Exhibit E-6

COMPREHENSIVE PLAN POLICY ASSESSMENT

Coastal and Conservation

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Consistency with the Goals, Objectives and Policies of the Coastal and Conservation Element

This section serves to demonstrate the consistency of the proposed future land use map amendment with the Goals, Objectives and Policies of the applicable element(s) of the Comprehensive Plan. Please find the following analysis in which the existing Goals, Objectives and Policies of the Future Land Use Element are underlined. *The analysis (responses on behalf of the application) is italicized.* Please note that some of the Goals, Objectives and Policies have been abbreviated for space reasons.

GOAL: 5.1: **MAINTAIN AND ENHANCE THE SOCIAL AND ECONOMIC RESOURCES OF THE PORT ST. LUCIE COASTAL PLANNING AREA THROUGH THE REGULATION OF DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY SUCH RESOURCES, OR THREATEN HUMAN LIFE AND CAUSE UNNECESSARY PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.**

Objective 5.1 .1: By 1999, review and revise, as needed, regulations which pertain to shoreline use regarding criteria or standards for prioritizing shoreline use, giving priority to water-dependent uses.

This Objective is not applicable to the specific petition under review.

Policy 5.1.1.1: Review and revise, as needed, criteria for the prioritization of shoreline uses in the site plan approval process in accordance with adopted land development regulations.

This policy is not applicable to the specific petition under review.

Objective 5.1.2: Continue to protect estuarine beaches and shoreline vegetation through the establishment and enforcement of existing land development regulations and construction standards that minimize the impacts of man-made structures on beach or shoreline vegetation, and restore altered beaches or vegetation.

This Objective is not applicable to the specific petition under review.

Policy 5.1.2.1: Continue to enforce regulations which prohibit the alteration of estuarine beaches located within the City, and require restoration of degraded beaches as part of the site plan approval process for all new development and redevelopment.

This policy is not applicable to the specific petition under review.

Objective 5.1.3: By 1999, the City will review and revise where needed land development regulations which direct population concentrations away from known or predicted coastal high hazard areas and limit public expenditures that subsidize development permitted in high-hazard areas except for restoration or enhancement of natural resources.

This Objective is not applicable to the specific petition under review.

Policy 5.1.3.1: The Coastal High Hazard Area shall include all areas within the Category 1 evacuation zone.

This policy is not applicable to the specific petition under review.

Policy 5.1.3.2: Within six months of the conclusion of each annual hurricane season, the City shall review the status of lands within its corporate limits and determine whether any areas of the City meet the criteria of a coastal high hazard area as stated under Rule 9)-5.003(19). For those areas meeting the criteria for designation as a coastal high hazard area, the City shall, within one year, designate them as such; to limit development in these areas; and identify management techniques for relocating infrastructure away from such area, except for those areas determined to have vested development rights.

This policy is not applicable to the specific petition under review.

Policy 5.1.3.3: Except for those areas determined to have vested development rights, the City shall limit land use densities and desired infrastructure improvements away from coastal high hazard areas through the implementation of the LDRs.

This policy is not applicable to the specific petition under review.

Objective 5.1.4: Maintain or reduce hurricane evacuation times of current 1997 levels.

This Objective is not applicable to the specific petition under review.

Policy 5.1.4.1: Maintain, throughout the planning period, the estimated, current maximum evacuation time of 14 hours for a worst-case, Category 3 hurricane event.

This policy is not applicable to the specific petition under review.

Policy 5.1.4.2: Complete new roads or improvements in the coastal planning area to increase the number of traffic lanes for hurricane evacuation.

This policy is not applicable to the specific petition under review.

Policy 5.1.4.3: The City shall provide all hurricane evacuation studies and plans to the TCRPC, adjacent counties, and all other municipalities within St. Lucie County for consistency with regional and local plans before their adoption and implementation.

This policy is not applicable to the specific petition under review.

Objective 5.1.5: Prepare post-disaster redevelopment plans that will reduce or eliminate the exposure of human life, public property, and private property to natural hazards.

This Objective is not applicable to the specific petition under review.

Policy 5.1.5.1: The City shall update as needed, the current Local Peacetime Emergency Plan to contain step-by-step details for post-disaster recovery operations.

This policy is not applicable to the specific petition under review.

Policy 5.1.5.2: After a hurricane, but before re-entry of the population into evacuated areas, the City Council shall meet to hear preliminary damage assessments, appoint a Recovery Task Force.

This policy is not applicable to the specific petition under review.

Policy 5.1.5.3: The City's Emergency Management Team shall coordinate disaster preparation and recovery measures.

This policy is not applicable to the specific petition under review.

Policy 5.1.5.4: The Recovery Task Force shall: review and decide upon emergency building permits; coordinate with state and federal officials to prepare disaster assistance applications; analyze and recommend to the City Council hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan; and, recommend amendments to the comprehensive plan, Local Peacetime Emergency Plan, and other appropriate policies and procedures.

This policy is not applicable to the specific petition under review.

Policy 5.1.5.5: Immediate repair and cleanup actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and, minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long-term redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.

This policy is not applicable to the specific petition under review.

Policy 5.1.5.6: If rebuilt, structures that suffer damage more than fifty percent of their appraised value shall be rebuilt to meet all current requirements including those enacted since construction of the structure.

This policy is not applicable to the specific petition under review.

Policy 5.1.5.7: The Recovery Task Force shall review all interagency hazard mitigation reports and make recommendations for amendments to the comprehensive plan accordingly.

This policy is not applicable to the specific petition under review.

Objective 5.1.6: Increase access of current 1997 levels where possible and prevent the loss of the amount of public access to lagoon or river shorelines and coastal resources consistent with estimated public needs,

This Objective is not applicable to the specific petition under review.

Policy 5.1.6.1: New development shall maintain existing public access to the lagoon or NFSLR. New shoreline development shall show on their site plans existing access ways and the proposed development shall continue that access way, relocate it on the site, or donate it to the City according to the 1985 Coastal Zone Protection Act.

This policy is not applicable to the specific petition under review.

Policy 5.1.6.2: The City, with the County, shall prioritize new park purchases and park development, with emphasis on parks that would provide public access to coastal area waters and include parking facilities and access to a state or county road where possible.

This policy is not applicable to the specific petition under review.

Policy 5.1.6.3: By the year 1999, complete a study of those areas most appropriate for the location of additional boat ramps, marinas and other water-dependent uses in conjunction with St. Lucie County. The City's land development regulations shall be reviewed and revised as needed to permit those areas identified in the study to be developed as marinas.

This policy is not applicable to the specific petition under review.

Objective 5.1.7: By 1999, the City shall review and revise as needed, its land development regulations providing for the protection, preservation and sensitive reuse of public and private historic resources to ensure that the City does not experience a loss of historic resources.

This Objective is not applicable to the specific petition under review.

Policy 5.1.7.1: Review and revise, as needed, existing regulations that provide for identification of historic resources, encourage historic preservation, provide for sensitive reuse, permit excavation by the Division of Historic resources as an alterative prior to development, and prevent vegetation removal to prevent a loss of historic resources within the city by 1999 ..

This policy is not applicable to the specific petition under review.

Policy 5.1.7.2: The City shall accept donations of historic or archaeological sites.

This policy is not applicable to the specific petition under review.

Policy 5.1.7.3: The City shall, on an annual basis, determine and map any structures or sites that meet the criteria for historic resources as defined within the City's LDR's and provide a list to appropriate agencies.

This policy is not applicable to the specific petition under review.

Objective 5.1.8: The level of service standards and phasing of infrastructure adopted for the entire City in the Capital Improvements Element and other elements of this Comprehensive Plan shall apply to the coastal planning area.

This Objective is not applicable to the specific petition under review.

Policy 5.1.8.1: The level of service standards shall be applied whenever development orders or permits are requested for development in coastal planning areas.

This policy is not applicable to the specific petition under review.

GOAL5.2: THE CITY OF PORT ST. LUCIE SHALL CONSERVE, PROTECT, AND MANAGE THE NATURAL RESOURCES OF THE CITY IN A MANNER WHICH MAXIMIZES THEIR FUNCTIONS AND PURPOSES.

Objective 5.2.1: Air quality in the City shall not violate standards set by DEP.

This Objective is not applicable to the specific petition under review.

Policy 5.2.1.1: The City shall obtain the DEP annual Air Quality Report and compare it with existing air quality standards to establish the level(s) of compliance attainment. If needed, regulations will be developed to enforce clean air standards.

This policy is not applicable to the specific petition under review.

Objective 5.2.2: By 1999, complete an analysis of the ability to conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters to provide for the maintenance or improvement of water quality.

This Objective is not applicable to the specific petition under review.

Policy 5.2.2.1: Examine measures to monitor and reduce water consumption by 10% within the 10-year planning period, and thus conserve and protect the quantity of current and projected water sources.

This policy is not applicable to the specific petition under review.

Policy 5.2.2.2: Work closely with the SFWMD to prepare and adopt by 1999, an emergency water management conservation plan in accordance with the plans of the District.

This policy is not applicable to the specific petition under review.

Policy 5.2.2.3: Work towards further education of the public regarding various methods of water conservation at the household and small business level, and by 1999, either develop a water conservation brochure or use one available through the SFWMD.

This policy is not applicable to the specific petition under review.

Policy 5.2.2.4: Examine and revise, if needed, land development regulations that require water conserving landscape design, with minimum native vegetation requirements.

This policy is not applicable to the specific petition under review.

Policy 5.2.2.5: The City shall continue to enforce the "St. Lucie County Public Wellfield Protection Ordinance," and restrict activities that adversely affect water quality and quantity.

This policy is not applicable to the specific petition under review.

Policy 5.2.2.6: Continue to implement Utility Service Areas (USA's) for water and sewer program development to protect the City's water resources.

This policy is not applicable to the specific petition under review.

Objective 5.2.3: By 1999, Review and revise land development regulations as needed to conserve, appropriately use and protect the environmental quality and living marine resources of estuarine waters.

This Objective is not applicable to the specific petition under review.

Policy 5.2.3.1: Consider revisions to the existing public interest test in land development regulations when development results in an alteration to the natural resource.

This policy is not applicable to the specific petition under review.

Policy 5.2.3.2: Prohibit alteration and construction which degrades existing estuarine productivity unless such alteration is in the public interest.

This policy is not applicable to the specific petition under review.

Policy 5.2.3.3: Consider revisions to existing marina siting criteria to better address regional and state resource protection standards, including standards in Rule 9J5, Florida Administrative Code.

This policy is not applicable to the specific petition under review.

Policy 5.2.3.4: Retain river islands in public ownership through designation in the Preservation/Open Space category to serve as green areas, bird roosting, nesting, and feeding areas and, when appropriate, water-oriented recreation areas.

This policy is not applicable to the specific petition under review.

Policy 5.2.3.5: Review, revise, and continue to enforce land development regulations consistent with those of the SFWMD and the DEP without exemptions which prohibit new point sources of run-off from discharging into the Indian River Lagoon or the N FSLR for less than the 25-year storm event, and prohibit structures which constrict water circulation,

This policy is not applicable to the specific petition under review.

Policy 5.2.3.6: Institute a public education program targeted at known problem areas regarding dumping of debris and maintenance of stormwater swales,

This policy is not applicable to the specific petition under review.

Policy 5.2.3.7: The City shall update master drainage plans and programs that examine quality and quantity of stormwater, and prioritize improvements for the Capital Improvements Plan and Capital Improvements Element.

This policy is not applicable to the specific petition under review.

Objective 5.2.4: By 1999, review and revise, as needed, existing regulations to conserve, appropriately use and protect the natural functions and purposes of soils and minerals.

This Objective is not applicable to the specific petition under review.

Policy 5.2.4.1: Consider topographic, hydrologic, and vegetative cover factors, and appropriate excavation and filling techniques to reduce erosion in the site plan review process of proposed developments.

This policy is not applicable to the specific petition under review.

Policy 5.2.4.2: Review possible revisions to existing mining regulations to better address water use plan and rededication requirements of new mining operations,

This policy is not applicable to the specific petition under review.

Policy 5.2.4.3: Enforce land development regulations requiring the establishment and maintenance of buffers between mining activities and adjacent existing and future uses.

This policy is not applicable to the specific petition under review.

Objective 5.2.5: By 1999, review and revise, as needed, all of the existing natural resource protection regulations with regard to conservation, appropriate use, and protection of fisheries, wildlife, wildlife habitat, marine habitat, and native vegetative communities, including forests and wetlands.

This Objective is not applicable to the specific petition under review.

Policy 5.2.5.1: Continue to enforce standards for open space, wildlife, and habitat preservation in conjunction with residential and commercial development.

This policy is not applicable to the specific petition under review.

Policy 5.2.5.2: Implement guidelines for the Conservation Trust Fund, to allow for the purchase and management of preservation areas in the City in conjunction with park land purchases.

This policy is not applicable to the specific petition under review.

Policy 5.2.5.3: Review existing measures for species identification and protection to ensure requirements exist for site surveys prior to development and management plans for identified species.

This policy is not applicable to the specific petition under review.

Policy 5.2.5.4: Prohibit the development of marinas in designated manatee critical habitat.

This policy is not applicable to the specific petition under review.

Policy 5.2.5.5: The City shall work with the County and the Manatee Advisory Committee to designate special manatee habitats.

This policy is not applicable to the specific petition under review.

Policy 5.2.5.6: Review, revise as needed, and continue to enforce land development regulations that protect native vegetative communities from destruction by development activities.

This policy is not applicable to the specific petition under review.

Policy 5.2.5.7: Review and revise as needed, the existing land development regulations that require removal of all pestilent exotic vegetation.

This policy is not applicable to the specific petition under review.

Policy 5.2.5.8: Examine the ability of the site plan review process to implement the requirements of the existing natural resource protection standards.

This policy is not applicable to the specific petition under review.

Policy 5.2.5.9: Review, revise, and continue to enforce land development regulations which at a minimum require a buffer zone of native upland (i.e., transitional) vegetation shall be provided and maintained around wetland and deepwater habitats.

This policy is not applicable to the specific petition under review.

Policy 5.2.5.10: Require submission of comments from appropriate agencies to the City prior to dredge and fill permit issuance to assure compliance with dredge and fill permitting processes.

This policy is not applicable to the specific petition under review.

Policy 5.2.5.11: Continue to coordinate with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located in more than one local jurisdiction.

This policy is not applicable to the specific petition under review.

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EXHIBIT F

SUPPLEMENTAL INFORMATION

COMPREHENSIVE PLAN
FUTURE LAND USE MAP AMENDMENT

PUBLIC IMPROVEMENTS - TRANSPORTATION

The general location and extent of existing and planned public improvements shall be incorporated in the land use plan map or narrative as applicable. Public improvements shall include, but not be limited to, traffic circulation; water and wastewater services; surface water management; parks, recreation facilities, and major open spaces; protective services, including fire, police, and emergency services; electrical utilities, including substations; schools; and other public facilities.

