

FUTURE LAND USE

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CHARTING
PORT ST. LUCIE

DRAFT

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CHAPTER 1. FUTURE LAND USE ELEMENT

I. Introduction

A. Purpose

The Future Land Use Element designates the proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public buildings and grounds, other public facilities, and other categories of the public and private uses of land. The element shall establish the long- term end toward which land use programs and activities are ultimately directed. Chapter 163, F.S., also requires that the Future Land Use Element achieve the compatibility of adjacent lands and the following community development goals:

- Encourage preservation of water dependent uses.
- Encourage the location of schools proximate to urban residential areas.
- Coordinate future land uses with the topography and soil conditions, and the availability of facilities and services.
- Ensure the protection of natural and historic resources.
- Provide for the compatibility of adjacent land uses.
- Provide guidelines for the implementation of mixed use development.
- Density and intensity of each use.
- A balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns.

This document contains an inventory and analysis of the City's existing land use patterns, projected permanent and seasonal populations, environmental features and constraints, and overall community character, which serve as the foundation for the update of the Future Land Use Map and the Goals, Objectives, and Policies (GOPs). The Future Land Use Map is a regulatory map that designates the future land use of parcels within the City. The GOPs guide future development and redevelopment, ensuring an orderly, logical, and efficient growth pattern that supports the City's short- and long-term vision. The Future Land Use Element GOPs are implemented primarily through the land development regulations.

B. Planning Timeframes

The Port St. Lucie Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a 10-year period (short term) and a long term 20-year planning timeframe.

C. General History & Setting

The City of Port St. Lucie is located in St. Lucie County. The land that would become Port St. Lucie was originally inhabited by the Ais Indians before being colonized by the Spanish. The first non-Native American settlement in the area was Spruce Bluff, located along the North Fork of the St. Lucie River. This early pioneer community emerged in the 1890s, founded by John Enos Fultz, who settled on 160 acres of land along Blakeslee Creek. Fultz played a key role in developing the area, establishing a post office, sawmill, cemetery, and pineapple and citrus plantations. For many decades, Port St. Lucie remained sparsely populated and undeveloped, consisting mainly of a few farms, a modest fishing camp, and small local

businesses. The area was largely quiet and isolated, with little indication of the urban growth that would follow.

The City was incorporated in 1961 under the ownership of the General Development Corporation (GDC). The land development practices of the General Development Corporation consisted of platting quarter acre single-family residential lots for installment land sales. The vast majority of these lots were sold to buyers all across the United States and abroad.

The GDC legacy is the reason the City is often identified as being one of Florida's platted lands or pre-platted communities. These communities date back to the land sale practices of the 1950s and 1960s when large tracts of raw land were subdivided into small residential lots and marketed as potential vacation or retirement sites. The marketing plan called for a minimum down payment and modest monthly payments over a specified period of time. Over 80,000 platted lots were created in the City of Port St. Lucie. The emphasis was on land sales with little consideration for the impact on water supply, sewage disposal, transportation, and drainage which will accompany build out. Pre-platted communities pre-date the adoption of state mandated growth management and environmental regulations and are often referred to as antiquated subdivisions. Other platted communities in the State of Florida include Cape Coral, Lehigh Acres, Northport, and Sebastian.

The City of Port St. Lucie shares many of the challenges and opportunities common to pre-platted communities. It has experienced the rapid population growth that is often associated with pre-platted communities. In 1970, the population of the City of Port St. Lucie was 330 and the population reached 14,690 by 1980. Between, 1980 and 1990, the City's population increased by 280 percent to reach 55,866. Between 1990 and 2000, the population increased by 59 percent to reach 88,769. The latest estimate by the United States Census lists the City's population at 164,603 per the 2010 Census. This represents an increase of 85 percent from the 2000 Census largely due to new construction in annexed areas of the City.

Between 2000 and 2008, the City of Port St. Lucie annexed approximately 24,000 acres. The majority of the acreage is located west of Interstate 95 in the area known as the City's Western Annexation Area. The City's Western Annexation Area reflects the sewer and water service boundary lines that were established in a mutual transfer agreement when the City purchased General Development Utilities from St. Lucie County in 1994. It includes seven large scale Developments of Regional Impact (DRIs) and several smaller planned mixed use and residential PUD type communities. These annexations were the result of requests for voluntary annexation by the individual property owners.

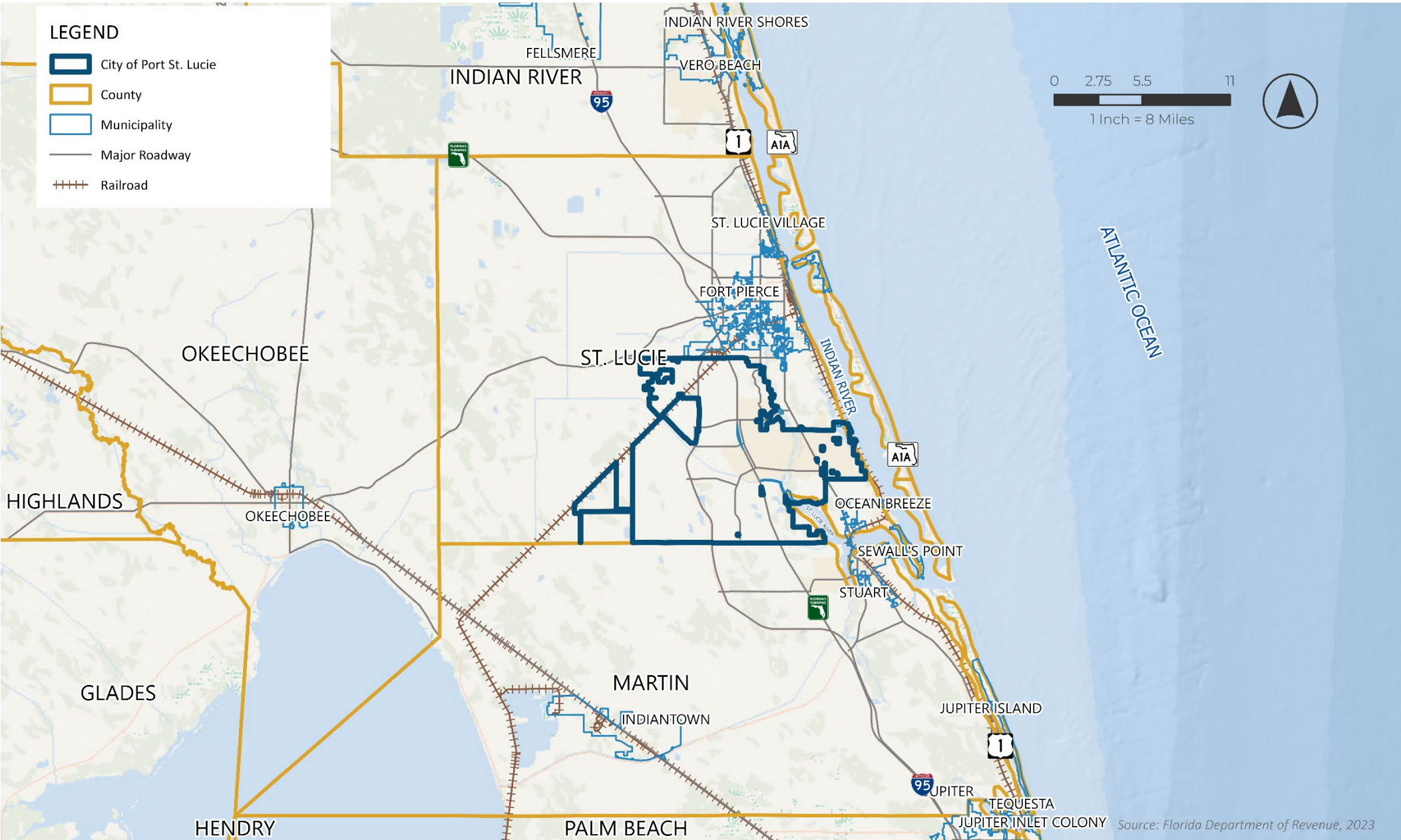
The City continues to grow at an exponential rate. In 2024, the City became the sixth largest city in Florida. This Comprehensive Plan will ensure this growth, which is expected to continue, will not have a detrimental effect on the quality of life of its current residents or the environment.

The City of Port St. Lucie is approximately 120 square miles or 77,000 acres in size. It's regional context can be seen on **Map 1-1** and the city boundaries can be seen on **Map 1-2**. Port St. Lucie is located in the southern half of St. Lucie County, south of Fort Pierce and St. Lucie Village and northwest of Seawall's Point, Ocean Breeze, and Stuart, which are all in Martin County. The major roads that run through the City are the Florida Turnpike and I-95, which connect Port St. Lucie to Indian River County and beyond the state boundaries to the north and Martin County and south Florida to the south. The St. Lucie River runs through the City of Port St. Lucie and the Indian River runs parallel to the City's eastern boundary.

REGIONAL CONTEXT

COMPREHENSIVE PLAN 2050

MAP
1-1








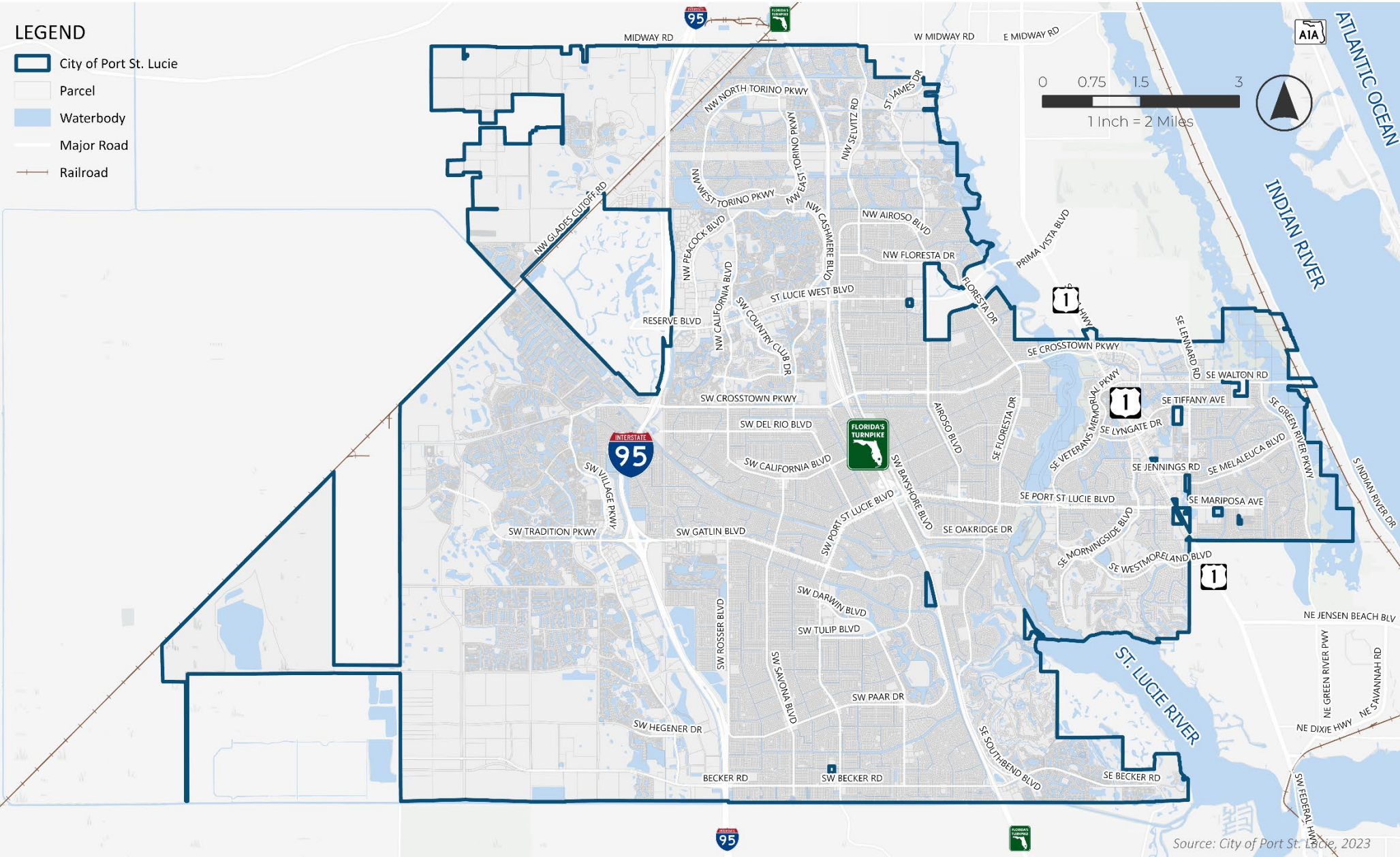
CITY BOUNDARY

COMPREHENSIVE PLAN 2050

MAP
1-2

LEGEND

-  City of Port St. Lucie
-  Parcel
-  Waterbody
-  Major Road
-  Railroad



Source: City of Port St. Lucie, 2023



II. Land Use Inventory and Analysis

A. Existing Use and Development Patterns

Residential uses are a primary feature of Port St. Lucie’s development pattern. They are primarily single family homes. Areas already developed with single family homes comprise approximately 35.1% of the total land area. A large portion of the City west of I-95 is currently undeveloped. Those sites have an agriculture use classification according to the Property Appraiser. However, the majority of those sites are already committed for development. The “Undeveloped” land makes up 17.6% of the City as a whole. Land already developed with commercial and industrial uses make up 1.2% and 1.4 % of the City respectively.

Including the undeveloped but entitled acreage noted above, approximately 30% of Port St. Lucie is currently undeveloped. The Holding Capacity section details how much development can be accommodated within the undeveloped/vacant land.

B. Developments of Regional Impact

At present, the City of Port St. Lucie has nine active Developments of Regional Impact. The list of DRIs, their development thresholds, and approval dates are shown in the following table and in **Map 1-3**.



Table 1 - 1. Active Developments of Regional Impact

Name	Year Approved	Acres	DUs	Retail S.F.	Industrial S.F.	Office S.F.	Research & Office S.F.	Other	
LTC Ranch DRI	11/14/2022	2,455	4,000	725,000	1,960,200	1,508,500			
Verano (fka PGA Village) DRI)	1/11/2021	3,004	7,200	848,500		100,000		300 Hotel Rooms	
Riverland Kennedy (GL Homes) DRI	3/8/2021	3,845	11,700	892,668	1,361,250		1,361,250		
Southern Grove DRI (current)	11/8/2021	3,606	7,674	1,831,465	8,745,000	1,409,903	1,201,557	1,051 Hotel Rooms & 300 Hospital Beds	
St. Lucie West	5/10/2021	4,614	7,523	2,125,287	2,499,528	1,293,088		800 Hotel Rooms	
Tradition DRI	4/25/2016	2,727.45	6,161	920,795	177,046	627,823		150 Hotel Rooms & 300 ALFs	
Western Grove DRI	1/25/2021	1,941	4,000	200,000		50,000			
Wilson Groves (Ansca) DRI	1/24/2011	2,499	7,700	765,000	1,361,250	1,583,250	1,361,250		

**The residential portion of the Reserve DRI is within unincorporated St. Lucie County.*

Source: City of Port St. Lucie, 2025

DEVELOPMENTS OF REGIONAL IMPACT

COMPREHENSIVE PLAN 2050

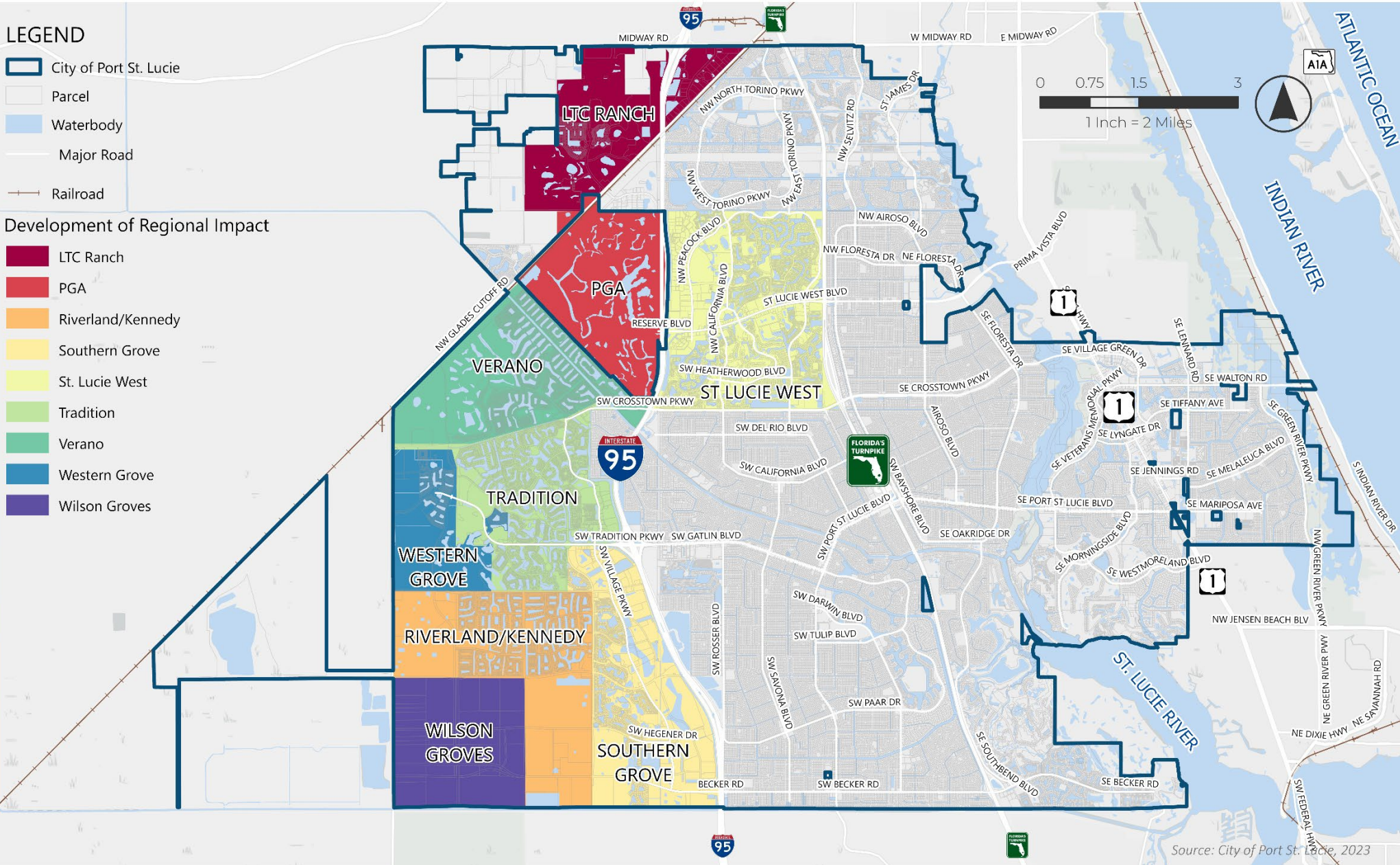
MAP
1-3

LEGEND

- City of Port St. Lucie
- Parcel
- Waterbody
- Major Road
- Railroad

Development of Regional Impact

- LTC Ranch
- PGA
- Riverland/Kennedy
- Southern Grove
- St. Lucie West
- Tradition
- Verano
- Western Grove
- Wilson Groves



Source: City of Port St. Lucie, 2023



C. Permanent and Seasonal Population Projections

For comprehensive planning purposes, Chapter 163 of the Florida Statutes requires local governments to develop permanent and seasonal population projections to anticipate the land, housing, and public services necessary to accommodate current and prospective residents. The most commonly used source for population projections within Florida are those provided by the University of Florida’s Bureau of Economic and Business Research (BEBR). However, BEBR does not provide projections for incorporated areas, nor do they identify seasonal population growth. As such, the following steps were utilized to establish population projections for the City of Port St. Lucie (see Appendix A, Population Projections, for detailed calculations). The Port St. Lucie’s share of St. Lucie County’s future population growth was estimated by averaging the City’s contribution to St. Lucie County’s total population in April of 2025 (66.03%).

It was assumed that the City would continue to comprise 66.03% of the County’s overall population growth through the 2050 planning horizon and applied that percentage to the BEBR medium and high projections for St. Lucie County.

The 2020 percentage of seasonal to permanent population was applied to the current estimate and projections of permanent population. The 2020 Census reported 76,114 occupied housing units and 5,861 vacant units. Of those vacant units, 2,223 designated for seasonal, recreational, or occasional use. With a 2020 average household size of 2.69 persons per household, this equates to approximately 5,983 seasonal residents —2.92% of the permanent population.

The permanent and seasonal projections were added together and compared to local conditions and trends, including the issuance of certificates of occupancy and the number of entitled dwelling units. The medium-high projection was selected (see Table 1-2). Given the City’s history of rapid growth, predicting whether this accelerated pace will continue or if the construction boom will slow remains challenging. While the comprehensive plan covers 10 and 20-year timeframes, it is updated every seven years. Projections must be reassessed during each update, or sooner if significant changes occur.

