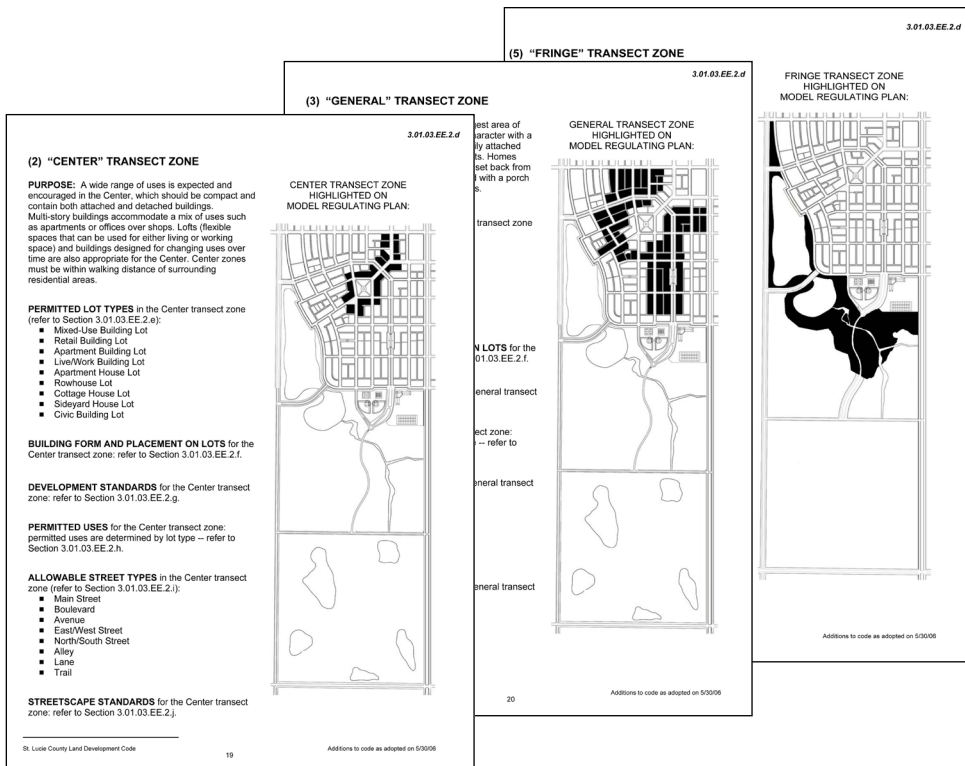


# Towns, Villages, and Countryside

## St. Lucie County, FL



### PROJECT DETAILS

Project Area: 28 square miles  
 Client: Treasure Coast Regional Planning Council  
 Year Adopted: 2006  
 Website: [tcrpc.org/departments/studio/st\\_lucie\\_charrette/tvc\\_program/tvc\\_program.htm](http://tcrpc.org/departments/studio/st_lucie_charrette/tvc_program/tvc_program.htm)

For more information, visit [doverkohl.com](http://doverkohl.com).

### The Project

The Towns, Villages, and Countryside (TVC) Land Development Regulations have been adopted for a 28-square-mile area beyond the urban fringe of the City of Fort Pierce in northern St. Lucie County, Florida. This form-based code, prepared by Dover, Kohl & Partners and Spikowski Planning Associates, is the result of a master plan prepared for St. Lucie County by the Treasure Coast Regional Planning Council in 2004. As the local Indian River grapefruit crop has recently suffered devastating losses from citrus canker and foreign competition, the master plan seeks to combine agricultural preservation with limited development. Existing development rights can be exercised only by concentrating them in new towns or villages, each to be surrounded by continued agricultural activity.

The TVC regulations were created specifically to implement this master plan. Unlike most codes, the Regulations were adopted prior to the physical design of the individual villages.

### Essential Concepts

The regulation of TVC-designated land use relies on traditional neighborhood design to create a sustainable growth pattern characterized by a mix of uses, building types, and income levels on a pedestrian-friendly block and street network. By employing the Urban-to-Rural Transect, a tool that acknowledges the diverse characteristics of villages, towns, and cities, the Regulations divide the 28 square miles into several Transect Zones from the most rural to the most urban. Explicit standards are provided for each zone that define allowable street and lot types, building placement, landscaping, and curb details. In addition, the Regulations establish minimum percentages of land that will remain as "countryside", so that each Town and Village includes viable agriculture, public open space, and environmental preservation and restoration. Also outlined is the Urban Service Boundary, which limits the geographic area where the county will provide certain services. In doing so, the negative impacts of a sprawling low-density development pattern are restricted, including the fiscal burden placed on service providers by that pattern. This concept, coupled with Transferable Development Rights programs, provides incentives to move potential development to new Towns and Villages or to locations inside the Urban Service Boundary.

### Status

The TVC ordinance was adopted in May 2006. The Code received the annual Award of Excellence from the Florida Chapter of the American Planning Association that same year, and received one of the inaugural Driehaus Form-Based Codes Awards from the Form-Based Codes Institute in 2007.



The Model Illustrative Master Plan shows the clustering of an urban area on one sample site within the County, allowing agricultural and conservation lands to be preserved.



