

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

Typical Characteristics	Town	Village	Compact Rural Development
Size (Gross Acreage)	Minimum 1,000 acres; Maximum 5,000 acres	Minimum 500 acres; Maximum 1,000 acres	Minimum 20 acres; Maximum 100 acres
Residential Units (DUs) per gross acreage base density	2-2.5 DUs	1-2 DUs	0 - .5 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 ⁽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)	Eco-Tourism Facilities, Agriculture, Natural Resources Research, and Cultural Support Services and Facilities, Education Facilities
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 Housing -.45 (max.) Transient Lodging -26 upa net	As required by site design; 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, Alternative Energy and Treatment systems
Recreation and Open Spaces	Open Space Gross Acreage 35% of SRA Community Parks - Min. 5 acres per 1000 population Parks & Public Green Spaces within Neighborhoods Active Recreation/Golf Courses Lakes	Open Space Gross Acreage 35% of SRA Community Parks - Min. 5 acres per 1000 population Parks & Public Green Spaces within Neighborhoods; Active Recreation/Golf Courses Lakes	Open Space Gross Acreage 35% of SRA
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	Not applicable
Schools ⁽²⁾	Full Range of Schools ⁽²⁾	Full Range of Schools ⁽²⁾	Not applicable
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, trails; County Transit Access

(1) Residential uses in a CRD shall only be provided for and associated with the non-residential uses.

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