creation of foreign trade zone and waivers of impact and permit fees.

Policy 1.2.2.13. The City will use its best efforts to assist developers and end users within any Regional Business Center or Employment Center with any application for and the pursuit of tax and economic incentives from St. Lucie County, the State of Florida, and the Federal Government.

Policy 1.2.2.14. The City will permit agriculture and agriculture related activities, such as citrus, cash crops and ranching, in areas intended for future development until such time as construction for non-agricultural uses has begun in a particular sub-district. The commencement of construction activities on one portion of a sub-district property shall not prohibit agriculture and agriculture related activities on those portions of the sub-district where construction activities have not commenced. Agriculture and agriculture related activities, such as citrus, cash crops and ranching, shall be permitted in the transitional buffer areas.

Policy 1.2.2.15. Block lengths and Cul-de-sacs shall be of reasonable lengths. Gated communities shall promote public access road connectivity.

Policy 1.2.2.16. The edge of a New Community Development District residential area may be formed by a major arterial. The land uses directly along this major arterial should be mixed- use or multifamily housing.

Policy 1.2.2.17. The City shall promote pedestrian connectivity between residential areas and village commercial areas shall be promoted through the provision of sidewalks along low-traffic, low-volume streets, and through the creation of greenway links.

Policy 1.2.2.18. The City shall encourage elementary and middle schools to locate within residential areas where possible. The City will encourage the design of school sites to promote safe and convenient walking and biking to school.

Policy 1.2.2.19. The City shall create urban design standards for village centers about the location of buildings, parking, alleys, facades, materials, transparency, streetscape standards, and other elements of urban design.

OBJECTIVE 1.2.3.	**NCD AND THE U.S. 1 CORRIDOR** The NCD District shall serve to reduce transportation and land use pattern deficiencies by providing an appropriate mix of land uses in the western portion of the City to create large-scale mixed-use development.

Policy 1.2.3.1. The City shall require a mix of land uses within close proximity to work and home.

Policy 1.2.3.2. The NCD District shall establish a hierarchy of interconnected streets within and between the land uses that promotes internal capture of vehicle trips.

Policy 1.2.3.3. The arrangement and design of streets shall promote a pleasant, pedestrian- and-bicycle-friendly environment with an emphasis on convenient access to surrounding neighborhoods and community amenities. Generally, a connected system of two-lane streets is favored over four-lane and six-lane collectors and arterials that tend to require significant buffering that will then fragment rather than unify neighborhoods. On-street parking should be permitted throughout the community to calm traffic.

Policy 1.2.3.4. In order to provide shortcuts and alternatives to travel along high-volume streets, a network of pedestrian/bicycle paths and accommodations for low-speed vehicles may be provided within the residential areas and to interconnect residential and non- residential areas.

Policy 1.2.3.5. Incorporate transit-oriented design features such as:

a. Mix of land uses vertically as well as horizontally;

b. Inclusion of civic uses;

c. Locate higher density housing within or near Neighborhood/Village Commercial Areas, Town Centers, Employment Centers, Regional Business Centers and Mixed-Use Areas;

d. Design of street networks with multiple connections and relatively direct routes;

e. Land Development Code regulations and policies which encourage shared use of parking areas and innovative parking design.

OBJECTIVE 1.2.4.	**NCD PUBLIC FACILITIES** New NCD communities shall be developed in conjunction with the provision of adequate public facilities.

Policy 1.2.4.1. To ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District, public infrastructure requirements for developments within an NCD District, or any sub-districts, may be funded and maintained by Community Development Districts in accordance with Chapter 190, F.S. As an alternative to ensure fiscal neutrality and avoid inequitable burdens on parties outside the NCD District, the City may establish a dependent special assessment district within a NCD District, or any district, or similar financing entity to provide for construction and maintenance of public infrastructure within a NCD District, or any district, which is not to be financed or maintained by a Community Development District. Other funding mechanisms for infrastructure and maintenance may be used, including but not limited to conventional financing and HOA's, to ensure the provision of adequate public facilities that are financially neutral and avoid inequitable burdens on parties outside of the NCD District.