Table 1 - 2. Population Projections

Year	2010	2020	2025	2030	2035	2040	2045	2050
Permanent Population			260,194	299,596	329,341	354,530	376,121	395,665
Seasonal Population			7,599	8,750	9,619	10,354	10,985	11,556
Total Population	164,603	204,851	267,793	308,346	338,960	364,885	387,106	407,221
Net Gain from Estimated 2025				40,553	71,167	97,091	119,313	139,428

Source: BEBR; City of Port St. Lucie, 2025

D. Future Land Use Categories

The City of Port St. Lucie has a total of 22 future land use categories. Starting in the 1980s, several properties were assigned multiple future land use designations to promote flexibility and encourage a mix of uses. Today, approximately 7,000 acres within the City carry these overlapping designations. To better guide development and ensure a genuine mix of uses, the City has since adopted specific mixed use categories. These categories are designed to support a balanced mix of uses that meet the needs of both current and future residents. Complementing these efforts, zoning regulations now include design

standards for vertical mixed-use development, ensuring that neighborhoods are well-buffered and thoroughly integrated.

Map 1-4 depicts the adopted Future Land Use Map, and **Table 1-3** identifies the acreage associated with each future land use category. Certain properties contain a combination of two or more future land use categories but are represented by a single color on the Future Land Use Map.

The subsections that follow describe the range of uses that may be approved within each future land use category and illustrate the anticipated development patterns associated with each designation. These subsections also identify updates to previously adopted Future Land Use categories and map designations intended to address changing conditions in the City. Maximum densities and intensities for each category are established in the Goals, Objectives, and Policies.

As shown on **Map 1-4, Future Land Use**, the predominant future land use category in the City of Port St. Lucie is Low Density Residential making up 40% of the total land area. The land use category with the second highest acreage is New Community Development (NCD), which accounts for approximately 19% of the total land area in the City. The NCD District was created as a land use for Developments of Regional Impact to reflect the mixed use nature of these projects and allows residential, commercial, industrial, and institutional uses. The Tradition DRI, the Western Grove DRI, the Southern Grove DRI, the Riverland/Kennedy DRI, and the Wilson Grove DRI fall under this category.

Approximately 13% of the total land area of the City has an Open Space future land use designation. This category includes the acreage adjacent to the North Fork of the St. Lucie River (NFSLR), the Savannas State Preserve, and other city, county, and privately owned conservation and preservation land.

Lands with a Commercial or Industrial future land use designation make up 4% and 1% of the land area of the City respectively. As required by Chapter 163, F.S., the future land uses allow for operation of real estate markets to provide adequate choices for permanent and seasonal businesses.

Table 1 - 3. Acreage of Future Land Use Categories

Future Land Uses		Acreage	Percent
AC	Activity Center	77.11	0.10%
CG	Commercial General	977.77	1.27%
CG/CH/RO	Commercial General/ Highway Commercial/ Medium Density Residential Office Institutional	82.20	0.11%
CG/CS/CH/LI	Commercial General/ Highway Commercial/ Service Commercial/Light Industrial	30.46	0.04%
CG/CS/RO	Commercial General/ Service Commercial/ Medium Density Residential Office Institutional	3.38	0.00%
CG/I	Commercial General/ Institutional	145.69	0.19%
CG/OSR/I	Commercial General/ Open Space- Recreation/ Institutional	51.13	0.07%
CG/RH	Commercial General /High Density Residential	18.48	0.02%
CG/RH/I	Commercial General/ High Density Residential/ Institutional	52.30	0.07%
CG/RH/OSR/I	Commercial General/ High Density Residential/ Open Space- Recreation/ Institutional	17.29	0.02%
CG/RO	Commercial General/ Medium Density Residential Office Institutional	116.77	0.15%

Future Land Uses		Acreage	Percent
CG/RO/RL	Commercial General/ Medium Density Residential Office Institutional/Low Density Residential	10.25	0.01%
CH	Highway Commercial	53.00	0.07%
CH/CG	Highway Commercial/ Commercial General	95.76	0.12%
CH/CG/I	Highway Commercial/ Commercial General/ Institutional	72.21	0.09%
CH/CG/RH/I	Highway Commercial/ Commercial General/ High Density Residential/ Institutional	57.46	0.07%
CH/CG/RO	Highway Commercial/ Commercial General/ Medium Density Residential Office Institutional	5.57	0.01%
CH/CS/LI	Highway Commercial/ Service Commercial/ Light Industrial	18.61	0.02%
CH/RH	Highway Commercial/ High Density Residential	10.15	0.01%
CL	Limited Commercial	186.74	0.24%
CL/RO	Limited Commercial/ Medium Density Residential Office Institutional	1.40	0.00%
CS	Service Commercial	241.46	0.31%
CS/CG	Service Commercial/ Commercial General	31.46	0.04%
CS/CH	Service Commercial/ Highway Commercial	81.96	0.11%
CS/LI/HI	Service Commercial/ Light Industrial/ Heavy Industrial	83.08	0.11%
CS/LI/HI/RO	Service Commercial/ Light Industrial/ Heavy Industrial/ Medium Density Residential Office Institutional	53.69	0.07%
CS/LI/RO	Service Commercial/ Light Industrial/ Medium Density Residential Office Institutional	419.73	0.54%
CS/RH/I	Service Commercial/ High Density Residential/ Institutional	64.63	0.08%
CS/RO	Service Commercial/ Medium Density Residential Office Institutional	11.58	0.02%
HI	Heavy Industrial	58.61	0.08%
HI/LI/RO/U	Heavy Industrial/ Light Industrial/ Medium Density Residential Office Institutional/ Utilities	65.52	0.09%
HI/LI/U	Heavy Industrial/ Light Industrial/ Utilities	54.55	0.07%
HWY	Highway	1168.24	1.52%
I	Institutional	1,130.94	1.47%
I/LI	Institutional/ Light Industrial	0.71	0.00%
LI	Light Industrial	50.36	0.07%
LI/CS	Light Industrial/ Service Commercial	321.08	0.42%
LI/OSR/I	Light Industrial/ Open Space- Recreation/ Institutional	283.46	0.37%
MU	Mixed Use	7.11	0.01%
NCD	New Community District	14356.05	18.64%
NFSLR	North Fort St. Lucie River	541.18	0.70%
O	Office	93.57	0.12%
OSC	Open Space-Conservation	3,162.59	4.11%
OSC/I	Open Space-Conservation/ Institutional	8.61	0.01%

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Future Land Uses		Acreage	Percent
OSC/OSR	Open Space-Conservation/ Open Space- Recreation	515.66	0.67%
OSP	Open Space- Preservation	2,919.90	3.79%
OSR	Open Space- Recreation	2340.27	3.04%
OSR/I	Open Space- Recreation/ Institutional	165.68	0.22%
OSR/LI	Open Space- Recreation/ Light Industrial	15.53	0.02%
RGC	Residential Golf Course	5,550.90	7.21%
RGC/CG	Residential Golf Course/Commercial General	65.57	0.09%
RH	High Density Residential	103.33	0.13%
RH/CG	High Density Residential/ Commercial General	3.82	0.00%
RH/CG/OSC	High Density Residential / Commercial General / Open Space Conservation	16.89	0.02%
RH/OSR/I	High Density Residential/ Open Space- Recreation/ Institutional	1050.88	1.36%
RL	Low Density Residential	30,417.96	39.49%
RL/CG	Low Density Residential/ Commercial General	284.93	0.37%
RM	Medium Density Residential	950.74	1.23%
RM/CG/OSC	Medium Density Residential/ Commercial General/ Open Space-Conservation	800.80	1.04%
RM/OSR/I	Medium Density Residential/ Open Space- Recreation/ Institutional	14.48	0.02%
RM/RO/CG	Medium Density Residential/ Medium Density Residential Office Institutional/ Commercial General	2,468.32	3.20%
RO	Medium Density Residential Office	2,468.32	3.20%
RO/CG	Medium Density Residential Office / Commercial General	65.12	0.08%
RO/LI	Medium Density Residential Office / Light Industrial	275.42	0.36%
SLC MXD	Mixed Use District (St. Lucie County)	75.89	0.10%
SLC OSP	Open Space- Preservation (St. Lucie County)	51.42	0.07%
SLC RO	Medium Density Residential Office Institutional (St. Lucie County)	5.01	0.01%
SLC RU	Residential Urban (St. Lucie County)	2.03	0.00%
SLC T/U	Transportation Utilities (St. Lucie County)	41.37	0.05%
U	Utilities	4,426.55	5.75%
U/LI	Utilities/ Light Industrial	29.18	0.04%
TOTALS		77,031.64	100.0%

Source: City of Port St Lucie, 2025

FUTURE LAND USE

COMPREHENSIVE PLAN 2050

MAP
1-4

LEGEND

City of Port St. Lucie

Waterbody

Parcel

Future Land Use

RGC: Residential Golf Course

RL: Low Density Residential

RM: Medium Density Residential

RH: High Density Residential

O: Office

CL: Commercial Limited

CG: Commercial General

CS: Commercial Service

CH: Commercial Highway

RO: Residential and Office

NCD: New Community District

MU: Mixed Use

AC: Activity Center

LI: Light Industrial

HI: Heavy Industrial

I: Institutional

U: Utility

OSR: Recreation Open Space

OSC: Conservation Open Space

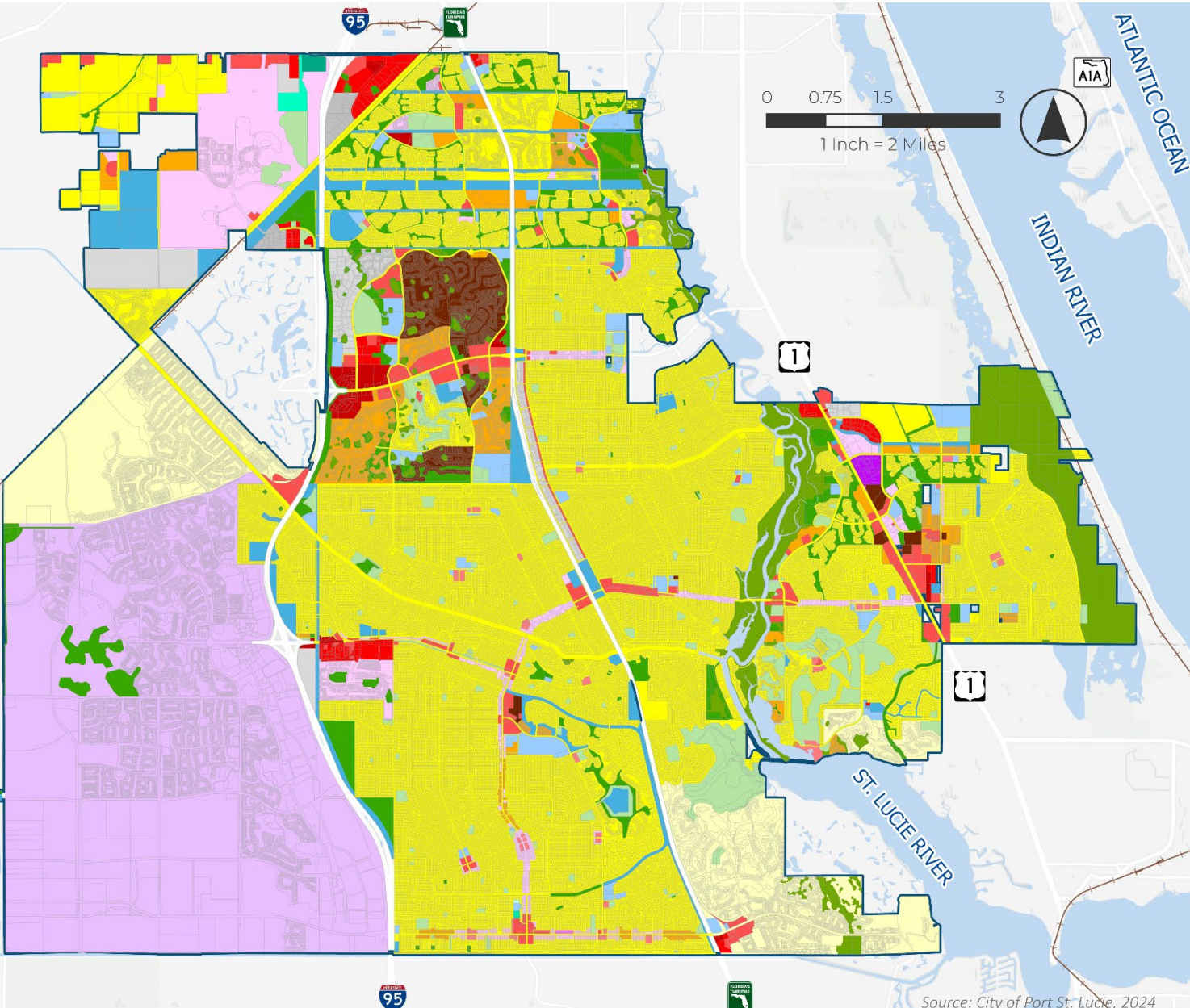
OSP: Preservation Open Space

SLC RU: St. Lucie County Residential Urban Zoned

SLC MXD: St. Lucie County Mixed Use

SLC ROI: St. Lucie County Residential Office Institutional

SLC T/U: St. Lucie County Transportation / Utility



Source: City of Port St. Lucie, 2024

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1. **Residential Land Use Categories:** The City's Future Land Use Map depicts four residential categories: Residential Golf Course (RGC), and Low (RL), Medium (RM), and High (RH) Residential. The first one, as the name indicates, is intended to accommodate residential communities designed around an 18-hole golf course. The Low-Density Residential designation accommodates developments with a density of up to five units per acre. Medium up to 11, and High up to 15. The residential future land use categories also accommodate service uses such as schools.



2. **Office and Commercial Categories:** The Future Land Use Map includes one office category and three commercial categories: Commercial Limited, Commercial General, Commercial Service, and Commercial Highway.
 - a. **Office (O):** Intended to accommodate primarily office uses and serve as a transition area between residential and more intensive uses.



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- b. **Limited Commercial (CL):** Intended to accommodate commercial sites along or near major thoroughfares to provide essential household services to surrounding residential neighborhoods.



- c. **Commercial General (CG):** Intended to accommodate general retail sales and services, serving more than just the surrounding neighborhoods.



- d. **Commercial Highway (CH):** Intended to provide commercial uses and services to the public traveling along major thoroughfares.



- e. **Service Commercial (CS):** Intended to accommodate the most intensive commercial development including wholesale, warehouses, vehicle sales, lumber yards, and similar uses.



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3. **Mixed-use categories.** The City’s Future Land Use Map includes several categories that allow or require a mix of uses at various densities and intensities. The Residential and Office category (formerly known as Residential, Office, and Institutional, has been in place the longest. The New Community Development (NCD) dates to 2003. The City has also had the Mixed-Use land use category in place and is now introducing a new category labeled Activity Center.
 - a. **Residential and Office (RO).** This future land use category (formerly known as Residential, Office, Institutional (ROI), is designed to accommodate a mix of uses, including medium density residential, office uses, and limited personal services along major corridors.



- b. **New Community Development (NCD):** The intent of this future land use category is to facilitate the development of mixed-use communities. A conceptual master plan is required in conjunction with each new NCD to identify proposed land use sub-categories. An NCD shall contain a minimum of three out seven of land use sub-categories: Residential, Neighborhood/Village Commercial, Town Center, Resort, Employment Center, Regional Business Center, and Mixed-Use. Because all NCDs have conceptual master plans, each community has a maximum number of residential units and non-residential square footage allowed. The maximum number of residential units and maximum non-residential square footage for approved NCDs are shown below.

Table 1 - 4. New Community Developments

NCD	Max Residential Units	Max Non-Residential sq. ft.
Tradition/	6,161	1,725,664 + 150 Hotel Rooms & 300 ALFs
Western Grove	4,000	250,000
Southern Grove	7,674	13,187,925 + 1,051 Hotel Rooms & 300 Hospital Beds
Riverland Kennedy	11,700	3,615,168
Wilson Groves	7,700	5,070,750

Source: City of Port St. Lucie, 2025

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- c. **Mixed Use (MU):** A future land use category that provides for a mixture of uses on single parcels in order to develop sites which are sensitive to the surrounding uses, to the desired character of the community, and the capacity of public facilities to service the development. It is also intended to foster infill and redevelopment, the provision of affordable housing, and the reduction of vehicle trips in and out of the site.
- d. **Activity Centers (AC-1, AC-2):** These future land use categories are intended to accommodate developments that combine commercial and/or office with multi-family residential in a vertical or horizontal fashion, complemented by hotels, and recreation facilities. The categories require a compact development pattern with high quality design, pedestrian connectivity, and allow integrated public spaces, and a diverse range of businesses, housing types, and community amenities. These categories incentivize the provision of affordable housing, parking garages, and public open spaces. The AC-1 category will implement the Walton & One master plan and allow a maximum density of 25 units per acre. The AC-2 category is intended to encourage redevelopment along major transportation corridors and allows a maximum density of 15 units per acre.



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4. **Industrial categories.** The City has three industrial future land use categories, which include light (LI), heavy (HI), and planned industrial park (PIP). The main difference between light and heavy industrial is the types of uses allowed in each. The intensity of development allowed is the same. Retail uses are allowed as accessory uses to industrial. The land development code specifies the percentage of retail that may be allowed within this category. The planned industrial park aims to be an economic activity center designed to accommodate the City's targeted industries and economic development directives. The PIP aims to create economic hubs along major corridors by establishing minimum acreage requirements, requiring development through a master plan, and increasing allowable building coverage and impervious surface percentages.



5. **Institutional and Utilities.** Individual future land use categories are established for institutional uses (I) and public and private utilities (U). Institutional uses typically include government facilities, hospitals, schools, nursing homes, and similar facilities. In these areas, development will now be allowed a maximum lot coverage of 50%, an increase from 30%. This change, which is in line with what other jurisdictions in Florida allow, will serve to accommodate the space needs of utility facilities.

FUTURE LAND USE



6. **Open Space:** The future land use map depicts four open space categories. The Open space recreation (OSR) category is intended to accommodate parks and recreational facilities. The Open Space Conservation (OSC) category is used to set aside lands to be preserved in their natural state. And Open Space Preservation (OSP) is intended to accommodate those areas that have unique ecological, hydrological, physiographic, or historical importance.



E. Future Land Use Map Holding Capacity

As required by Florida Statutes, the comprehensive plan must be based on at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic

FUTURE LAND USE

and Business Research for at least a 10-year planning period. The most common method for determining the ability of the plan to accommodate projected population (holding capacity) is to calculate the number of residential units that can be built on vacant lands. As noted earlier, most of the vacant land in the City is already entitled for development. Therefore, in this case, the holding capacity was estimated using both the available acreage and existing development entitlements.

As shown in **Table 1-2** and detailed in **Appendix A**, the total population of Port St. Lucie, including both permanent and seasonal residents, is estimated at 267,793 in 2025 and is projected to increase by approximately 123,336 persons by 2046 and 139,428 persons by 2050.

Based on the 2020–2024 American Community Survey average household size of 2.76 persons per household, the City’s Future Land Use Map (FLUM) will need to accommodate at least 44,687 additional dwelling units by 2046 and approximately 50,517 dwelling units by 2050.

Map 1-5 illustrates vacant residentially designated lands within the city limits, distinguishing between lands located within approved Developments of Regional Impact (DRIs) and those outside of DRIs. **Map 1-6** further identifies these vacant residential lands by Future Land Use designation. While vacant platted residential lots are distributed throughout the City, the majority of vacant residential acreage is located within approved DRIs.

The City maintains detailed records of platted lots, approved dwelling units, and completed residential development. As of February 2026, City records indicate that approximately 36,450 dwelling units had been entitled but not yet constructed, including approved units within DRIs and platted lots throughout the City (see **Tables 1-5 and 1-6**). In addition, vacant residential parcels that are neither located within DRIs nor already platted comprise approximately 505 acres and could potentially accommodate an estimated 4,601 additional dwelling units (see **Table 1-5**). This estimate includes the Walton and One site, which is anticipated to accommodate approximately 1,800 multifamily dwelling units in a vertical mixed-use development designated as Activity Center on the Future Land Use Map.

Based on existing entitlements and the estimated residential holding capacity of vacant land, the Future Land Use Map could potentially accommodate approximately 41,051 additional dwelling units - approximately 3,636 fewer than projected to be needed by 2046. Given the statutory requirement to reevaluate the Comprehensive Plan every seven years, the City prefers to defer consideration of increased residential densities until the next planning cycle. In addition, the Activity Center 2 Future Land Use category may provide opportunities for additional residential density in the urban core if pursued through future development applications. Anticipated annexations northwest of the City are also expected to help accommodate a portion of future residential growth.

