

The Planning History of the City of

Port St. Lucie, FL



Pre-1960s

1960s Subdivision Decade

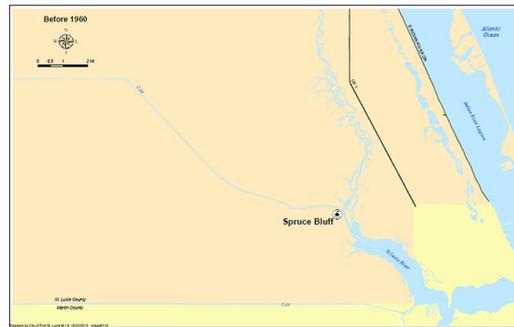
1970s Zoning Decade

1980s Comprehensive Planning Decade

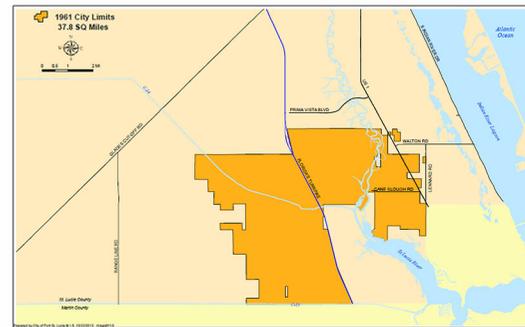
1990s Water, Sewer, Fire, Design Decade

2000s Boom to Bust and Weather Events Decade

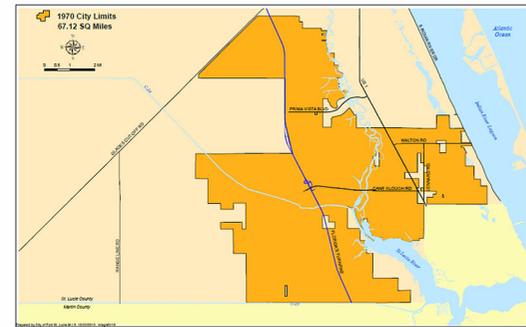
2010s



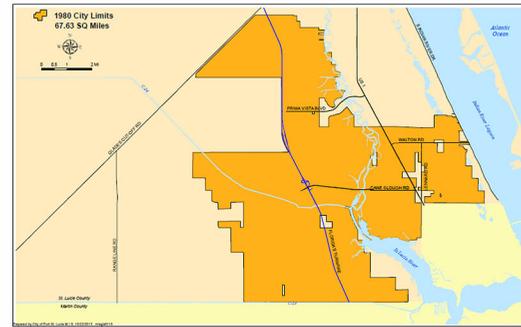
- Ais and Seminole Native American tribes lived near the North Fork of the St. Lucie River.
- 1845 - Florida becomes a state.
- 1891 - The first organized non-indigenous settlement in the Port St. Lucie area was Spruce Bluff.
- 1893 - Henry Flagler's Florida East Coast Railway is extended south through the Port St. Lucie area.
- 1905 - St. Lucie County is created from the southern portion of Brevard County.
- 1920s - US-1 is constructed as the area's first north/south automotive transportation corridor.
- 1957 - Florida's Turnpike opened as the first north/south limited access highway.
- 1958 - General Development Corporation (GDC) purchased the River Park development and 40,000 acres along the North Fork of the St. Lucie River.
- 1959 - GDC opened a bridge over the North Fork of the St. Lucie River, allowing for direct automobile access west of the river.



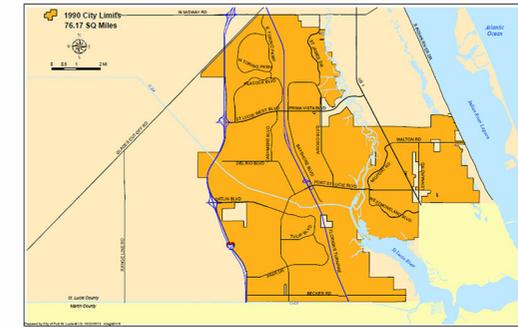
- 1961 - The City of Port St. Lucie is incorporated due to a dispute by GDC with St. Lucie County over the usage of soil cement for roadway construction.
- 1961 - Ordinance 61-1 established the City's first subdivision ordinance.
- 1969 - Port St. Lucie Blvd. bridge across the North Fork of the St. Lucie River and Long Creek is constructed.
- 1969 - Interchange to Florida's Turnpike at Port St. Lucie Blvd. constructed.