Policy 1.2.4.2. The implementation of an approved multi-use Development of Regional Impact Development Order within the NCD District that meets the requirements of Chapter 163.3180(5)(h)(3), F.S., shall satisfy transportation concurrency. The proportionate-share contribution shall be calculated in accordance with Chapter 163.3180(5)(h)(3), F.S.

Policy 1.2.4.3. To facilitate school planning within the NCD District the developer(s) shall coordinate with the School Board of St. Lucie County for the provision of schools and school sites concurrent with the need for such facilities. The provision of facilities shall be effectuated through the payment of required impact fees,

dedication of sites in exchange for impact fee credit and/or the execution of Developer Agreements, or similar binding legal agreements to finance, construct, operate, and maintain school facilities designed to serve a given population. The location of each proposed school site shall be in proximity to neighborhoods, park facilities and other public open space and civic facilities.

OBJECTIVE 1.2.5.	**NCD AND ENVIRONMENTAL PLANNING** The City shall require a systems approach to environmental planning and design that protects adjacent agricultural resources and other natural resources.

Policy 1.2.5.1. Consistent with the other Policies governing the NCD District, open space shall be provided in accordance with Policy 1.1.4.7. Open Space areas may include pervious lot area as well as areas set aside for parks, recreation, golf course, lakes, linear parks, greens, town squares, buffers, preservation, and conservation areas. These areas shall be designed for maximum environmental value and located close to planned neighborhoods so that they complement the living experience of the residents within and around the community. Where regulatory protocols will allow, efforts should be made to provide limited trail access for controlled, passive recreation within the preservation and conservation areas to create an environmental network within the community that effectively integrates the natural environment with the built environment.

Policy 1.2.5.2. A buffer zone shall be created as a transition area between urban uses within the NCD District and those agricultural uses west of Range Line Road and Glades Cut-Off Road in accordance with the sub-policies below. This zone shall be identified on the Future Land Use Map.

Policy 1.2.5.2.i: Where 75 percent or more by coverage of native vegetation exists over the 500-foot-wide area east of Range Line Road, the buffer zone shall range in width from 250 feet to 1,000 feet, with an average width of 500 feet. A conservation easement shall be placed on the buffer zone. Notwithstanding the foregoing, the buffer zone and the conservation easement to be recorded thereon shall allow for agriculture and agricultural-related activities, passive recreation uses and the on-going construction, improvement and maintenance of applicable mitigation areas for, without limitation hereby, wetland mitigation, threatened and endangered species mitigation, and upland habitat mitigation.

Policy 1.2.5.2.ii: Where less than 75 percent by coverage of native vegetation exists over the 500-foot-wide area east of Range Line Road, the buffer zone shall be an average width of 50 feet with a minimum width of 30 feet. An open space easement shall be placed on the buffer zone prior to the start of construction. The buffer zone and the open space easement to be recorded thereon shall allow for agricultural and agricultural-related activities, passive recreation uses, landscaping, linear parks, and the on-going construction, improvement and maintenance of applicable mitigation areas for, without limitation hereby, wetland mitigation, threatened and endangered species mitigation, and upland habitat mitigation. At the time of development of the adjacent use within the NCD, a re-vegetation plan shall be provided for the required buffer that is consistent with intended use of the buffer and the adjacent development within the NCD.

OBJECTIVE 1.2.6.	NCD AND LONG-RANGE VISION The City shall replace piecemeal planning which reacts to development on a project-by-project basis with a long-range vision to create an integrated new community.

Policy 1.2.6.1. The City shall allow development of part or all of the NCD District, or any sub-district, as a Master Planned Unit Development (MPUD) zoning category and will require the preparation, submission and approval of a Conceptual Master Plan and MPUD Regulation book prior to the initiation of construction within the NCD District, or any sub-districts, or portion thereof. Map H, as approved and appended to a DRI Development Order, may serve as the Conceptual Master Plan. The MPUD Regulation Book shall contain planning and design principles and standards that shall govern development within the MPUD. Where the MPUD Regulation Book conflicts with City Land Development Regulations, the MPUD Regulation book shall prevail. The City shall also allow parcels within the NCD District to be zoned General Use (GU), and Open Space Conservation (OSC) where appropriate.