Table 1 - 5. Vacant Residential Land Holding Capacity

Future Land Use	All Parcels (ac)	Vacant Resid (ac) ⁽¹⁾	Env. Sensitive (ac)	Density (du/ac)	Percent Residential (%)	Carrying Capacity
Residential Golf Course	5,476.6	85.6	34.7	5	100%	254
Low Density Residential	23,356.5	199.9	13.3	5	100%	933
Medium Density Residential	1,695.5	99.5	7.2	11	100%	1,015
High Density Residential	1,170.2	22.0	-	15	100%	330
Residential and Office	2,702.7	20.5	3.4	11	75%	141
Activity Center 1 ⁽²⁾	77.1	77.1	-	25	100%	1,928

FUTURE LAND USE

Future Land Use	All Parcels (ac)	Vacant Resid (ac) ⁽¹⁾	Env. Sensitive (ac)	Density (du/ac)	Percent Residential (%)	Carrying Capacity
Entitled: ⁽³⁾	-	-	-	-	-	
• NCD: New Community Development	13,725.6	-	-	-	-	36,450
• MU: Mixed Use	6.9	-	-	-	-	
Total Holding Capacity						41,051
2046 Housing Demand						44,687
Surplus/(Deficit) of Dwelling Units						(3,636)

⁽¹⁾ These are 5 acre or larger sites that do not have entitlements in place and are currently undeveloped.

⁽²⁾ Assumes multifamily as part of vertical mixed use.


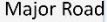
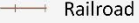
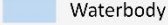


⁽³⁾ These are existing entitlements (approved units that have not been developed), summarized in **Table 1-6**.

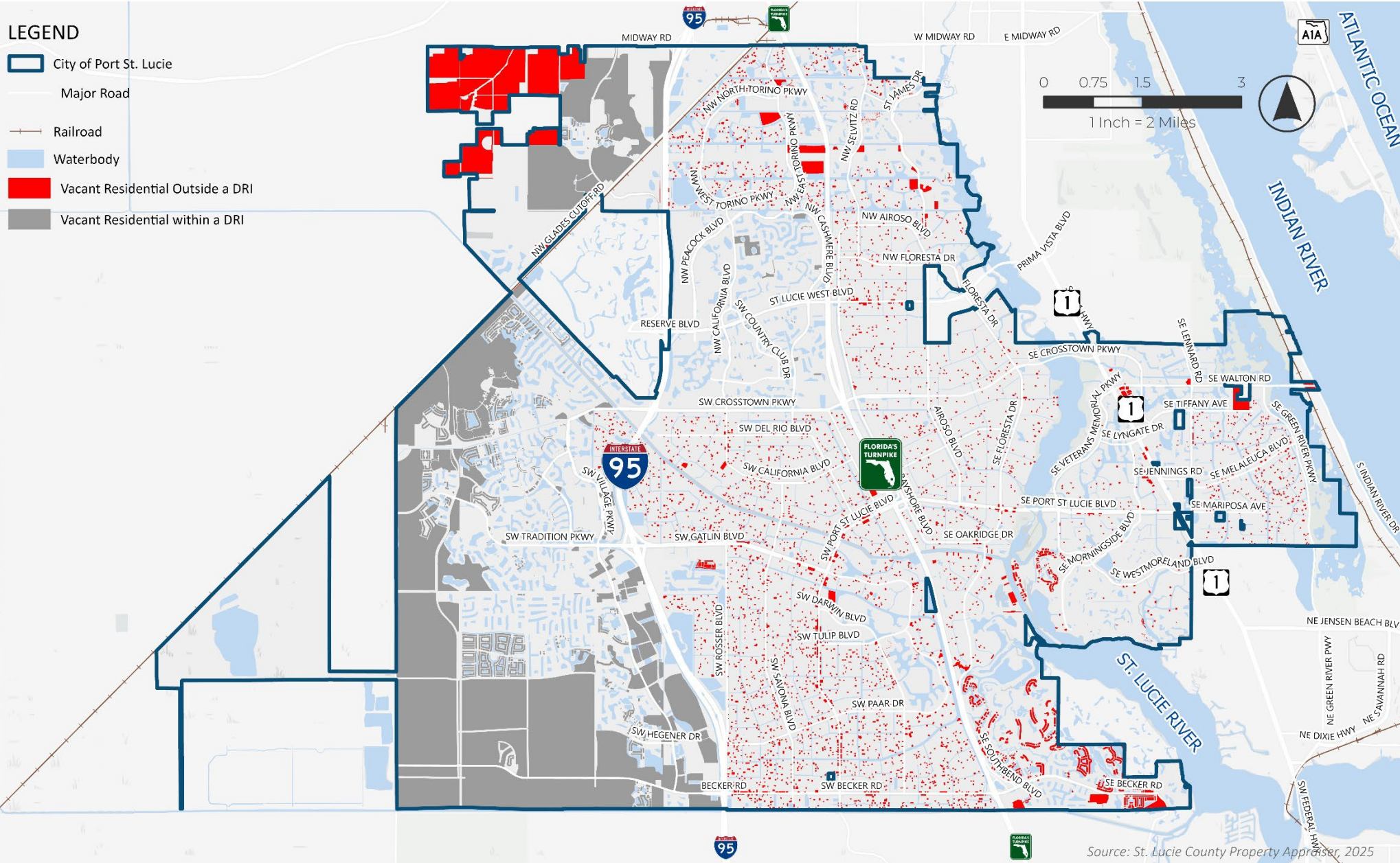
VACANT RESIDENTIAL

COMPREHENSIVE PLAN 2050

MAP
1-5

LEGEND

-  City of Port St. Lucie
-  Major Road
-  Railroad
-  Waterbody
-  Vacant Residential Outside a DRI
-  Vacant Residential within a DRI



Source: St. Lucie County Property Appraiser, 2025

VACANT RESIDENTIAL - FLU

COMPREHENSIVE PLAN 2050

MAP
1-6

LEGEND

City of Port St. Lucie

Major Road

Railroad

Waterbody

Future Land Use

RGC: Residential Golf Course

RL: Low Density Residential

RM: Medium Density Residential

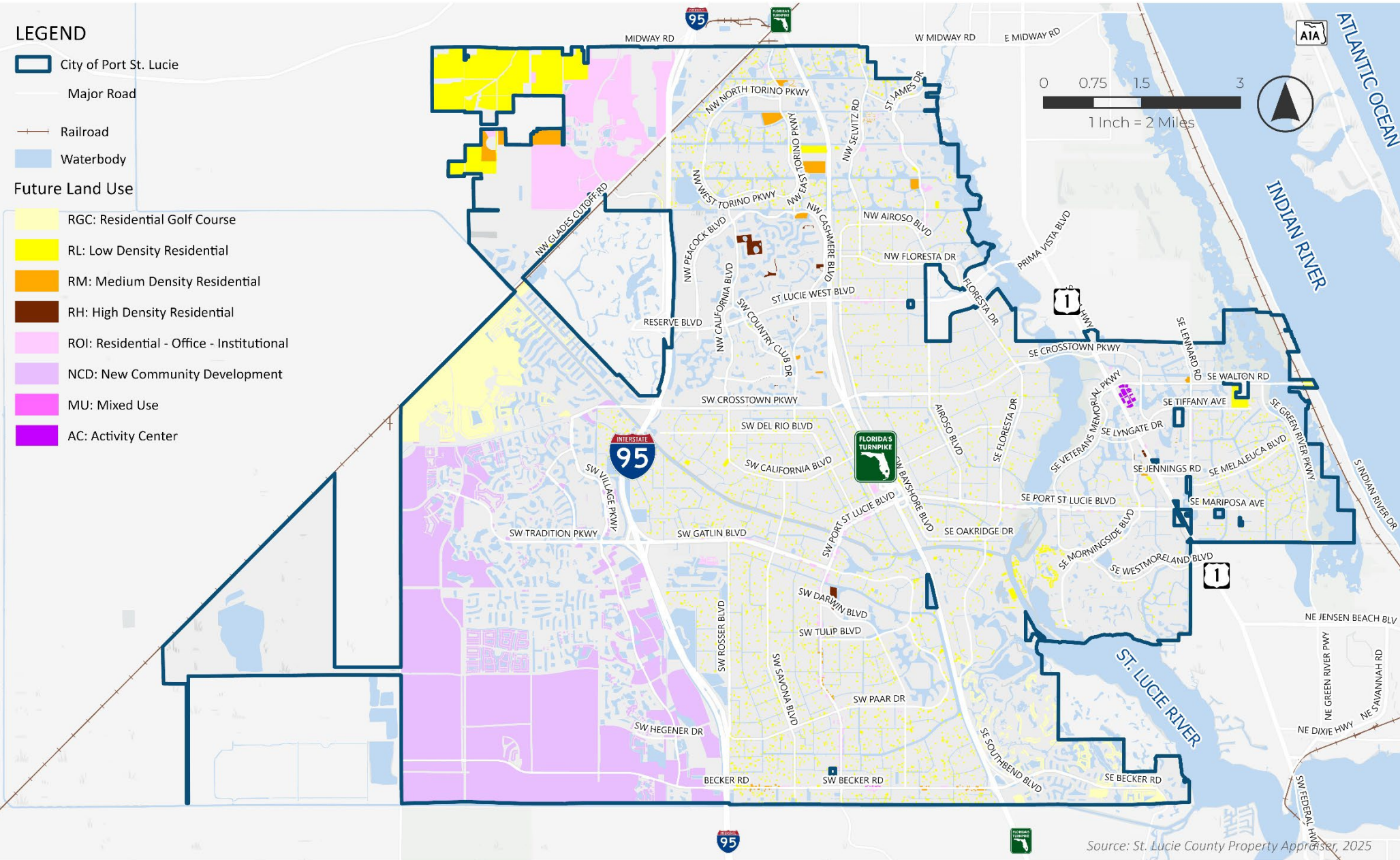
RH: High Density Residential

ROI: Residential - Office - Institutional

NCD: New Community Development

MU: Mixed Use

AC: Activity Center



Source: St. Lucie County Property Appraiser, 2025



F. Availability of Public Facilities & Services

1. Transportation

The transportation network within the City of Port St. Lucie includes two interstates (Florida Turnpike and I-95), two state roadways (US 1 and Port St. Lucie Boulevard), a couple of county roads (Walton Road and St James Boulevard), and a rail line (Florida East Coast (FEC)). Given the establishment of the city during the automobile era, local street patterns do not follow the traditional grid pattern, making connectivity a challenge.

Not unlike other Florida communities, the most common mode of transportation to work in Port St. Lucie is the automobile (81%) and about 18% of those commuting to work spend 30 to 34 minutes going from home to their place of employment. A very low percentage of commuters use public transit. About 20% of the population goes to work in other communities.

The City of Port St. Lucie is served by ART (Area Regional Transit), a fare-free public transit system administered by St. Lucie County and serving the cities of Fort Pierce, Port St. Lucie, St. Lucie Village, and the unincorporated areas of St. Lucie County. The system includes eight bus routes, one microtransit service area, and door-to-door para-transportation for eligible individuals. Since instituting a fare-free system in 2017, the fixed route ridership has tripled. This year, St. Lucie County partnered with FDOT to offer an express bus service connecting Port St. Lucie and West Palm Beach. The reasoning for this service is to help with commuters who live in Port St. Lucie and work in the West Palm Beach area.

While the focus in the past has been on moving vehicles in the best and most convenient manner, in recent years the focus has turned to address the mobility of all modes of transportation, not just vehicles. The city recently completed a Mobility Plan and established a Mobility Fee to replace the transportation concurrency and road impact fee. With this transition, the City will have a revenue source from new and future developments that include multi-modal opportunities. The focus is now on enhancing roadways that require additional capacity with elements such as sidewalks, bike lanes, and transit stops. The improvements will accommodate various modes of transportation, including pedestrians, cyclists, scooters, shared mobility, and public transit.

As the population grows and roads get more crowded, the City of Port St. Lucie's goal is to provide a safe, convenient, multimodal transportation system that places emphasis on public transportation systems, where feasible. A major issue facing the city as the unincorporated areas surrounding the city develop is the impact of such growth on the city's transportation network.

2. Potable Water

The City of Port St. Lucie is the primary responsible entity for the potable water treatment facilities and distribution system. Other regional providers in the area include the St. Lucie West Services Department (Community Development District) and The Reserve (private utility). The public water supply for the region comes from the Surficial Aquifer and the Floridan Aquifer. According to the 2022 Water Supply Facility Work Plan Update, there will be a surplus of 13.45 MGD by 2050 for the PSLUSD system. Therefore, there is sufficient capacity to serve City of Port St. Lucie residents in the short term and long term planning timeframes.



3. Wastewater

Major regional facilities include the Port St. Lucie Utility Systems Department, St. Lucie West Services Department (Community Development District) and The Reserve (private utility). The Port St. Lucie Utility Systems Department operates two wastewater treatment facilities – the Glades Wastewater Treatment Facility (WWTF) and the Westport WWTF. One package plant, the Savannah Club WWTF and private individual septic tanks also provide wastewater treatment.

The City currently has the capacity to treat 18 MGD of wastewater, which is less than the projected future demand of 37.1 MGD. The Water Supply Facility Work Plan has identified three projects to ensure sufficient wastewater treatment remains through the 2050 timeframe. The projects include upgrading the Westport Wastewater Treatment Facility; expanding the Glades Wastewater Treatment Facility by an additional 12 MGD; and continuing the Septic to Sewer program.

4. Solid Waste

All solid waste including yard waste generated within the City is disposed of at the St. Lucie County Baling and Recycling Facility as per an interlocal agreement with the County.

At the current rate of use, the landfill will be able to meet demand for Class I waste until year 2050 based upon the average generation rate of 3.88 pound per capita per day.. At the current rate of use, the landfill will be able to meet demand for C & D Debris until year 2042 based upon the average generation rate of 0.81 pounds per capita per day. After that time, the County would either need to co-dispose of C & D Class I waste or find an alternative solution.

5. Drainage

The City has completed four comprehensive drainage studies using today's accepted and more conservative flood elevation protection levels rather than the permitted values. As a result of the studies, the City has completed four major stormwater construction projects. These projects include the C-24 Emergency Relief Canal, Southbend Equalization Pipes, the C-23 Emergency Relief Canal, and the Eastern Watershed Improvement Project (EWIP), which provides additional storage capacity, improves flood protection levels, and improves water quality prior to discharge to Howard Creek.

The City compiled information provided in the drainage studies along with the inventory of facilities to create a Stormwater Management Master Plan. This plan prioritizes projects, identifies the desired levels of maintenance service, and creates a budget for a twenty-year stormwater management program.

Level of Service (LOS) standards for stormwater quantity and quality drainage reflect the applicable South Florida Water Management District (SFWMD) and National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permits and rules.

6. Parks

In July 2019, the City developed a 10-Year Parks and Recreation System Master Plan, which is currently undergoing an update. The purpose of the plan is to assess current conditions and incorporate community health/wellness activities and community education opportunities.

The City currently has 1,573 acres of recreation facilities across 52 sites. The City is also served by nearby County and State-owned public recreation land, such as the 6,000-acre Savannas Preserve State Park. Strategies for acquiring new parkland include the dedication of park and recreation land as part of the annexation agreements for the western annexed lands; utilization of the City's Conservation Trust Fund,



which is funded by mitigation fees paid by developers in lieu of on-site preservation; the acquisition of open space and park land through the City’s Naturally PSL Land Bank program; and through annexation agreements with property owners to set aside land for parks and open space.

At 6.02 acres of parkland per 1,000 residents, the City currently exceeds its level of service standard of 5 acres per 1,000 persons for parks. However, with the population projected to reach 330,798 by 2035, a parkland deficit is anticipated if no additional improvements are made. To address this, Port St. Lucie is pursuing several strategies, including continued implementation of the Port District Master Plan, which will introduce new recreation areas, boat docks, and other facilities along the St. Lucie River. The City is also actively working towards developing the Torino Regional Park, which will add 195.2 acres of parkland, and has acquired and is in the process of developing the Traditional Regional Park.

7. School Capacity

Public education is under the jurisdiction of the elected School Board of St. Lucie County. The public school system in St. Lucie County is based on a countywide district, encompassing all municipalities within the County and unincorporated area. The City of Port St. Lucie has an Interlocal Agreement for Public School Facility Planning which is used for land use and school capacity planning. The School District notifies the City of needs pertaining to onsite or offsite improvements to support new facilities or the proposed expansion or redevelopment of existing schools within the jurisdiction of the City. The Public School Facilities Element of this Plan further describes the roles and responsibilities of the City, County, and other municipalities and the School Board of St. Lucie County. According to the School District’s 2024-2025 Work Plan schools are at or exceeding capacity as detailed in the Public School Facilities Element.

8. Airports

There are currently no active airports within or adjacent to the City limits of Port St. Lucie. The closest airport is the Treasure Coast International Airport located at 3000 Curtis King Blvd. in Fort Pierce, about 7.5 miles from the north city limits. The airport received its Federal Aviation Administration Part 139 in October 2024 allowing the airport to potentially accommodate commercial flights. This new development will provide aviation transportation opportunities for the residents and visitors of Port St. Lucie.

9. Military Installations

There are currently no active military installations within or closely proximate to the City limits of Port St. Lucie.

10. Railways

There are two railroad sections within Port St. Lucie. These facilities, which are part of the Florida East Coast Railway Lake Harbor Branch, are classified as SIS facilities. Strategic Intermodal System (SIS) facilities are considered Florida’s highest priority network of transportation facilities, which are important to the state’s economy and mobility. The Governor and Legislature established the SIS in 2003 to focus the state’s limited transportation resources on the most significant resources for interregional, interstate, and international travel.

The passenger rail system Brightline goes through the City of Port St. Lucie on the eastern most boundary, but no stations are planned within the City or St. Lucie County.

G. Natural Resources

The current state of natural resources within the City of Port St. Lucie are discussed in great detail in the Infrastructure Element (wellfield protection) and the Conservation and Coastal Management Element (wetlands, floodplains, topography and soils). The following subsections address the relationship between these resources and potential future development.

1. Wellfield Protection

Map 4-2 in the Infrastructure Element displays the location of public wellheads and associated protection zones. The City has a Wellfield Protection Ordinance to protect its water supply wells. It includes setbacks from wells and regulates land uses to prevent contamination.

2. Wetlands

Map 5-2 in the Conservation and Coastal Management Element depicts the wetlands within the City, which are regulated by the South Florida Water Management District through the Environmental Resource Permit (ERP) and Consumptive Use Permitting (CUP) processes. ERPs help protect wetlands, water quality, and surface waters from new development or construction activities; CUPs ensure that the extraction of water does not result in the deterioration of local water sources and water-dependent ecosystems. The City actively requires developers to seek ERP permits during the site plan review process. The City also requires a buffer zone of native upland around wetlands and mandates that wetlands be protected from sedimentation during development activities.

3. Floodplains

Map 5-3 in the Conservation and Coastal Management Element depicts the floodplains within the city limits. Proactively managing floodplains is essential for protecting people and property from flood events. Chapter 152 of the City's Code of Ordinances designates the city engineer as the Floodplain Administrator. The Floodplain Administrator is responsible for implementing and enforcing the Floodplain Management Regulations outlined in the City's Code of Ordinances. The floodplain has been subjected to very little development in the City and the Future Land Use Plan proposes continued restriction of floodplain development.

4. Soils

When glancing at the locations of waterbodies, wetlands, and floodplains, it is easy to see where soil permeability is poor within the City. Soils that possess poor drainage conditions are frequently more costly to develop given that permitting and development regulations have been implemented across multiple agencies to ensure that these features are either mitigated, preserved, protected, and/or enhanced throughout the development review process. **Map 5-4** in the Conservation and Coastal Management Element depicts the soil types within the City.

5. Topography

Due to the relatively flat topography of the City, and the protection the Barrier Island provides, soil erosion from typical geophysical conditions is generally not a problem in the City.

H. Historic Resources

The City of Port St. Lucie currently does not maintain a local registry of historically significant resources or a historic preservation ordinance.



The Florida Master Site File (FMSF) office maintains the State of Florida's official inventory of historical and/or cultural resources. Categories of resources recorded within the FMSF include archeological sites and historical structures, cemeteries, bridges, districts, and landscapes. According to the FMSF office, there have been several surveys of historic properties conducted in Port St. Lucie, resulting in the cataloging of 11 sites in the FMSF.


According to the State Historic Preservation Office (SHPO), several resource groups were also surveyed in the past. Resource groups consist of districts, landscapes, building complexes, and linear resources. Among those surveyed were ten canals (e.g., C-23, C-24), eight roadways (e.g., Florida's Turnpike, Indian River Drive, Midway Road), and the FEC railroad– Lake Harbor Branch. The railroad was identified by the State Historic Preservation Office (SHPO) as potentially eligible for listing in the National Register. The FEC Railroad- Lake Harbor Branch runs through the eastern most and north western portions of the City. It was originally built in the 1920s and was the southernmost segment of the Kissimmee Valley Line until 1947, when the Glades Cutoff from Marcy to Fort Pierce was built and the rest of the Kissimmee Valley Line to the north was abandoned. The locations of the surveyed resources are shown on **Map 1-7**.