The following information on the status and availability of public facilities shall be provided:

a. Traffic:

i) A location map showing arterial and collector roads within a one mile radius of site.

ii) Average Daily Trips (ADT) and Generation rates for existing land use, development based on the existing Future Land Use, and proposed Future Land Use.

iii) A traffic analysis may be required pursuant to Section 55-4(A) of the Port St. Lucie Comprehensive

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Exhibit F-1

Traffic Impact Statement

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Not required

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Exhibit F-2

AADT Map

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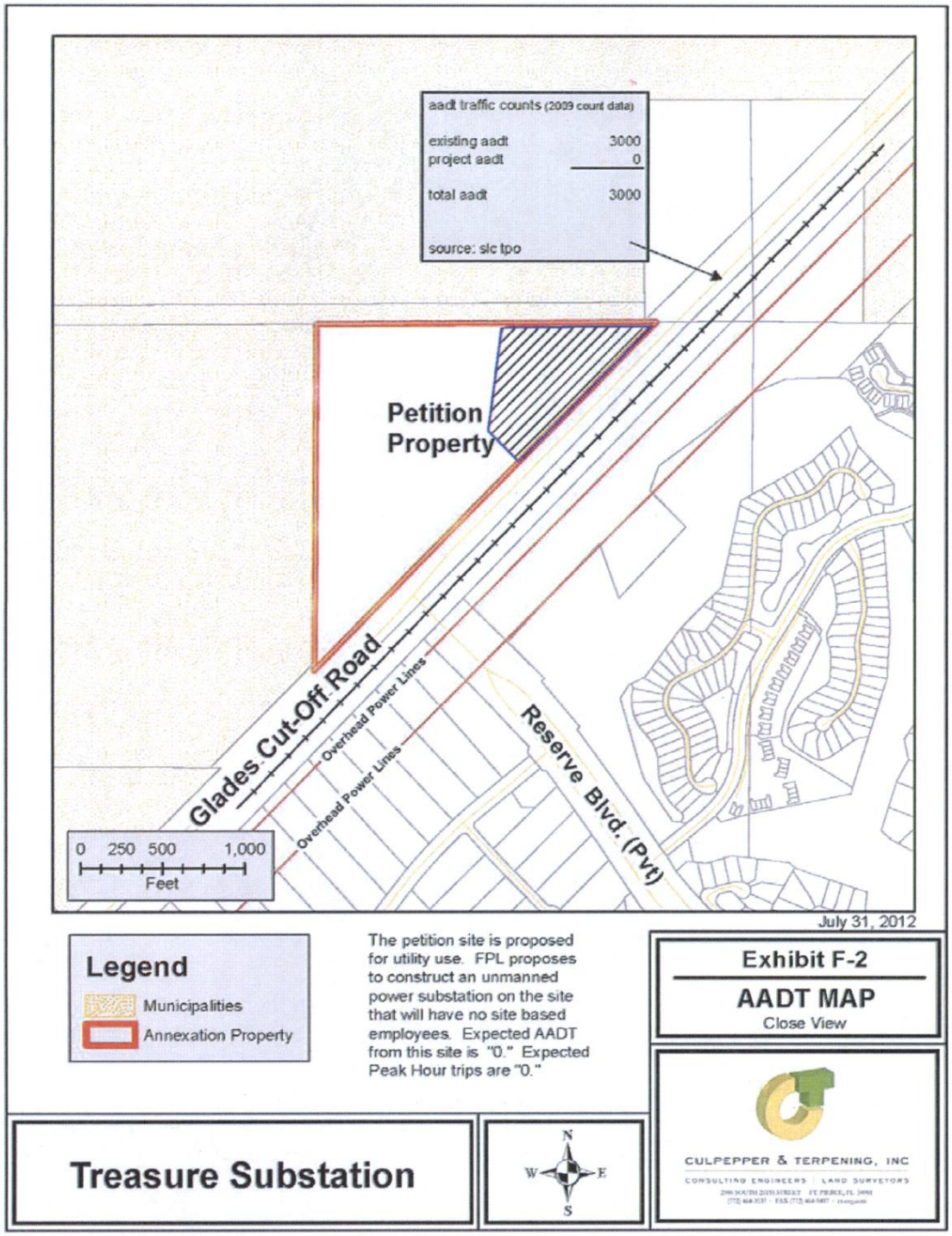
aadt traffic counts (2009 count data)
existing aadt 3000
project aadt 0
total aadt 3000
source: slc tpo
Petition Property
Glades Cut-Off Road
Overhead Power Lines
Overhead Power Lines
Reserve Blvd. (Pvt)
0 250 500 1,000
Feet
July 31, 2012
Legend
Municipalities
Annexation Property
The petition site is proposed for utility use. FPL proposes to construct an unmanned power substation on the site that will have no site based employees. Expected AADT from this site is "0." Expected Peak Hour trips are "0."
Exhibit F-2
AADT MAP
Close View
Treasure Substation
N
W
E
S
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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Exhibit F-3

COMPREHENSIVE PLAN POLICY ASSESSMENT

Transportation

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3. PUBLIC IMPROVEMENTS

a. Traffic Statement

Consistency of the Proposed Future Land Use with the Goals, Objectives and Policies of the Transportation Element

This section serves to demonstrate the consistency of the proposed future land use map amendment with the Goals, Objectives and Policies of the applicable element(s) of the Comprehensive Plan. Please find the following analysis in which the Goals, Objectives and Policies are underlined, and *the analysis (response on behalf of the application) is italicized.* Please note that some of the Goals, Objectives and Policies are abbreviated.

GOAL 2.1: TO PROVIDE SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS, AT REASONABLE COST AND MINIMUM DETRIMENT TO THE ENVIRONMENT.

Objective 2.1.1: The City's roadway transportation system shall be reviewed annually in coordination and consistent with changes to the Future Land Use Element. A report on the status of the system and impacts on the system by proposed land use changes shall be prepared.

This Objective is not applicable to the specific petition under review.

Policy 2.1.1.1: Develop an annual report on the level of service provided on the City roadway system and identify improvement needs and costs to provide the levels of service.

This policy is not applicable to the specific petition under review.

Policy 2.1.1.2: . In coordination with the Florida Department of Transportation, St. Lucie Metropolitan Planning Organization, Florida Department of Community Affairs and Treasure Coast Regional Planning Council annually review the transportation network and define any Special Interest Areas that may warrant LOS standards lower than those listed in Policies 2.1.2.7 and 2.1.2.8.

This policy is not applicable to the specific petition under review.

Policy 2.1.1.3: Facilities currently operating at conditions below those standards listed in Policy 2.1.2.7 shall be maintained at least at their current LOS through development order conditions for roadway improvements within the radius of influence of a proposed development. The radius of influence for a given development shall be further defined in the City's Land Development Regulations traffic monitoring provisions. Radius of influence or study area will be defined using a comparison of project traffic to thresholds of the percentage of the maximum service flow rate at an established LOS criterion.

This policy is not applicable to the specific petition under review.

Policy 2.1.1.4: Maintain our existing signal inventory study for all roads for which Port St. Lucie has operational, maintenance and jurisdictional responsibility as a basis for implementing the 1985 Highway Capacity Manual city-wide.

This policy is not applicable to the specific petition under review.

Policy 2.1.1.5: Coordinate with the MPO a regular review of accident data and identify above average accident locations. Prepare an annual report on high accident locations including proposed corrective measures and costs.

This policy is not applicable to the specific petition under review.

Objective 2.1.2: Existing and future roadway deficiencies based on standards established in this plan shall be mitigated through a continuous roadway improvement program.

This Objective is not applicable to the specific petition under review.

Policy 2.1.2.1: Develop and implement a Transportation Improvement Program (TIP) that is consistent with the goals and policies of this plan.

This policy is not applicable to the specific petition under review.

Policy 2.1.2.2: Review all proposed development for consistency with the goals, objectives, and policies of this plan and require coordination of traffic circulation plans and improvements with land use, right-of-way and infrastructure plans, before development approval. Traffic circulation plans shall address the mitigation of all potential project impacts on the roadway system.

Refer to the attached Exhibit M for a limited traffic impact statement addressing the projected impacts from this proposed change in future land use designation. It should be noted that this preliminary assessment is evaluating only the general level of service condition on the areas roadway network. More detailed and specific operating and capacity analysis will be provided concurrent with any final application for specific development approval on this site requiring such a report.

Policy 2.1.2.3: Review access points and driveways associated with development to assure safety and compatibility with the existing and future roadway network. Impose requirements for conformity as a condition of development approval based on the City's existing access standards, which are equal to or greater than those of FDOT.

Any proposed development of the site will comply with all City requirements concerning access points and driveways.

Policy 2.1.2.4: Review on-street parking to assure adequate sight distance to provide safe entry and exit.

This policy is not applicable to the specific petition under review.

Policy 2.1.2.5: Consider an equitable pro rata share of the costs to provide roadway improvements to serve new development as credit for required impact fees.

This policy is not applicable to the specific petition under review.

Policy 2.1.2.6: Maintain the operation of the roadway network at or above the LOS standards as listed in Policy 2.1.2.7.

The Level of Service standards established in Policy 2.1.2.7 will be maintained in the post-development condition.

Policy 2.1.2.8: In coordination with FDOT, designate as constrained facilities those roadways in the City which operate below acceptable levels of service and where capacity improvements are not feasible due to physical or policy barriers.

This policy is not applicable to the specific petition under review.

Policy 2.1.2.9: Continue to review all development proposals for conformance with the requirements of Chapter 160 Concurrency Management System.

Proposed development of the site will comply with all requirements of the City's Concurrency Management System.

Policy 2.1.2.10: Up to the fiscal year indicated for improvements, operating conditions for backlogged or constrained facilities shall be maintained or improved through traffic systems management and traffic demand management measures.

This policy is not applicable to the specific petition under review.

Policy 2.1.2.11: Provide timely resurfacing and repair of roads and bridges to minimize costly reconstruction and enhance safety.

This policy is not applicable to the specific petition under review.

Policy 2.1.2.12: The City will review development plans, and endeavor to limit such plans for development in right-of-way expansion areas.

See response to Objective 2.1.3.

Policy 2.1.2.13: The City shall not be required to stop issuance of final development orders for projects which affect backlogged county or state roads outside of City jurisdiction.

This policy is not applicable to the specific petition under review.

Objective 2.1.3: Acquire the right-of-way needed for the major roadway network based upon the traffic circulation element and the future land use element of this plan.

Glades Cut-Off Road (a County maintained roadway) is shown as having a Future Right-of-Way need to 160 feet. The present Right-of-Way width at the petitioned property is 150 feet. The petitioner will, as part of any future site development plans, setback the requisite amount to provide for this future Right-of-Way acquisition.

Policy 2.1.3.1: Prohibit encroachment of development and required setbacks into established present and future rights-of-way and within the law require dedication of right -of-way through development orders issued by the City.

Glades Cut-Off Road (a County maintained roadway) is shown as having a Future Right-of-Way need to 160 feet. The present Right-of-Way width at the petitioned property is 150 feet. The petitioner will, as part of any future site development plans, setback the requisite amount to provide for this future Right-of-Way acquisition.

Policy 2.1.3.2: Review proposed development plans for impact on the future land use plan and assess the capacity needs of each project as it relates to the thoroughfare right-of-way protection plan by requiring a traffic impact analysis.

Refer to the attached Exhibit M for a limited traffic impact statement addressing the projected impacts from this proposed change in future land use designation. It should be noted that this preliminary assessment is evaluating only the general level of service condition on the areas roadway network. More detailed and specific operating and capacity analysis will be provided concurrent with any final application for specific development approval on this site requiring such a report.

GOAL 2.2: ESTABLISH AN INTEGRATED TRANSPORTATION SYSTEM CONSISTENT WITH FUTURE DEVELOPMENT IN THE CITY.

Objective2.2.1: Motorized and non-motorized needs shall be addressed and met for each new development approved.

Any proposed development of the site will comply with all City requirements concerning Motorized and non-motorized transportation needs.

Policy 2.2.1.2: Review on-site traffic flow to assure adequate circulation for motorized and non-motorized vehicles and pedestrians is provided.

The petitioned property will be designed to demonstrate compliance with all applicable City design requirements to ensure adequate internal traffic circulation.

Policy 2.2.1.3: Policy 2.2.1.3: Review development projects to ensure that adequate parking is provided for the proposed use. Include review of parking requirements in the 1999 revision of the Land Development Regulations.

The proposed development will provide the number of parking spaces required by the Land Development Regulations.

Objective 2.2.2: In cooperation with the county, review and revise as needed plans to provide transportation services to the transportation disadvantaged.

This objective is not applicable to the specific petition under review.

Policy 2.2.2.1: Participate with the efforts of the St. Lucie County Council on Aging or other designated provider to assess the needs of and develop a plan to provide effective

service for work, meals, and other necessary trips to the transportation disadvantaged within the City.

This policy is not applicable to the specific petition under review.

Policy 2.2.2.2: In coordination with the St. Lucie MPO, the city will study. The feasibility of establishing transit services to meet the needs of the general public. Such study shall include identification of transit needs by the general public, identification of potential transit demand, and comparison of needs, demand, service costs, and potential funding to determine feasibility.

This policy is not applicable to the specific petition under review.

Policy 2.2.2.3: Participate with St. Lucie County and the City of Fort Pierce via the MPO in implementation of cost effective transit service.

This policy is not applicable to the specific petition under review.

Policy 2.2.2.4: During the 1999 review of the Land Development Regulations, consideration of standards include review of project impacts on potential transit needs and service. The review shall consider multi modal transportation system impacts and the encouragement of transit patronage through physical design of the project.

This policy is not applicable to the specific petition under review.

GOAL 2.3: TO DEVELOP A SAFE BICYCLE AND PEDESTRIAN TRANSPORTATION SYSTEM ACCESSIBLE TO ALL MAJOR PUBLIC AND PRIVATE FACILITIES.

A sidewalk will be provided along Glades Cut-Off Road when warranted.

Objective 2.3.1: The transportation system shall be improved to appropriately accommodate bicycle and pedestrian roadway design and facility requirements.

A sidewalk will be provided along Glades Cut-Off Road when warranted.

Policy 2.3.1.1: Consider new land development regulations, design criteria and standards to be used in addressing the needs of bicyclists and pedestrians.

This policy is not applicable to the specific petition under review.

Policy 2.3.1.1: Consider new land development regulations, design criteria and standards to be used in addressing the needs of bicyclists and pedestrians.

This policy is not applicable to the specific petition under review.

Policy 2.3.1.2: Develop a program to systematically inventory all significant streets within the City, with particular attention given to hazards, bottlenecks, and barriers.

This policy is not applicable to the specific petition under review.

Policy 2.3.1.3: Include within the land development regulations a requirement that all new developments provide bicycle facilities and/or sidewalks along all major collectors and arterials within and adjacent to the proposed development.

This policy is not applicable to the specific petition under review.

Policy 2.3.1.4: During the revision of the LDR's in 1999 include appropriate regulations for implementation of the St. Lucie MPO Congestion Management System.

This policy is not applicable to the specific petition under review.

Objective 2.3.2: By 2002, a bicycle transportation system shall be developed into a network connecting all major travel destinations to population concentrations.

This policy is not applicable to the specific petition under review.

Policy 2.3.2.1: Establish bicycle and pedestrian facilities in accordance with AASHTO guidelines around schools, with emphasis placed upon the area encompassing schools that are not serviced by the school bus system.

This policy is not applicable to the specific petition under review.

Policy 2.3.2.2: Use the County's Bicycle Advisory Committee to develop recommendations for a bicycle and pedestrian transportation plan. The plan should provide access to major public and private facilities including parks, schools, beach accesses and major shopping facilities.

This policy is not applicable to the specific petition under review.

Policy 2.3.2.3: Work with local recreation departments and the State Department of Environmental Protection to develop bicycle facilities within community and regional parks and other major recreational facilities.

This policy is not applicable to the specific petition under review.

Policy 2.3.2.4: Consider off-roadway travel corridors, such as drainage canal, railroad, and utility right-of-way property, as potential corridors in the bicycle facility system.

This policy is not applicable to the specific petition under review.

Policy 2.3.2.5: Coordinate bicycle planning activities with other agencies associated with bicycle planning activities.

This policy is not applicable to the specific petition under review.

GOAL 2.4: COORDINATE TRANSPORTATION RELATED ISSUES WITH THE FDOT, THE TREASURE COAST REGIONAL PLANNING COUNCIL, ST. LUCIE COUNTY, THE MPO, THE DEPARTMENT OF COMMUNITY AFFAIRS, AND OTHER PRIVATE OR PUBLIC TRANSPORTATION RELATED AGENCIES.