Policy 1.2.6.2. Adoption of MPUD zoning must be accompanied by a MPUD Conceptual Master Plan and Regulation Book that will serve as the District or sub-district zoning and meet the following criteria:

a. The minimum area required for the establishment of an MPUD zoning district for land under a specific NCD sub-district shall be consistent with those minimum size requirements established for each such sub-district, except the establishment of a MPUD for the Residential sub-district shall require a minimum area of 50 acres;

b. Identification of MPUD boundaries;

c. Identification of extent and location of natural features in the MPUD area;

d. Identification of the preliminary areas suitable to address stormwater management requirements;

e. Identification of Residential, Neighborhood/Village Commercial, Town Center, Resort or Mixed-Use Areas consistent with Policies 1.2.2.1 through 1.2.2.10. A computation of residential density and non-residential intensity shall be provided along with permitted uses, the character of proposed uses and proposed lot sizes;

f. Identification of open space and recreational areas consistent with Policy 1.2.2.1;

g. Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding areas. For each facility to be included in the MPUD, design criteria shall be included addressing:

- Right-of-way width
- On-street parking (if applicable)
- Design cross-sections
- Streetscape design

h. Preliminary design criteria for each land use proposed including, but not limited to:

- Minimum lot size

- Setbacks and build-to lines
- Building Height
- Density
- Building Coverage

Policy 1.2.6.3. RESERVED

Policy 1.2.6.4. The City shall continue to implement Chapter 156, Subdivision Regulations of the Port St. Lucie Land Development Regulations to provide that the subdivision plat approval process for development within an NCD district and an approved MPUD shall be in accordance with the review for a minor subdivision plat.

OBJECTIVE 1.2.7.	**NCD – DEVELOPMENTS OF REGIONAL IMPACT** The City shall ensure that development within the NCD Future Land Use category is in conformance with the Objectives, Policies, Principles, standards and criteria contained herein.

Policy 1.2.7.1. Development within the NCD District shall be included in a Development of Regional Impact approval, as specified in Chapter 380, F.S. (as may be amended from time to time), prior to development within the NCD District.

Policy 1.2.7.2. A written status report shall be provided to the City for the NCD District or any sub- district every two years. If the property has an approved DRI Development Order in effect at the time, the required DRI biennial report may be submitted in lieu of the written status report. The biennial status report shall include the following information:

a. A summary of the development completed for the prior two years;

b. A summary of ongoing agricultural uses on undeveloped tracts of land;

c. A cumulative total of all development completed;

d. Identification of undeveloped tracts of land that have been sold to a separate entity or developer; and,

e. Identification of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of permit.

f. A summary of any dwelling units, hotel rooms, and non-residential square footage transferred between sub-districts.

OBJECTIVE 1.2.8.	**NCD - TRADITION/WESTERN GROVE** The Tradition/Western Grove NCD District is hereby established.

Policy 1.2.8.1. The density and intensity of the Tradition/Western Grove NCD District shall be limited to 11,307 residential units, 2,358,810 non-residential square feet, 150 hotel rooms, and institutional, civic, recreation and accessory uses. The City may increase or decrease the above development units as may be provided for in an

Equivalency Matrix adopted as part of an approved DRI Development Order. The allocation of land uses within the Tradition/ Western Grove NCD shall be as shown in Figure 1-3.

OBJECTIVE 1.2.9.	**NCD - SOUTHERN GROVE** The Southern Grove NCD District is hereby established.

Policy 1.2.9.1. The density and intensity of the Southern Grove NCD District shall be limited to 7,674 residential units, 13,187,925 non-residential square feet, 1,051 hotel rooms, 300 hospital beds and institutional, civic, recreation and accessory uses. The City may increase or decrease the above development units as may be provided for in an Equivalency Matrix adopted as part of an approved DRI Development Order. The Southern Grove NCD District shall, at a minimum, contain the Residential, Mixed Use and Employment Center as the three areas required by Policy 1.2.2.1. The allocation of land uses within the Southern Grove NCD shall be as shown in Figure 1-4.

OBJECTIVE 1.2.10.	**NCD - RIVERLAND/KENNEDY** The Riverland/Kennedy NCD District is hereby established and shall be developed consistent with the development order adopted by the City pursuant to section 380.06, F.S.