HISTORIC RESOURCES

COMPREHENSIVE PLAN 2050


MAP
1-7

LEGEND

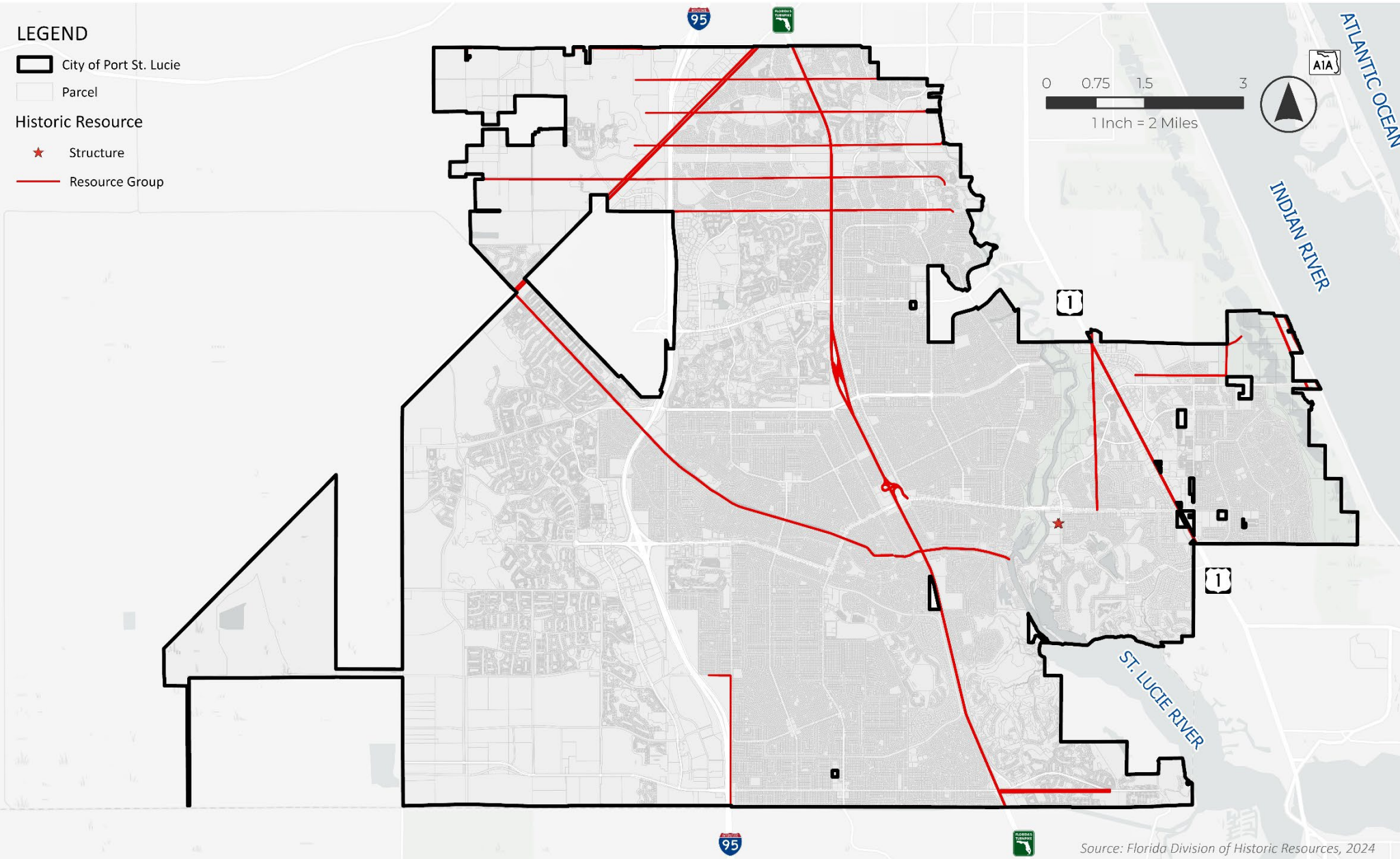
 City of Port St. Lucie

 Parcel

Historic Resource

 Structure

 Resource Group



Source: Florida Division of Historic Resources, 2024



I. Urban Sprawl

Section 163.3164(52), F. S., defines urban sprawl as “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” Considering the long-term negative effects of urban sprawl, the State of Florida strongly discourages communities from establishing any goals, objectives, or policies within their comprehensive plan which encourage its proliferation. Port St. Lucie discourages urban sprawl by promoting urban infill, redevelopment, and mixed-use development. Other strategies that have been used to prevent sprawl include the following:

1. Utility Service Area

The City’s utility service area is currently comprised of approximately 132 square miles, including the entire city limits and some unincorporated areas of St. Lucie County adjacent to the city limits as described in Sec. 63.24 of the City Code of Ordinances.

2. Keep Port St. Lucie Beautiful

Taking its lead from Keep Florida Beautiful and Keep America Beautiful, Keep Port St. Lucie Beautiful’s mission is “to improve our quality of life through education, beautification, and litter control by empowering individuals to take greater responsibility for their community.” The KPSLB Committee, an advisory board for the City Council, addresses issues that relate to the physical and visual aspects of our community’s environment and shows individuals how they can personally and directly impact that environment through their own actions. The KPSLB Committee plans various public events to build environmental awareness and encourage volunteer efforts for litter pick-up, landscape beautification, and the proper disposal of household chemicals. The Committee’s activities also include beautification and community improvement including the Neighborhood Beautification and Business Beautification Award programs; tree plantings, including a tree-canopy assessment and master tree-planting plan; tree giveaways; and landscape grant funding for local businesses.

On the green side, the KPSLB Committee also organizes local television programming, including “Re-useful,” a half-hour program demonstrating ways to make new things for your home out of old and minimizing the impacts of waste on the community (Household Hazardous Waste Collection Day). Household Hazardous Waste Collection Day and anti-litter campaigns also help minimize the impacts of waste on water quality in lakes, wetlands and rivers.

3. Conversion Manual

The original design of the city did not allocate sufficient land for commercial, service, or recreational uses to support future population growth. Residents had to travel outside the city limits for goods, services, and employment opportunities. In the 1980s, the City adopted a program for converting single-family platted lots along major roadways to non-residential uses. The City of Port St. Lucie Conversion Manual was adopted in 1984 to accommodate and modernize antiquated subdivisions. Under the conversion process, the City processed land use amendments to change the land use along designated segments of roadways. Depending on the conversion plan for the area, the land use would either be commercial, professional, industrial, or multi-family. Within these conversion zones, single-family lots could be assembled to create larger parcels suitable for development. Today’s Future Land



Use Map shows a more diverse community with residential areas supported by retail, office, institutional, and recreational uses.

4. Activity Centers

In conjunction with this update, the City has created a mixed use land use category to promote infill development and allowing a mix of multi-family residential and commercial services at key locations. The City recognizes a need for this type of development to allow for greater flexibility, support the provision of affordable housing, and to ensure that employment and services are available where people live to reduce vehicular miles traveled. This category will initially apply to the Walton & One site, but will also be available for other locations..

5. Community Redevelopment Areas

In 2001, the City Council established the Community Redevelopment Agency to support the revitalization of designated areas within the City. Finding of Necessity reports identified certain areas as having substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, limited roadways, and inadequate parking. Each Community Redevelopment Area (CRA) has an adopted Community Redevelopment Plan, detailing specific tools and strategies to promote and support redevelopment in the targeted area. Today, the City has three active CRAs: The Original CRA, which was later amended to include East Lake Village; Port St. Lucie Blvd/The Port District, also known as the "Riverwalk" District; and Southern Grove. Each of these CRAs plays a key role in advancing the City's redevelopment goals, contributing to its overall economic development while enhancing the livability of the community. These community redevelopment areas and their overarching purpose are listed below and can be seen on **Map 1-8**.

a. Original and East Lake Village Expansion

The City's original CRA is approximately 1,600 acres or 2.7 square miles. The boundaries include the rear property line of sites located on the west side of US 1 on the west, the city limits just north of Village Green Drive to the north, the St. Lucie/Martin County line to the south And Lennard Road along the east. The major goals of the redevelopment plan center on the development of a town center at U.S. 1 and Walton Road (Walton & One) and a variety of mixed-use, commercial, office, residential, and recreational districts. In 2008, the City and Agency completed construction of a 100,000 square foot Civic Center, a public plaza with interactive fountain, a structured parking garage, and other improvements.

The Walton & One site, comprising 46 acres at the corner of Walton Road and US-1, has been home to the MidFlorida Credit Union Event Center, a 100,000 square foot building with an expansive surface parking facility. This site is poised to become the City's new downtown. It is planned to house a series of vertical mixed-use buildings combining commercial and office with multi-family residential, hotels, parking garages, and public recreation facilities.

The Community Redevelopment Plan was amended in 2003 to include Lentz Grove, now known as East Lake Village. Although located within the CRA original study area, East Lake Village was a 100+/- acre unincorporated St. Lucie County enclave when the CRA was established and was annexed into the City of Port St. Lucie in 2003. East Lake Village was developed pursuant to a public-private partnership agreement between the City, the Agency, and St. Lucie East Development Company, LLC. East Lake Village is a planned community that utilizes traditional neighborhood

development design concepts. It is a mix of residential housing types within a neighborhood setting of pedestrian friendly streets, public open spaces, neighborhood squares and a greenway trail system linking its residents to the rest of the CRA. Recreational amenities include Mary Ann Cernuto Park and the East Lake Village Segment of the Wood Stork Trail. This recreational component of the redevelopment plan contemplated transforming the drainage swales, ditches and ponds of the CRA into a better functioning stormwater drainage system and a linear park, which interconnect the entire district. The Wood Stork Trail is an open space network that connects East Lake Village, Hillmoor Lake and City Center. A master plan for the Wood Stork Trail was adopted in October 2005 and following approval of such, the Agency constructed a 1.5-mile trail around Hillmoor Lake, paved trails around the stormwater treatment areas in City Center and added wooden boardwalks and outlooks in East Lake Village and Hillmoor Lake.

b. CRA Expansion Area/The Port District.

In 2006, the City expanded the original CRA to include lands along Port St. Lucie Boulevard extending west to the St. Lucie River and the area between SE Veterans Memorial Parkway and the river up to SE Lyngate Drive. This expansion, which encompasses 321 acres, addresses the City’s aspirations of developing an economically viable riverfront area to complement a downtown or central business district. The Port Master Plan includes strategies to make the Port District the heart of Port St. Lucie by enhancing connections, gathering spaces, and recreational opportunities that celebrate its natural landscape. Expanded park programming, public art, and signature dining along the river will attract visitors, while improved multi-modal transportation and cohesive branding will enhance accessibility and wayfinding. By fostering community, exploration, and environmental education, the plan strengthens the district’s identity as a vibrant regional destination where life meets the river.

c. Southern Grove.

On June 25, 2012, the City Council approved an amendment to the Community Redevelopment Plan to include the area known as Southern Grove and amended the Community Redevelopment Trust Fund to provide for additional funding for community redevelopment within Southern Grove. Formerly a citrus grove, the 3,606-acre property was annexed into the City in 2004 and approved as a Development of Regional Impact (DRI) in 2006. Southern Grove is bounded by Tradition Parkway to the north, Martin County to the south, Interstate 95 to the east, and the Riverland Kennedy DRI to the west. With four (4) miles of frontage along Interstate 95, Southern Grove is envisioned as a mixed-use regional employment center and retail destination, pursuant to the approved Southern Grove DRI Development Order. Infrastructure improvements were constructed as part of a special assessment district and included roads, access to Interstate 95, and water and sewer lines.

Southern Grove is home to the city’s job corridor and includes a 150-acre research and development park known as **Tradition Center for Innovation** and the 1,247-acre **Tradition Center for Commerce**. The Center for Innovation has the Cleveland Clinic Tradition Hospital, the FIU Center for Transactional Science (formerly known as the Torrey Pines Institute for Molecular Studies), the Cleveland Clinic Florida Research & Innovation Center site (formerly known as the Vaccine & Gene Therapy Institute of Florida (VGTI)), and other research and medical facilities.

The Tradition Center for Commerce is focused on large-scale manufacturing, logistics, and retail development. It encompasses more than 10 million square feet of office, industrial, warehouse, residential, and retail space, along with Legacy Park. The 425-acre Legacy Park is specifically dedicated to industrial and distribution facilities, with major tenants like Costco, FedEx, and Amazon.

6. Citywide Design Standards

The City adopted Citywide Design Standards in 1997. These standards, which have been amended over the years, are intended to promote the development of a sense of place by improving the visual quality of the built environment and to foster economic development opportunities that will benefit the city's future. A major update to the Design Standards was approved in 2021 to:

- a. Establish land development regulations applicable to land use and zoning districts located within the CDS.
- b. Foster economic activity and development that is compatible in use, scale, design, and intensity with surrounding development.
- c. Promote aesthetically appealing growth.
- d. Promote pedestrian-friendly environments.
- e. Promote environmentally sensitive development.
- f. Improve the city's image.
- g. Maintain or improve property values, and
- h. Promote the public health, safety, and welfare

7. Conservation Trust Fund

The City's Conservation Trust Fund accumulates mitigation fees paid by developers who choose to make this payment in lieu of preserving a portion of their sites as required under the City's Land Development Code. These fees can be used for preservation of conservation land. Funds from the Conservation Trust Fund have been used for the City parks such as the Port St. Lucie Botanical Garden.

8. Economic Development

The Economic Development Element provides information on City of Port St. Lucie economic development programs, and programs done in cooperation with St. Lucie County and the Economic Development Council of St. Lucie County. Assisting in the creation of new jobs within the City will create a more favorable job-housing balance, reduce overall vehicle miles travelled by Port St. Lucie residents, and provide for a more sustainable community.

9. Annexation

At the time of the adoption of the 1998 Comprehensive Plan, the City of Port St. Lucie consisted of just 78 square miles. The current size is approximately 120.4 square miles. Between 2000 and 2008, a total of 24,013 acres, or 37.5 square miles, were voluntarily annexed into the City. The annexed area, generally referred to as the City's Western Annexation Area, includes seven large scale Developments of Regional Impact and several smaller planned or approved PUD type developments.

The Western Annexation Area corresponded to an agreement between the City and St. Lucie County for the City to be the provider of water and wastewater services west of Interstate 95. In 1994, the City purchased General Development Utilities from St. Lucie County. The County had condemned the utility in 1990 following the bankruptcy of the General Development Corporation. Under the purchase agreement, the Western Annexation Area fell within the City of Port St. Lucie Utility Service Area. In 1996, the City embarked on an aggressive utility service expansion program with the goal of providing both water and wastewater service to all properties throughout the entire utility service area. The unprecedented project included the extension of 1,199 miles of pipe, construction of 59 wastewater lift stations, and the installation of 3,000 fire hydrant was completed in 2006.

Property owners continue to request annexations. Between 2009 and 2019, there were five annexations encompassing approximately 117 acres. While growth offers economic opportunities, it also places a burden on the City to provide services often used by those outside its boundaries. In 2023, the City commissioned a study to evaluate strategies such as annexation for managing growth, assessing their impact on service levels, costs, revenues, and the City’s relationship with the County. The study outlined tools and policies the City could use to better manage growth related to service requests and potential annexations. These measures address developer financial responsibilities and recommend improved coordination with the County. Applicable strategies have been incorporated into the Goals, Objectives, and Policies of this Plan.

J. Planning Areas

For planning purposes, the City has been divided into fourteen planning areas ranging in size from 3,000 acres to 8,500 acres (see **Map 1-9**). City staff track the number of approved units and number of built units within each planning area. This data is summarized below in **Table 1-6**.

Table 1 - 6. Planning Areas

Planning Area	Acres	Approved units	Units Build			Remaining units to be built
			Single family	Multi-family	Total	
1	3,571.2	5,760	4,103	948	5,051	709
2	2,919.5	4,112	3,107	616	3,723	389
3	8,052.9	20,210	18,444	1	18,445	1,765
4N	9,176.8	22,435	18,790	677	19,467	2,968
4S	6,664.9	15,296	13,270	26	13,296	2,000
5	4,257.2	4,777	3,461	577	4,038	739
6	5,653.1	6,506	4,782	1,346	6,128	378
7	5,468.3	9,532	6,134	2,267	8,401	1,131
8	4,675.4	7,523	5,369	1,661	7,030	493
9	5,127.8	11,092	4,758	3,186	7,944	3,148
10	3,165.2	7,200	3,205	1,000	4,205	2,995
11	2,885.5	4,000	678	65	743	3,257
12	9,493.5	22,410	5,103	833	5,936	16,474
13	1,925.3	0	0	0	0	0
14	763.7	579	575	0	575	4



Planning Area	Acres	Approved units	Units Build			Remaining units to be built
			Single family	Multi-family	Total	
TOTAL	73,800.2	141,432	91,739	13,203	104,982	36,450

Source: City of Port St. Lucie, February 28, 2026

K. Neighborhood Planning

The Communications Department administers a program known as NICE (Neighborhood Improvement & Community Engagement) created to build community engagement and improve the fabric of the community, neighborhood by neighborhood. The City is divided into 36 neighborhood focus areas. Initiatives include establishing neighborhood identities and groups to gather citizen input and ideas on how to define and enhance their neighborhoods. Objectives include administering grant programs, maintaining a high quality of life in the City's neighborhoods. Programs are developed to provide opportunities for housing and community development improvements and promote the beautification of neighborhoods. The neighborhoods within the City of Port St. Lucie are listed below and in **Map 1-10**.

Table 1 - 7. Neighborhoods

Neighborhood Name	Neighborhood Description
Bayshore Business District	The Bayshore Business District offers shops that are locally owned and operated, an industrial area.
Bayshore Heights	Dominantly a residential area, Bayshore Heights neighborhood is conveniently located near shops and restaurants.
Becker Ridge	Generally, a residential area, Becker Ridge is a neighborhood located just west of the Turnpike.
Canal Pointe	Explore the neighborhood's family-friendly charm and beyond by accessing the C-24 Canal Park to navigate the north fork of the St. Lucie River or the Intercostal Waterway.
Cashmere Cove	Cashmere Cove neighborhood features Turtle Run Park, a 10 acre area with a large pavilion, playground and a large open space to practice with multi-purpose goals (soccer, football, rugby).
Copper Creek	Copper Creek is a master planned community in Port St. Lucie, FL located west of I-95 off of Glades Cut Off Road.
Crane Landing	Crane Landing is a desirable location in the South Becker area with quick access to I-95 or the Turnpike.
Fairgreen Crossings	Fairgreen Crossings is a limited access community just off Crosstown Parkway and I-95. Its distinct location provides a warm small town feel close to shopping, entertainment, and dining.
Floresta Gardens	Floresta Gardens neighborhood features the City of Port St. Lucie Community Center and Kiwanis Park.
Floresta Pointe	Quiet quality radiates throughout this unique neighborhood with easy access to the Crosstown Parkway, a gateway to both U.S. 1 and Interstate 95.

Neighborhood Name	Neighborhood Description
Gatlin Pines	Gatlin Pines is a convenient location and friendly neighborhood which makes living there a dream come true.
Hidden Oaks	Located on the 21-mile diversion canal, Hidden Oaks offers fishing and an abundance of water activities to enjoy.
Lyngate	Lyngate neighborhood is home to Lyngate Park and Dog Park which offers two ballfields, a playground and other sports courts.
Morningside	Morningside neighborhood is located within Lyngate and is home to Morningside Academy, a private K-12 school.
Newport Isles	Marsh and lake views with numerous wildlife sightings from the properties make Newport Isles a serene place to live.
Northport Village	Northport Village neighborhood features Sportsman Park and Girl Scout Friendship Park. Sportsman Park features four ball fields and much more.
Oak Hammock	Oak Hammock neighborhood features Oak Hammock Park nestled in a little hideaway on the canal system of Lake Okeechobee.
Paar Estates	Paar Estates is nestled between SW Paar Drive on its western border and the "Horseshoe Canal" on its eastern border. If you're looking for a serene and unique community to call home, Paar Estates should be on your list of places to consider.
Palm Trails	Palm Trails is a quiet and charming residential area centrally located in Port St. Lucie.
Riverland/Kennedy	Riverland / Kennedy is primarily a residential area in the southwest area of Port St. Lucie.
Riverview	See glimpses of the scenic St. Lucie River when visiting or passing through the Riverview neighborhood.
Rosser Reserve	Recreational and fishing enthusiasts should check out what Rosser Reserve has to offer.
Sandhill Crossing	Sandhill Crossing is just around the corner from the beautiful Indian River Lagoon and Savannas Preserve State Park.
Sandpiper Bay	Sandpiper Bay is a quaint and pristine neighborhood which features the Saints Golf Course and Port St. Lucie Botanical Gardens.
Sawgrass Lakes	Home to Sawgrass Lakes and other upscale properties, Sawgrass Lakes is noticeably different than most communities in Port St. Lucie.
Southbend Lakes	Southbend Lakes features Jessica Clinton Park and Tesoro, a private country club and gated community.
St. Luce North	St. Lucie North neighborhood features Preserves, Nature Trails and The Champion Turf Club at Saint James.
St. Lucie West	In addition to minor and major league baseball, St. Lucie West also offers world championship PGA golf courses, beautiful parks, and sparkling lakes.
Swan Park	Swan Park neighborhood features a 6.2 acre park with three soccer fields and a playground.