Objective 2.4.1: Share common transportation goals, objectives, and policies with the transportation-related agencies listed above where common interests are involved.

This Objective *is not applicable to the specific petition under review.*

Policy 2.4.1.1: Review the existing Goals, Objectives, and Policies of other agencies when revising or altering Goals, Objectives, and Policies for the City.

This policy is not applicable to the specific petition under review.

Policy 2.4.1.2: Continue to ensure that all interested agencies listed above are informed of transportation related activities and improvements via copies of correspondence.

This policy is not applicable to the specific petition under review.

Policy 2.4.1.3: As part of the Capital Improvements Element update process, annually review transportation improvements planned for the City indicating the agency responsible for the improvement and the estimated date of completion.

This policy is not applicable to the specific petition under review.

Objective 2.4.2: Applicable agencies listed in Goal 2.4 shall be advised of development proposals which may have impacts within their respective jurisdictions and request comments, as applicable.

This City of Port St. Lucie is expected to address the noted agency notifications

Policy 2.4.2.1: Continue to utilize the standard checklist procedure to advise applicable agencies of proposed developments.

This policy is not applicable to the specific petition under review.

GOAL 2.5 - COOPERATE WITH ST. LUCIE COUNTY TO ESTABLISH AND ENCOURAGE THE PROTECTION OF SCENIC FEATURES, NATURAL RESOURCES AND HISTORIC SITES ALONG THE DESIGNATED ROADWAY.

Objective 2.5.1 The City of Port St. Lucie shall cooperate with St. Lucie County in seeking to designate those roadway and transportation corridors that have unique social, environmental or historic resources as a Scenic Highway consistent with the general

requirements of the State Florida Scenic Highway Program. Designation as a National Scenic Byway will be sought consistent with Federal program guidelines.

This policy is not applicable to the specific petition under review.

Policy 2.5.1.1 The following roadway is a candidate for designation as a Scenic Highway under the Florida Scenic Highway Program, as administered by the Florida Department of Transportation:

a.) Indian River Drive -- All segments within the City of Port St. Lucie

This policy is not applicable to the specific petition under review.

Policy 2.5.1.2 The City of Port St. Lucie shall, consistent with the other elements of this Plan (Future Land Use, Conservation and Coastal Management, Recreation and Open Space), encourage the protection and preservation of the scenic features, natural resources, and historic sites along the candidate roadway or transportation corridors, while minimizing any potential negative impacts on adjacent properties.

This policy is not applicable to the specific petition under review.

GOAL A.1: TO PROVIDE SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS, AT REASONABLE COST, AND MINIMUM DETRIMENT TO THE ENVIRONMENT.

Objective A.1.1: Provide a comprehensive transportation system for the Western Study Area with consideration of an east-west connectivity, north-south connectivity, providing an areawide grid system, providing a sufficient number of arterials and collectors, the need for more interchanges with 1-95, and impacts on adjacent jurisdictions. The grid network of roads should include arterial and collector roads spaced approximately one to two miles apart.

This policy is not applicable to the specific petition under review. The master plan referenced in this policy does not directly impact the petitioned property, but for the needed additional Right-of-Way along Glades Cut-Off Road.

Policy A.1.1.1: Adopt the Western Study Area Roadway Network Plan as a thoroughfare plan to be incorporated into the Comprehensive Plan.

This policy is not applicable to the specific petition under review. The master plan referenced in this policy does not directly impact the petitioned property, but for the needed additional Right-of-Way along Glades Cut-Off Road.

Policy A.1.1.2: Request St. Lucie County MPO to identify improvements listed in the Comprehensive Plan Addendum in the next round of the Long Range Transportation Plan.

This policy is not applicable to the specific petition under review.

Policy A.1.1.3: Encourage proposed development to incorporate a local grid street network with spacing of collector roads approximately one-half mile to one mile apart. The collector roads should provide public access to the area-wide network with multiple connections to the local and arterial roadways.

This policy is not applicable to the specific petition under review.

Policy A.1.1.4: Table A2 is the adopted 20-year plan for roadways for the Western Study Area. These roadways will be built as development occurs in the study area that would impact these corridors, and will be financed or constructed by developers as part of the development approval process.

This policy is not applicable to the specific petition under review. The master plan referenced in this policy does not directly impact the petitioned property, but for the needed for additional Right-of-Way along Glades Cut-Off Road.

Objective A.1.2: Provide local roadway grid networks to compliment the area-wide network.

This Objective is not applicable to the specific petition under review.

Policy A.1.2.1: Encourage proposed development to incorporate a local grid street network with spacing of local roads approximately one-quarter to one-half mile apart. The local roads should provide public access to the area-wide network with multiple connections to the collector and arterial roadways.

This policy is not applicable to the specific petition under review.

Policy A.1.2.2: Approval of Comprehensive Plan amendment requests and rezoning applications should be subject to good planning practices including the provision of local streets that connect to multiple collectors and arterials.

This policy is not applicable to the specific petition under review. This amendment is a small area amendment (less than 10 acres) and is to be used for utility development purposes.

Policy A.1.2.3: Approval of Comprehensive Plan amendment requests and rezoning applications should be subject to access management guidelines consistent with Florida Department of Transportation standards.

All applicable access management guidelines will be followed as part of the site plan review process associated with the petition site.

Objective A.1.3: Adopt a grid network thoroughfare right-of-way protection plan for the City's northwest annexation area to be incorporated into the Comprehensive Plan.

This Objective is not applicable to the specific petition under review.

Policy A.1.3.1: The Northwest Annexation Area Right-of-Way Network Map identifies the proposed roadway network and right-of-way width requirements for the northwest

annexation area. The location of each road is a general guide to establish a network of connected roads, not a designation for a specific location.

Glades Cut-Off Road (a County maintained roadway) is shown as having a Future Right-of-Way need to 160 feet. The present Right-of-Way width at the petitioned property is 150 feet. The petitioner will, as part of any future site development plans, setback the requisite amount to provide for this future Right-of-Way acquisition.

Policy A.1.3.2: The city recognizes that road-right-of-way must accommodate the travel way, roadway side recovery areas, bicycle and pedestrian facilities, drainage facilities, and utility lines. Accordingly, the City hereby adopts the minimum right-of-way standards depicted on the Northwest Annexation Area Right-of-Way Network Map. Additional width may be necessary as determined by the City Engineer depending upon the approved roadway cross section, design elements, within the right-of-way, and drainage requirements.

Glades Cut-Off Road (a County maintained roadway) is shown as having a Future Right-of-Way need to 160 feet. The present Right-of-Way width at the petitioned property is 150 feet. The petitioner will, as part of any future site development plans, setback the requisite amount to provide for this future Right-of-Way acquisition.

Policy A.1.3.3 The city shall enforce the Northwest Annexation Area Right-of-Way Network Map and protect right-of-way by requiring all appropriate land to be deeded to the City at the time of the first subdivision plat approval.

Glades Cut-Off Road (a County maintained roadway) is shown as having a Future Right-of-Way need to 160 feet. The present Right-of-Way width at the petitioned property is 150 feet. The petitioner will, as part of any future site development plans, setback the requisite amount to provide for this future Right-of-Way acquisition.

Policy A.1.3.4: Right-of-way deficiencies shall be satisfied by deeding of equal amounts of right-of-way from each side of the deficient roadway, unless the following conditions apply:

a. Where right-of-way must be dedicated for site related improvements, all such dedicated right-of-way shall come from the development project side of the roadway

Glades Cut-Off Road (a County maintained roadway) is shown as having a Future Right-of-Way need to 160 feet. The present Right-of-Way width at the petitioned property is 150 feet. The petitioner will, as part of any future site development plans, setback the requisite amount to provide for this future Right-of-Way acquisition.

b. Where a drainage district canal right-of-way, a railroad right-of-way, a high voltage power line, or similar impediment abuts one (1) side of a deficient road right-of-way, the entire right-of-way deficiency shall be made up from the property on the opposite side.

Glades Cut-Off Road (a County maintained roadway) is shown as having a Future Right-of-Way need to 160 feet. The present Right-of-Way width at the petitioned property is 150 feet. The petitioner will, as part of any future site development plans, setback the requisite amount to provide for this future Right-of-Way acquisition.

c. Where at least one-half (1/2) of the required road right-of-way has been provided from the property on one (1) side of a deficient road right-of-way, the remaining right-of-way deficiency shall be made up from the property on the opposite side.

This policy is not applicable to the specific petition under review.

Policy A.1.3.5: The City will continue to coordinate with FDOT on access management issues and other impacts on SIS facilities in or near the Northwest Annexation Area.

This policy is not applicable to the specific petition under review.

Policy A.1.3.6: The City will continue to coordinate with FDOT on the final alignment for CR-609 Multimodal PACE Study. The City will submit any changes to the Northwest Annexation Area Right-of-Way Network Map as necessary to address the mobility needs of the community.

This policy is not applicable to the specific petition under review.

GOAL A.2: ESTABLISH AN INTEGRATED TRANSPORTATION SYSTEM CONSISTENT WITH FUTURE DEVELOPMENT IN THE CITY.

ObjectiveA.2.1: Transportation alternatives should be implemented as appropriate to enhance accessibility and quality of life as the City expands its boundaries and the Western Study Area develops.

This Objective is not applicable to the specific petition under review.

Policy A.2.1.1: Public Transit should be implemented connecting major activity centers within the Western Study Area to activity centers within the current City boundaries.

This policy is not applicable to the specific petition under review.

Policy A.2.1.2: Adopt appropriate parking requirements for development within the activity centers that will encourage the use of other transportation modes.

This policy is not applicable to the specific petition under review. The petition site is not part of any designated activity center.

Policy A.2.1.2: All new developments must provide the appropriate infrastructure to facilitate the use of public transportation such as bus stops locations and shelters.

This policy is not applicable to the specific petition under review. Transit facility needs will be addressed as part of and specific site development plans for this petition site.

Policy A.2.1.3: The City will study Transportation Demand Management and Transportation System Management policies to see if they are appropriate for the Western Study Area.

This policy is not applicable to the specific petition under review.

GOAL A.3: TO DEVELOP A SAFE BICYCLE AND PEDESTRIAN **TRANSPORTATION SYSTEM ACCESSIBLE TO ALL MAJOR PUBLIC AND PRIVATE FACILITIES.**

Objective A.3.1: Regional planning and development opportunities should be used to implement a comprehensive pedestrian and bikeways system throughout the Western Study Area and connecting to the current City system.

This policy is not applicable to the specific petition under review.

Policy A.3.1.1: Develop a regional Bicycle and Pedestrian Plan that includes the Western Study Area. The plan should include sidewalks, bicycle trails systems, and greenways.

This policy is not applicable to the specific petition under review.

Policy A.3.1.2: Use the development review process to obtain sidewalks and bicycle trails within and along individual parcels.

This policy is not applicable to the specific petition under review.

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Exhibit G

SUPPLEMENTAL INFORMATION

COMPREHENSIVE PLAN
FUTURE LAND USE MAP AMENDMENT

Utilities/ Infrastructure

b. Water and Sewer

i) Is location presently served by central water and/or sewer?

ii) Is location planned for water and/or sewer service?

iii) Nearest water/sewer main location.

iv) Available, or planned plant capacity

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b. Utilities

1. Water/Wastewater:

The property is located within the Port St. Lucie Utility Systems Department (PSLUSD) service area. Both potable water distribution and sanitary sewer collection services are available to be brought to the site. All existing facilities on the site are served by individual well and septic tank systems.

The water demand and wastewater flow that will be generated by this property is based on the minimum level of service standards set out in the adopted Comprehensive Plan for the City of Port St. Lucie.

POTABLE WATER USE - NON-RESIDENTIAL

land use type	existing 2012		Phase I 2012 - 2015		Phase II 2015 - 2025		Total	
	unit of measure	estimated potable water consumption/ phase (gpd)	unit	estimated potable water consumption/ phase (gpd)	unit	estimated potable water consumption/ phase (gpd)	unit	estimated potable water consumption/ total (gpd)
Retail	-	-	-	-		-	-	-
Hotel		-	-			-	-	-
Office	-	-	-	-		-	-	
Industrial	-	-	6,500	975		-	6,500	975
School	-	-	-			-	-	-
Civic/Park		-	-			-	-	
TOTAL		-		975				975

WASTERWATER GENERATION - NON-RESIDENTIAL
(Specify by CH 28-24 F.A.C. Land Use Type)

land use type	existing 2012		Phase I 2012 - 2015		Phase II 2015 - 2025		Total	
	unit	estimated wastewater generation - phase	unit	estimated wastewater generation - phase	unit	estimated wastewater generation - phase	unit	estimated wastewater generation - total
Retail		-	-	-		-	-	
Hotel	-	-	-				-	
Office		-	-	-		-	-	
Industrial		-	6,500	829		-	6,500	829
School	-	-	-				-	
Civic, Park		-	-			-	-	
TOTAL		-		829				829

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Exhibit G-1

Area Utilities Map – Water

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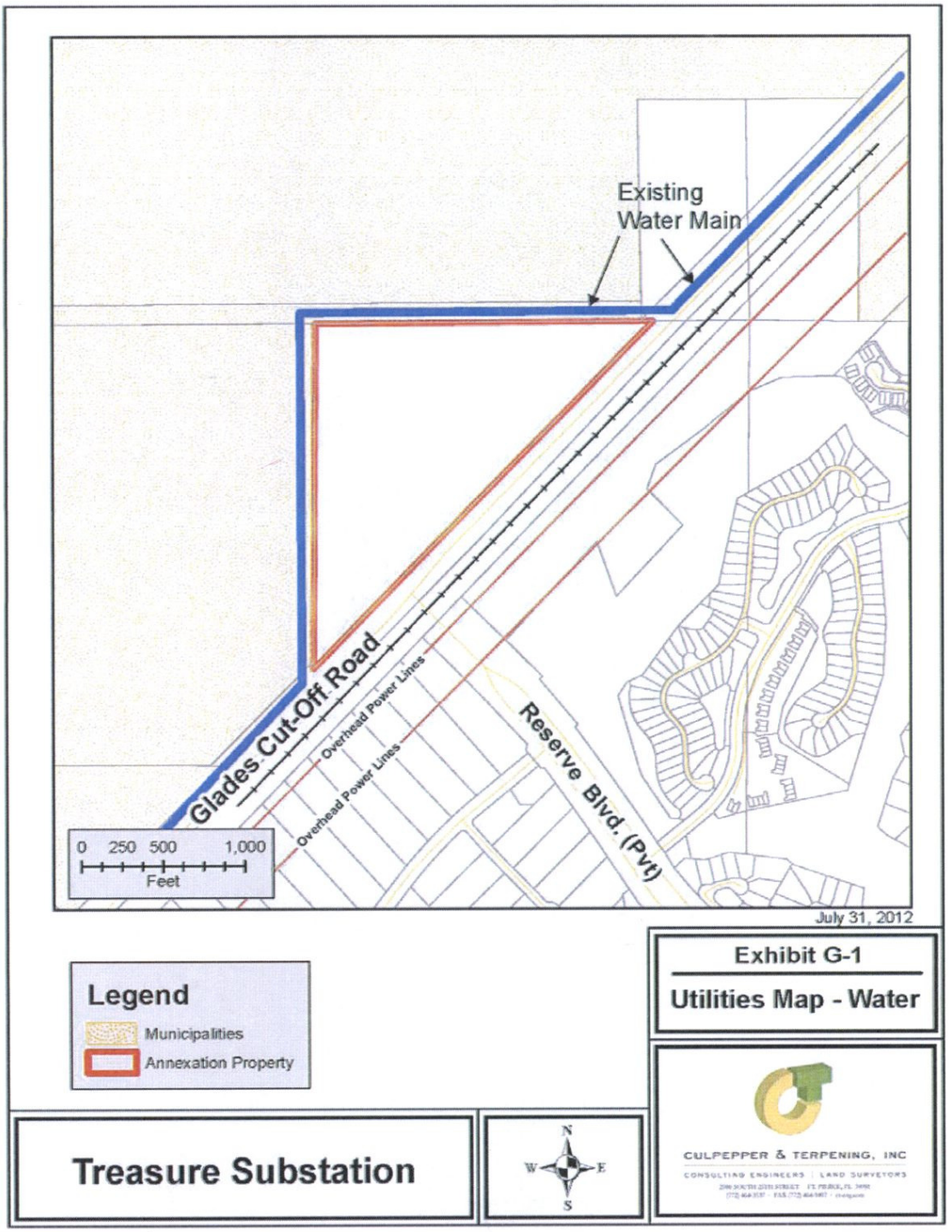
Existing
Water Main
Glades Cut-Off Road
Overhead Power Lines
Overhead Power Lines
Reserve Blvd. (Pvt)
0 250 500 1,000
Feet
July 31, 2012
Legend
Municipalities
Annexation Property
Exhibit G-1
Utilities Map - Water
Treasure Substation
N
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CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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Exhibit G-2