Policy 1.2.10.1. The density and intensity of the Riverland/Kennedy NCD District shall be limited to 11,700 residential units and a maximum 3,942,495 GSF of retail, research and office, light industrial and institutional and civic, plus amenities and ancillary uses.

Policy 1.2.10.2. The allocation of land uses within the Riverland/Kennedy NCD shall be as shown in Figure 1-5 providing for 166 acres of Neighborhood/Village Commercial Areas, 367 acres of Mixed-Use, and 3,095 acres of Residential.

Policy 1.2.10.3. Within the Riverland/Kennedy NCD, 50 acres will be dedicated toward a 100-acre regional park, and an additional 91 acres of neighborhood and community parks will be provided.

Policy 1.2.10.4. The Riverland/Kennedy NCD District shall provide a mix of land uses within close proximity to work and home; establish a hierarchy of interconnected streets and pedestrian/bike paths within and between uses that promote internal trip capture; and incorporate transit-oriented design features. In conjunction with development of the Riverland/Kennedy NCD District, land may be reserved for schools, fire stations, utilities, civic sites, private institutional sites for religious institutions, clubs, private schools, adult congregate living facilities and other uses that may be identified throughout the development process.

Policy 1.2.10.5. The Riverland/Kennedy NCD District shall provide transportation and other public facilities, in the manner prescribed by the development order adopted pursuant to section 380.06, F.S.

OBJECTIVE 1.2.11.	NCD - WILSON GROVES
	The Wilson Groves NCD District is hereby established and shall be developed consistent with the development order adopted by the City pursuant to section 380.06, F.S., and with the Annexation Agreement dated July 19, 2004, as amended.

Policy 1.2.11.1. The density and intensity of the Wilson Groves NCD District shall be limited to 7,700 residential units and a maximum of 4,092,372 GSF of retail, office, light industrial, and institutional and civic, plus amenities and ancillary uses.

Policy 1.2.11.2. The allocation of land uses within the Wilson Groves NCD District shall be as shown in Figure - 1-6 providing for 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential.

Policy 1.2.11.3. Within Wilson Groves NCD, 50 acres will be dedicated toward a 100-acre regional park and an additional 40 acres of neighborhood and community parks will be provided.

Policy 1.2.11.4. The Wilson Groves NCD District shall provide a mix of land uses within close proximity to work and home; establish a hierarchy of interconnected streets and pedestrian/bike paths within and between uses that promote internal trip capture; and incorporate transit-oriented design features. In conjunction with development of the Wilson Groves NCD District, land may be reserved for schools, fire stations, utilities, civic sites, private institutional sites for religious institutions, clubs, private schools, adult congregate living facilities and other uses that may be identified throughout the development process.

Policy 1.2.11.5. The Wilson Groves NCD District shall provide the following transportation and other public facilities, in the manner prescribed by the development order adopted pursuant to Section 380. F.S., and the Annexation Agreement dated July 19, 2004, as amended:

a. Convey right-of-way to the City for Becker Road within the Wilson Groves NCD District portion of the property (completed);

b. Pay for the construction of a two-lane roadway section on Becker Road through the property;

c. Fund the design, construction, property acquisition for storm water drainage (but no other property acquisition) and all associated expenses of a four-lane divided roadway section within a 100' right-of-way for Becker Road east of 1-95 to the Florida Turnpike (total funding not to exceed $12,500,000.00) (completed);

d. Convey right-of-way within the property to the City consistent with Transportation Series Map 2, 2035 Needs Assessment Map of the Transportation Element, including all intersection connections to Range Line Road related thereto (completed);

e. No later than July 19, 2007, contribute $10,000,000.00 toward the development of an interchange on 1-95 subject to a future determination of need by the City (completed per amended Annexation Agreement, dated November 16, 2009);

f. Construct all intersection connections within the property to Range Line Road.