Neighborhood Name	Neighborhood Description
Torino	Torino is an up and coming community with close access to Interstate 95, is convenient to St. Lucie West.
Tradition	This unique master-planned community offers a pedestrian friendly small town feel with everything residents need including shops, restaurants, parks, schools, lakes and festivities.
Tulip Park	Tulip Park has a little something for everyone while being adjacent to Whispering Pines regional park, two schools, restaurants and shopping.
Verano	Verano includes both age-restricted (55+) and non-age-restricted communities and is home to the PGA Village Verano.
Whispering Pines	Home of the Southwest PSL Little League, Pop Warner Football and Whispering Pines Tennis 14 tennis courts with one pavilion Center.
Wilson Groves	Wilson Grove is located near Tradition just west of Village Parkway and Becker Road. The property offers quick access to I-95 at two interchanges: Becker Road and Gatlin Boulevard.
Woodland Trails	Woodland Trails is an up and coming residential community that has churches and commercial areas in walking distance.






Source: City of Port St. Lucie, 2025

COMMUNITY REDEVELOPMENT AREAS




COMPREHENSIVE PLAN 2050

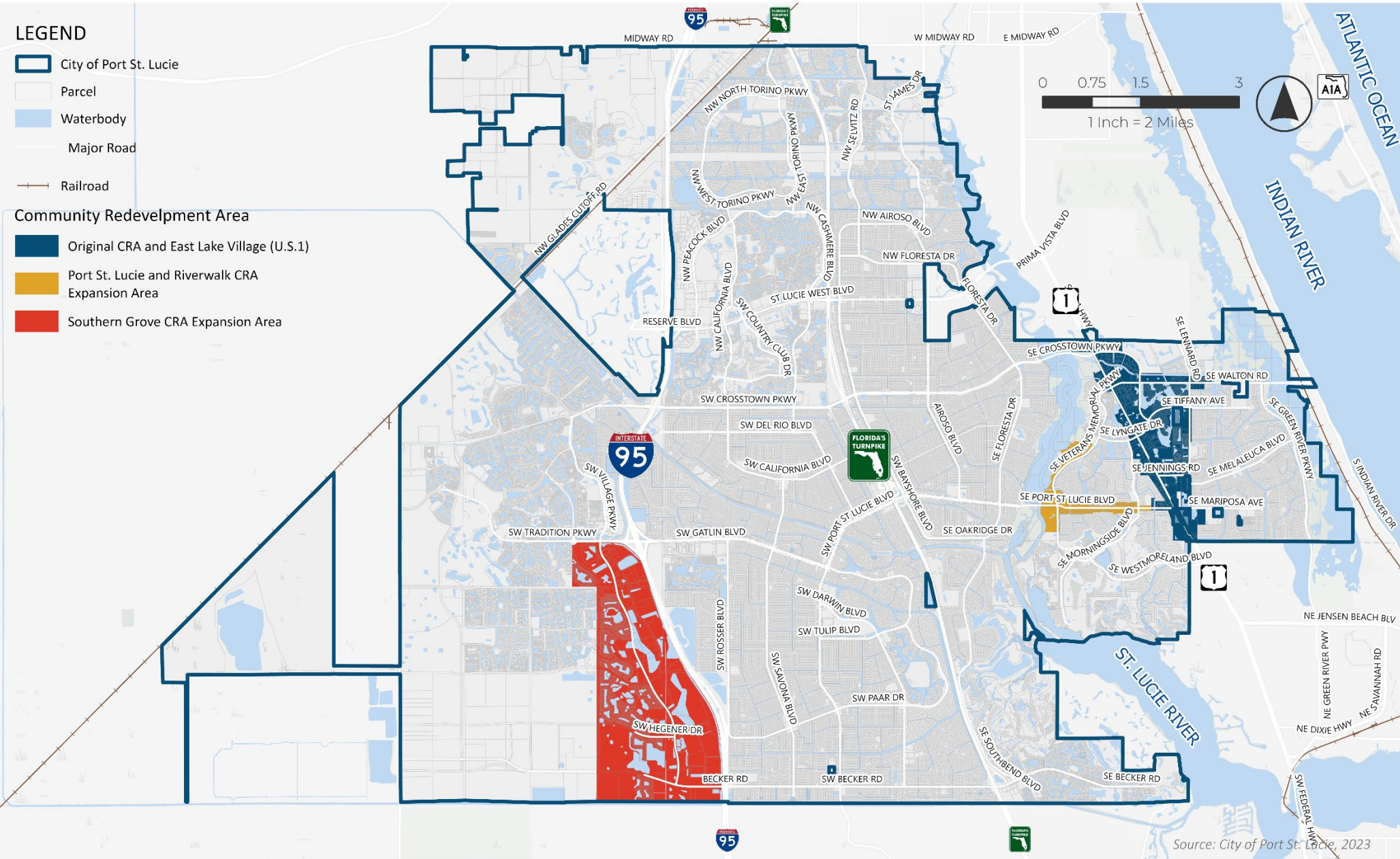
MAP
1-8

LEGEND

-  City of Port St. Lucie
-  Parcel
-  Waterbody
-  Major Road
-  Railroad

Community Redevelopment Area

-  Original CRA and East Lake Village (U.S.1)
-  Port St. Lucie and Riverwalk Expansion Area
-  Southern Grove CRA Expansion Area



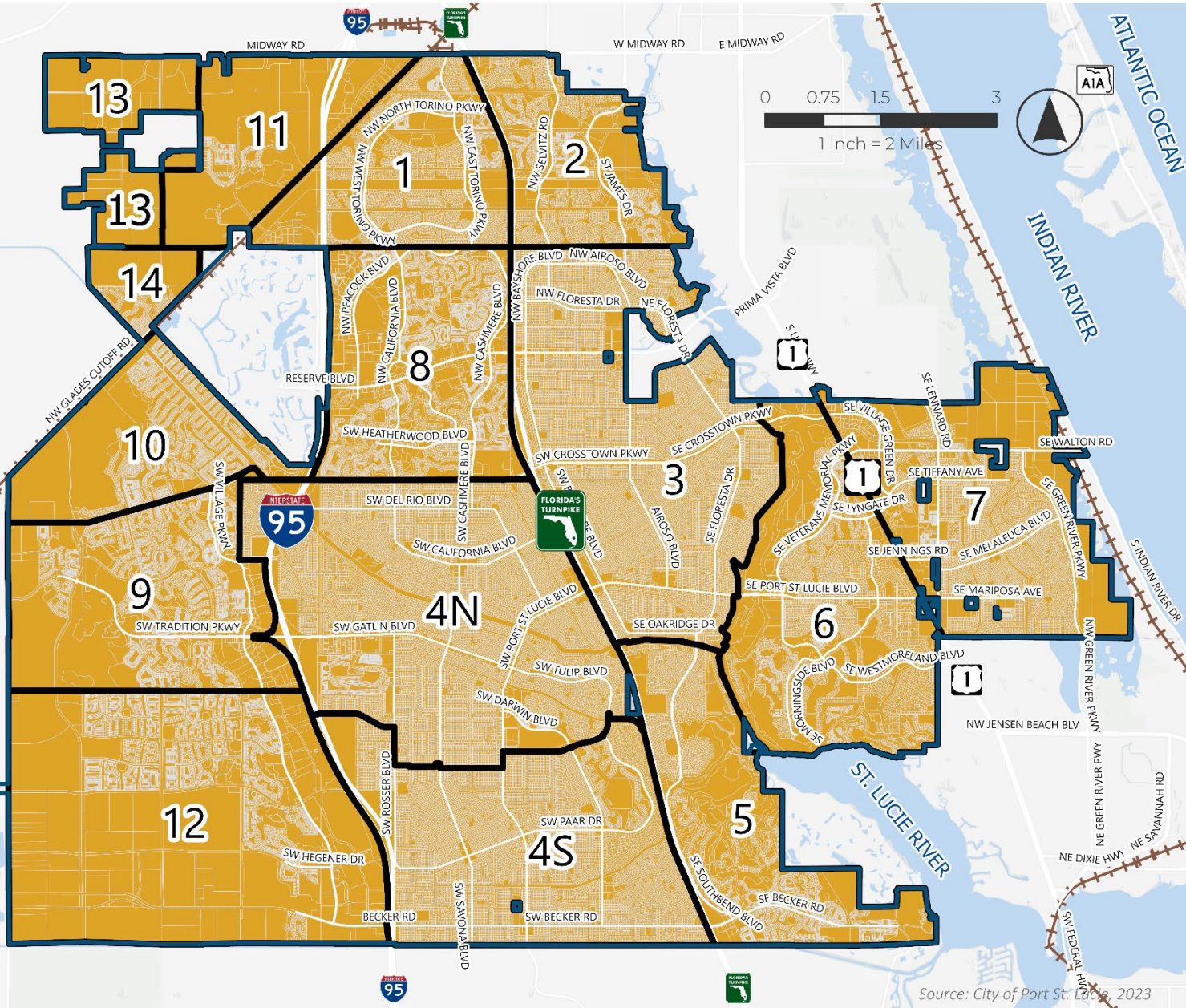
PLANNING AREAS

COMPREHENSIVE PLAN 2050

MAP
1-9

LEGEND

- City of Port St. Lucie
- Parcel
- Waterbody
- Major Road
- Railroad
- Planning Area



Source: City of Port St. Lucie, 2023

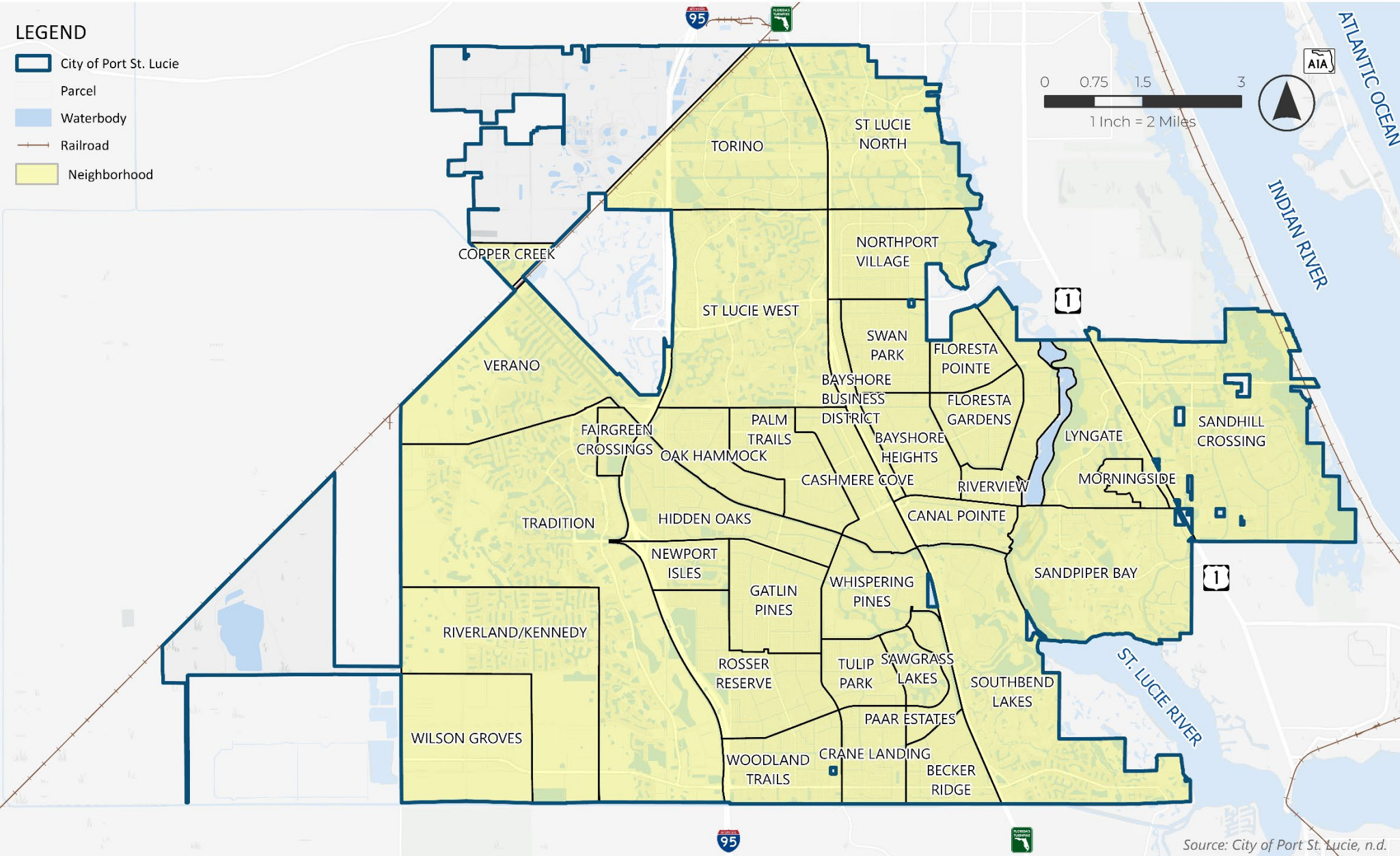
NEIGHBORHOODS

COMPREHENSIVE PLAN 2050

MAP
1-10

LEGEND

- City of Port St. Lucie
- Parcel
- Waterbody
- Railroad
- Neighborhood



Source: City of Port St. Lucie, n.d.

III. Future Considerations

The City of Port St. Lucie must accommodate its projected population growth through the 2050 planning horizon while ensuring that current and future residents of Port St. Lucie have a high quality of life and access to essential public services. To accomplish this goal the City is committed to implementing the following strategies:

- A. **Establish a new future land use category to implement the Walton & One plan.** This updated plan established a new land use category, Activity Center 1, to encourage high-density, mixed-use urban development to help cultivate a pedestrian friendly environment in what the city envisions as its “downtown.” This well-defined Activity Center designation would encourage compact growth, integrate public spaces, and enhance economic vibrancy by attracting a diverse range of businesses, housing types, and community amenities. This category includes policies to achieve high quality design, pedestrian connectivity, and incentives for the provision of affordable housing. The resulting development will strengthen the City’s identity.
- B. **Balanced economy.** As noted in the Economic Development element, communities similar to Port St. Lucie typically allocate 10% of land to commercial use and 8% for industrial use. The City of Port St. Lucie's existing land use map shows that only 1.5% of the land within the city limits is used for commercial purposes (including office) and 1.1% for industrial use. The Future Land Use Element encourages the conversion of residential sites to commercial if the impact to surrounding residential uses can be minimized and the infrastructure is adequate to accommodate the more intensive uses. The threat of converting industrial lands to other uses is evident throughout the state. The City of Port St. Lucie discourages this practice.
- C. **Promote the redevelopment of underutilized commercial areas.** The City will encourage adaptive reuse and redevelopment of aging, vacant large-scale commercial stores and shopping centers through development incentives. The City should prioritize projects that attract higher-wage jobs, foster entrepreneurship, and provide workforce training opportunities supporting a more resilient local economy.
- D. **Impervious surface ratio provisions.** Drawing from best practices in Florida communities with similar growth patterns, the City evaluated the appropriateness of impervious surface restrictions applicable to certain future land use categories. The City has increased the allowable impervious surface percentage for PIP land use classification from 80% to 90%.
- E. **Development Intensity.** Some comprehensive plans regulate development intensity using Floor Area Ratio (FAR), which is the proportion of the building volume to the size of the site. An FAR of 1.00, for instance, means that the total square footage of the building, including all floors, matches the size of the site. Another tool used to regulate development intensity is a combination of building height and building lot coverage. In this case, building lot coverage refers to the proportion of the building footprint to the size of the site. The City of Port St. Lucie’s Comprehensive Plan has regulated non-residential development intensity through building height and building lot coverage and will continue to do so. However, as a new land use category is introduced where more urban development is expected, it is important to allocate building height and lot coverage restrictions that correspond to the desired compact development character. The new Activity Center category, therefore, allows a building height and lot coverage percentage that is higher than all other categories.
- F. **Impervious Surface Ratio (ISR).** The City also regulates ISR in the comprehensive plan, which rather than have an effect on development intensity, it regulates how much of a site can be covered by



buildings, walkways, parking areas, and any other improvement that prevents natural percolation of water. With this plan update, the City is establishing ISR for all residential land use categories, ranging from 0.5 for lower density residential, to 0.75 for high density residential. The zoning regulations may further restrict these per zoning district.

- G. **Strengthen coordination with St. Lucie County on Future Annexations.** As annexations shape the City's periphery, the City will need to continue collaborating with St. Lucie County to ensure that newly incorporated areas are consistent with the City's vision and receive adequate infrastructure, public services.



IV. Appendix A. Population Projections

City of Port St. Lucie Comprehensive Plan Update Population Projections

PURPOSE

This report provides an overview of the sources and methodologies utilized to develop population projections for the City of Port St. Lucie through the year 2050. Section §163.3177(1)(f)(3) of the Florida Statutes identifies the requirements for local governments establishing population projections as part of the comprehensive planning process:

“The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period ... Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area’s proportional share of the total county population and the total county population growth.”

METHODOLOGY

The four-step process utilized to project the City population to 2050 is as follows:

Step 1: Obtain the Latest Population Projections for St. Lucie County

BEBR publishes three permanent population projection scenarios (low, medium, and high) for each county in Florida. They do not prepare projections for cities or the unincorporated area of the county. The following table shows the BEBR projections for St. Lucie County and an additional line showing a medium-high scenario.

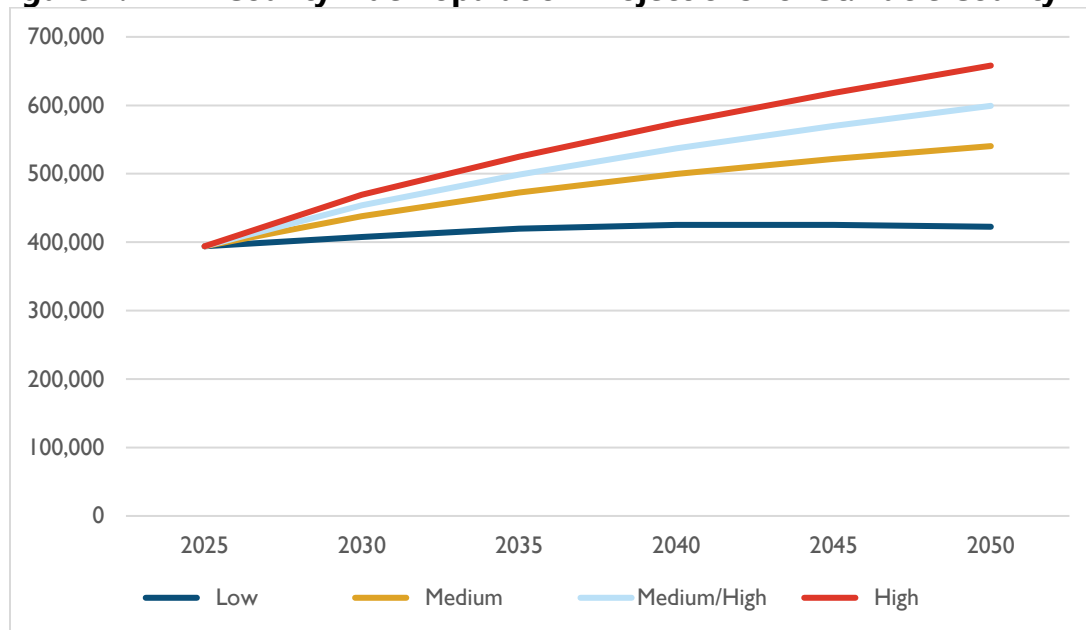
Table 1. BEBR Countywide Population Projections for St. Lucie County

	2030	2035	2040	2045	2050
Low	407,700	420,000	425,300	425,300	422,700
Medium	438,200	472,500	499,700	521,500	540,400
Medium/High ¹	453,750	498,800	536,950	569,650	599,250
High	469,300	525,100	574,200	617,800	658,100

¹ Not a BEBR projection, but an average of BEBR’s ‘Medium’ and ‘High’ population projections.

Source: Bureau of Economic and Business Research, Florida Population Studies, Bulletin 203 (February 2026).