Area Utilities Map - Sewer

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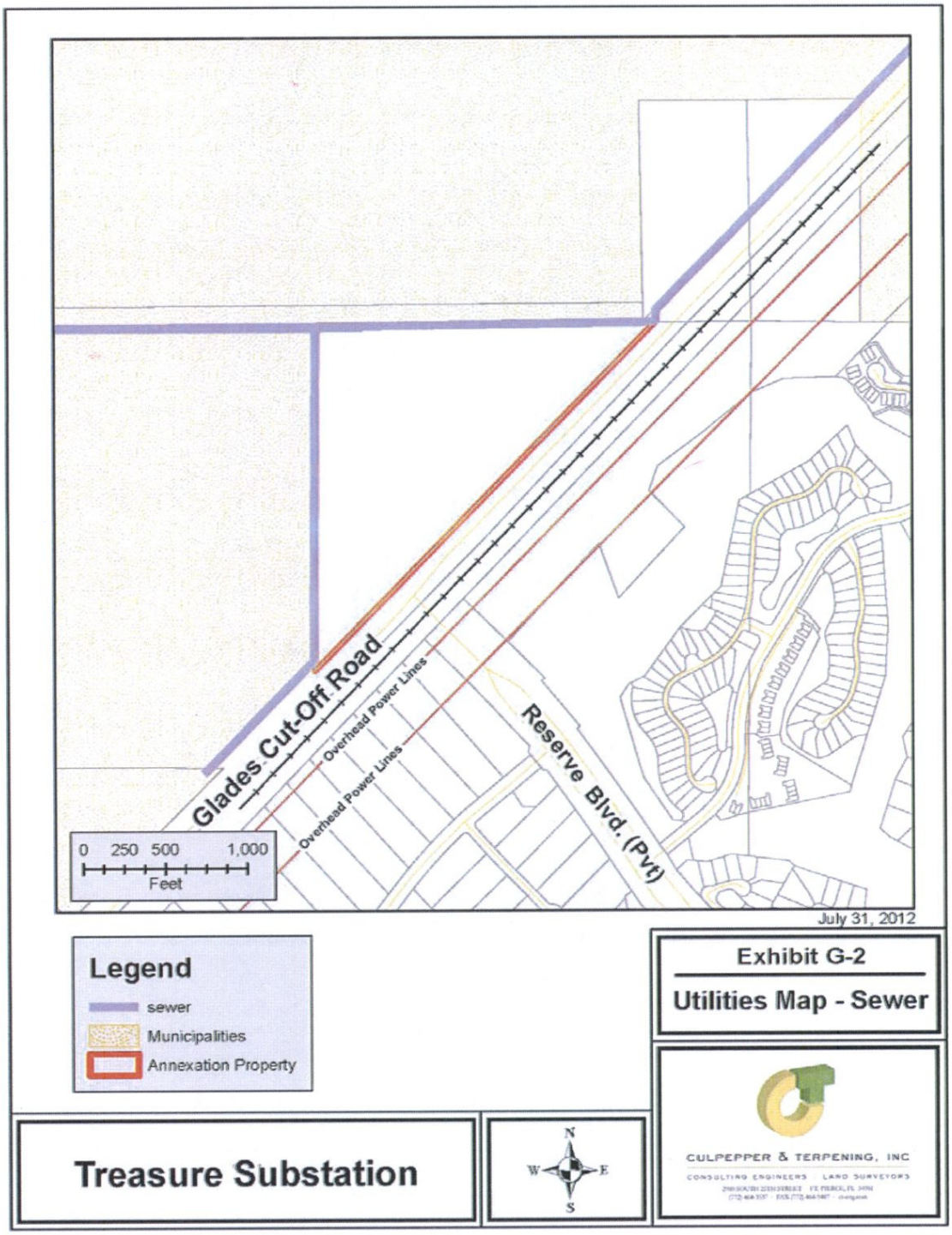
Glades Cut-Off Road
Overhead Power Lines
Overhead Power Lines
Reserve Blvd. (Pvt)
0 250 500 1,000
Feet
July 31, 2012
Legend
sewer
Municipalities
Annexation Property
Exhibit G-2
Utilities Map - Sewer
Treasure Substation
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CONSULTING ENGINEERS LAND SURVEYORS

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Exhibit G-3

COMPREHENSIVE PLAN POLICY ASSESSMENT

Infrastructure

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Consistency of the Proposed Future Land Use with the Goals, Objectives and Policies of the Infrastructure Element

This section serves to demonstrate the consistency of the proposed future land use map amendment with the Goals, Objectives and Policies of the applicable element(s) of the Comprehensive Plan. Please find the following analysis in which the Goals, Objectives and Policies are underlined, and *the analysis (response on behalf of the application) is italicized.* Please note that some of the Goals, Objectives and Policies are abbreviated.

GOAL 4.A.1: PROVIDE INCREMENTAL CENTRAL SEWAGE COLLECTION AND TREATMENT FOR PLATTED AREAS OF THE CITY.

Objective 4.A.1.1: The City shall continue to expand the wastewater collection system to provide service to the current Port St. Lucie Water and Sewer Utility Service Areas (USA's), and any additional USA's that may be established.

This policy is not applicable to the specific petition under review. Wastewater services are available to the site.

Policy 4.A.1.1.1: The system design shall follow the criteria established in the Williams, Hatfield & Stoner, Inc. Master Plan, Sewer and Water Expansion Program (1995) as the minimum standard for conventional sewer systems.

This policy is not applicable to the specific petition under review.

Policy 4.A.1.1.2: The design of low pressure wastewater systems (aka, grinder systems) shall be in accordance with FDEP regulations, and in accordance with Port St. Lucie Utility Systems Department (PSLUSD) standards.

This policy is not applicable to the specific petition under review.

Policy 4.A.1.1.3: PSLUSD shall maintain or concurrently construct adequate treatment facilities for sewage flows that will be generated the additional sewer connections.

This policy is not applicable to the specific petition under review. Wastewater services are available to the site.

Policy 4.A.1.1.4: Priorities will be established for facility replacement and providing for future facility needs.

This policy is not applicable to the specific petition under review.

Policy 4.A.1 .1.5: The City will continue to promote connection of existing non-residential development to an approved central wastewater system within 365 days of written notice. New nonresidential development on platted lots shall be required to connect when a service line is located within 300 feet of the new development.

As the petitioned property is developed, appropriate wastewater service connections will be made.

GOAL 4.A.2: **THE USE OF IRRIGATION QUALITY (IQ) WATER FROM RECLAIMED DOMESTIC WASTEWATER SHALL BE REQUIRED FOR NONRESIDENTIAL IRRIGATION WHERE NOT EXPRESSLY PROHIBITED BY STATUTE, RULE OR ORDINANCE.**

Objective 4.A.2.1: By the year 2008, the City will develop an IQ water master plan to serve parks, golf courses, and commercial properties within the City.

This policy is not applicable to the specific petition under review.

Policy 4.A.2.1.1: The engineering and economic feasibility of concurrent construction of sewage collection systems and Irrigation Quality (IQ) water mains to serve new sewage service areas that are being proposed will be included.

This policy is not applicable to the specific petition under review.

Policy 4.A.2.1.2: PSLUSD will continue to investigate the feasibility of expanded reuse of treated wastewater for residential landscaping.

This policy is not applicable to the specific petition under review.

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GOAL 4.B.1: **PROVIDE SOLID WASTE MANAGEMENT SYSTEMS FOR THE City OF PORT ST. LUCIE THROUGH THE PLANNING PERIOD OF THE YEAR 2015.**

Objective 4.B.1.1: The City has and will continue to compile solid waste background data to quantify solid waste generation. This data is and will be made available to St. Lucie County.

This policy is not applicable to the specific petition under review.

Policy 4.B.1.1.1: The City will continue to require the solid waste hauler to audit the materials collected and maintain baseline solid waste data.

This policy is not applicable to the specific petition under review.

Objective 4.B.1.2: The City will continue to develop solid waste management plans in accordance with City Ordinance 91-33, and in conjunction with St. Lucie County's policies and the terms of the Florida Solid Waste Management and Volume Reduction Act of 1988. The plans will include levels of service and solid waste volume reduction efforts by the City, which will maximize existing facilities.

This policy is not applicable to the specific petition under review.

Policy 4.B.1.2.2: The City will continue to evaluate the feasibility and probable costs of establishing recycling centers within the City, and continue to use the recycling facilities at the County landfill.

This policy is not applicable to the specific petition under review.

Policy 4.B.1.2.4: The City will continue to monitor mandatory recycling of glass, aluminum, plastic, and newsprint waste products.

This policy is not applicable to the specific petition under review.

Objective 4.B.1.3: The City shall continue to cooperate with St. Lucie County to insure that development permits are issued only when adequate facility capacity is available to serve the development.

This policy is not applicable to the specific petition under review.

Policy 4.B.1.3.1: The level of service standard adopted for solid waste facilities is 3.25 pounds/capita/day.

This policy will be used as part of any specific concurrency review held as part of the site plan review process.

GOAL 4.B.2: DEVELOP AND IMPLEMENT A HAZARDOUS MATERIAL MANAGEMENT PLAN FOR THE CITY.

Objective 4.B.2.1: The City will continue to support the County emergency response plan in accordance with the Superfund Amendments and Reauthorization Act 1(SARA), of 1986, Title III, 40 CFR Part 370. 4B-9

This policy is not applicable to the specific petition under review.

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GOAL 4.C.1: TO PROVIDE ADEQUATE CITYWIDE DRAINAGE AND STORMWATER MANAGEMENT FOR ALL RESIDENTS OF THE CITY.

Objective 4.C.1.2: The City will document efforts to review and refine citywide flood mitigation program.

This Objective is not applicable to the specific petition under review.

Policy 4.C.1.2.1: The City will continue to maintain an inventory of flooding complaints.

This policy is not applicable to the specific petition under review.

Policy 4.C.1.2.2: The City will continue to investigate and plan for correcting flooding problems.

This policy is not applicable to the specific petition under review.

Policy 4.C.1.2.4: The City will continue to update the recently completed survey of elevations of street culvert drainage rights-of-ways.

This policy is not applicable to the specific petition under review.

Objective 4.C.1.3: The City will document efforts to continue to review and refine drainage improvements as needed.

This Objective is not applicable to the specific petition under review.

Policy 4.C.1.3.1: The City will continue to inventory and map problem areas and determine the adequacy of existing drainage plans in protecting life, property, and the environment.

This policy is not applicable to the specific petition under review.

Policy 4.C.1.3.2: The City will maintain the computer data bases connected with the topographical maps.

This policy is not applicable to the specific petition under review.

Policy 4.C.1.3.3: The City will maintain existing base maps for the sub-basin areas, according to existing and future land use and maintain the existing levels of service.

This policy is not applicable to the specific petition under review.

Policy 4.C.1.3.4: The City will continue to limit development in the floodplain of the NFSLR to preservation, conservation, and public recreation uses and public interest projects of overriding public benefit, such as roads, hurricane evacuation routes, marinas, etc.

This policy is not applicable to the specific petition under review.

Objective 4.C.1.4: The City will maintain base surveys and detailed engineering and water quality studies and update them as necessary.

This Objective is not applicable to the specific petition under review.

Policy 4.C.1.4.1: Base surveys and engineering studies will continue to be prepared to include, at a minimum, the data and information required by 9J-5.011(1).

This policy is not applicable to the specific petition under review.

Policy 4.C.1.4.2: The City will insure continuing funding for the preparation of surveys and engineering studies included in the most recent Capital Improvements Element five year plan.

This policy is not applicable to the specific petition under review.

Objective 4.C.1.5: The City shall continue to adopt a schedule of prioritized improvements to be included and funded in the Capital Improvements Element.

This policy is not applicable to the specific petition under review.

Policy 4.C.1.5.2: Funds for the prioritized improvements will be included in the Capital Improvements Element for FY's 1997-2002.

This policy is not applicable to the specific petition under review.

Objective 4.C.1.6: By the year 2000, the City will review existing regulations and enact provisions if needed in the Land Development Code (and other codes and ordinances, as necessary) for the design, construction, maintenance, and monitoring of stormwater management systems and to maximize the use of existing facilities and discourage urban sprawl.

This policy is not applicable to the specific petition under review.

Policy 4.C.1.6.1: At a minimum, the land development regulations have addressed the following management techniques as part of the interim drainage plan, and will continue to do so:

a. The monitoring, inspection, and maintenance of all existing and future stormwater facilities.
b. Limiting maximum impervious surface coverage and building coverage on residential, commercial, institutional, and industrial lots.
c. The use of erosion and runoff control devices during construction.
d. The existing 10-year or current 25-year level of service requirement, as appropriate.
e. The protection of the functions of natural drainage features.

This policy is not applicable to the specific petition under review.

Policy 4.C.1.6.2: Property in flood prone areas that is damaged to 50% of its value will not be rebuilt in the flood prone location.

This policy is not applicable to the specific petition under review.

Objective 4.C.1.7: The City shall continue to implement procedures in cooperation with its stormwater management system providers to coordinate the extension of, and/or increase the capacity of, stormwater management facilities in order to meet future needs and to

insure that development permits are issued only when adequate facility capacity is available to serve the development.

This policy is not applicable to the specific petition under review.

Policy 4.C.1.7.1: The levels of service standards for drainage are as follows:

A) The level of service adopted for stormwater management facilities for existing platted development and surface water management systems in Planning Areas 1-7 is the 3-year frequency, storm event.

B) The level of service standard adopted for stormwater management facilities in Planning Areas 1-7 (not included above) and in Planning Area 8, St. Lucie West, is the 25-year frequency storm event.

C) All new development regardless of size must comply with Chapter 17-25, Rule 17-25.025, F.A.C. and Chapter 17-3, Rule 17-3.051, F.A.C. for water quality and direct stormwater discharge to Outstanding Florida Waters and Aquatic Preserves.

This policy is not applicable to the specific petition under review.

GOAL 4.C.2: INCREASE GROUNDWATER RECHARGE WHERE PRACTICABLE THROUGHOUT THE CITY.

Objective 4.C.3.1: The City will continue to assist SFWMD and USGS (United States Geological Survey) in implementing a comprehensive groundwater monitoring plan which includes monitoring wells, instrumentation devices, and database format to establish groundwater response to rainfall and artificial recharge systems.

This Objective is not applicable to the specific petition under review.

Policy 4.C.3.1.1: The City will require that new developments with internal stormwater management system monitor rainfall, groundwater levels, and surface water levels within the new development as needed.

This policy will be complied with as applicable, based on final site designs.