Figure 1-3. Tradition/Western Grove NCD – Conceptual Land Use Plan

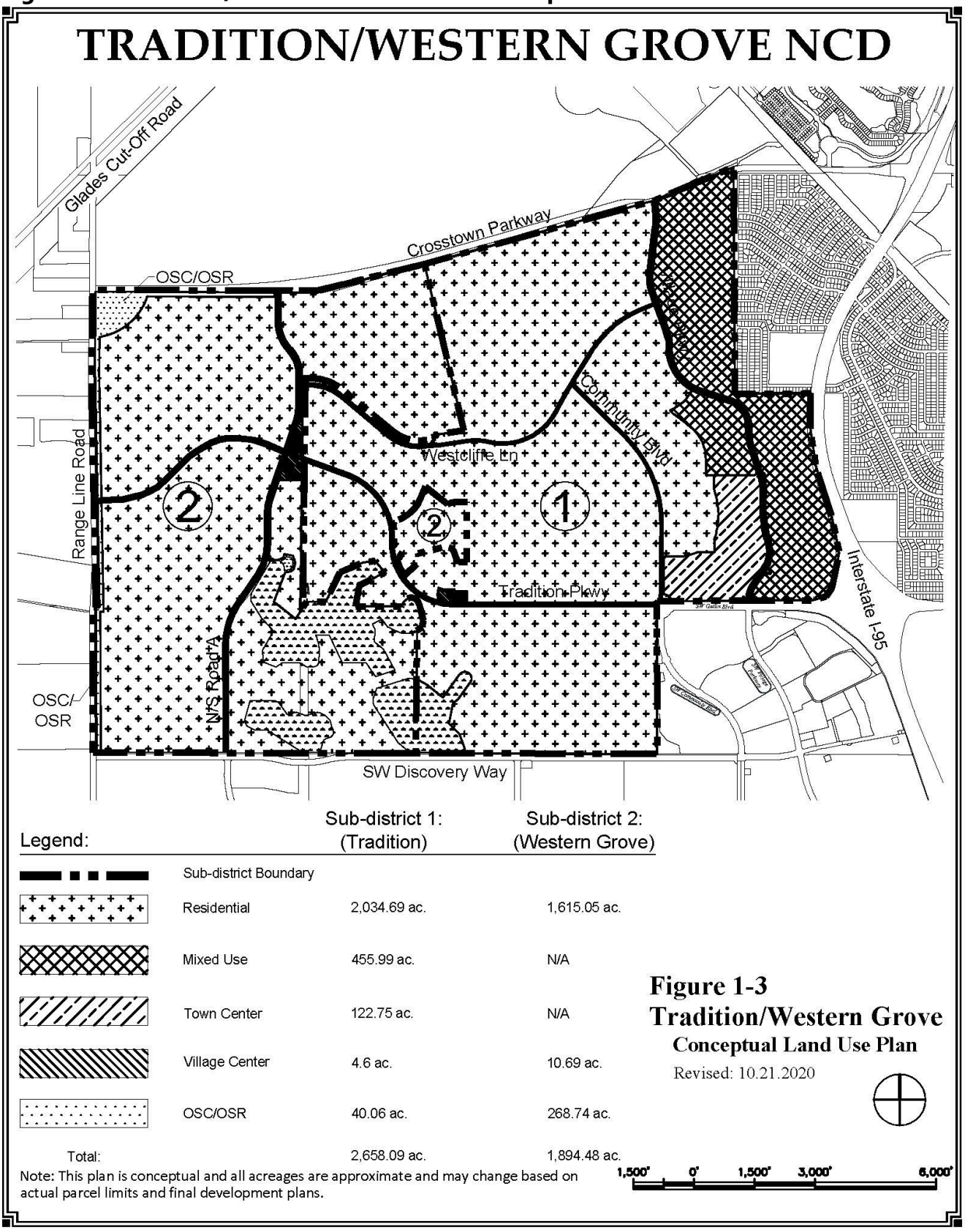