Figure 1. BEBR Countywide Population Projections for St. Lucie County



Step 2: Determine Port St. Lucie’s Population Share

The State Statutes require that the City’s population projections be derived from its proportion of the County’s total population. Over time, this proportion has greatly increased (see **Figure 3**). In 1980, the City accounted for just 17% of the County’s population (see **Table 2**), which surged to 37% by 1990—a remarkable 20% increase in just a decade. Between 1990 and 2000, the share continued to rise, reaching 46%, a more modest 24% increase. A similar trend occurred between 2000 and 2010, with the share increasing by 29%. However, the share increase began to slow after 2010, with the City’s share increasing by only 5% between 2010 and 2020. According to the 2025 BEBR population estimate, the City now comprises nearly 66% of the County’s population.

An average of the past 50 years yields a City-to-County share of 41%, but this figure is likely too low given the City’s ongoing growth and the continued development of large master-planned communities. While historical trends suggest a declining growth rate of the share of City to County population, the current 66% share may remain stable over the next 20 years. Therefore, the City applied this ratio to the County projections prepared by BEBR to ensure a realistic and growth-aligned forecast.

Table 2. Historical Permanent Population Share of Port St. Lucie to Countywide Total

Year	St. Lucie County	Port St. Lucie	Population Share
1970	50,836	330	0.6%
1980	87,182	14,690	16.8%
1990	150,171	55,761	37.1%
2000	192,695	88,769	46.1%
2010	277,789	164,603	59.3%
2020	329,226	204,851	62.2%
2025	394,074	260,194	66.0%

Source: United States Census Bureau, 1970-2020; BEBR, 2025.

Figure 2. Historic Population Share of Port St. Lucie to Countywide Total

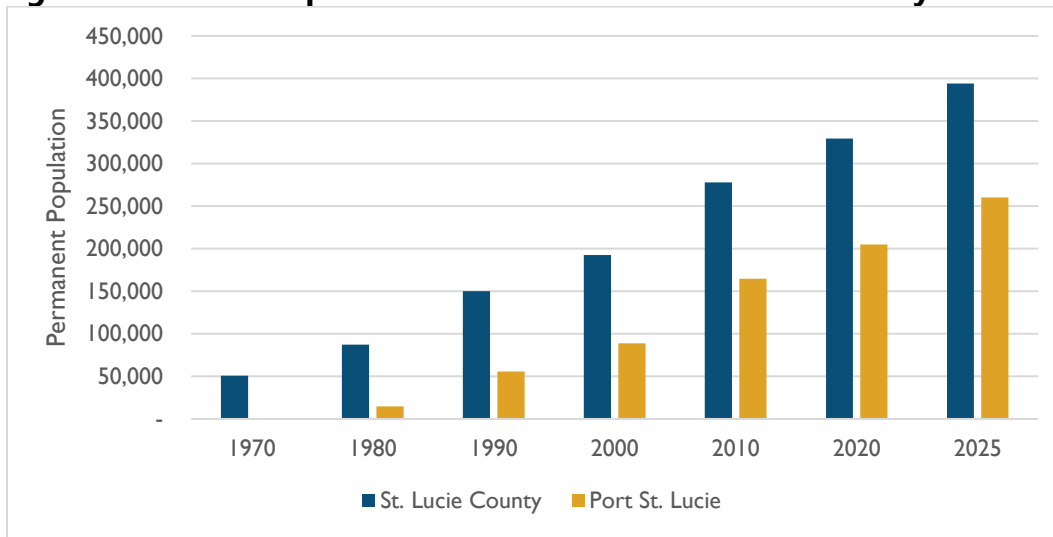
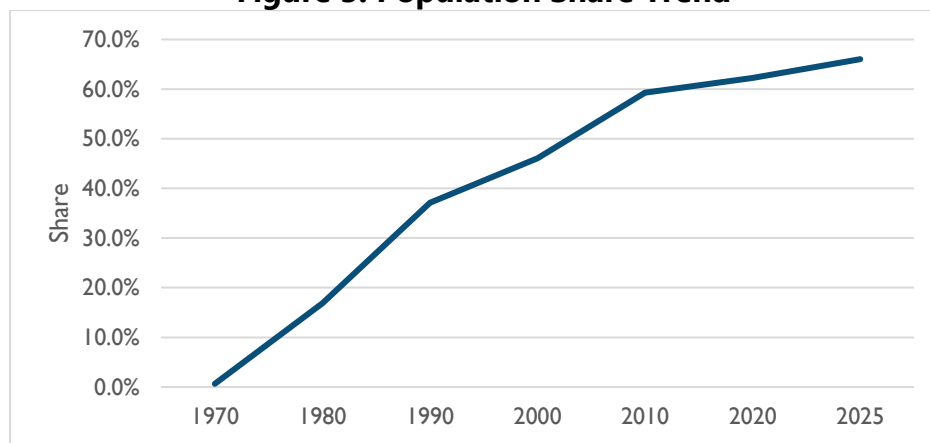


Figure 3. Population Share Trend



Step 3: Estimate Port St. Lucie’s Seasonal Population

The BEBR population estimates and projections do not account for seasonal population. Additionally, there is no state-recognized database which provides up-to-date seasonal population data at the city level. Therefore, each jurisdiction must establish its own methodology for estimating current and projected seasonal populations.

One approach is to use the latest decennial Census data and derive seasonal population estimates and projections. This method involves applying the same seasonal population percentages from the Census to current estimates and projections of the permanent population. The 2020 Census reported 76,114 occupied housing units and 2,223 units designated for seasonal, recreational, or occasional use. With a 2020 average household size of 2.69 persons per household, this equates to approximately 5,983 seasonal residents —2.92% of the permanent population. This same percentage was applied to the current permanent population estimate and projections.

Table 3. Port St. Lucie’s Seasonal Population Share

	2020 Census	2025 Estimates
Total Permanent Population	204,851	260,194
Total Housing Units	81,975	
Total Occupied Units (households)	76,114	
Total Vacant Units	5,861	
<i>Total Vacant Units for Seasonal, Recreation, or Occasional Use</i>	2,223	
Persons per Household	2.69 ⁽¹⁾	
Total Seasonal Population	5,983 ⁽²⁾	7,599 ⁽³⁾
Share of Seasonal to Permanent	2.92% ⁽⁴⁾	
⁽¹⁾ ‘Total Permanent Population’ divided by ‘Total Occupied Units’ ⁽²⁾ ‘Total Vacant Units for Seasonal, Recreation, or Occasional Use’ times ‘Persons per Household’ ⁽³⁾ ‘Total Permanent Population’ times ‘Share of Seasonal to Permanent’ ⁽⁴⁾ ‘Total Seasonal Population’ divided by ‘Total Population (Permanent + Seasonal)’		

Source: 2020 Census; BEBR 2025.

Step 4: Apply the Seasonal Population Share to the BEBR Projections

To estimate the future population growth in Port St. Lucie through 2050, three calculations were performed. These steps are listed below, and the results are presented in **Table 4** and **Figure 4**.

- A. Utilizing the population share ratio from Step 2, the City derived the permanent population projections. As noted earlier, the City decided to utilize the current share (66.03%).
- B. The City estimated seasonal population by multiplying permanent population by the seasonal population share (2.92%) identified in Step 3.
- C. The City added permanent and seasonal population estimates to determine total population projections.

Table 4. Population Projections for Port St. Lucie

Year	St. Lucie County	Port St. Lucie		
	Permanent ⁽¹⁾	Permanent ⁽²⁾	Seasonal ⁽³⁾	TOTAL
2025	385,746	260,194	7,599	267,793
A. LOW PROJECTIONS				
2030	407,700	269,191	7,862	277,053
2035	420,000	277,312	8,099	285,411
2040	425,300	280,811	8,201	289,013
2045	425,300	280,811	8,201	289,013
2050	422,700	279,095	8,151	287,246
B. MEDIUM PROJECTIONS				
2030	438,200	289,329	8,450	297,779
2035	472,500	311,976	9,112	321,088

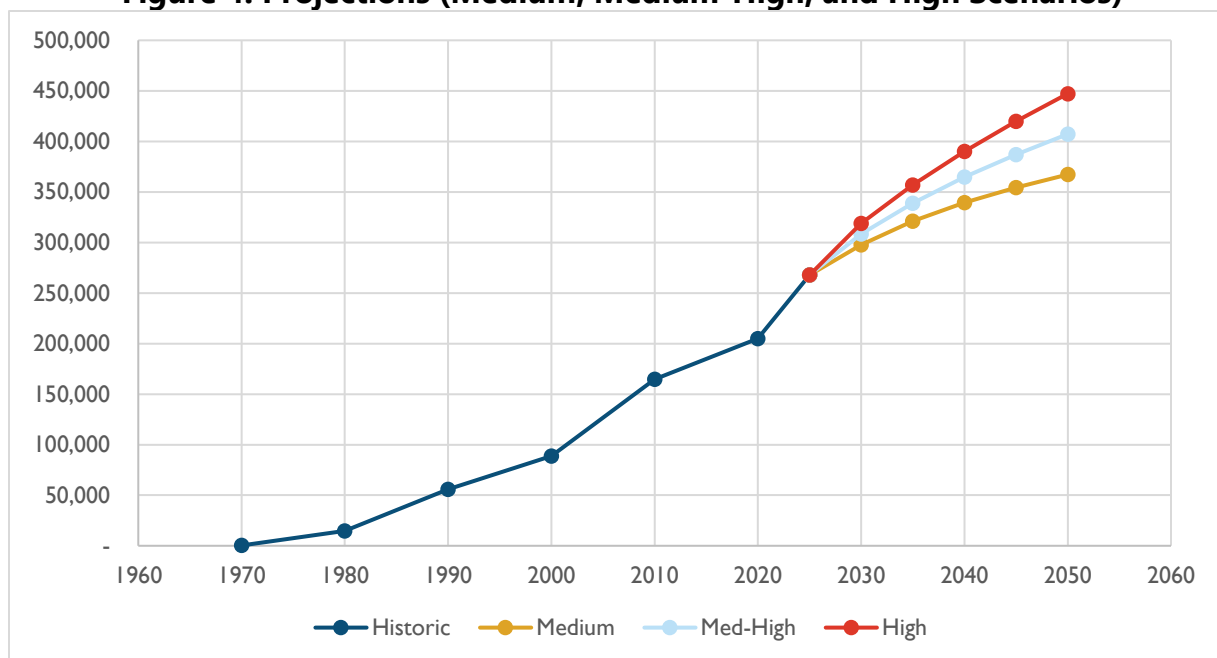
Year	St. Lucie County	Port St. Lucie		
	Permanent ⁽¹⁾	Permanent ⁽²⁾	Seasonal ⁽³⁾	TOTAL
2040	499,700	329,935	9,636	339,572
2045	521,500	344,329	10,057	354,386
2050	540,400	356,808	10,421	367,229
C. MEDIUM-HIGH PROJECTIONS				
2030	453,750	299,596	8,750	308,346
2035	498,800	329,341	9,619	338,960
2040	536,950	354,530	10,354	364,885
2045	569,650	376,121	10,985	387,106
2050	599,250	395,665	11,556	407,221
D. HIGH PROJECTIONS				
2030	469,300	309,863	9,050	318,913
2035	525,100	346,706	10,126	356,832
2040	574,200	379,125	11,073	390,198
2045	617,800	407,913	11,914	419,826
2050	658,100	434,522	12,691	447,212

⁽¹⁾ BEBR, 2025

⁽²⁾ Calculated as a 2025 share of the County's (66.03%)

⁽³⁾ Calculated based on the 2020 share to permanent population (2.92%)

Figure 4. Projections (Medium, Medium-High, and High Scenarios)



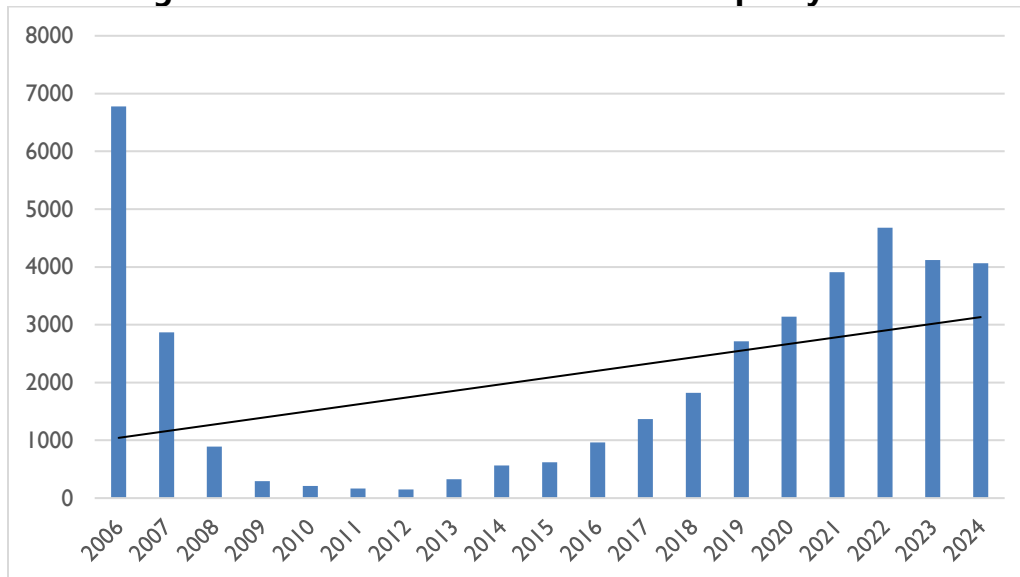
Local Considerations

While the State Statutes require using the proportional share method, unique local conditions were assessed to determine the validity of those figures.

Certificates of Occupancy

The issuance of certificates of occupancy for residential dwelling units has varied widely over the last twenty years, making it difficult to predict a trend. As shown in **Figure 5**, the number of certificates of occupancy issued in 2006 was extremely high, then dropped steeply over the next few years, reaching very low levels by around 2010–2012. Beginning in the early 2010s, issuance gradually recovered and transitioned into a period of steady and accelerating growth from approximately 2016 through 2022, when activity reached its highest levels since the initial peak. However, the most recent data show a clear decline over the last two years, indicating a potential cooling of development activity after this period of rapid expansion. Overall, despite early volatility, the long-term trend remains upward, as reflected by the trend line.

Figure 5. Residential Certificates of Occupancy Issued



Building Permits and Entitlements

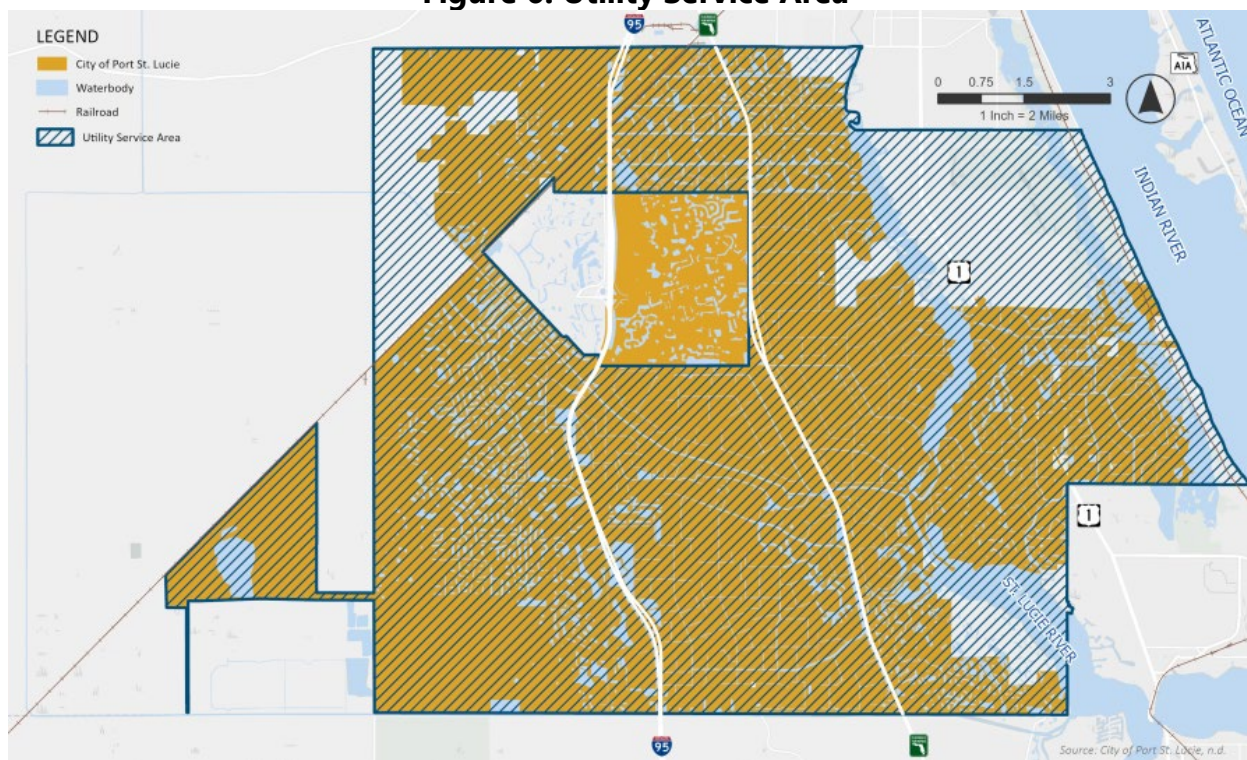
The City has kept track of the number of units approved and built within Developments of Regional Impact (DRIs) and large master planned communities. Recent estimates show that, as of February of 2026, there were 104,982 dwelling units in the City (91,779 single family and 13,203 multi-family). Approved units account for 141,432, leaving 36,450 units still to be constructed. That number multiplied by the persons per dwelling unit used in previous calculations in this report (2.69), would yield a total of 98,050 new residents, or a future total population of 365,843 (assuming build out for all the approved developments). The additional population (21,263 through 2045; 41,378 through 2050) would be accommodated in future development and redevelopment projects not yet approved and within future annexation areas.

Water Supply Plan

The City Water Supply Facilities Plan contains population projections that include the **entire utility service area**, not just within the City boundaries (see map below). The current plan shows a 2045 projection of **492,801** residents, which includes 33,085 Domestic Self Supply users and 459,716 Public Supply customers. It must be noted that the South Florida Water Management District started requiring the City to use a high projection for water supply planning, rather than the medium projection that had been used previously.

As of November 30, 2024, the City served water to 96,194 customers (residential and commercial combined). Approximately 5,500 of those are residential customers located in unincorporated portions of the county. Applying a persons per household figure, it can be assumed that the number represents approximately 14,135 persons outside the City currently receiving municipal water services.

Figure 6. Utility Service Area



Transportation Plans

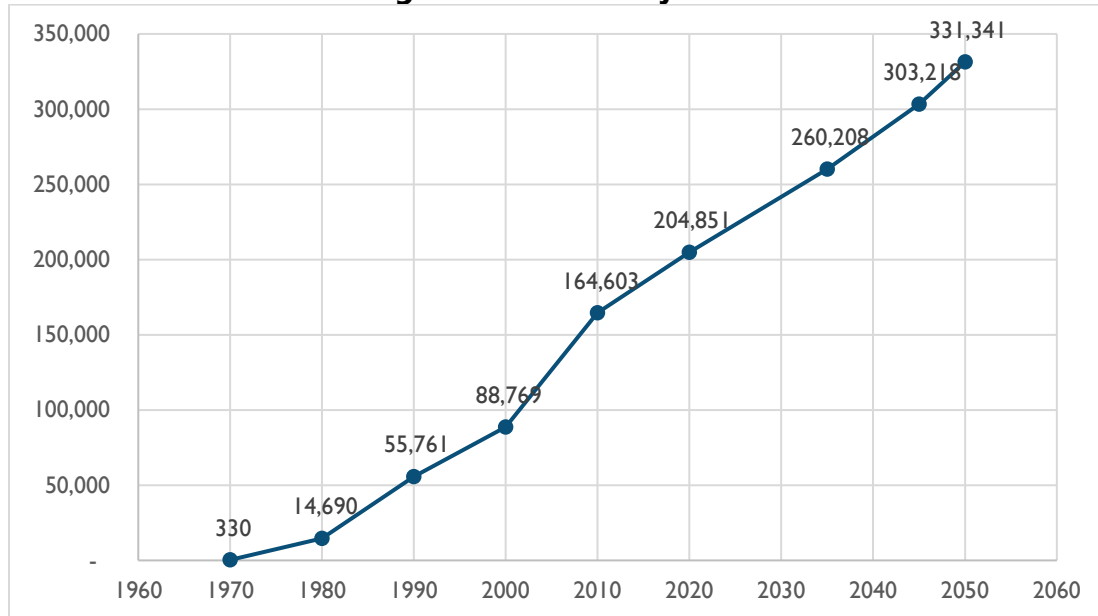
The Treasure Coast Regional Planning Model prepared by the Florida Department of Transportation District Four and used by the St. Lucie County Transportation Planning Organization (TPO) in development of the 2045 Long Range Transportation Plan (LRTP) show a 2045 projection of **369,267**. This projection is calculated by adding Traffic Analysis Zones (TAZ) data and those do not necessarily coincide with City boundaries. However, they give an indication of how much they estimate the City will grow.