Policy 4.C.3.1.2: The City will continue to maintain monitoring stations at selected locations in the city to establish the baseline monitoring network.

This policy is not applicable to the specific petition under review.

Policy 4.C.3.1.3: The City and SFWMD will compile monitoring data.

This policy is not applicable to the specific petition under review.

Objective 4.C.3.2: The City will cooperate with the SFWMD, and participate in the monitoring plan to quantify groundwater recharge and discharge rates for natural and artificial recharge/discharge systems.

This Objective is not applicable to the specific petition under review.

Policy 4.C.3.2.1: Analytical techniques shall be utilized with sub-basins as recharge boundaries.

This policy is not applicable to the specific petition under review.

Objective 4.C.3.3: The City provide for protection of groundwater recharge areas.

This policy is not applicable to the specific petition under review.

Policy 4.C.3.3.1: By the year 2000, the City will review and revise as needed land development regulations to include criteria for regulating land use and

This policy is not applicable to the specific petition under review.

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GOAL 4.D.1: THE PROVISION OF SAFE, HEALTHY, AND DEPENDABLE POTABLE WATER TO ALL RESIDENTS OF PORT ST. LUCIE.

Objective 4.D.1.1: The City shall continue to enact ordinances and agreements for provision of potable water service to the existing serviced area of the City, which includes Port St. Lucie Water and Sewer Utility Service Areas #1-#9. Service to the entire area is anticipated to be complete by December of 2006.

This policy is not applicable to the specific petition under review.

Policy 4.D.1.1.1: The system design shall follow the criteria established in the Williams, Hatfield & Stoner, Inc. Master Plan, Sewer and Water Expansion Program (1995) as the minimum standard for water distribution systems.

This policy is not applicable to the specific petition under review.

Policy 4.D.1.1.2: PSLUSD shall maintain or concurrently construct adequate treatment, storage and pumping capacity for potable water demands generated by this water main extension project.

This policy is not applicable to the specific petition under review.

Policy 4.D.1.1.3: City Ordinance 95-70 will require connection for non-residential properties to an approved public drinking water system within 365 days of when it becomes available.

The petitioned property will connect to city utility services, as required, at the time development permits are sought.

Policy 4.D.1.1.4: The City will continue to implement a cross-connection control and enforcement program for a" residences, businesses, and/or irrigation systems connected to the public drinking water systems.

This policy is will be complied with as required.

Policy 4.D.1.1.5: Properties with domestic wells that are connected to the public drinking water system may use the wells for irrigation purposes provided that they meet the cross-connection control requirements of Policy 4.D.1.1.4.

This policy is not applicable to the specific petition under review.

Objective 4.D.1.2: The City will continue to update the Master Plan, in conjunction with Utility Service Area development.

This Objective is not applicable to the specific petition under review.

Policy 4.D.1.2.1: Public drinking water system extensions in the master plan shall be reviewed according to the following criteria:

a. Areas where, except for color and odor, the water quality in the shallow aquifer does not meet the primary and secondary standards in FDEP rule 62-550 FAC.
b. Areas where the septic tank/drainfield failure rate has created a substantial risk to human health and the St. Lucie County Health Unit has requested that a public water system be provided.
c. Areas subject to flooding from the 100-yearflood.
d. Existing septic tank density per acre.
e. Engineering feasibility of connecting a prioritized plat or parcel to the public drinking water system.
f. Former GDU/GDC "committed areas".

This policy is not applicable to the specific petition under review.

Policy 4.D.1.2.2: The master plan system design shall follow the criteria established in the Williams, Hatfield & Stoner, Inc. Master Plan, Sewer and Water Expansion Program (1995).

This policy is not applicable to the specific petition under review.

Policy 4.D.1.2.3: Calculated fire flows for system design shall be based on the Insurance Services Office Guide for Determination of Required Fire Flow, latest edition.

This policy is not applicable to the specific petition under review.

Policy 4.D.1.2.4: Priorities will be established for facility replacement and providing for future facility needs.

This policy is not applicable to the specific petition under review.

Policy 4.D.1.2.5: The City will continue to investigate the feasibility of expanded reuse of treated wastewater for irrigation and landscaping in order to reduce the demand for potable water where it is economically feasible to do so.

This policy is not applicable to the specific petition under review.

Objective 4.D.1.3: The City shall continue to implement procedures in cooperation with its potable water system providers to insure that development permits are issued only when adequate facility capacity is available to serve the development.

This Objective is not applicable to the specific petition under review.

Policy 4.D.1.3.1: The level of service standard adopted for potable water facilities is as follows:

1. Single and Multi Family/All Planning Areas, 100 gallons/capita/day.
2. Non-residential uses varies as outlined in Section 61.11 of the City Code.

This policy will be complied with as the petitioned property is developed.

Policy 4.D.1.3.2: The level of service for the provision of water and sewage treatment for development in areas outside of existing Utility Service Areas shall be based on verification and acceptance of an approved water well and septic system by the County Health Department.

This policy is not applicable to the specific petition under review.

Objective 4.D.1.4: The City shall maintain a water and sewer technical advisory committee (Working Group).

This Objective is not applicable to the specific petition under review.

Policy 4.D.1.4.1: The committee will be composed of a representative from the following agencies or organizations: St. Lucie County Health Department, Department of Environmental Protection, Port St. Lucie Utility Department, Port St. Lucie Planning Department, and the Emergency Management Department.

This policy is not applicable to the specific petition under review.

GOAL 4.D.2: PROTECT AND CONSERVE PUBLIC DRINKING WATER SUPPLIES.

Objective 4.D.2.1: The City in conjunction with PSLUSD, St. Lucie County and the South Florida Water Management District, will have established the locations and zones of groundwater influence of existing and proposed public water supply wells and/or wellfields to provide a water supply through buildout of the City, and abide by FDEP district standards.

This Objective is not applicable to the specific petition under review.

Policy 4.D.2.1.1: The City shall adopt and implement the City of Port St. Lucie, Florida 10-Year Water Supply Facility Work Plan as prepared by Reiss Environmental, November 29, 2007 in accordance with the SFWMD Upper East Coast Water Supply Plan.

This policy is not applicable to the specific petition under review.

Policy 4.D.2.1.2: The siting of new wells or wellfields shall consider the sanitary and water quality hazards of existing and proposed land uses. Hazards may include, but not be limited to, septic tanks, canals, surface water management systems (recharge areas), commercial properties, abandoned dumpsites and transportation systems.

This policy is not applicable to the specific petition under review.

Policy 4.D.2.1.3: The City shall continue to prohibit by ordinance the installation of septic tanks or the application of reclaimed (10) water from wastewater effluent within two hundred (200) feet of any existing or proposed public water supply well in the shallow aquifer.

This policy is not applicable to the specific petition under review.

Policy 4.D.2.1.4: The City, through its Planning and Zoning Department, shall continue to review proposed development, for the potential for release of hazardous materials that may contaminate public drinking water supply wells, in accordance with the Wellfield Protection Ordinance.

This policy is not applicable to the specific petition under review.

Objective 4.D.2.2: The City will continue to enforce Ordinances requiring water conserving plumbing fixtures and irrigation systems in new construction. Policy 4.D.2.2.1: The City will continue to require the use of reclaimed (10) water instead of drinking water for irrigation of commercial and public properties wherever it is practicable and feasible.

This Objective is not applicable to the specific petition under review.

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SUPPLEMENTAL GOALS OBJECTIVES & POLICIES WESTERN ANNEXATION AREAS

GOAL 4D.1: THE PROVISION OF SAFE, HEALTHY, AND DEPENDABLE POTABLE WATER TO ALL RESIDENTS OF PORT ST. LUCIE.

Objective 4D.1.3: The City will review and revise as needed, provisions in the Land Development Code to control and discourage the use of individual on-site wells for potable water

supply and promote and require the use of central water treatment facilities in order to discourage sprawl and maximize the use of existing facilities.

This policy is to be complied with by the City of Port St. Lucie.

GOAL 4.C.1: TO PROVIDE ADEQUATE CITYWIDE DRAINAGE AND STORMWATER MANAGEMENT FOR ALL RESIDENTS OF THE CITY.

GOAL 4.C.2: INCREASE GROUNDWATER RECHARGE WHERE PRACTICABLE THROUGHOUT THE CITY.

Policy 4.C.1.7.1: The levels of service standards for drainage are as follows:

A) The level of service adopted for stormwater management facilities for existing platted development and surface water management systems in Planning Areas 1-7 is the 3-year frequency, storm event.

B) The level of service standard adopted for stormwater management facilities in Planning Areas 1-7 (not included above) and in Planning Area 8, St. Lucie West, is the 25-year frequency storm event.

C) All new development regardless of size must comply with Chapter 17-25, Rule 17-25.025, F.A.C. and Chapter 17-3, Rule 17-3.051, F.A.C for water quality and direct stormwater discharge to Outstanding Florida Waters and Aquatic Preserves.

All site stormwater water needs of the petitioned property will be addressed as part of the site plan review process

Relevant Segments of Current City Policy

Objective 4.B.1.1: The City has and will continue to compile solid waste background data to quantify solid waste generation. This data will be made available to St. Lucie County.

This Objective is to be complied with by the City of Port St. Lucie.

Objective 4.B.1.2: The City will continue to cooperate with St. Lucie County to insure that development permits are issued only when adequate facility capacity is available to serve development.

This Objective is to be complied with by the City of Port St. Lucie.

GOALS, OBJECTIVES, AND POLICIES

Note: all goals, objectives, and policies are new unless otherwise noted.

Policy 4.C.1.6.3: Stormwater swales will be integrated into the right-of way design of new roadways where practicable.

All site stormwater water needs of the petitioned property will be addressed as part of the site plan review process

Policy 4.C.2.3.2: The City will endeavor to integrate existing surface water and drainage patterns into the design of new conservation areas, open spaces, and parks into annexed areas.

This policy is to be complied with by the City of Port St. Lucie.

Policy 4.D.1.1.6: The City will coordinate projections of future water supply and consumption with the South Florida Water Management District

This policy is to be complied with by the City of Port St. Lucie.

Exhibit H

SUPPLEMENTAL INFORMATION

COMPREHENSIVE PLAN
FUTURE LAND USE MAP AMENDMENT

COMPREHENSIVE PLAN
POLICY ASSESSMENT

Intergovernmental &
Emergency Services

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Emergency Services - Fire, EMS

i) **Nearest existing fire station**

Emergency Services (Fire/Medical/Hazardous Materials) to the petitioned site are expected to be from St. Lucie West (Fire Station Number 14), with back up services from Fire Stations17 (Tradition) 01 (FTP Pierce Central).

ii) **Nearest planned fire station**

none are planned within the next five (5) years

iii) **Existing fire insurance rating/response time**

to be determined

Emergency Services – Police:

The City Police Department is located at 121 SW Port St. Luce Boulevard.

Consistency of the Proposed Future Land Use with the Goals, Objectives and Policies of the Intergovernmental Element

This section serves to demonstrate the consistency of the proposed future land use map amendment with the Goals, Objectives and Policies of the applicable element(s) of the Comprehensive Plan. Please find the following analysis in which the Goals, Objectives and Policies are underlined, and *the analysis (response on behalf of the application) is italicized.* Please note that some of the Goals, Objectives and Policies are abbreviated.

GOAL 6.1: ESTABLISH EFFECTIVE COORDINATION MEASURES AMONG PERTINENT PUBLIC AND QUASI-PUBLIC ENTITIES TO BEST MAINTAIN PORT ST. LUCIE'S QUALITY OF LIFE AND EFFICIENT USE OF RESOURCES.

Objective 6.1.1: Establish formal, specific means of coordination with adjacent municipalities, state, and federal agencies who have permitting and regulating authority, and quasi-public entities that provide services but lack regulatory authority in Port St. Lucie.

This Objective is to be complied with by the City of Port St. Lucie.

Policy 6.1.1.1: Notify St. Lucie and Martin counties in writing (distribution of agendas of the Planning and Zoning Board) of all applications for comprehensive plan land use amendments that are near their borders.

This policy is to be complied with by the City of Port St. Lucie.

Policy 6.1.1.2: The City shall establish liaisons between State regulatory agencies and the City.

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Exhibit H-1

Area Public Facilities Map

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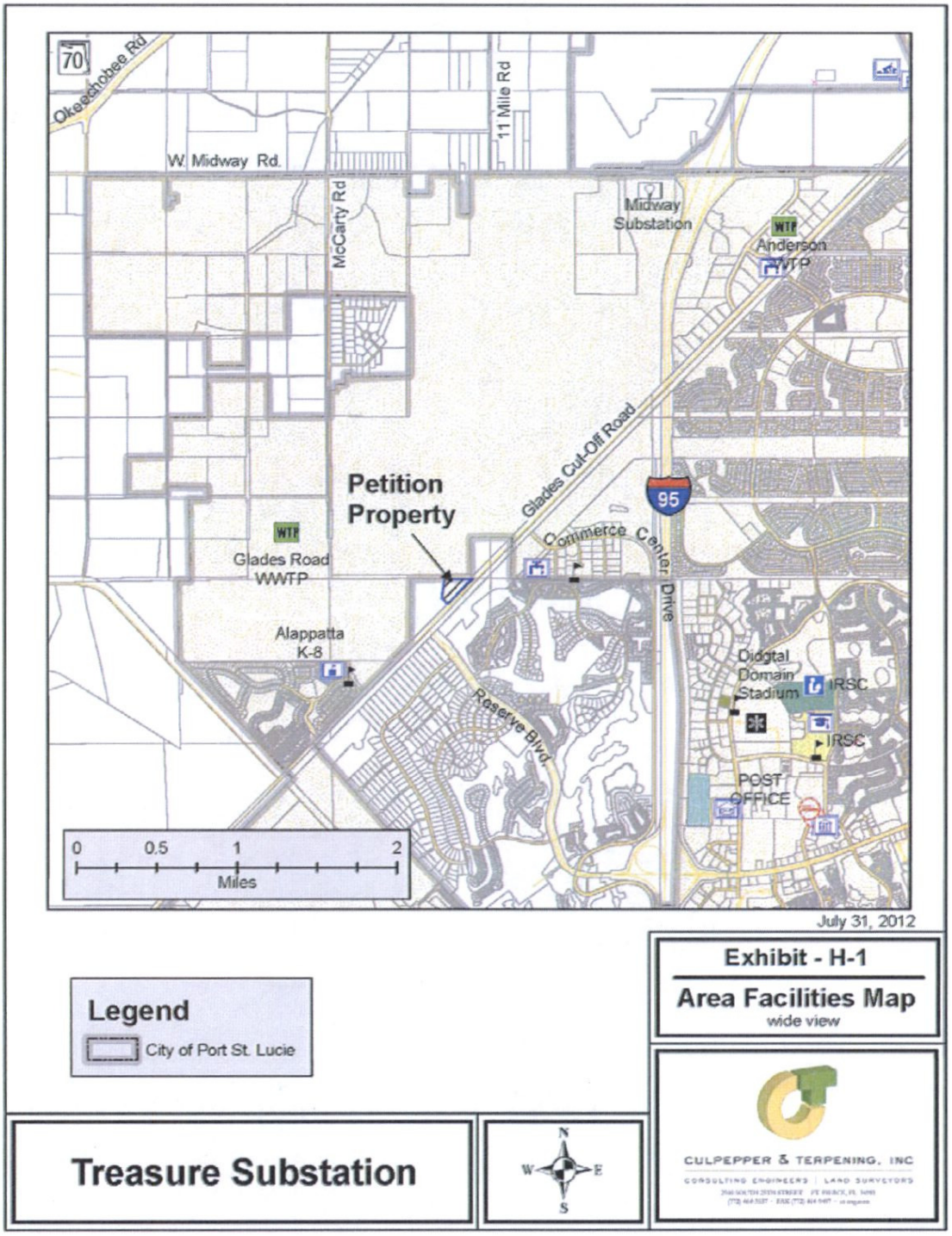
70
Okeechobee Rd
W. Midway Rd.
11 Mile Rd
McCarty Rd
Midway Substation
WTP
Anderson WTP
Petition Property
Glades Cut-Off Road
95
Commerce Center Drive
WTP
Glades Road WWTP
Alappatta K-8
Reserve Blvd
Didgtal Domain Stadium
RSC
RSC
POST OFFICE
0 0.5 1 2
Miles
July 31, 2012
Legend
City of Port St. Lucie
Exhibit - H-1
Area Facilities Map
wide view
Treasure Substation
N
W
E
S
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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This policy is not applicable to the specific petition under review.