Figure 1-4. Southern Grove NCD – Conceptual Land Use Plan

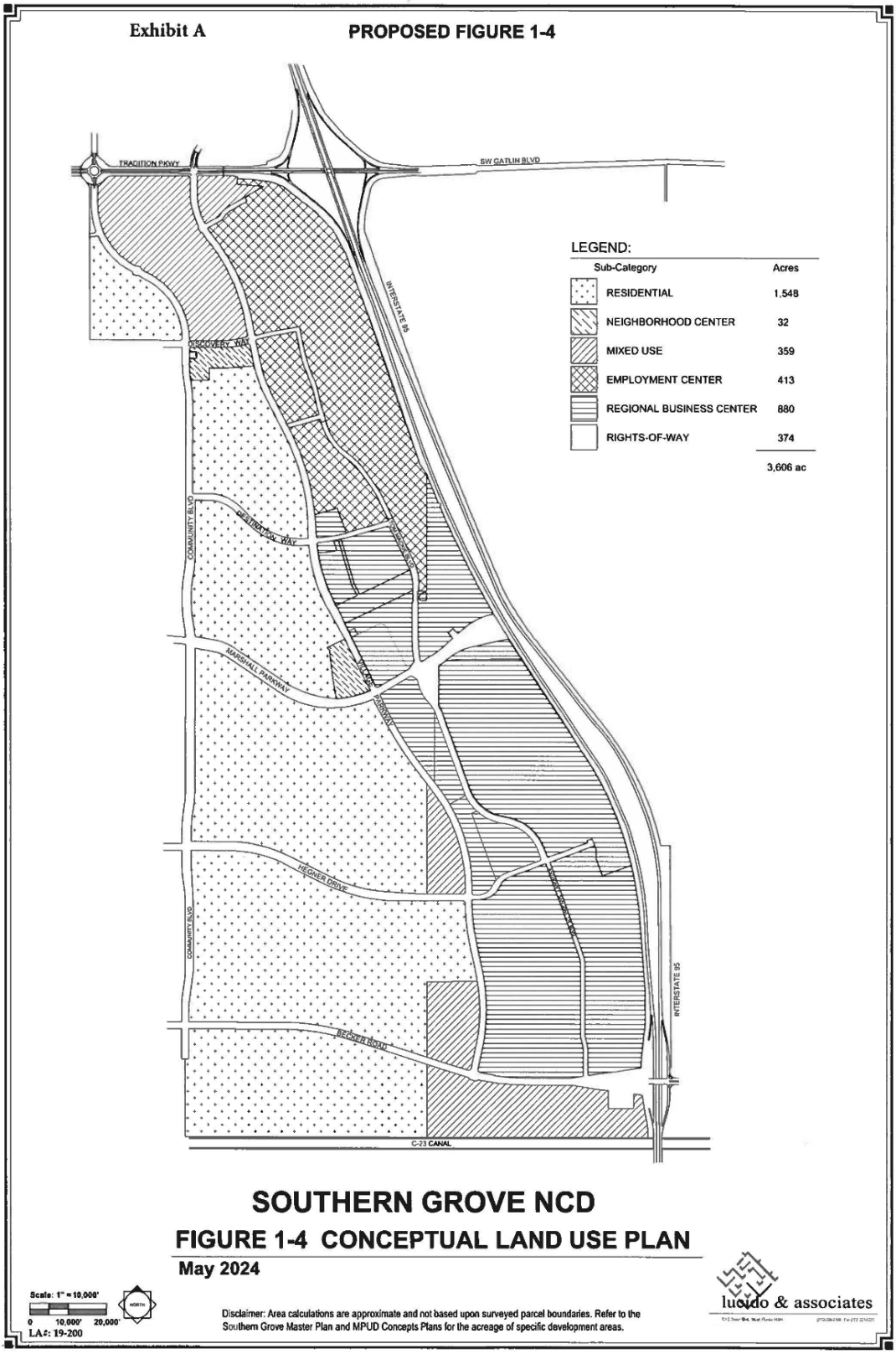


Figure 1-5. Riverland/Kennedy