Linear Projection

A linear projection strictly based on past city population estimates would yield a 2045 projection of **303,218** and a 2050 projection of **331,341**. Considering the scale of residential projects

approved in the past, and the growth pressure coming from South Florida, the City does not foresee following a lineal constant growth.

Figure 7. Linear Projection



OFFICIAL POPULATION PROJECTION

Per Florida Statutes, the City of Port St. Lucie’s Comprehensive Plan Update was required to accommodate a permanent and seasonal population at or above BEBR’s medium projection model. Based upon historic and recent growth trends, the City used the ‘Port St. Lucie’s population share’ of 66.03% applied to the ‘BEBR Medium-High’ projection scenario (**Table 5**).

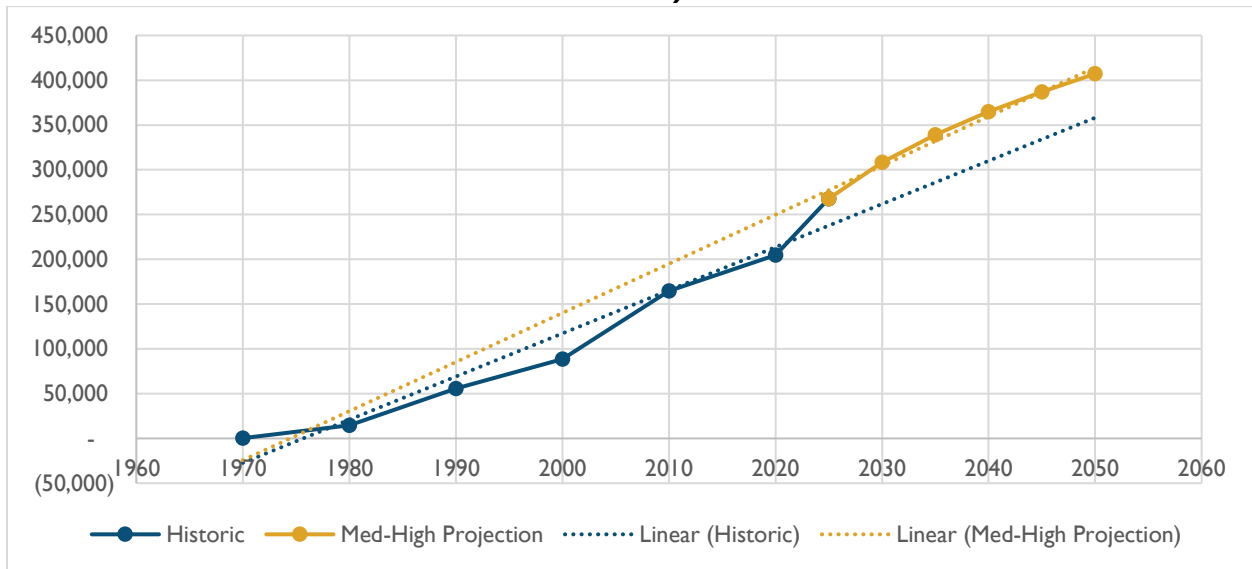
The selected scenario shows the total population of Port St. Lucie increasing by 119,313 people from 2025 to 2045, resulting in a total population of 387,106. The forecast for the 20-year planning horizon (2046) is 391,129, representing an increase of 123,336 people between 2025 and 2046.

The City will have the opportunity to re-evaluate the population projections every seven years as part of the evaluation and appraisal process.

Table 5. BEBR Medium-High Projections for Port St. Lucie (65.8% Population Share)

	2025	2030	2035	2040	2045	2050
Permanent	260,194	299,596	329,341	354,530	376,121	395,665
Seasonal	7,599	8,750	9,619	10,354	10,985	11,556
Total Population	267,793	308,346	338,960	364,885	387,106	407,221
Net Gain from 2025		40,553	71,167	97,091	119,313	139,428

Figure 8. BEBR Medium-High Projections for Port St. Lucie (65.8% Population Share)





FUTURE LAND USE

1



DRAFT **GOALS, OBJECTIVES,** **& POLICIES**

June 2026

GOALS, OBJECTIVES AND POLICIES

GOAL 1.1. MIX OF USES

~~GOAL 1.1:~~ 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

~~Objective 1.1.1:~~ 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. 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. 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. 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. 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. 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. 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. ~~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. ~~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. ~~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. ~~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. ~~Policy 1.1.1.11.~~ Future land development activities within the identified Coastal High Hazard Area ~~should~~ shall be consistent with evacuation plans and the Conservation and Coastal Management Element.

Policy 1.1.1.12. ~~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. ~~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. ~~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. ~~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

~~Objective 1.1.2:~~ 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. ~~Policy 1.1.2.1:~~ All proposed development, other than individual residences, may ~~include-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. ~~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

~~Objective 1.1.3:~~ 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 ~~Traffic~~ 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. ~~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. ~~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. ~~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. ~~Policy 1.1.3.4-~~Potable Water: The City shall require all new development and encourage ~~and~~ existing development with private wells shall be required to connect to a public water system or a private central water system regulated by the State of Florida~~the City's Utility Department~~. 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~~City~~; and
- d. Be consistent with the Infrastructure Element of this plan.

Policy 1.1.3.5. ~~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~~City Engineer~~ and other applicable regulatory agencies;
- b. Agree to connect to a public~~regulated-central~~ 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~~City~~;
- 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. ~~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. ~~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 ~~insure~~ ensure timely and thorough reviews of specific projects that the City Manager deems appropriate.

Policy 1.1.3.8. ~~Policy 1.1.3.8:~~ All relevant ~~city~~ City of Port St. Lucie departments with responsibility for city infrastructure ~~will~~ 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. ~~Policy 1.1.3.9:~~ Central water and sewer facilities and other municipal services, requiring capital investment shall be extended ~~and provided in the service districts to facilitate compact development in accordance with as specified in~~ the Capital Improvement Element.

Policy 1.1.3.10. ~~Policy 1.1.3.10:~~ The City shall encourage Future development ~~will to~~ be ~~encouraged to~~ located within the utility service area.

OBJECTIVE 1.1.4.

URBAN SPRAWL

Objective 1.1.4: 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 ~~contained within of~~ this Comprehensive Plan; and the desired community character, and to ensure sufficient availability of land and infrastructure to meet for future ~~demand and utility facilities~~ needs.

Policy 1.1.4.1. ~~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. ~~a.~~ Low Density Residential (RL) - a maximum density of 5.0 DUs per gross acre.;
- b. ~~b.~~ Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre.;
- c. ~~c.~~ High Density Residential (RH) - a maximum ~~of~~ density of 15.0 DUs per gross acre.
- d. ~~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. ~~Which~~ 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 100 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. ~~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 ~~for~~ in the land use element ~~text~~ Data and Analysis):

- a. ~~a.~~ Residential, Office and Institutional (ROI). A ~~mixed-use~~ mixed-use category to serve development along major corridors as transitional land uses between more intensive commercial areas.
- b. ~~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. ~~c.~~ Office (O). A category ~~designated~~ designed to provide ~~a~~ limited land uses, accommodating primarily office uses. This category can also provide ~~another~~ an option as a transitional land use between more intensive commercial areas.
- d. ~~d.~~ Commercial General (CG). ~~Designated~~ 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. ~~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. ~~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. ~~Policy 1.1.4.3.~~ The City shall provide the following industrial land uses:

- a. ~~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. ~~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 HI 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. ~~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, retail, commercial](#) and institutional [uses](#) that serve the [employees and the region](#) ~~projected workforce and residential population and/or encourage internal automobile trip capture~~ 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.](#)

[i. Maximum Building Lot Coverage: 80%](#)

[ii. Maximum Impervious Lot Area: 90%](#)

[iii. Maximum Building Height: 75 feet.](#)

[iv. Minimum Density of Residential Area: 5.0 units/gross acre](#)

[v. Maximum Density of Residential Areas: 15.0 units/gross acre](#)

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

a. ~~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, ~~child care~~ [childcare](#), various group home categories as well as other uses defined in the zoning code.

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

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

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

Policy 1.1.4.7. ~~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. a. ~~Residential.~~

- i. 1. ~~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. 2. ~~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. 3. ~~Require wildlife corridors between preserved areas; and~~
- iv. 4. ~~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. b. ~~Non-residential.~~

- i. 1. ~~When native upland habitat exists on the property, a minimum of twenty-five (25) percent of the total native upland habitat on site shall be preserved. 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. 2. ~~Require wildlife corridors between preserved areas~~ where possible; and
- iii. 3. ~~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. ~~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 ~~on single parcels~~ 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. a. ~~Mixed Use (MU).~~

- i. 1. ~~—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 where commercial/retail uses are located on the ground floor with residential uses on the upper floor(s).~~
- ii. 2. ~~—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

~~3. The City shall amend the zoning code to create mixed use zoning district regulations.~~

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), residential, 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.

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), residential, 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.

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

LAND USE DESIGNATIONS	MAXIMUM INTENSITIES			
	DENSITY	COVERAGE	HEIGHT	IMPERVIOUS ¹
Residential				
RGC (Residential Golf Course)	1-5du/acre	50%		
RL (Low Density Residential)	1-5du/acre	50%		
RM (Medium Density Residential)	1-11du/acre	50%		
RH (High Density Residential)	1-15du/acre	50%		
Commercial				
ROI (Residential, Office, and Institutional) (Medium Density Residential, Medium Density Residential,	1-11du/acre			
Office	11du/acre			
Office	N/A	430%	35/75* feet	80%
Institutional	N/A	430%	35/75* feet	80%
Office/Com²	N/A	40%	35/75*feet	80%
NCD-New Community District³	1-35du/acre***	60%/80%	35/50/100/150 feet***	80%/90%
O (Office)	N/A	40%	35/75* feet	80%
CL (Limited Commercial)	N/A	40%	35 feet	80%
CG (General Commercial) ⁴	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	430%	35/75*feet	80%
Utilities				
U (Utility)	N/A	5030%	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)	NA	80%	75 feet	90%
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)	1-11du/acre	60%	35/75*feet	80%
NCD-New Community District³	1-35du/acre***	60%/80%	35/50/100/150 feet***	80%/90%
PIP (Planned Industrial Park)	NA	50%	35/75*feet	80%

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.

~~²Office/Com. Per LMD zoning allows up to 50% retail personal service related, or a maximum of 5,000 sf, in conjunction with other office uses.~~

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

~~⁴Commercial districts allow for one dwelling unit for owner/manager through special exception public hearing process.~~

* 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](#). ~~The 35 dwelling units per acre maximum density allowance and 150 foot maximum height limit are only permitted in the Regional Business Centers. The 150-foot maximum height shall also be permitted for hospital uses in Employment Centers.~~

Policy 1.1.4.11. ~~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. ~~Policy 1.1.4.12:~~ [The City shall continue implementing the land use conversion](#) A manual ~~shall be established to encourage the transition of residential zoning to commercial uses along certain corridors implement conversion areas of the Future Land Use Map. It shall include development of performance standards to allow conversions and include~~ [and empower the Planning and Zoning Board to approve specific development variances to facilitate those conversions](#) ~~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. Development levels within conversion areas may be reviewed to determine if any changes to these areas should be considered~~

Policy 1.1.4.13. ~~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

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
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
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, <u>PIP</u>
<u>AC-1 (Activity Center 1)</u>	<u>PUD</u>
<u>AC-2 (Activity Center 2)</u>	<u>PUD</u>

NOTE: Planned Unit Developments (PUD's) 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. ~~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. ~~Policy 1.1.4.15:~~ The City shall allow agricultural uses in ~~the~~ all future land use categories except RGC, RL, RM, RH, ROI, I, OSC, OSP, ~~and~~ MU, and AC.

Policy 1.1.4.16. ~~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. ~~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. ~~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. ~~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. ~~a.~~ Within the Lulfs Groves Business Park Area, the following land uses shall be allowed either individually or in combination:
 - ~~i. i.~~ Residential, Office and Institutional (ROI);
 - ~~ii. ii.~~ General Commercial (CG);
 - ~~iii. iii.~~ Service Commercial (CS);
 - ~~iv. iv.~~ Light Industrial (LI); and
 - ~~v. v.~~ Heavy Industrial (HI).
- b. ~~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. ~~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. ~~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~~ **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. ~~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. a. Within the Orange Lake Crossings Area, the following land uses shall be allowed.

- ~~i. i~~ Low Density Residential (RL)
- ~~ii. ii~~ Medium Density Residential (RM)
- ~~iii. iii~~ General Commercial (CG)
- ~~iv. iv~~ Residential/Office/Institutional (ROI)
- ~~v. v~~ Open Space Recreation (OSR)
- ~~vi. vi~~ Utilities (U)

b. 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. c. Year 2013 overall ~~5-year~~ **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. ~~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. ~~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. ~~a.~~ Within the Graves Brothers Area, the following land uses shall be allowed:

- ~~i. i.~~ Low Density Residential (RL)
- ~~ii. ii.~~ General Commercial (CG)
- ~~iii. iii.~~ Institutional (I)
- ~~iv. 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. ~~c.~~ Year 2013 overall ~~5-year~~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

~~Objective 1.1.5:~~ 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. ~~Policy 1.1.5.1:~~ The City shall prohibit the ~~E~~expansion or replacement of land uses which are incompatible with the Future Land Use ~~Plan-Map shall be prohibited~~. The City shall ~~include~~ continue to implement non-conforming use provisions contained within the land development regulations ~~which amortize land uses which are not compatible or consistent~~.

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

OBJECTIVE 1.1.6.

LAND DEVELOPMENT REGULATIONS

~~Objective 1.1.6:~~ The City will manage ~~F~~future growth and development ~~will be managed~~ through the preparation, adoption, implementation and enforcement of land development regulations, including the use of PUD's, and mixed-use ~~mixed-use~~ projects, and ~~to 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. ~~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. ~~a.~~—Regulate the subdivision of land;
- b. ~~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. ~~c.~~—Protect those areas designated Open Space Conservation or Open Space Preservation on the Future Land Use Map;
- d. ~~d.~~—Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. ~~e.~~—Protect potable water wellfields and aquifer recharge areas;
- f. ~~f.~~—Regulate signage;

- ~~g. g.~~—Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- ~~h. 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. i.~~—Provide for procedures and time schedules for amendments to the Comprehensive Plan consistent with the provisions of F.S. Section 163.
- ~~j. j.~~—Provide for the preservation of existing native and specimen trees and other vegetation during land clearing or development.

Policy 1.1.6.2. ~~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. ~~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.

LAND DEVELOPMENT REGULATIONS

~~Objective 1.1.7:~~ 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 ~~to~~ improve community appearance.

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

~~—A. The Florida Community Planning Act:~~

- ~~a. 1.~~—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. 2.~~—The projected permanent and seasonal population of the area
- ~~f. 3.~~—The character of undeveloped land
- ~~g. 4.~~—The availability of water supplies, public facilities and services

h. 5.—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. 6.—The discouragement of urban sprawl

j. 7.—The need for job creation, capital investment and economic development that will strengthen and diversity the community’s economy

k. 8.—The need to modify land uses and development patterns within antiquated subdivisions

~~—B. Consistency with the Goals, Objectives, and Policies of all Elements of the Comprehensive Plan and~~

~~C. City’s needs such as:~~

~~1. —Satisfy a deficiency or mix of uses in the Future Land Use Map~~

~~2. —Diversify the housing choices in the City~~

~~3. —Compatibility with abutting and nearby uses~~

l. 4.—Enhance or degrade environmental resources

m. 5.—Job creation within the targeted industry list.

Policy 1.1.7.2. ~~Policy 1.1.7.2: The City shall consider PUD zoning. F~~for large scale projects, ~~utilize PUD zoning, and design and architectural controls~~ to better integrate a mixed of uses into neighborhoods.

Policy 1.1.7.3. ~~Policy 1.1.7.3: The City shall. E~~encourage commercial and ~~mixed-use~~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. ~~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. ~~Policy 1.1.7.5: The City shall. E~~evaluate the redevelopment of existing residences having direct access onto an arterial road to allow for office/~~residential~~ 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. ~~Policy 1.1.7.6: The City shall. D~~discourage the issuance of ~~single family~~single-family building permits in land use conversion areas with a non-residential land use designation.

Policy 1.1.7.7. ~~Policy 1.1.7.7: The City shall. P~~permit telecommunication towers only in land use categories with HI, LI, CS, I, OSR, ~~OSC, and~~ 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

~~Objective 1.1.8:~~ The City shall Develop a continue the 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. ~~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. ~~Policy 1.1.8.2:~~ RESERVED Identify target areas for neighborhood planning programs by 2016.

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

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

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

OBJECTIVE 1.1.9.

FUTURE ANNEXATIONS

~~Objective 1.1.9:~~ 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. ~~Policy: 1.1.9.1:~~ The City may encourage voluntary annexation of enclaves.

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

- a. ~~1.~~ Adequacy of governmental services for both existing and proposed land uses within the annexation territory including:
 - i. ~~a.~~ The ability to provide needed public services and facilities including the sufficiency of revenue sources for those services.
 - ii. ~~b.~~ Demonstration that provision of public services may not negatively impact provision of public services within existing areas of the City.

- b. ~~2.~~—The proposed annexation boundary is appropriate in relation to existing city boundaries.
- ~~3. The annexation territory is designated for urban land uses in the County's Comprehensive Plan.~~
- c. ~~4.~~—Job creation related to targeted industries list.
- d. ~~5.~~—The proposed annexation promotes a balance of housing for persons and families of all income levels.
- e. ~~6.~~—The amount of existing vacant land within the City that is available for similar types of development to the proposed annexation.
- f. ~~7.~~—The need to avoid potential detrimental effects to the City if the property ~~developed~~develops outside of the city.
- g. A mixture of residential and non-residential uses (commercial and industrial), with a minimum of 20% dedicated to non-residential uses.
- h. Preserving and creating mapped wildlife corridors through preserved open space networks through conservation mechanisms such as easements/dedications, buffers, and wildlife-friendly crossings to avoid fragmentation.
- i. Dedicated public park or recreation facility sites meet the minimum level of service (LOS) standards of the most current Parks and Recreation Master Plan.

Policy 1.1.9.3. ~~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,~~the City may require measures to minimize potential conflicts such as land use transitions or buffers.~~

Policy 1.1.9.4. ~~Policy 1.1.9.4:~~ In consideration of any proposed annexation, the City ~~may~~shall 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. ~~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. ~~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. ~~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~~[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. ~~Policy 1.1.9.8.~~ The City may encourage multiple property owners within an annexation area to work collaboratively to resolve ~~issues~~ 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. ~~Policy 1.1.9.9.~~ Future Land use map amendments shall be ~~prepared~~ 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. The City shall collaborate with the County to mitigate impacts on the city from urban development occurring in the unincorporated areas adjacent to the City. Using the Planning and Infrastructure Study as a guiding framework, the City shall pursue annexation policy and agreements that ensure new development in these areas reflects the City's desired urban form, development intensity, and land use compatibility.

Policy 1.1.9.11. Requests for 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 adopted levels of service.

Policy 1.1.9.12. Developments in newly annexed areas are encouraged to incorporate a local grid street network into their design to provide public access to the area-wide network with multiple connections to the local, collector, and arterial roadways.

OBJECTIVE 1.1.10.

REDEVELOPMENT

~~Objective 1.1.10:~~ 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. Policy 1.1.10.1: RESERVED~~ The City may continue to support the Community Redevelopment Agency in implementation of the Wood Stork Trail Master plan to create a vibrant greenway and blueway trail system.

~~Policy 1.1.10.2. Policy 1.1.10.2:~~ The City ~~may~~ will continue implementing ~~ation of~~ the Community Redevelopment Area (CRA) Master Plan including ~~support for City Center~~ 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. Policy 1.1.10.3:~~ The City may continue to support the ~~Community Redevelopment Agency~~ CRA in marketing and community activities of ~~City Center~~ the MidFlorida Event Center as a cultural and civic resource for the CRA and eastern communities.

~~Policy 1.1.10.4. 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. 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. Policy 1.1.10.6:~~ The City, through its ~~Community Redevelopment Agency~~ 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

~~Objective: 1.1.11:~~ Promote mobility through viable transportation and land uses that incorporate ~~walking, bicycling, and transit~~ all modes of transportation.

~~Policy 1.1.11.1. Policy 1.1.11.1:~~ The City shall encourage ~~T~~transit supportive development and redevelopment ~~may be encouraged~~ 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. 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. ~~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. ~~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. ~~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. ~~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~~Encourage the location of schools proximate to urban residential areas to the greatest extent possible.~~

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

~~GOAL 1.2:~~ To create large-scale, sustainable ~~new~~ communities with a diverse mixed- of uses.

OBJECTIVE 1.2.1.

