

Comprehensive Plan Amendments
Future Land Use Map Change and Text Amendments Application Supplement
Refer to St Lucie County Land Development Code (LDC) Section 11.06.00 for details

SPECIAL NOTE: Under the provisions of the LDC, a petition for change in land use is considered to be a PRELIMINARY DEVELOPMENT ORDER. Under the definition of Preliminary Development Order, and consistent with the County's concurrency regulations, St. Lucie County neither warrants nor represents that there are sufficient public facilities or services available to serve the property on which the change in land use is sought. Further, pursuant to Section 5.08.01(B)(2) of the Code, a Certificate of Capacity Exemption must accompany all applications for land use changes that acknowledge that no public facility capacity will be reserved for the subject property. A determination of public facilities capacity is required prior to the issuance of a Final Development Order. A Final Development Order cannot be issued until capacity is available.

Check One:

Future Land Use Amendment Comprehensive Plan Text Amendment

Please provide a written description of the proposed development including statements about:

1. The total area of the proposed development; the type of residential or non-residential development proposed; the number of residential units and the square footage of non-residential development.
2. The tentative construction schedule for the proposed development, including, if applicable, a tentative schedule for phasing construction.
3. A description and analysis of the impact of the development on public facilities in accordance with the methodologies acceptable to the County.

Parcel Acres: _____ Amendment Acres: _____

Property Address/Location: _____

Existing Future Land Use: _____

Proposed Future Land Use: _____

Existing Zoning: _____

Existing Use: _____

Are any other applications being submitted concurrent with this application?

YES NO

Please indicate the type of any concurrent application(s) being submitted:

Describe the existing improvements and structures on the amendment lands:

Proposed use of amendment lands:

Reason for making this request:

Applicant or Agent Name (Printed)

Signature

Required Documentation

On a separate sheet provide the following information. Your responses should be thorough and supported by references to specific sections of the Comprehensive Plan that are applicable to the proposed future land use amendment. Please provide documentation to support your responses and complete the attached worksheets.

1. A general statement describing whether and how the proposed amendment conforms to the St. Lucie County Comprehensive Plan.
2. A statement describing how the proposed future land use designation is compatible with the future land use designation(s) and existing land uses surrounding the amendment lands?
3. In accordance with Future Land Use Policy 1.1.5.3 provide the following information:
 - a. Identify future land use designations and existing land uses within ¼ mile of the subject property that have the same or greater type of proposed future land use designation.
 - b. Is the property under the land use amendment application within the Five Year Capital Improvement Program of the Water and Wastewater Master Plan for St. Lucie County or otherwise meet the requirements of Policy 1.1.5.4.
4. Provide a statement describing any conditions affecting the area of the amendment lands that have changed since the most recent adoption of the Comprehensive Plan. Describe any changes in development patterns, utility availability, and public service capacity. Provide the data and analysis supporting your conclusions.
5. Provide a statement describing why there is a need for the proposed Future Land Use Map Amendment and how the amendment will result in an orderly and logical development pattern.
6. If a change to Industrial Land Use is proposed, explain how the proposal meets Future Land Use Policy 1.1.11.2 or Policy 1.1.11.3 of the Comprehensive Plan.
7. Provide a traffic report of the potential impacts to the County's transportation system brought about by the proposed land use change. The report must include existing, background, committed trips, and the projected traffic volumes and the level of service for all affected roadways. Projected traffic volumes must be based on the highest density/intensity allowed under the requested future land use designation.
8. Describe the drainage characteristics of the area and what effects the proposed land use amendment would have on the volume and quality of stormwater runoff? Identify the property's flood zone classification?
9. What are the potential environmental impacts of the requested amendment? Describe the natural resources occurring on and adjacent to the amendment lands. Identify any protected species that are known to occur and estimate the acres of wetlands and native upland habitats on the amendment lands. Identify Category I, II, or III Wetlands as described in Policy 8.1.14.1.

10. Provide a potable water impact and capacity analysis and documentation that demonstrate adequate water supply facilities and service will be available concurrent with the impact of development. Provide correspondence from the service provider verifying their ability to serve the proposed development. (See attached worksheet)

11. Provide a projection of the average daily volumes of solid waste that would be generated if the land use(s) change.

12. What demands for recreational facilities will be created by development as a result of the land use change? If you are requesting a residential classification, identify the recreational facilities and open spaces that are available in the vicinity?

13. Indicate the location of any archaeological or historic resources that are known to occur on or near the amendment lands. Describe potential impacts to these resources as a result of the proposed amendment. Provide a copy of any available archaeological or historic assessment.