NCD – Conceptual Land Use Master Plan

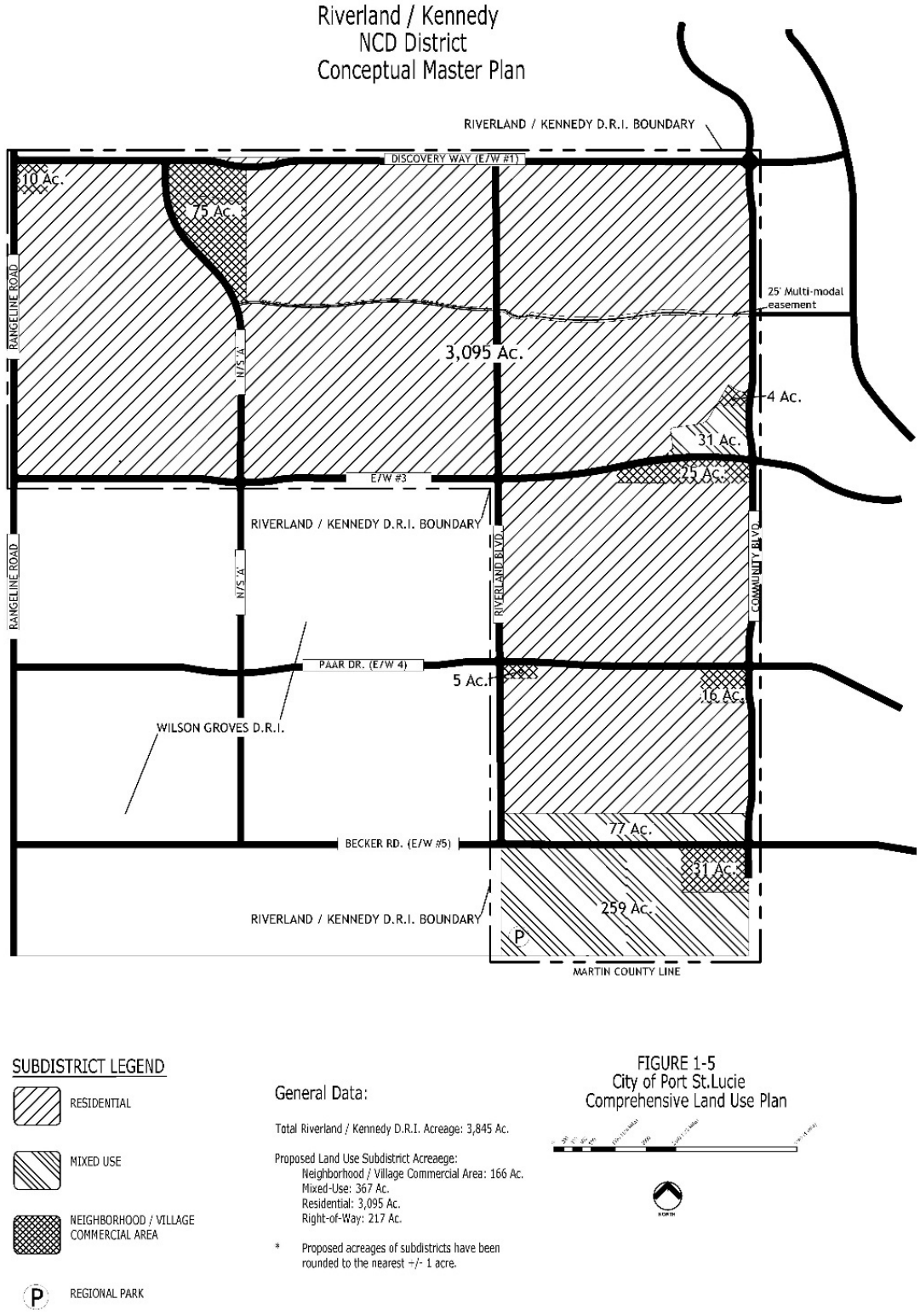
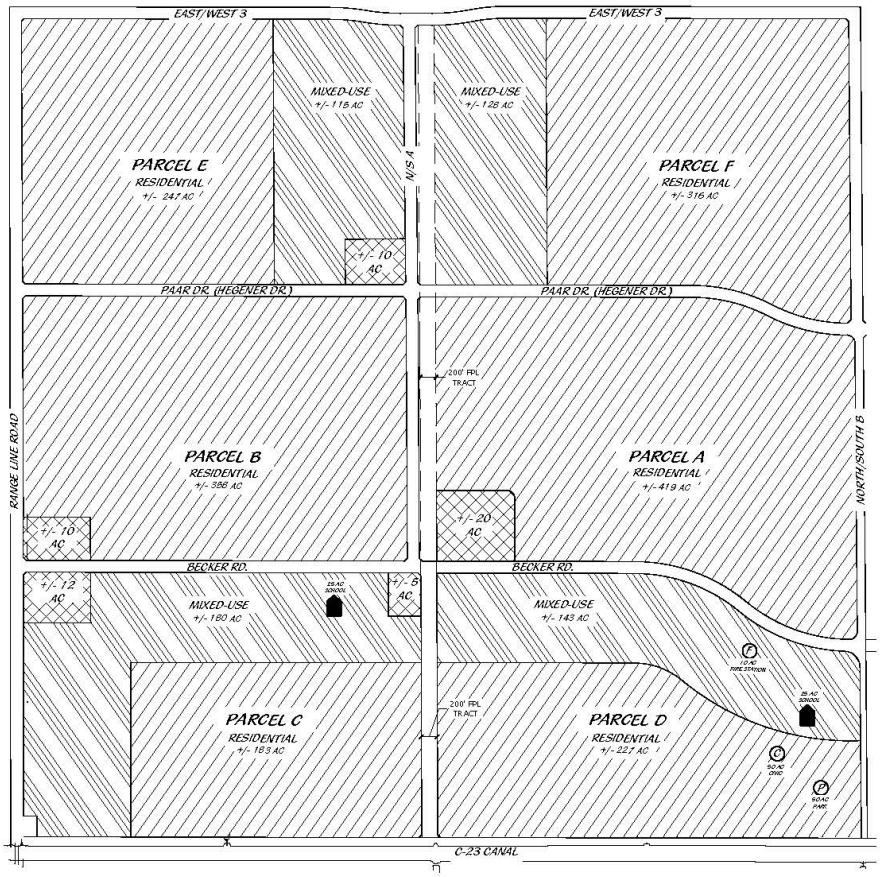