Policy 6.1.1.3: The City Manager shall be responsible for assuring an effective intergovernmental coordination program for Port St. Lucie.

This policy is to be complied with by the City of Port St. Lucie.

Policy 6.1.1.4: Request in writing that the Treasure Coast Council of Governments provide a regular formal forum in which to deal with issues unique to Martin, St. Lucie, Okeechobee, and Indian River counties, and the municipalities therein.

This policy is not applicable to the specific petition under review.

Policy 6.1.1.5: Treasure Coast Regional Planning Council (TCRPC) shall play an active role on issues between the City and St. Lucie County, and between federal and state agencies.

This policy is not applicable to the specific petition under review.

Policy 6.1.1.6: The City shall notify appropriate agencies for their assistance and/or inclusion regarding decisions which involve their agencies.

This policy is to be complied with by the City of Port St. Lucie.

Policy 6.1.1.7: The City shall consider a future annexation plan and request formal acceptance by St. Lucie County.

This policy is to be complied with by the City of Port St. Lucie.

Objective 6.1.2: Establish the means of coordinating all levels of service standards as they will affect surrounding municipalities and counties.

This Objective is to be complied with by the City of Port St. Lucie.

Policy 6.1.2.1: Establish planning forums to coordinate programs on infrastructure development and improvement to maintain adopted levels of service standards.

This policy is to be complied with by the City of Port St. Lucie.

Policy 6.1.2.2: Through the concurrency management system coordinate the timing, location, and capacity of public facilities to assure that required services will be available when needed and designate needed improvements within the Capital Improvements Element of this plan.

This policy is to be complied with by the City of Port St. Lucie.

Policy 6.1.2.3: Consider using the TCRPC in informal mediation when level of service issues and other intergovernmental issue problems arise between the City and County.

This policy is to be complied with by the City of Port St. Lucie.

Objective 6.1.3: Ensure coordination of all planning and development related activities with the comprehensive plans of adjacent municipalities, the County, adjacent counties, and other units of local government, such as the School Board, providing services but not having regulatory authority over the use of land.

This Objective is to be complied with by the City of Port St. Lucie.

Policy 6.1.3.1: The City shall file a written request with each adjacent municipality and County to receive and review copies of all proposed comprehensive plans or plan amendments or other development proposals that are adjacent to the City's boundaries.

This policy is to be complied with by the City of Port St. Lucie.

Policy 6.1.3.2: Request in writing, as needed, that St. Lucie County School Board, South Florida Water Management District (SFWMD), Treasure Coast Regional Planning Council (TCRPC), and Florida Power and Light (FPL) provide expertise from their various disciplines into planning and development related activities.

This policy is to be complied with by the City of Port St. Lucie.

Policy 6.1.3.3: In conjunction with other affected parties, evaluate existing interlocal agreements when the Capital Improvements Element is undergoing annual review to determine if current funding is proportional to services rendered.

This policy is to be complied with by the City of Port St. Lucie.

Policy 6.1.3.4: The City shall implement the Public School Facilities Element and the amended and restated Interlocal Agreement for Public Schools Facility Planning - St. Lucie County, in conjunction with the St. Lucie County School Board. The Public School Facilities Element and the Interlocal Agreement state principles and guidelines to ensure coordination of the City's Comprehensive Plan with the plans of the School Board and describe the joint processes for collaborative planning and decision making and population projections, school siting, and the local and extension of public facilities subject to concurrency.

This policy is to be complied with by the City of Port St. Lucie.

Objective 6.1.4: By 2000, establish an intergovernmental coordination process to assure full consideration is given to the impacts of developments proposed in the City Comprehensive Plan on other governmental entities.

This Objective is to be complied with by the City of Port St. Lucie.

Policy 6.1.4.1: Through the adoption of interlocal agreements, with the affected municipalities and agencies, coordinate the management of the St. Lucie River, Intracoastal Waterway, Indian River Lagoon, and Savannahs.

This policy is to be complied with by the City of Port St. Lucie.

Policy 6.1.4.2: The City shall through informal or formal meetings continue to work with the Treasure Coast Regional Planning Council to identify regional issues and to assist in the periodic updating of the Strategic Regional Policy Plan.

This policy is to be complied with by the City of Port St. Lucie.

Exhibit I

COMPREHENSIVE PLAN POLICY ASSESSMENT

Recreation & Education

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i) Existing parks and schools within five miles

Refer to Exhibit H-1 for the location of all existing parks and schools (public (non-charter) only) within five (5) miles of the petitioned site.

See Future Land Use Element for School coordination policy assessment.

ii) Planned park and school sites within five miles

Refer to Exhibit H-1 for the location of all existing parks and schools (public (non-charter) only) within five miles of the petitioned site.

See Future Land Use Element for School coordination policy assessment.

iii) Port St. Lucie Park Dedication requirements calculated per Section 4-4(D) of the Port St. Lucie Comprehensive Plan.

iv) Projected population and school age population, calculated for existing Future Land Use and proposed Future Land Use.

gross site area	10	acres
County land use / acre	0.4	du/ac
gross site units	4	units
unit type	sf (detached)	

existing student generation impacts (2012) - based on current land use designation

Single-Family Units	4	x	0.36	=	1
Multi-Family Units	0	x	0.28	=	0
Mobile Home Units	0	x	0.2	=	0
Total Dwelling Units	4				
Total student population (students)				=	**1**

Elementary Sch. Students	1	x	47%	=	1
Middle Sch. Students	1	x	23%	=	0
High Sch. Students	1	x	30%	=	0
Total student population (students)				=	**1**

proposed student generation impacts (2012) after land use amendment

Single-Family Units	0	x	0.36	=	0
Multi-Family Units	0	x	0.28	=	0
Mobile Home Units	0	x	0.2	=	0
Total Dwelling Units	0				
Total student population (students)				=	0

Elementary Sch. Students	0	x	47%	=	0
Middle Sch. Students	0	x	23%	=	0
High Sch. Students	0	x	30%	=	0
Total student population (students)				=	0

Consistency of the Proposed Future Land Use with the Goals, Objectives and Policies of the Recreation & Open Space Element

This section serves to demonstrate the consistency of the proposed future land use map amendment with the Goals, Objectives and Policies of the applicable element(s) of the Comprehensive Plan. Please find the following analysis in which the Goals, Objectives and Policies are underlined, and *the analysis (response on behalf of the application) is italicized.* Please note that some of the Goals, Objectives and Policies are abbreviated.

GOAL 7.1: TO PROVIDE ADEQUATE RECREATION AND OPEN SPACE FACILITIES AND AREAS OFFERING A BROAD RANGE OF ACTIVITIES, CONVENIENT ACCESS, APPROPRIATE IMPROVEMENTS, AND SOUND MANAGEMENT TO PROVIDE ALL CITIZENS OF PORT ST. LUCIE WITH ACTIVE AND PASSIVE RECREATION OPPORTUNITIES IN THE INTERESTS OF PERSONAL HEALTH, ENTERTAINMENT, AND CONSTRUCTIVE USE OF LEISURE TIME.

Objective 7.1.1: Establish mechanisms necessary to provide active and passive recreation facilities and areas for residents of Port St. Lucie in a timely manner so as to comply with the level of service standards set forth by this element and to maintain such compliance in subsequent years.

This Objective is to be complied with by the City of Port St. Lucie.

Policy 7.1.1.1: Achieve the level of service standards by utilizing parks impact fees, grant funds or other sources for purchase and/or development of park sites through an equitable and systematic land acquisition program.

This policy is not applicable to the specific petition under review.

Policy 7.1.1.2: By the year 2006, revise the City concurrency management regulations in accordance with revised level of service standards and definitions as related to provisions for recreation and open space.

This policy is not applicable to the specific petition under review.

Policy 7.1.1.3: The Level of service standard for recreation shall be as follows:
Developed Parks or Recreation Facilities = 5.0 acres per 1,000 population

This policy is not applicable to the specific petition under review.

Policy 7.1.1.4: Based on level of service standards, document future needs for recreation facilities and to correct or improve deficiencies in the City's Capital Improvements Element and capital improvements programs.

This policy is to be complied with by the City of Port St. Lucie.

Objective 7.1.2: Through the use of public funds, gifts and contributions, mandatory fees and/or dedications, and other means the City shall coordinate with other governmental agencies and the private sector to meet the recreation and open space needs of the residents.

This Objective is to be complied with by the City of Port St. Lucie.

Policy 7.1.2.1: Utilize recreation impact fees, and other sources, for recreation land acquisition and development. Supplement needs through interlocal agreements, operational practices, user fees, incentives, and public/private cooperative efforts.

Develop a comprehensive implementation program based on data and analysis and direction established in this plan element.

This policy is to be complied with by the City of Port St. Lucie.

Policy 7.1.2.2: Maintain a detailed recreation and open space inventory which indicates the general location of existing and potential sites and facilities.

This policy is to be complied with by the City of Port St. Lucie.

Policy 7.1.2.3: Continue to require the mandatory dedication of park sites designated by General Development Corporation on their original maps.

This policy is to be complied with by the City of Port St. Lucie.

Policy 7.1.2.4: Utilize the City's conservation trust fund, and ordinance requirements to preserve uplands to acquire open space and natural habitat preservation areas in conjunction with, or in proximity to, park sites.

This policy is to be complied with by the City of Port St. Lucie.

Policy 7.1.2.5: Define open space and enforce preservation and open space design standards through the City's land development codes.

This policy is to be complied with by the City of Port St. Lucie.

Policy 7.1.2.6: Maintain private recreation facility inventory data and consider such towards compliance with level of service standards.

This policy is to be complied with by the City of Port St. Lucie.

Policy 7.1.2.7: In order to preserve and maintain current open space areas, any land use change for OSR (Open Space Recreation) lands shall require replacement or mitigation through the City's conservation trust fund at a ratio of 1.5:1.

This policy is not applicable to the specific petition under review.

Objective 7.1.3: Provide vehicular and pedestrian access to all public, active, recreation facilities, including barrier-free design features at entrance points to the facility such as buildings used for group assembly, spectator seating area, restrooms, etc.

This Objective is not applicable to the specific petition under review.

Policy 7.1.3.1: Through the site plan review process, require development to provide access easements or rights-of-way as needed to provide adequate access ways (including beach access if appropriate) which are compatible with the character and needs of the facility, as well as being harmonious with surrounding development patterns.

This policy is to be complied with by the City of Port St. Lucie.

Policy 7.1.3.2: Coordinate with St. Lucie County's Leisure Services departments to negotiate public access to Atlantic Ocean beaches through meetings and discussions.

This policy is to be complied with by the City of Port St. Lucie.

Policy 7.1.3.3: Continue to implement handicapped accessibility design standards into new recreation facility designs.

This policy is to be complied with by the City of Port St. Lucie.

Objective 7.1.4: Coordinate with other government agencies and the private sector to implement park acquisition, construction, maintenance, and preservation plans.

This Objective is not applicable to the specific petition under review.

Policy 7.1.4.1: Through a Joint Use Agreement coordinate with the State of Florida to open State owned lands along the North Fork of the St. Lucie River and the Savannahs to public access.

This policy is to be complied with by the City of Port St. Lucie.

Policy 7.1.4.2: The City shall continue to work with the St. Lucie County School Board to provide recreation facilities and programs at schools located in the City through mutual use agreements.

This policy is to be complied with by the City of Port St. Lucie.

Policy 7.1.4.3: The City will seek intergovernmental agreements when necessary for joint projects with St. Lucie County in a cooperative effort to provide recreation facilities in the City.

This policy is to be complied with by the City of Port St. Lucie.

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EXHIBIT J

COMPREHENSIVE PLAN POLICY ASSESSMENT

MARKET STUDY

ECONOMIC DEVELOPMENT & CAPITAL IMPROVEMENTS

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Market Study

Does market study indicate a current need for commercial development within next five years or within next ten years?

N/A.

Consistency of the Proposed Future Land Use with the Goals, Objectives and Policies of the Economic Development & Capital Improvements Element

This section serves to demonstrate the consistency of the proposed future land use map amendment with the Goals, Objectives and Policies of the applicable element(s) of the Comprehensive Plan. Please find the following analysis in which the Goals, Objectives and Policies are underlined, and *the analysis (response on behalf of the application) is italicized.* Please note that some of the Goals, Objectives and Policies are abbreviated.

GOALS, OBJECTIVES, AND POLICIES – ECONOMIC DEVELOPMENT

GOAL 8.1: **THE CITY WILL SUPPORT AND PROMOTE BALANCED AND ORDERLY ECONOMIC DEVELOPMENT CONSISTENT WITH OTHER GOVERNMENTAL AGENCIES AND PRIVATE SECTOR PLANNING EFFORTS.**

Objective 8.1.1: The City will designate staff to work with other agencies and businesses in the development of Economic Development strategies. Such strategies will be consistent with the economic goals of Federal agencies and Regional and State Comprehensive Plans.

This Objective is to be complied with by the City of Port St. Lucie.

Policy 8.1.1.1: The City will provide an inventory of commercial and industrially zoned lands. This information shall be used to produce a county-wide inventory.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.1.1.2: The City will examine the possibilities for the development and implementation of strategies for redevelopment, including a master development plan and the applicability of a redevelopment agency.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.1.1.3: The City will coordinate with the St. Lucie County Chamber of Commerce to develop strategies that provide attractive employment opportunities for citizens who currently live within the City and work outside the City.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.1.1.4: The City will support the strategies of St. Lucie County, the Region and the State wherever feasible, providing such action complies with the adopted Comprehensive Plan and City Council policy.

This policy is to be complied with by the City of Port St. Lucie.

GOAL 8.2: THE CITY WILL PROMOTE THE DEVELOPMENT OF INFRASTRUCTURE NEEDED TO SUPPORT FUTURE BUSINESS AND LIGHT INDUSTRIAL EXPANSION.

Objective 8.2.1: The City will establish utility service areas and continue to upgrade its potable water and sanitary sewer facilities, allowing for adequate capacity for future economic growth.

This Objective is to be complied with by the City of Port St. Lucie.

Policy 8.2.1.1: Continue to expand the water and sewer system to encompass all Industrial land use areas located within the City and utilize grant funds when available to provide for such.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.2.1.2: The City will continue to provide for sanitary sewer and water hook up, special assessment, and usage fees to insure adequate capital for continuation of expansion. Consideration of exemption to such fees will be in accordance with other City policies.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.2.1.3: The City will continue to maintain the established Level of Service standards as stated in the Potable Water and Sanitary Sewer Sub Elements of the adopted Comprehensive Plan.

This policy is to be complied with by the City of Port St. Lucie.

Objective 8.2.2: The City will provide an adequate transportation system and capital improvements to meet the current needs and allow for future economic growth.

This Objective is to be complied with by the City of Port St. Lucie.

Policy 8.2.2.1: The City will continue to explore additional east/west roadway corridors to prepare for future growth in the western economic area.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.2.2.2: The City will continue to maintain the established Level of Service standards for roadways as stated in the Transportation Element of the Comprehensive Plan.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.2.2.3: The City will schedule and fund capital improvements and coordinate funding with the MPO and the State for future road improvements.