14. Is the property currently within the Planned Urban Service Area Boundary?

15. If you answered "no" to Question 14 above, will the property be used for "urban development activities" as defined in Future Land Use Policy 1.1.5.1? Check which urban development activities apply:

_____ Residential development in excess of two units to the gross acre.

_____ Any non-agricultural commercial activity.

_____ Any non-extractive, non-agriculturally related industrial activity.

16. If any item in Question 15 above is checked, the property must lie outside the Planned Urban Service Area. If an expansion of the Urban Service Area boundary line is proposed, please refer to Future Land Use Policy 1.1.5.1 and answer the following questions:

- a. What is the distance between the property and the Urban Service Area Boundary?
- b. Is the subject property contiguous to lands with the requested future land use designation?
- c. Can the owners of contiguous properties between your property and the present Urban Services Area Boundary ensure appropriate urban infrastructure and services can be provided? If so, please provide documentation.
- d. To what extent will the proposed expansion detrimentally impact the established character of the area?

17. If changing from an agricultural category (AG-5 and AG-2.5) to a non-agricultural category (all others), please answer the following questions.

- a. How will the non-agricultural use(s) maintain the viability of continued agricultural uses on adjacent lands? How will any adjacent agricultural uses affect the proposed non-agricultural uses?

- b. Using the St. Lucie County Soil Survey, provide documentation of the soil type(s) found on the subject parcel and their suitability for the proposed use. Indicate their suitability as defined by the soil survey.
- c. Describe the existing land characteristics and how the proposed land use is suitable with those characteristics?
- d. Does the proposed land use amendment propose the extension of the urban services boundary in a manner that creates any enclaves, pockets, or finger areas?
- e. Describe why the non-agricultural uses could not be feasibly located on non-agricultural land.

18. Provide a copy of all existing federal, state, regional or local permits or plans related to the property (i.e. SFWMD permits, USDA Conservation Plans, documents related to the lands present or past enrollment in any federal, state or local program).

19. Indicate if the area under consideration is located within a unique area with common characteristics, such as the Indrio Road corridor and White City. If so, indicate how the proposed change in future land use is consistent with the character of the area and any neighborhood plan or special planning project for the amendment area.

20. Identify any local government within one mile of the amendment lands. If any, provide a copy of the proposed application documents to the appropriate government official. Indicate the name and address of the official for which the application documents were provided.

21. St. Lucie County reserves the right to request additional information.

APPLICANT ACKNOWLEDGEMENTS (Owner's Signature Must be Notarized)

I CERTIFY THAT: (CHECK ONE)

_____ I (We) do hereby certify that I (we) own in fee simple the above described property for which a change in Future Land Use is requested.

_____ I (We) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature
Address: _____
Date _____
Phone: _____ Fax: _____
Email Address: _____

Note: The individual listed on the main application will be the County's single contact for all correspondence and other communication related to this application.

PROPERTY OWNERS ACKNOWLEDGMENTS: (please print) - This supplement will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submittal of this application for a change in future land use. The property owner's signature below shall also authorize the applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the County's Comprehensive Plan for the property described herein.

Property Owner Signature
Mailing Address: _____

Property Owner Name (Printed)
Phone: _____
If more than one owner, please submit additional pages

STATE OF _____, COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____
by _____ who is personally known to me or who has
produced _____ as identification.

Signature of Notary

Type or Print Name of Notary

Commission Number (Seal)

St. Lucie County

Potable Water Availability Worksheet

This worksheet is provided to assist applicants in submitting comprehensive plan amendments that provide the potable water analysis required to determine the availability of potable water resources to serve the proposed development. The South Florida Water Management District and local utility company contacts are attached.

1. General Information

Date: _____ Contact Name: _____

Phone: _____ E-mail: _____

Potable Water Supplier: _____

2. Infrastructure Information

Water treatment plant permit number: _____ Permitting agency: _____

Permitted capacity of water treatment plant(s): _____ million gallons a day (mgd)

Are distribution lines available to serve the property? _____ Yes _____ No

If not, indicate if, how and when the lines will be provided: _____

3. Water Management District Consumptive Use Permit (CUP)

CUP Number: _____ Expiration Date: _____

Total CUP duration (years): _____

CUP allocation in last year of permit: _____

Current Status of CUP: _____ In compliance _____ Not In compliance

Reserved capacity: _____

4. Consumptive Use Analysis

A. Current year CUP allocation: _____

B. Consumption in the previous calendar year: _____

C. Reserved capacity or growth projection: _____

D. Projected consumption by proposed comprehensive plan amendment areas: _____

E. Amount available for all other future uses (A-B-C-D =E): _____

If the amount in E is zero or a negative number, explain how potable water will be made available for future uses:

**Potable Water Availability
Worksheet Instructions**

1. Date: Enter worksheet completion date.
Contact name: Enter the contact information for the person who prepared the worksheet.
Potable water supplier: Supplier for the amendment area(s).
2. Infrastructure Information
Permitted capacity of the water treatment plant: Obtain from the utility.
Distribution lines: Indicate if distribution lines are available to serve the property. If not, indicate who will fund the improvements and when the improvements will be completed.
Reuse Distribution lines: Indicate if reuse distribution lines are available to serve the property.
3. SFWMD Consumptive Use (CUP) Permit Information
CUP information: Obtain from the utility.
Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed.
4. Consumptive Use Analysis
Designate mgd or mgy: Indicate which unit of measure is used. The figures may be cited in units of either million gallons per year (mgy) or million gallons per day (mgd), but you must be consistent throughout the worksheet.
 - A. Current Year CUP allocation: provide the annual groundwater withdrawal allowed under the SFWMD – issued CUP for the current calendar year. If you receive water from another local government, enter the allocation established by agreement or by the secondary user CUP issued by SFWMD. It is important to consider the duration of the CUP and the CUP allocation in the last year of permit. If your CUP allocation is less in the final year than in the current year, consider using the final year figure as a more conservative approach for planning purposes.
 - B. Consumption in the previous calendar year: this figure may be taken from the EN-50 forms (SFWMD), from FDEP monthly operating reports, or from other acceptable documentation. Cite your source.
 - C. Reserved capacity or growth projection: Enter an amount based on your reserved capacity or growth projection. Check which alternative you selected. Attached the calculation for the alternative selected.
Reserved Capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved.
Growth Projection: Enter the water use attributable to this year's growth and cite your data source(s). Sources for growth projections include the comprehensive land use plan, the CUP, the most current SFWMD water supply assessment, or

the utility's water supply plan. Include the amount of the previous year's allocation that was not used.

- D. Projected consumption: Attach a description of formulas, including figures and assumptions used to derive this figure. The projected consumption should be based on new growth attributable to the proposed amendment. Calculate the difference in projected assumption based on the difference between the maximum development potential under the current future land use designation and the proposed future land use designation.
- E. Amount available for all other future uses: This line represents the amount available for all other future uses by subtracting lines B, C, and D from A.

Contact Information:

South Florida Water Management District (SFWMD)
Keith Smith, Sr. Supv. Hydrologeologist
WATER USE REGULATION
Mailing Address: P.O. Box 24680
West Palm Beach, FL 33416-4680
Telephone number: 561-682-6620

SFWMD Martin/St. Lucie Service Center
Upper East Coast Office
Phone: 772-223-2600 or 800-250-4100

The Upper East Coast Water Supply Plan webpage is
<http://www.sfwmd.gov/org/wsd/wsp/uecwsp.htm>

St. Lucie County Utility
Office mailing address: 2300 Virginia Avenue
Fort Pierce, FL 34982
Office telephone numbers: 772-462-1150
Office fax number: 772-462-1153 (Fax)
Office e-mail address: Utilities_Customer_Service@co.st-lucie.fl.us

Fort Pierce Utilities Authority (FPUA)
206 S 6th Street
Fort Pierce, FL 34950
Mailing Address: PO Box 3191
Fort Pierce, FL 34948-3191
Office Telephone Number: (772) 466-1600

St. Lucie County
School Impact Worksheet

This worksheet is required to be submitted as part of an application for changes to the Future Land Use Map or Zoning Map that will increase the maximum residential densities allowed on the property. The worksheet is also required for all Site Plan applications proposing residential development. The purpose of the worksheet is to assist the County and the School District in planning for future public school facility needs.

Project Information

Date: _____

1. Property owner(s): _____
2. Parcel ID Number(s): _____
3. Project Name: _____
4. Former Project Name(s) (if any): _____
5. Total Project acres: _____
6. Is build-out expected within 5 years: _____ Yes _____ No
7. The project number and type of residential dwelling units at build-out:

Unit Type	Number of Units	Typical Floor Area (sq. ft.)	Estimated Unit Price per Unit (\$)	Number Restricted to 55+ Age Group (if any)
Single-Family detached				
Duplex				
Multi-family dwellings (apt./condo)				
Townhouse dwellings				
Zero lot line dwellings				
Other				

School Board of St. Lucie County Contact Information:

Marty Sanders
327 NW Commerce Park Drive
Port St. Lucie, FL 34986
772-340-4816
sandersm@stlucie.k12.fl.us



St. Lucie County

Concurrency Deferral Affidavit

I, _____, residing or doing business at _____

Name

Street

_____, _____, _____, _____

City

State

Zip

Phone

have applied for a _____ from St. Lucie County, Florida,

Type of Development Order

for the following project: _____

Name of Proposed Development

Parcel ID Number(s): _____

I do hereby affirm that in connection with my application for the above project, I have elected to defer the certificate of capacity and reservation of capacity in public facilities for the above property until a later time, but no later than the application for a final development order for the same property.

I understand and acknowledge that the above listed property will be subject to the certificate of capacity before any final development order can be issued, and that St. Lucie County can make no guarantee that adequate public facilities will be available when I apply for the final development order.

I further acknowledge that according to Section 5.08.01 of the St. Lucie County LDC, no final development approval can be granted until capacity in those facilities is available at that time. The issuance of a preliminary development order without a certificate of capacity creates no vested or other rights to develop the subject property.

Applicant Name (Printed)

Signature of Applicant

Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____

20_____ by _____ who is personally known to

me or who has produced _____ as identification.

Signature of Notary

Type or Print Name of Notary

Commission Number (Seal)