NEW COMMUNITY DEVELOPMENT (NCD)

~~Objective 1.2.1:~~ The City shall Maintain a New Community Development (NCD) District (NCD District) Future Land Use designation, which will facilitate the development of a mixed-use community.

~~Policy 1.2.1.1. Policy 1.2.1.1:~~ The New Community Development District 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. Policy 1.2.1.2:~~ The density and intensity of the NCD District Future Land Use category shall be as established in this objective 1.2.2 and associated policies, ~~or any sub-districts, shall be indicated in the Future Land Use Element.~~ 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. Policy 1.2.1.3:~~ A conceptual master plan shall be developed to illustrate how the seven land use sub-categories ~~(Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use)~~ 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

<p><u>OBJECTIVE 1.2.2.</u></p>	<p><u>NEW COMMUNITY DEVELOPMENT (NCD)</u></p> <p>Objective 1.2.2: <u>The City shall</u> implement policies that ensure that development within the New Community Development District will be: <u>is</u></p> <ol style="list-style-type: none"> 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. Able to provide <u>Inclusive of</u> a diverse <u>city range</u> of housing types to enable citizens from a wide range of economics levels and age groups to live within its boundaries.
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Policy 1.2.2.1. ~~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. ~~Policy 1.2.2.2:~~ Residential Areas shall:

- a. ~~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. ~~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. ~~c.~~—Provide one site for institutional uses for each 600 acres of Residential Area;
- d. ~~d.~~—Link and co-locate schools and school sites with park, recreational, conservation, and residential uses;
- e. ~~e.~~—Integrate the natural terrain, drainage, and vegetation within parks or greenbelts, where feasible.

Policy 1.2.2.3. ~~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:

a. 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	35 feet
Multi-Family	65 feet
Schools	65 feet
Other permitted uses	35 feet

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

- b. ~~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. ~~c.~~—Neighborhoods within the Residential Area shall contain a variety of dwelling and/or lot types;
- d. ~~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. ~~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. ~~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. ~~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:

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

Policy 1.2.2.5. ~~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:

a. a. —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

¹Steeple and similar architectural embellishments shall have a maximum height of 100 feet.

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

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

~~e. 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. ~~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:

a. 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.~~ ~~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.~~ ~~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. ~~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:

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

~~d.~~ ~~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. ~~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:

a. 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.~~ ~~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. ~~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.

~~a.~~ 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. ~~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:

a. Minimum Size:	50 acres
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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.~~ ~~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. ~~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. ~~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. ~~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 ~~United States~~ [Federal Government](#).

Policy 1.2.2.14. ~~Policy 1.2.2.14:~~ ~~The City will permit A~~ agriculture and agriculture related activities, such as citrus, cash crops and ranching, ~~shall be permitted~~ 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. ~~Policy 1.2.2.15:~~ Block lengths and Cul-de-sacs shall be of reasonable lengths. Gated communities shall promote public access road connectivity [by providing pedestrian-access ways to and through the site to public sidewalks.](#)

Policy 1.2.2.16. ~~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. ~~Policy 1.2.2.17:~~ [The City shall promote P](#) 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. ~~Policy 1.2.2.18:~~ The City shall encourage Elementary and middle schools ~~should be encouraged~~ 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. ~~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

~~Objective 1.2.3:~~ The NCD District shall serve to reduce transportation and land use pattern deficiencies ~~along the U.S. 1 corridor by employing innovative planning principles and by providing~~ an appropriate mix of land uses in the western portion of the City to create large-scale mixed-use development ~~nodes that provide for multi-modal transportation to redirect transportation patterns away from the U.S. 1 corridor and reduce infrastructure costs.~~

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

Policy 1.2.3.2. ~~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. ~~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 ~~are~~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. ~~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~~low-speed vehicles may be provided within the residential areas and to interconnect residential and non- residential areas.

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

- a. ~~a.~~—Mix of land uses vertically as well as horizontally;
- b. ~~b.~~—Inclusion of civic uses;
- c. ~~c.~~—Locate higher density housing within or near Neighborhood/Village Commercial Areas, Town Centers, Employment Centers, Regional Business Centers and Mixed-Use Areas;
- d. ~~d.~~—Design of street networks with multiple connections and relatively direct routes;
- e. ~~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

~~Objective 1.2.4: The n~~New NCD communities~~y~~ shall be developed in conjunction with the provision of adequate public facilities.

Policy 1.2.4.1. ~~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. ~~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. ~~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

~~Objective 1.2.5: The City shall R~~require a systems approach to environmental planning and design that protects adjacent agricultural resources and other natural resources.

Policy 1.2.5.1. ~~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. ~~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~~ **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~~ **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.

<p><u>OBJECTIVE 1.2.6.</u></p>	<p><u>NCD AND LONG-RANGE VISION</u></p> <p>Objective 1.2.6: 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.</p>
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Policy 1.2.6.1. ~~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. ~~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. ~~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. b.~~—Identification of MPUD boundaries;
- ~~c. c.~~—Identification of extent and location of natural features in the MPUD area;
- ~~d. d.~~—Identification of the preliminary areas suitable to address stormwater management requirements;
- ~~e. 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. f.~~—Identification of open space and recreational areas consistent with Policy 1.2.2.1;
- ~~g. 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. 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. Policy 1.2.6.3: Reserved** Deviations from the established MPUD may be allowed since it is the intention of the City to encourage innovation planning and land use management techniques for the MPUD zoning and provide the flexibility needed to react to market dynamics. The Planning and Zoning Director may authorize all minor adjustments to an approved MPUD, subject to the following exceptions:~~

- ~~—a. A change which would include a land use not previously permitted under the MPUD;~~
- ~~—b. A change which would alter a land use type adjacent to a property boundary, except where it is (1) a reduction in density, or (2) a reduction of intensity of approved residential development, unless the reduction locates the residential use adjacent to an incompatible use;~~
- ~~—c. A change which would require an amendment to the City Council's conditions of approval;~~
- ~~—d. A change which would increase the land use intensity within any development phase without a corresponding decrease in some other portion of the overall MPUD;~~
- ~~—e. An amendment to the phasing which would propose a land use in advance of the development it is designed to support.~~

~~In addition, the Planning and Zoning Director may consider a minor change where the developer proposes to reduce the number of units or floor area in one (1) phase of the project, and make a corresponding increase in the number of units or floor area in another portion of the project, if other conditions of approval are not adversely affected, nor any other change is proposed which would be considered a substantial change to the MPUD.~~

~~The Planning and Zoning Director may refer minor adjustments to an approved MPUD to the Site Plan Review Committee. Any denial of a proposed change consistent with Policy 1.2.6.3 by the Director or the Site Plan Review Committee may be appealed to the City Council. All major adjustments shall be subject to City Council approval.~~

Policy 1.2.6.4. ~~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

~~Objective 1.2.7:~~ The City shall ~~To~~ ensure that development within the NCD District Future Land Use category is in conformance with the Objectives, Policies, Principles, standards and criteria contained herein.

Policy 1.2.7.1. ~~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. ~~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.~~—A summary of the development completed for the prior two years;
- ~~b. b.~~—A summary of ongoing agricultural uses on undeveloped tracts of land;
- ~~c. c.~~—A cumulative total of all development completed;
- ~~d. d.~~—Identification of undeveloped tracts of land that have been sold to a separate entity or developer; and,
- ~~e. 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. 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

~~Objective 1.2.8-~~ The Tradition/Western Grove NCD District is hereby established.

Policy 1.2.8.1. ~~Policy 1.2.8.1-~~ The density and intensity ~~of the~~ 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.

OBJECTIVE 1.2.9.

NCD - SOUTHERN GROVE

~~Objective 1.2.9-~~ The Southern Grove NCD District is hereby established.

Policy 1.2.9.1. ~~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.

OBJECTIVE 1.2.10.

NCD - RIVERLAND/KENNEDY

~~Objective 1.2.10-~~ 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. ~~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. ~~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. ~~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. ~~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. ~~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

~~Objective 1.2.11:~~ 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. ~~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. ~~Policy 1.2.11.2:~~ The allocation of land uses within the Wilson Groves NCD District shall be as shown in Figure 19 providing for 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential.

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

Policy 1.2.11.4. ~~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. ~~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.** ~~a.~~ Convey right-of-way to the City for Becker Road within the Wilson Groves NCD District portion of the property (completed);
- b.** ~~b.~~ Pay for the construction of a two-lane roadway section on Becker Road through the property;
- c.** ~~c.~~ Fund the design, construction, property acquisition for storm water drainage (but no other property acquisition) and all associated expenses of a ~~four-lane~~ **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.** ~~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.** ~~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.** ~~f.~~ Construct all intersection connections within the property to Range Line Road.

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

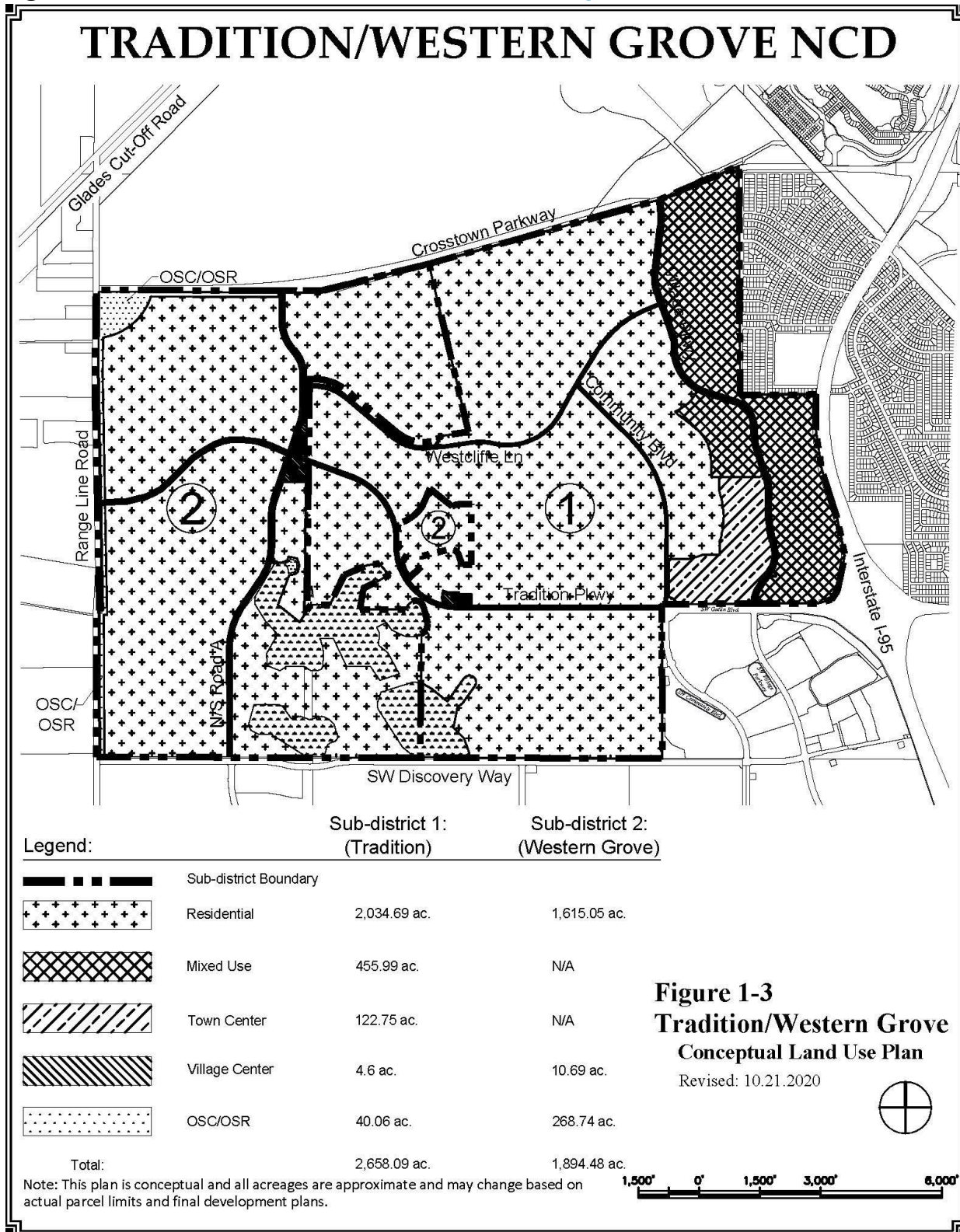


Figure 1-4. Southern Grove NCD – Conceptual Land Use Plan

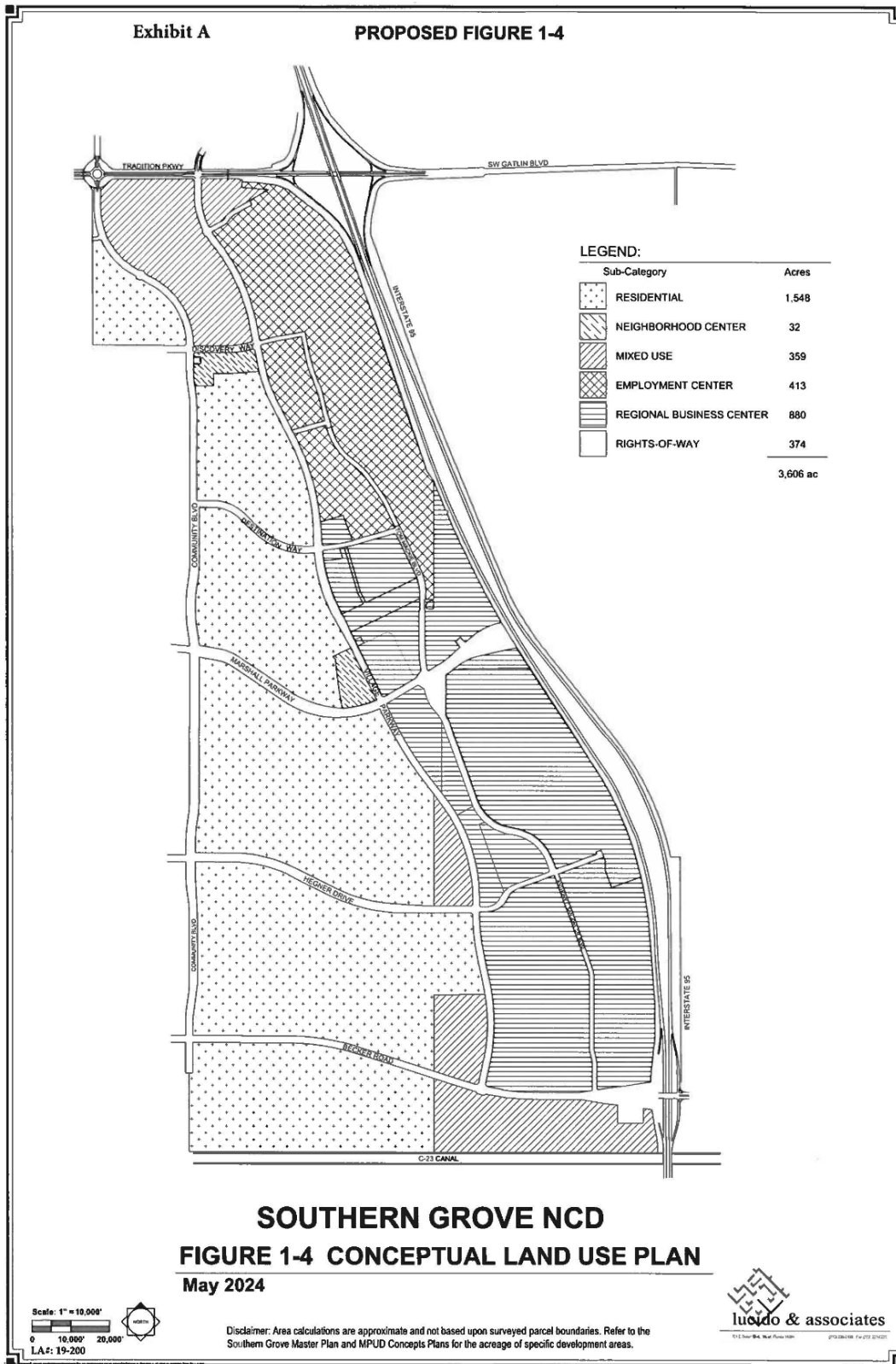
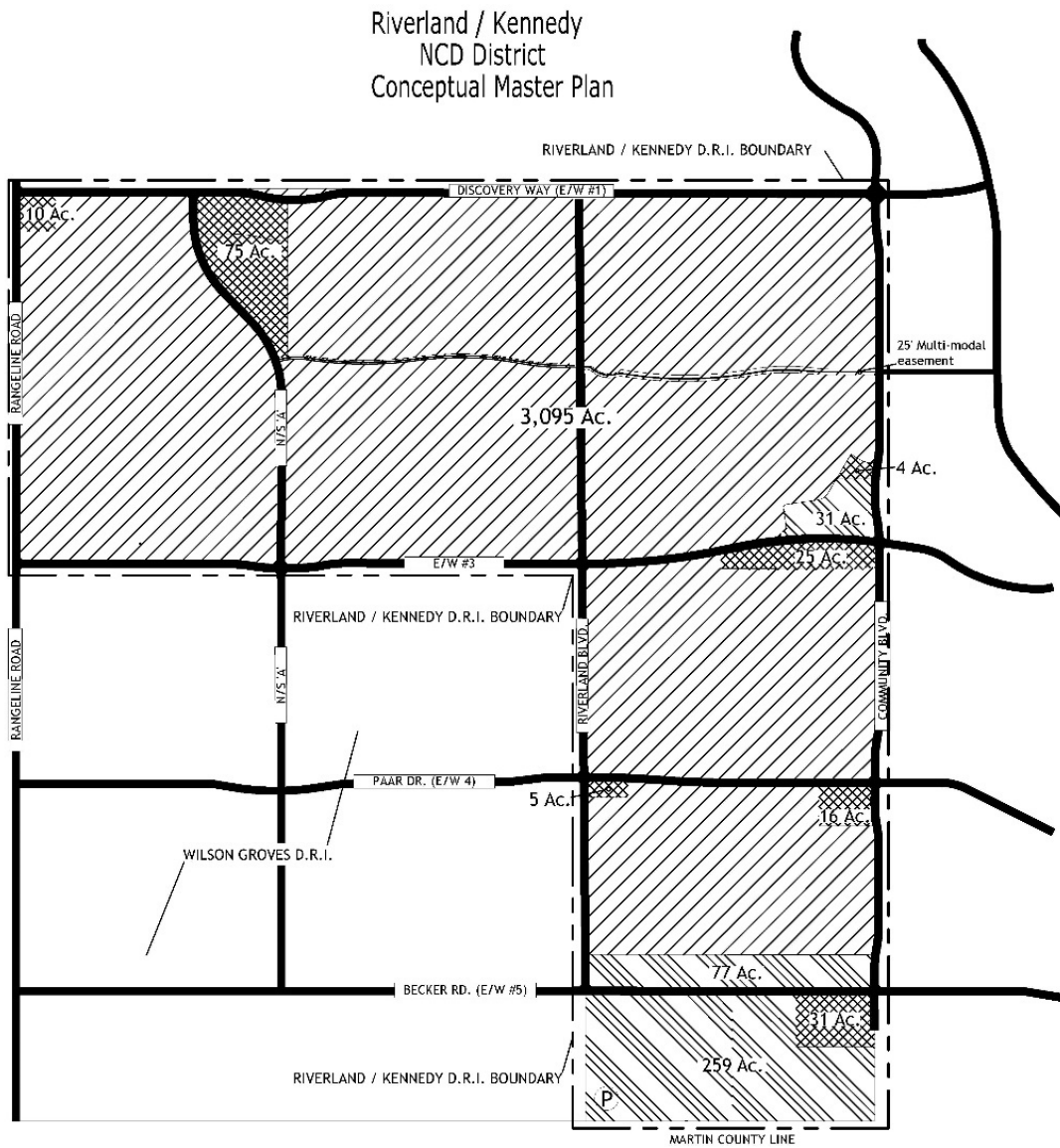


Figure 1-5. Riverland/Kennedy NCD – Conceptual Land Use Master Plan



SUBDISTRICT LEGEND

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD / VILLAGE COMMERCIAL AREA
- REGIONAL PARK

General Data:

Total Riverland / Kennedy D.R.I. Acreage: 3,845 Ac.
 Proposed Land Use Subdistrict Acreage:
 Neighborhood / Village Commercial Area: 166 Ac.
 Mixed-Use: 367 Ac.
 Residential: 3,095 Ac.
 Right-of-Way: 217 Ac.

* Proposed acreages of subdistricts have been rounded to the nearest +/- 1 acre.

FIGURE 1-5
 City of Port St. Lucie
 Comprehensive Land Use Plan

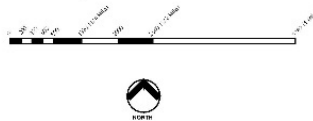


Figure 1-6 Wilson Groves NCD – Conceptual Land Use Plan

