



## SPIKOWSKI PLANNING ASSOCIATES

**FROM:** Bill Spikowski  
**DATE:** March 30, 2006  
**SUBJECT:** St. Lucie County (Florida) Land Development Regulations

A new draft is now available of proposed land development regulations prepared for unincorporated St. Lucie County (Florida).

This effort is the result of a “Towns, Villages, and Countryside” (TVC) master plan prepared for the county by the Treasure Coast Regional Planning Council in 2004. The master plan applies to a 28-square-mile area just beyond the urban fringe of the city of Fort Pierce. This land has historically been used to grow premium Indian River grapefruit, but this crop has recently suffered devastating losses from citrus canker and foreign competition.

The TVC plan combines agricultural preservation and limited development. Existing development rights can be exercised only by concentrating them in new town or villages, each to be surrounded by continued agricultural activity. These regulations provide a form-based code to implement this master plan. The plan and code will both be mandatory once formally adopted through extensive revisions to the county’s Comprehensive Plan and adoption of these new regulations.

This code contains several features of interest to practitioners of form-based codes. First, unlike most form-based codes, it is being adopted *prior to* the physical design of individual villages. The code provides explicit standards for each village, including minimum percentages of the land that will remain as “countryside” and assignment of the developable portion of each village into zones based on an urban-to-rural transect. A regulating plan for each village must identify specific transect zones and assign allowable street types and lot types in accordance with standards in the code. Each regulating plan is subject to approval by the Board of County Commissioners through a PUD-like rezoning process.

This code was drafted for St. Lucie County and the Treasure Coast Regional Planning Council by Dover, Kohl & Partners and Spikowski Planning Associates. Public hearings will be held in April and May of 2006.

Full copies and further information on both the plan and code can be found at:

- [www.tcrpc.org/departments/st\\_lucie\\_charrette/implementation\\_schedule.htm](http://www.tcrpc.org/departments/st_lucie_charrette/implementation_schedule.htm)
- [www.spikowski.com/Form-BasedCodes.htm](http://www.spikowski.com/Form-BasedCodes.htm)