This policy is to be complied with by the City of Port St. Lucie.

GOAL 8.3: THE CITY WILL DEVELOP AND MAINTAIN AN ECONOMIC ENVIRONMENT THAT WILL ENCOURAGE THE CREATION, EXPANSION, AND RETENTION, OF BUSINESS WITHIN CITY LIMITS WHILE MAINTAINING QUALITY OF LIFE FOR ITS RESIDENTS.

Objective 8.3.1: The City will provide and maintain appropriate data bases to assist in the analysis of trends and needs for economic development.

This Objective is to be complied with by the City of Port St. Lucie.

Policy 8.3.1.1: The City Planning & Zoning Department will evaluate and update land use Demand data as part of the Evaluation and Appraisal Reports of the Comprehensive Plan every five years to evaluate the effectiveness of the adopted Comprehensive Plan Goals, Objectives, and Policies regarding land use and economic development.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.3.1.2: The City will consider creating additional conversion areas such as those existing along Bayshore Drive and Port St. Lucie Blvd. to meet supply deficits and create new economic centers.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.3.1.3: The City will target the following industries:

Aerospace/ Engineering Manufacturing
Agriculture/Aquaculture/Food Processing Medical Industries
Boats and Marine Related Manufacturing Pharmaceutical
Business/Financial Services Plastics Manufacturing
Electronic Related Industries Professional Sports
Fabricated Metal Products Research and Development
Film Industry Tourism/Entertainment
Golf and Recreation Transportation Hub Development
International Trade (Multi-modal Distribution)

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.3.1.4 The City will support and promote the "Jobs Corridor" area along the west side of I-95 from the Crosstown Parkway Interchange to the county line on the south end in the vicinity of the Becker Road Interchange. The area will be recognized as an employment center.

This policy is to be complied with by the City of Port St. Lucie.

GOAL 8.4: IMPLEMENTATION OF THE STRATEGIES AND DIRECTION OF THIS ELEMENT WILL OCCUR WITHIN A FIVE YEAR TIME FRAME (1997-2001).

Objective 8.4.1: The City will implement and fund appropriate actions as outlined in this element to coordinate economic development activities.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.4.1.1: The City's Economic Growth Team shall continue to work with private enterprise and City staff in the promotion and implementation of economic development priorities established in this element.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.4.1.2: Consider the use of economic development specialists, or studies, to provide specific actions for economic development.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.4.1.3: Implement the Economic Development Ad Valorem Tax Exemption and explore the development of other incentives to attract new businesses and encourage the expansion of existing businesses.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.4.1.4: Establish an economic development coordinator to carry forward implementation efforts for economic development.

This policy is to be complied with by the City of Port St. Lucie.

Policy 8.4.1.5: Study the feasibility for the formulation of a redevelopment agency and master development plan to create new or redesigned commercial areas, or a town center.

This policy is to be complied with by the City of Port St. Lucie.

GOALS, OBJECTIVES, AND POLICIES – CAPITAL IMPROVEMENTS

GOAL 9.1: **THE CITY SHALL UNDERTAKE ACTIONS TO ADEQUATELY PROVIDE NEEDED PUBLIC FACILITIES FOR BOTH EXISTING AND FUTURE RESIDENTS IN A TIMELY AND EFFICIENT MANNER CONSISTENT WITH AVAILABLE RESOURCES THAT WILL PROMOTE ORDERLY GROWTH.**

Objective 9.1.1: Capital improvements shall be provided as required on an annual basis to correct existing deficiencies, to accommodate projected future growth and to replace obsolete and worn-out facilities in accordance with the adopted Capital Improvement Program.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.1.1: The City shall include in its 5-Year Capital Improvement Program all projects identified in other Comprehensive Plan elements determined to be of relatively large scale and high cost ($100,000 or greater); all capital improvements with costs $35,000 or greater shall be included in the City's 5-Year capital improvement program and budget.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.1.2: The City Council shall continue to evaluate and rank in order of priority projects proposed for inclusion in the 5-Year Schedule of Improvements.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.1.3: Proposed capital improvement projects will be evaluated and ranked in the following order of priority:

a. Replacement of obsolete or worn out facilities, including repair, remodeling or renovation of facilities that contribute to achieving and/or maintaining levels of service.
b. New facilities that reduce or eliminate existing deficiencies in levels of service.
c. New facilities and improvements to existing public facilities, that eliminate public hazards not otherwise eliminated by improvements prioritized according to a and b above.
d. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next five fiscal years, as updated by the annual review of the CIE. The City may acquire land or right-of-way in advance of the need to develop a facility for new development.
e. Improvements to existing facilities and new facilities that significantly reduce the operating costs of achieving and/or maintaining levels of service.
f. All facilities scheduled for construction or improvement in accordance with this policy shall be evaluated to identify any plans of State agencies or the South Florida Water Management District that affect, or will be affected by the proposed capital improvement.

This policy is to be complied with by the City of Port St. Lucie.

Objective 9.1.2: Future development shall bear 100% of the cost of facility improvements necessitated by the development in order to maintain adopted LOS standards.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.2.1: The availability of public facilities shall be determined and measured using the following LOS standards for the required public facility classifications.

LEVEL OF SERVICE STANDARD

A. TRAFFIC

Collector	LOS D
Minor urban arterial	LOS E*
Primary urban arterial	LOS E*
State highway urban	LOS D
Limited access urban facility	LOS D
Constrained facility	maintain*
Backlogged facility	maintain & improve*

*Transportation Demand Management (TDM) and Transportation Systems Management (TSM) measures will be implemented to improve traffic flow conditions without adding two or more lanes~

B. POTABLE WATER

The level of service standard adopted for potable water facilities is as follows:

1.	Single and Multi Family, All Planning Areas,	100 gallons/capita/day.
2.	Commercial,	125 gallons per day per 1000 square feet
3.	Hotel/Motel,	112.5 gallons per day per room
4.	Industrial,	150 gallons per day per 1000 square feet
5.	Office/School/institutional,	120 gallons per day per 1000 square feet

The level of service standard for the provision of water treatment for development in areas outside of existing Utility Service Areas (USA's) shall be based on verification and acceptance of an approved water well by the County Health Department.

C. SANITARY SEWER

The level of service standard adopted for sanitary sewer facilities is 85% of the Potable Water LOS. The level of service for sewage treatment for development in areas outside of "existing Utility Service Areas (USA's) shall be based on verification and acceptance of an approved septic system by the County Health Department.

D. SOLID WASTE

Disposal:	Citywide	3.25 pounds per capita per day
Collection:	Residential	twice weekly
	Commercial	by contract

E. DRAINAGE

1. The level of service adopted for stormwater management facilities for existing platted development and surface water management systems in Planning Areas 1-7 is the 3-year frequency storm event.

2. The level of service standard adopted for stormwater management facilities in Planning Areas 1-7 (not included above) and in Planning Area 8, St. Lucie West, is the 25-year frequency storm event.

F. PARKS AND RECREATION

Developed Parks or Recreation Facilities 5.0 acres/1000 population

G. PUBLIC SCHOOLS

1. LOS Standards for High, Middle, and Elementary Schools and for Title 1 Schools [9J-5.025(3)(c)(7) F.A.C.] The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the ST. LUCIE COUNTY SCHOOL BOARD annually to account for measurable programmatic changes. [Definition]

2. LOS Standards for Title 1 Schools [9J-S .. 02S(3) (c) (7) F.A.C. The uniform "district-wide LOS standards shall be 100% of permanent FISH capacity for Title 1 Schools.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.2.2: The City will continue to adopt appropriate legislation to ensure that future development will bear 100% of the costs of facilities necessitated by the development in order to maintain adopted LOS standards.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.2.3: To ensure that facilities and services needed to support development are available concurrent with the impacts of such development, the City of Port St. Lucie has adopted a Concurrency Management System. Prior to the issuance of a development order or development permit, the Concurrency Management System shall ensure that the adopted level of service standards required for transportation facilities, potable water, sanitary sewer, solid waste, drainage, and recreation shall be maintained. The following are the minimum requirements for concurrency:

For potable water, sewer, solid waste, and drainage:

1. The necessary facilities and services are in place and available to serve new development; or

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or

3. The necessary facilities and services are guaranteed in an enforceable development agreement that requires the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy or its functional equivalent. Such enforceable development agreement may include, but is not limited to, a development agreement pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

For recreation:

1. The necessary facilities and services are in place or under actual construction; or',

2. The necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of a certificate of occupancy or its functional equivalent; or

3. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the' actual construction of the :facilities or the · provision of .services within one year. or the issuance of a certificate of occupancy or its functional equivalent. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

For transportation facilities:

1. The necessary facilities and services are in place or under actual construction; or

2. The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

3. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after the issuance of a certificate of occupancy or its functional equivalent. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

This policy is to be complied with by the City of Port St. Lucie.

Objective 9.1.3: The City shall coordinate the management of its fiscal resources and land use decisions to ensure the provision of needed capital improvements as identified on an annual basis in the City's Capital Improvements Program for previously issued

development orders and for future development in order to maintain adopted LOS standards.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.3.1: The City shall continue the review and approval process of the CIE and the Capital Improvements Program and Budget.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.3.2: The City shall adopt a Capital Improvement Budget at the same time it adopts an Annual Operating Budget. The Capital Budget shall include those projects as specified in the policies of the other Comprehensive Plan elements necessary to maintain the adopted levels of service.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.3.3. The City will maintain and update annually a long-range financial forecasting system that will include projections of revenues, expenditures, and financing of capital improvements.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.3.4: The City shall pursue grants, private funds, and public/private partnerships, to finance capital improvements."

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.3.5: The City shall address all "identified options and recommendations as a means to insure economic feasibility through the capital improvement process and program.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.3.6: Through the concurrency management system the City shall manage its fiscal resources to insure the provision of needed capital improvements for previously issued development orders.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.3.7: The City will continue to maintain an adequate facilities ordinance to ensure that public facilities and services will meet the adopted levels of service and will be available concurrent with the impact of development.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.3.8: Proposed plan amendments and requests for new development shall be evaluated according to the following guidelines as to whether the proposed action would:

1. Contribute to a condition of public hazard as described in the Infrastructure and Coastal Management Elements;

2. Exacerbate any existing condition of public facility deficits as described in the Traffic Circulation, Infrastructure and Recreation and Open Space Elements;
3. Generate public facility demands that may be accommodated by capacity increases planned in the 5-year Schedule of Capital Improvements;
4. Conform with future land uses as shown on the Future Land Use Map;
5. If public facilities are developer provided, accommodate public facility demands based upon adopted LOS standards;
6. If public facilities are provided by the City demonstrate financial feasibility subject to this element; and,
7. Affect State agencies' and the South Florida Water Management District's facilities plans.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.3.9: To ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the New Community Development (NCD) District, public infrastructure requirements for developments within a NCD District, or any sub-Districts, shall be funded and maintained by Community Development Districts in accordance with Chapter 190 F.S. As an alternative, the City shall establish a dependent special assessment district within a NCD District, or any sub-Districts, or similar financing entity to provide for construction and maintenance of public infrastructure within a NCD District, or any sub-District, which is not financed or maintained by a Community Development District.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.3.10: The City shall adopt and implement the City of Port St. Lucie Public School Facilities Element in accordance with the adopted Interlocal Agreement between the City and the St. Lucie County School District. The City hereby incorporates by reference the St. Lucie County School Board's Five-Year Work Plan, approved by the School Board on October 1, 2008. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service LOS standards for the public schools. The Five Year Capital Improvements Plan ensures the level of service LOS standards for public schools are achieved and maintained within the period of covered by the five year schedule.

This policy is to be complied with by the City of Port St. Lucie.

Objective 9.1.4: The City shall manage its debt in a manner to retain the integrity of its fiscal resources and assure financial feasibility.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.4.1: The City will confine long-term borrowing to capital improvements or projects that cannot be financed from current revenues.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.4.2: When the City finances capital projects by issuing bonds, it will pay back the bonds within a period not to exceed the expected useful life of the project.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.4.3: The City will try to keep the average maturity of general obligation bonds at or below 15 years.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.4.4: On all debt-financed projects, the City will attempt to make a down payment of at least 10 percent of total projects costs from current revenues.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.4.5: Total debt service for general obligation debt will not exceed 15 percent of total annual locally generated operating revenue.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.1.4.7: The City will not use long-term debt for current operations.

This policy is to be complied with by the City of Port St. Lucie.

GOAL 9.2: COMMUNITY FACILITIES DEVELOPMENT WILL STRIVE TO GO BEYOND MEETING THE BASIC NEEDS OF PORT ST LUCIE RESIDENTS TO MEETING THEIR NEEDS FOR CULTURAL ENRICHMENT AND COMMUNITY IDENTITY.

Objective 9.2.1 - The City shall undertake to provide a network of accessible parks and greenways to meet the residents' passive and active recreational needs.

This policy is to be complied with by the City of Port St. Lucie.

Objective 9.2.2 - The City shall strive to provide cultural facilities that enhance the lives of Port St. Lucie residents and help define Port St. Lucie's unique cultural identity.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.2.2.1 - The City shall work with development interests to identify a desirable site for a major cultural facility in the City west of 1-95.

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.2.2.2 - The City shall work with other parties to help incubate a non-profit that can oversee the development of a major cultural facility for Port St. Lucie

This policy is to be complied with by the City of Port St. Lucie.

Policy 9.2.2.3: Policy A.1.1.4: Table A2 is the adopted 20-year plan for roadways for the Western Study Area. These roadways will be built as development occurs in the study area that would impact these corridors, and will be financed or constructed by developers as part of the development approval process.

This policy is to be complied with by the City of Port St. Lucie.

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Presented to:
City of Port St Lucie Planning & Zoning Department
121 SW Port St Lucie Boulevard
Port St Lucie, Florida 34984

APPLICATION FOR CHANGE IN ZONING

For

FLORIDA POWER & LIGHT TREASURE SUBSTATION

For

Florida Power & Light, Co.
PO Box 14000
Juno Beach, FL 33408

Prepared by:
Culpepper & Terpening, Inc.
2980 South 25th Street
Ft. Pierce, Florida 34982
(772) 464-3537

July 31, 2012
(Revised August 21, 2012)

City of Port St. Lucie Project No.:P12-104

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SECTION I

GENERAL PROJECT DESCRIPTION

Florida Power & Light (FPL) is seeking to change the zoning classification of a ten (10 acre) parcel of land (mol), located along the west side of Glades Cut-Off Road, approximately 1,200ft north/northeast of Reserve Boulevard, at the entry driveway into the City's Glades Road Wastewater Treatment Facility. The petitioned property is part of a larger tract of land that is currently (August 2012) the subject of a petition for voluntary annexation into the City of Port St. Lucie.

The current St. Lucie County Zoning designation for this site is AG-2.5 (Agriculture/ .4 du per acre). The proposed City of Port St. Lucie Zoning designation for this site is the U (Utility) zoning district. In addition to the concurrent Annexation petition referenced above, the petitioners have also submitted a petition for Change in Future Land Use for of this same property to the U (Utility) Future Land Use designation and it is expected that concurrent actions on the requested Annexation, the Future Land Use and this proposed change in zoning will be completed in the late fall of 2012.

The petitioned property is to be referred to as the FPL/Treasure Substation Site. Future uses on this property will include a regional utility substation. All of the uses proposed for this property are consistent with the proposed Future Land Use and Zoning designation that has been requested to be applied to this property.

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SECTION II

COMPREHENSIVE PLAN
FUTURE LAND USE AMENDMENT

PROJECT CHECKLIST

1. a. Existing Future Land Use:

The existing Future Land Use designation for the site is AG-2.5 (Agriculture/ .4 du per acre). In addition to the concurrent Annexation petition referenced above, the petitioners have also submitted with this application for amendment to the Port St. Lucie Comprehensive Plan, a petition for Change in Future Land Use for of this same property to the U (Utility) Future Land Use designation.