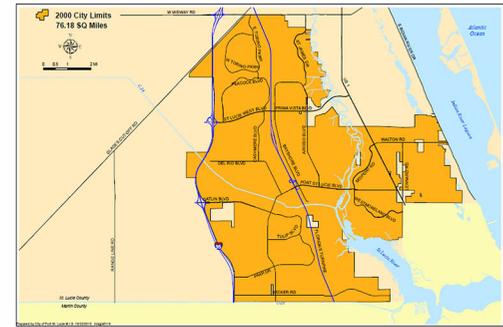
- 1970 - Population: 330.
- 1970 - The City adopts its first Zoning Ordinance.
- 1971 - Sandpiper Bay Resort opens.
- 1972 - State Law that restricts development due to well/septic requirements. is adopted. This prohibits development in Section 43, 44, 46, 47, and 48 until the 1990s when water and sewer are provided.
- 1975 - The Planning and Zoning Board is formed and has 18 members.
- 1975 - Florida adopts the Growth Management Act requiring local governments to prepare and adopt comprehensive plans.
- 1976 - The official zoning map is adopted by Ordinance 76-43.
- 1978 - Port St. Lucie City Hall is constructed at the corner of Airoso Blvd. and Port St. Lucie Blvd.
- 1979 - Midport Development of Regional Impact development order is adopted.



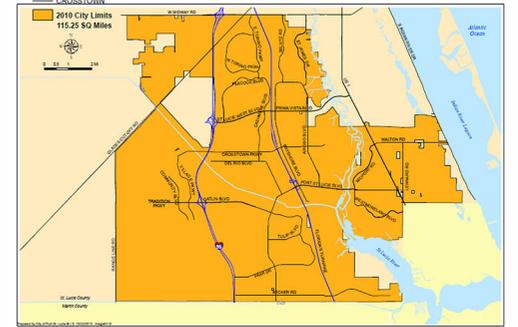
- 1980 - Population: 14,690.
- 1980 - The City's first Comprehensive Plan is adopted by Ordinance 80-31.
- 1980 - The City of Port St. Lucie Police Department becomes fully operational.
- 1981 - Sharret Development of Regional Impact development order is adopted.
- 1982 - The City's first Comprehensive Plan Evaluation and Appraisal Report (EAR) is adopted.
- 1983 - A Conversion Area Manual is created which allows the conversion of certain residential lots to non-residential uses along main thoroughfares. This addressed the future planning issues of access management and lack of non-residential areas.
- 1983 - Interstate 95 is constructed along the western side of the city.
- 1983 - St. Lucie Medical Center is founded as the first hospital in the city.
- 1983 - Town Center Development of Regional Impact development order is adopted.
- 1984 - Last large GDC plat is recorded.
- 1985 - EAR based amendments to the Comprehensive Plan were adopted.
- 1985 - Ordinance 85-45 declares water shortage to protect the water resources of the City from over-utilization.
- 1986 - St. Lucie West Development of Regional Impact development order is adopted.
- 1988 - New York Mets stadium (Thomas J. White) opens for spring training.
- 1988 - Reserve Development of Regional Impact development order is adopted.



- 1990 - Population: 55,860.
- 1990 - EAR based amendments to the Comprehensive Plan were adopted.
- 1990 - GDC and its subsidiary, General Development Utilities (GDU), files for bankruptcy. St. Lucie County began the "quick take" process to assume ownership, operations, and maintenance responsibilities of GDU's local water, sewer and gas utility.
- 1992 - 10,000 homes lose water service while the utility was being managed by St. Lucie County.
- 1992 - The Natural Resource Code was adopted, establishing preservation requirements for developments greater than 2 acres. Additionally, the Conservation Trust Fund was created to provide mitigation opportunities for difficult preservation situations.
- 1994 - Ownership of the water and wastewater system is transferred to the City of Port St. Lucie with a customer base of 17,228 water connections and 10,800 sewer connections. The Water and Sewer Master Plan is adopted. The City is subdivided into multiple utility service areas and about 60,000 properties were served with water and wastewater.
- 1996 - Construction of the water distribution and wastewater collections systems commenced in Special Assessment District 1. It was the beginning of a 10-year City-wide utility system expansion program.
- 1996 - Non-residential demand study is prepared detailing the need for more non-residential areas.
- 1996 - The City's third Comprehensive Plan Evaluation and Appraisal Report (EAR) is adopted.
- 1997 - The first overlay district establishing design standards for Port St. Lucie Blvd. and Gatlin Blvd. is adopted by Ordinance 97-51.
- 1998 - EAR based amendments to the Comprehensive Plan were adopted.
- 1998 - Southern Grove Neighborhood Plan is adopted.
- 1998 - North St. Lucie Neighborhood Plan is adopted.
- 1999 - Resolution 99-R03 supports the need for an east/west corridor envisioned to connect US-1 to Range Line Rd. The original name for the corridor is West Virginia Corridor, but is later renamed Crosstown Parkway.
- 1999 - Citywide Design Standards are adopted regulating all commercial and institutional areas to enhance the aesthetics of the city.
- 1999 - After an extended drought, wildfires destroy 44 homes in the western part of the City. Following these events a Wildfire Mitigation Plan is then developed.



