

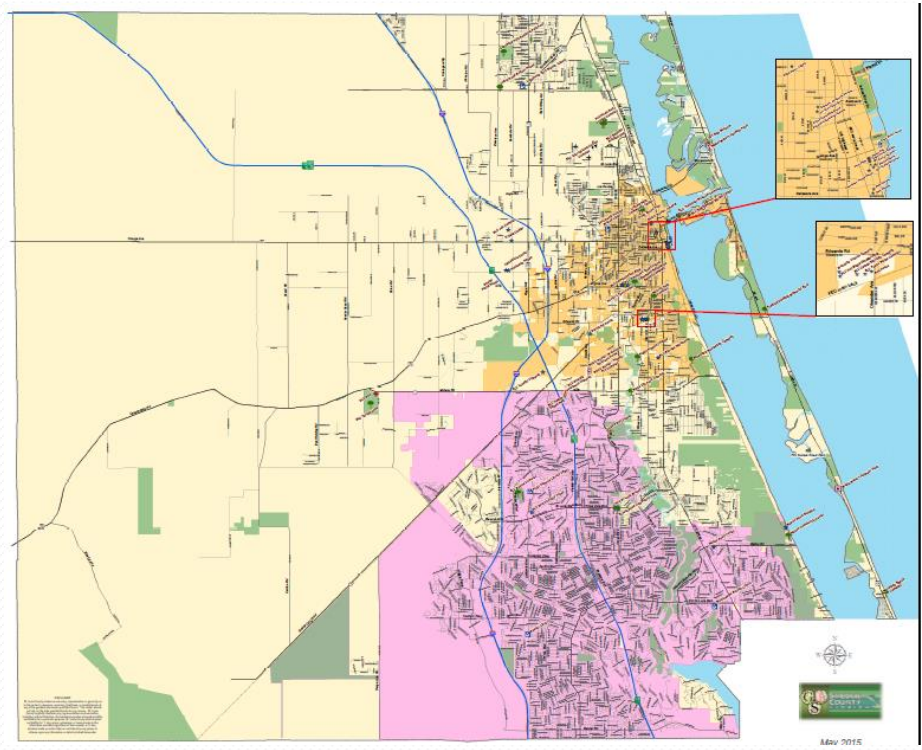
St. Lucie County

Small County
LARGE ASPIRATIONS

Mark Satterlee, Deputy County Administrator

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What is St Lucie County?



St Lucie County

- Before discussing the future, let's review the past
 - 1980 Census – 87,182
 - Largely agriculture and ranching based economy
 - 108,000 acres of citrus in 1994 – 32 million boxes
 - General Development's Port St Lucie – 14,690



St Lucie County – Today

- 2016 BEBR estimate – 292,826
- Port St Lucie = 178,000
 - 3rd largest city in SE Florida
- Ag has declined – construction and services have expanded
 - 2005, 65,000 acres of citrus
 - Currently, 32,000 acres of abandoned citrus groves
 - Row crops like corn
- The County expects to add 71,000 by 2025
- PSL expects to be 450,000 by 2060!
- Hangover of Economic Development failures

What does SLC look like in 20 years?

- Growth is a given on the northern end of SE Florida
 - Dade, Broward, Palm Beach wave has been moving north for a couple decades
- 80,000 entitled lots in PSL
- Huge undeveloped acreage in western county with few impediments – 1 unit per 5 acres
- Low rise, low density sprawl seems inevitable – until the costs of that development are considered
 - On top of \$1.2 billion infrastructure backlog

20-years out?

- Treasure Coasters love low-rise, low density
- Seen as antidote to high-rise, high density south
- PSL is geared to grow low and sprawling
- SLC easy to get to and easy to get around
- Market forces must change substantially for the development pattern to change
- SLC has been innovative - new urbanism, transfer of development rights, western lands planning, VMT, Towns, Villages & Countryside

New direction?

- Can the collaborative model work for large land use issues?
- Will infrastructure cost change the market?
- Are current tools sufficient?
 - We've used them all to varying success
- How do we incent a different pattern?
- Utilities/Solid Waste Collection
- We're open to innovation, especially if impacts of growth reduce quality of life

Thanks!