

RLSA FIGURE 5
St. Lucie County Rural Land Stewardship Area Overlay
Stewardship Receiving Area Characteristics

Typical Characteristics	Town	Village	Hamlet	Compact Rural Development (CRD)	
Size (Gross Acreage)	1,000-5,000 acres	100-1,000 acres	40-100 acres	100 acres or less	Greater than 100 acres
Residential Units (DUs) per gross acreage base density	2-2.5 DUs	1-2 DUs	1/2 -2 DU	1/2 -2 DUs ⁽¹⁾	1-2 DUs ⁽¹⁾
Residential housing styles	Full range of single family and multi-family housing types, styles, lot sizes	Diversity of single family and multi-family housing types, styles, lot sizes	Single Family and limited multi-family	Single family and limited multi-family ⁽¹⁾	Single family and limited multi-family ⁽¹⁾
Goods and Services (May include Retail, Office, Manufacturing, Light Industrial, Transient Lodging)	Min. 75 SF/ DU - Max. 400 SF/ DU of Goods and Services in Town Center(s) (Retail and Office required, Live-work, Manufacturing, Light Industrial, Transient Lodging optional)	Min. 25 SF/ DU - Max. 200 SF/ DU of Goods and Services in Village Center(s)	Min. 10 SF/ DU - Max. 55 SF/ DU of Goods and Services	If CRD includes residential, Min. 10 SF/ DU - Max. 55 SF/ DU of Goods and Services	If CRD includes residential, Min. 25 SF/ DU - Max. 200 SF/ DU of Goods and Services in Village Center(s)
Floor area ratio or intensity (Min) - (if those uses are included)	Retail & Office - .4 Civic/Government/Institution -.4 Manufact./Light Industrial - .35 Group Housing -.45 (max.) Transient Lodging -26 upa net	Retail & Office - .4 Civic/Government/Institution - .4 Group Housing -.45 (max.) Transient Lodging -26 upa net	Retail & Office -.35 Civic/Governmental/Institution -.35 Group Housing -.45 (max.) Transient Lodging -26 upa net	Retail & Office - .35 Civic/Governmental/Institution - .35 Group Housing - .45 (max.) Transient Lodging - 26 upa net	Retail & Office - .4 Civic/Governmental/Institution - .4 Group Housing - .45 (max.) Transient Lodging - 26 upa net
Water and Wastewater	Centralized or decentralized community treatment system; Interim Well and Septic (only to be used for construction and/or sales trailers and model homes up to 10,000 gpd); Individual wells and septic tanks allowed for isolated guard house and/or comfort stations on a trail system or golf course up to 2,000 gpd	Centralized or decentralized community treatment systems Interim Well and Septic (only to be used for construction and/or sales trailers and model homes up to 10,000 gpd); Individual wells and septic tanks allowed for isolated guard house and/or comfort stations on a trail system or golf course up to 2,000 gpd	Individual Well and Septic System; Centralized or decentralized community treatment system	Individual Well and Septic System; Centralized or decentralized community treatment system	Centralized or decentralized community treatment system Interim Well and Septic (only to be used for construction and/or sales trailers and model homes up to 10,000 gpd)
Recreation and Open Spaces	Open Space Gross Acreage 35% of SRA Community Parks - Min. 200 SF of land/DU Parks & Public Green Spaces within Neighborhoods Active Recreation/Golf Courses Lakes	Open Space Gross Acreage 35% of SRA Parks & Public Green Spaces within Neighborhoods; Active Recreation/Golf Courses Lakes	.5 acres/1000 population Public Green Spaces within Neighborhoods	.5 acres/1000 population Public Green Spaces within Neighborhoods	Open Space Gross Acreage 35% of SRA Parks & Public Green Spaces within Neighborhoods Active Recreation/Golf Courses Lakes
Civic, Governmental and Institutional Services (Churches, Libraries, Medical, etc.)	Min. 15 SF/DU - Max. 80 SF/ DU Wide Range of Services	Min. 10 SF/DU - Max. 55 SF/DU Moderate Range of Services	Limited Services	Limited Services	Min. 10 SF/DU - Max. 55 SF/DU Moderate Range of Services
Schools ⁽²⁾	Full Range of Schools ⁽²⁾	Full Range of Schools ⁽²⁾	Pre-K through Elementary Schools ⁽²⁾	Pre-K through Elementary Schools ⁽²⁾	Full Range of Schools ⁽²⁾
Transportation	Interconnected sidewalk and pathway system; Interconnected system of collector and local roads; County Transit Access	Interconnected sidewalk and pathway system; Interconnected system of local roads Equestrian Trails; County Transit Access	Interconnected system of local roads Pedestrian Pathways Equestrian Trails	Interconnected system of local roads Pedestrian Pathways Equestrian Trails	Interconnected sidewalk and pathway system; Interconnected system of collector and local roads; Equestrian Trails County Transit Access

(1) If CRD includes permanent residential units, the density specified applies (Policy 4.6.4 states that permanent residential units are optional in CRD's)

(2) Schools to be determined in conjunction with School Board based on size of SRA and expected student population.