Figure 1-6 Wilson Groves NCD – Conceptual Land Use Plan

FIGURE 1-6

WILSON GROVE
Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL	1876 AC
*(INCLUDES ROW ACREAGE)	96 AC
*(INCLUDES FPL ACREAGE)	30 AC
NEIGHBORHOOD / VILLAGE COMMERCIAL	57 AC
MIXED-USE	566 AC
*(INCLUDES FPL ACREAGE)	15 AC
TOTAL AREA	2,499 AC

*PROPOSED ACREAGES OF SUBDISTRICTS HAVE BEEN ROUNDED TO THE NEAREST +/- 1 ACRE.

NOTES

PER CONDITION 56 OF RESOLUTION 11-R01, 40 ACRES OF PARK IS REQUIRED. EXACT LOCATION AND CONFIGURATION OF PARKS TO BE DECIDED IN CONSULTATION WITH PARKS AND REC DEPARTMENT.

THIS MAP IS AN ARTISTS ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE REGIONAL IMPACTS WHICH THIS SCALE OF ENDEAVOR MAY HAVE AND TO ACCOMMODATE SUCH IMPACTS WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY THEY CREATE. THE PLANS FOR CONSTRUCTION MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC ENGINEERED SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING MARGINAL VARIATIONS IN DESIGN AS THE DETAILED ENGINEERING BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER, AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

LEGEND

RESIDENTIAL
INCLUDING NEIGHBORHOODS OF HOUSING, WHICH NEIGHBORHOOD MAY ALSO CONTAIN SCHOOLS, PARKS, PLACES OF WORSHIP AND CIVIC FACILITIES ESSENTIAL TO THE DAILY LIFE OF THE RESIDENTS

NEIGHBORHOOD / VILLAGE COMMERCIAL
INCLUDING COMMERCIAL AND OFFICE USES, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENTS, INSTITUTIONAL USES, PUBLIC FACILITIES, PARKS, PLAYGROUNDS, AND OTHER SIMILAR SERVICES

MIXED USE
INCLUDING COMMERCIAL AND OFFICE USES, HOSPITAL AND MEDICAL USES, RESTAURANTS, THEATERS, HOTELS, INSTITUTIONAL USES, PUBLIC FACILITIES (INCLUDING UTILITIES), LIGHT INDUSTRIAL, WAREHOUSE/DISTRIBUTION, RESIDENTIAL AND OTHER SIMILAR SERVICES

P — 50 AC REGIONAL PARK
K - 8 SCHOOL
C — 50 AC CIVIC SITE
F — FIRE STATION

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

COMPREHENSIVE LAND USE PLAN
WILSON GROVE

0' 1000' 2000' 4000'
Scale: 1" = 2000'
North