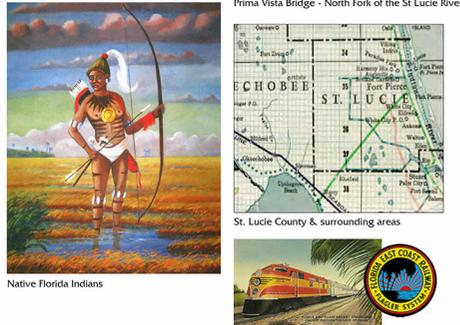
- 2000 - Population: 88,769.
- 2000 - Ordinance 00-42 Comprehensive Emergency Operations Plan was adopted.
- 2000 - LTC Ranch Development of Regional Impact development order is adopted.
- 2001 - Community Redevelopment Area (CRA) is established by Resolution 01-R02 that creates the boundary and justifies the need for the development of a town center at US-1 and Walton Rd. (City Center).
- 2003 - Westchester (Tradition) Development of Regional Impact development order is adopted.
- 2003 - Riverwalk Concept Plan is adopted.
- 2003 - PGA Village (Verano) Development of Regional Impact order is adopted.
- 2004 - The Urban Land Institute prepares a study with recommended policy framework for the annexation of more than 42 square miles of land west of I-95.
- 2004 - SW Annexation Area is annexed and a comprehensive annexation agreement is adopted.
- 2004 - 2005 - Three devastating hurricanes, Frances, Jeanne, and Wilma test the City's ability to deal with challenges posed by high winds and rain.
- 2004 - 2007 - Each of these years the City is listed in the top 10 fastest growing cities of its size in the country by the US Census Bureau.
- 2005 - The City adopts an impact fee ordinance for roads, public buildings etc.
- 2006 - Southern Grove, Riverland/Kennedy, Wilson Grove Development of Regional Impact development orders are adopted.
- 2006 - Becker Rd. Charette Report is prepared by the Treasure Coast Regional Planning Council but is not adopted due to implementation costs.
- 2006 - Utility Master Plan is completed.
- 2007 - In response to an increase in pedestrian accidents, the City amends its Landscape code to require sidewalks on all non-residential developments and starts an aggressive sidewalk construction program.
- 2007 - Western Grove Development of Regional Impact development order is adopted.
- 2008 - The first segment of Crosstown Parkway opens from Floresta Dr. to Cashmere Blvd.
- 2008 - Tropical Storm Fay causes flooding and immobilizes sections of the City for several days.
- 2008 - A drainage study, east of the river is prepared and adopted.
- 2008 - Public School Facilities Element is adopted requiring school concurrency.
- 2008 - The Civic Center at City Center opens.
- 2009 - Port St. Lucie-Ft. Pierce MSA ranks 9th in the nation's highest number of foreclosures.
- 2009 - Crosstown Parkway and I-95 interchange opens.
- 2009 - Citywide Design Standards are updated to include industrial and multi-family houses and promote green building standards.



- 2010 - Population: 164,603
- 2011 - Public Art Advisory Board is formed to review major site plans to encourage local artists.
- 2011 - City adopts Ordinance 11-37 for Pain Management Standards on 6/13/11.
- 2011 - Crosstown Parkway is completed from I-95 to Manth Lane as 6-lane divided parkway with linear parks.
- 2011 - EWIP (Eastern Watershed Improvement Project) drainage improvement is completed at Lennard Square and Cane Slough Road.
- 2012 - Southern Grove is added into the CRA.
- 2012 - The City's fourth comprehensive plan (EAR) based is completed and adopted.
- 2012 - The City's first multimodal transit center opens at Deacon Ave
- 2013 - Impact Fee Ordinance is finalized allowing taxation for the concurrency of civic services such as schools, parks, and police.
- 2013 - Adopts Ordinance for Reasonable Accommodation procedure as per Ordinance 13-04 on 1/22/13
- 2013 - Adopts Ordinance #13-019 prohibiting sale, display, or distribution of synthetic drugs.
- 2013 - Amends the impact fee schedule (2013).
- 2013 - Digital Domain files for bankruptcy and is closed.
- 2014 - Last segment of Crosstown Parkway alignment to US1 Highway across St. Lucie River has been proposed.



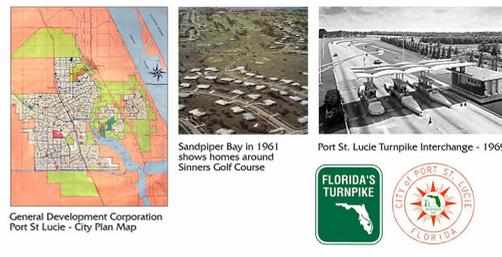
Florida's Spruce Bluff pioneers
Prima Vista Bridge - North Fork of the St Lucie River



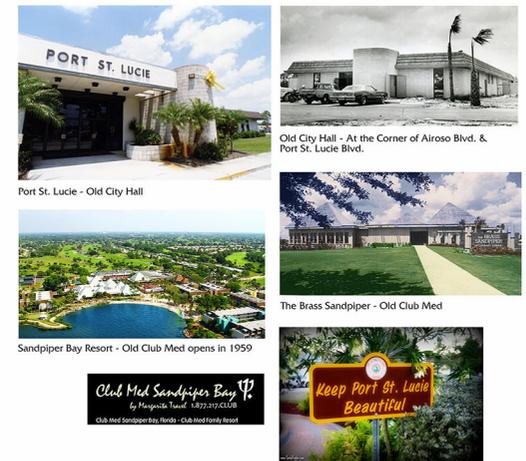
Native Florida Indians
St. Lucie County & surrounding areas



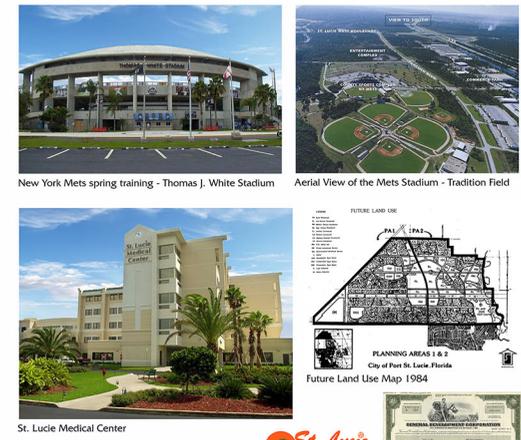
A typical home in Port St. Lucie in the 1960s



Sandpiper Bay in 1961 shows homes around Sinners Golf Course
Port St. Lucie Turnpike Interchange - 1969
General Development Corporation Port St. Lucie - City Plan Map



Port St. Lucie - Old City Hall
Sandpiper Bay Resort - Old Club Med opens in 1959
The Brass Sandpiper - Old Club Med



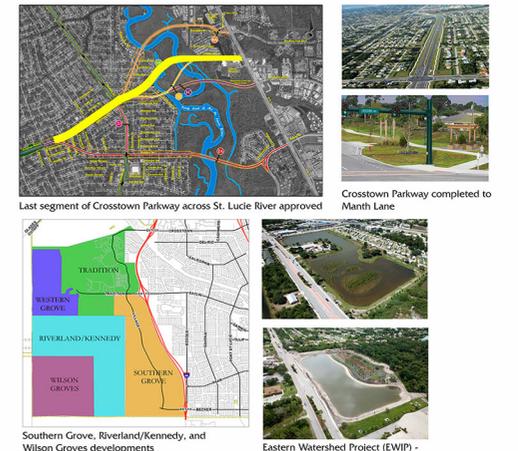
New York Mets spring training - Thomas J. White Stadium
St. Lucie Medical Center
Aerial View of the Mets Stadium - Tradition Field
Future Land Use Map 1984



The New City Hall in Port St. Lucie
Utility structure transferred to the City



St. Lucie Civic Center
Urban Land Institute Conceptual Land Use Plan
Flooding from Tropical Storm Fay in 2008



Last segment of Crosstown Parkway across St. Lucie River approved
Crosstown Parkway completed to Manth Lane
Southern Grove, Riverland/Kennedy, and Wilson Groves developments
Eastern Watershed Project (EWIP) - Port St. Lucie - Lennard Road