Please refer to **Exhibit D-5** for identification of the Future Land Use designations of the surrounding area.

b. Existing Zoning:

The existing zoning designations for the site is AG-2.5 (Agriculture/ .4 du per acre).

Please refer to **Exhibit D-4** for identification of the zoning designations of the surrounding area.

c. Existing Uses:

The existing use for the site is residential/agriculture. There is one existing home on the site and the balance of the property is used for grazing purposes.

The existing uses around the subject site are as follows:

Direction	Jurisdiction	Existing Use
North	Port St. Lucie	Vacant Land & Agricultural / Future LTC Ranch DRI
South	St. Lucie County	Residential/PGA Reserve DRI
East	St. Lucie County	Residential/PGA Reserve DRI
West	Port St. Lucie	Vacant Land/Lufts Grove PUD

Please refer to **Exhibit D-3** for an identification of the subject property and the existing uses surrounding the Property.

d. Proposed Land Use:

The proposed City of Port St. Lucie land use designation for the petitioned property is U (Utility).

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EXHIBIT A

Application for Change in Zoning to the U – Utility Zoning District

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REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX:(772) 871-5124

FOR OFFICE USE ONLY

Planning Dept _____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership - two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: pferland@ct-eng.com

PROPERTY OWNER:

Name: Florida Power & Light Company Attn: Jack McNeal

Address: P.O. Box 14000 Dept. TS4-JW, Juno Beach, FL 33408-0420

Telephone No. 561-904-3632 FAX No. 561-904-3710

AGENT OF OWNER (if any)

Name: Culpepper & Terpening, Inc. Attn: Patrick Ferland, PE

Address: 2980 South 25th Street, Ft. Pierce, FL 34981

Telephone No.: 772-464-3537 FAX No: 772-464-9497

PROPERTY INFORMATION

Legal Description: See attached
(Include Plat Book and Page)

Parcel I.D. Number: 3321-112-0000-000/9

Current Zoning: AG 2.5

Proposed Zoning: U (Utility)

Future Land Use Designation: U (Utility) Acreage of Property: 10.0

Reason for Rezoning Request:

The petitioned property is to be referred to as the FPL/Treasure Substation Site. Use on this property will be the construction of a regional electric substation. The use proposed for this property is consistent with the proposed Future Land Use and Zoning designation that has been requested to be applied to this property.

*Signature of Owner — Dean J. Girard Hand Print Name — 7/24/12 Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

H:\PZ\SHARE\APPLCTN\REZ\APPL06-23-11)

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WARNING: Original document has a reflective watermark on reverse side. Find it at angle to view.

FLORIDA POWER & LIGHT COMPANY
700 Universe Boulevard
Juno Beach, FL 33408

BANK OF AMERICA, NA

Check Date: 07/27/2012 Check No. 5000106037

TWO THOUSAND FIVE HUNDRED FIFTEEN DOLLARS $2,515.00

Void after 180 days

PAY TO THE ORDER OF
CITY OF PORT ST LUCIE FL
121 SW PORT ST LUCIE BLVD
PORT SAINT LUCIE FL 34984

FLORIDA POWER & LIGHT CO

Paul Cutler

⑈5000106037⑈ ⑆061112788⑆ 3299977761⑈

FLORIDA POWER & LIGHT CO
Vendor Name: CITY OF PORT ST LUCIE FL

Check Date : 07/27/2012
Check Number: 5000106037

Invoice Number	Invoice Date	Document Header Text	Gross Amount	Discount	Net Amount
07/26/2012 6	07/26/2012	REZONING P&Z REVEIW FEE REZONING PLANNING & ZONING REVIEW FEE	2,515.00	0.00	2,515.00
		Check Total.....			$2,515.00

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FLORIDA POWER & LIGHT COMPANY
700 Universe Boulevard
Juno Beach, FL 33408

Check Date: 07/27/2012 Check No. 5000106036

BANK OF AMERICA, NA

ONE THOUSAND TWO HUNDRED EIGHTY-FIVE DOLLARS $1,285.00

PAY TO THE ORDER OF
CITY OF PORT ST LUCIE F
121 SW PORT ST LUCIE BLVD
PORT SAINT LUCIE FL 34984

Void after 180 days
FLORIDA POWER & LIGHT CO

Paul Cutler

"5000106036" :061112788: 329997776"

FLORIDA POWER & LIGHT CO
Vendor Name: CITY OF PORT ST LUCIE FL

Check Date : 07/27/2012
Check Number: 5000106036

Invoice Number	Invoice Date	Document Header Text	Gross Amount	Discount	Net Amount
07/26/2012 5	07/26/2012	REZONING P&Z REVEW FEE REZONING P&Z CONCURRENT REVIEW FEE	1,285.00	0.00	1,285.00
		Check Total			**$1,285.00**

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EXHIBIT B

Owners Consent to Submit & Agent Authorization Letter

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June 20, 2012

City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34952

RE: FPL Electrical Substation Project
10930 Glades Cut-Off Road
Port St. Lucie, FL 34986

Please be advised that **Rheba Cooper** hereby authorizes Florida Power & Light Company to act as her agent relative to the above referenced property and proposed electrical substation project.

Sincerely,

Rheba Cooper

By: _____ _____ _____ _____
Signature Print name Title Date

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this _____ day of _____, 2012 by _____, who is personally known to me and did not take an oath.

[Notary Seal or Stamp]

Notary Public-State of Florida

Print Name: _____
My Commission Expires:

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FPL

July 24, 2012

Mr. Daniel Holbrook, AICP
Director of Planning and Zoning
City of Port St. Lucie
121 S.E. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: Florida Power & Light
Treasure Substation – Glades Cut-Off Road

Dear Mr. Holbrook:

Please accept this letter as our authorization for Culpepper & Terpening, Inc. to act as agent in all matters concerning the processing of the proposed Annexation, Comprehensive Plan Amendment, Change in Zoning and Site Plan processing (including Platting) of the proposed Treasure Substation Site, located along the west side of Glades Cut Off Road in unincorporated St. Lucie County.

Sincerely,

Dean J. Girard
Director Corporate Real Estate

STATE OF: FL

COUNTY OF: Palm Beach

The foregoing instrument was acknowledged before me this 24th day of July 2012, by Dean J. Girard who is personally known to me or who has produced as identification.

Michelle M. Kahmann
Signature of Notary

Michelle M. Kahmann
Type or Print Name of Notary

Notary Public State of Florida
Michelle M Kahmann
My Commission EE 105168
Expires 09/18/2015

Commission Number (Seal)

Florida Power & Light Company
700 Universe Boulevard, Juno Beach, FL 33408

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FLORIDA POWER & LIGHT COMPANY

CORPORATE SECRETARY'S CERTIFICATE

The undersigned, Alissa E. Ballot, Vice President & Corporate Secretary of Florida Power & Light Company, a Florida corporation (the "Company"), hereby certifies that attached hereto as Annex A is a true and correct copy of resolutions (excluding exhibits, if any) adopted by written consent of the Board of Directors of the Company on September 13, 2010, and that such resolutions have not been amended, modified or rescinded and remain in full force and effect on the date hereof.

IN WITNESS WHEREOF, I have hereunto signed my name this 25th day of July, 2012.

Alissa E. Ballot
Vice President & Corporate Secretary

ANNEX A

FLORIDA POWER & LIGHT COMPANY

Resolutions Adopted by the Board of Directors
on September 13, 2010

FLORIDA POWER & LIGHT COMPANY

RESOLUTIONS ADOPTED BY THE
BOARD OF DIRECTORS
ON SEPTEMBER 13, 2010

* * * * *

RESOLVED, that the Company's President and Chief Executive Officer and the Executive Vice President, Finance and Chief Financial Officer, be, and each such officer, acting singly, hereby is, authorized and empowered, in the name and on behalf of the Company and subject to compliance with the applicable Real Estate Department Procedures, to negotiate the terms of, execute and deliver from time to time the following agreements, releases and consents (collectively, "Real Estate Agreements"): (1) definitive agreements to acquire or sell or dedicate real property, or lease or license Company property, including any part of the personal property located thereon; (2) agreements to sell Mitigation Bank Credits from the Company's Mitigation Bank; (3) definitive right of way consent agreements to third party land owners that own property upon which the Company has an easement, which agreements grant the right to such landowners to use the Company's easement in a manner that does not have a material adverse effect on the value of the Company's affected property and does not adversely affect the Company's use of its property or property rights; (4) definitive agreements to grant easements to governmental agencies or bodies and others, provided that such easements are either for the benefit of the Company or for incidental use by such governmental agencies or bodies and others and are generally with respect to ingress and egress rights for utilities (e.g. water, sewer, gas, telephone and fiber), sidewalks or the like on the Company's properties; (5) definitive Releases of Easement, provided said Releases of Easement do not have a material adverse effect on the value of the Company's affected property and do not adversely affect the Company's use of its property or property rights; (6) definitive Non-Disturbance Agreements by which the property owners agree not to further encroach into the Company's easement and the Company acknowledges the encroachment without releasing any easement rights; (7) definitive subordination agreements; (8) definitive licensing agreements, including without limitation collocation-related agreements; (9) submerged lands crossing agreements; (10) consents to annexation by government bodies; and (11) plats requested by government agencies; each of such Real Estate Agreements in such form as, and with such amendments, additions, modifications and corrections as, such officer may approve, such approval (and compliance with the Real Estate Department Procedures) to be evidenced conclusively by the execution and delivery by such officer of any such Real Estate Agreement; provided that (in each case) the total fair market value of the Company's real estate (including personal property) to be acquired, sold, dedicated, leased, licensed, released or otherwise made the subject of any Real Estate Agreement does not exceed Fifty Million Dollars ($50,000,000); and

FURTHER RESOLVED, that each of the Company's Executive Vice President, Engineering, Construction & Corporate Services, Treasurer and

Vice President of Corporate Real Estate be, and each such officer or employee, acting singly, hereby is, authorized and empowered, in the name and on behalf of the Company and subject to compliance with the applicable Real Estate Department Procedures, to negotiate the terms of, execute and deliver from time to time the Real Estate Agreements; provided that (in each case) the total fair market value of the Company's real estate (including personal property) to be acquired, sold, dedicated, leased, licensed, released or otherwise made the subject of any Real Estate Agreement does not exceed Five Million Dollars ($5,000,000); and

FURTHER RESOLVED, that the Company's Director of Corporate Real Estate be, and such Director hereby is, authorized and empowered, in the name and on behalf of the Company and subject to compliance with the applicable Real Estate Department Procedures, to negotiate the terms of, execute and deliver from time to time the Real Estate Agreements; provided that (in each case) the total fair market value of the Company's real estate (including personal property) to be acquired, sold, dedicated, leased, licensed, released or otherwise made the subject of any Real Estate Agreement does not exceed Five Hundred Thousand Dollars ($500,000); and

FURTHER RESOLVED, that the Company's Manager of Corporate Real Estate be, and such Manager hereby is, authorized and empowered, in the name and on behalf of the Company and subject to compliance with the applicable Real Estate Department Procedures, to negotiate the terms of, execute and deliver from time to time the Real Estate Agreements; provided that (in each case) the total fair market value of the Company's real estate (including personal property) to be acquired, sold, dedicated, leased, licensed, released or otherwise made the subject of any Real Estate Agreement does not exceed One Hundred Thousand Dollars ($100,000); and

FURTHER RESOLVED, that with respect to the leasing and licensing of the Company's land to third parties, as well as the Company's leasing and licensing of other parties' land, the Company's Manager of Project Controls and Asset Management be, and the Manager of Project Controls and Asset Management hereby is, authorized to negotiate the terms of, execute and deliver from time to time definitive lease or license agreements with respect to the Company's property, including any part of the personal property located thereon, in such form as, and with such amendments, additions, modifications and corrections as, such Manager of Project Controls and Asset Management may approve, such approval (and compliance with the relevant Real Estate Department Procedures) to be evidenced conclusively by the execution and delivery by such Manager of Project Controls and Asset Management of any such agreement, provided that (in each case) the total fair market value of the real estate (including personal property) to be leased

or licensed pursuant to such transactions does not exceed One Hundred Thousand Dollars ($100,000); and

FURTHER RESOLVED, that each of the Company's Corporate Real Estate Area Managers be, and each such Area Manager, acting singly, hereby is, authorized and empowered, in the name and on behalf of the Company and subject to compliance with the applicable Real Estate Department Procedures, to negotiate the terms of, execute and deliver from time to time annexation agreements, plats, right of way consent agreements, easements, releases of easements, non-disturbance agreements and subordination agreements (collectively, the "Area Manager Documents"), in such form as, and with such amendments, additions, modifications and corrections as, such Area Manager may approve, such approval (and compliance with the relevant Real Estate Department Procedures) to be evidenced conclusively by the execution and delivery by such Area Manager of any such Area Manager Document; provided that (in each case) the total fair market value of the Company's real estate (including personal property) to be made the subject of any such Area Manager Document does not exceed Twenty-Five Thousand Dollars ($25,000); and

FURTHER RESOLVED, that each of the officers of the Company, the Vice President of Corporate Real Estate, the Director of Corporate Real Estate and the Manager of Project Controls and Asset Management, be, and each such person hereby is, authorized and empowered to take, or cause to be taken, for and in the name and on behalf of the Company, all such further action, and to execute and deliver, or cause to be executed and delivered, for and in the name and on behalf of the Company, all such instruments and documents as such person may deem necessary or appropriate in order to effect the purpose and intent of the foregoing resolutions (as conclusively evidenced by the taking of such action or the execution and delivery of such instruments, as the case may be, by or under the direction of such person); and

FURTHER RESOLVED, that, from and after the date hereof, the foregoing resolutions supersede the authorities granted in all prior resolutions concerning the subject matter thereof, including without limitation the resolutions of the Board of Directors adopted by unanimous written consent effective on and as of May 31, 2006.

* * * * *

FLORIDA POWER & LIGHT COMPANY

CERTIFICATE AS TO SIGNATURE AND INCUMBENCY OF EMPLOYEE

The undersigned, Alissa E. Ballot, Vice President & Corporate Secretary of Florida Power & Light Company, a Florida corporation (the "Company"), hereby certifies that the person whose name, title and signature appears below is a duly acting employee of the Company and holds, on the date hereof, the title set forth opposite his name and the signature appearing opposite his name is a genuine facsimile of the signature of such employee:

Name	Title	Signature
Dean Girard	Director Corporate Real Estate	

IN WITNESS WHEREOF, I have hereafter signed my name on this 25th day of July, 2012.

Alissa E. Ballot
Vice President & Corporate Secretary

EXHIBIT C

Legal Descriptions / Deeds

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Legal Description of Land Use Petition Area:

Being a parcel of land lying in Section 21, Township 36 South, Range 39 East St. Lucie County, Florida, being more particularly described as follows;

Commence at the North 1/4 corner of said Section 21, Township 36 South, Range 39 East; thence North 89°21'07" East, along the North line of said Section 21, a distance of 1140.44 feet to the POINT OF BEGINNING of the following described parcel;

Thence North 89°21'07" East, a distance of 915.76 feet; thence South 44°45'15" West, a distance of 1,149.86 feet; thence North 45°14'45" West, a distance of 264.40 feet; thence North 07°30'02" East, a distance of 625.39 feet to the POINT OF BEGINNING.

Containing 9.997 acres, more or less

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LEGAL DESCRIPTION

Being a parcel of land lying in Section 21, Township 36 South, Range 39 East St. Lucie County, Florida, being more particularly described as follows;

Commence at the North 1/4 corner of said Section 21, Township 36 South, Range 39 East; thence North 89°21'07" East, along the North line of said Section 21, a distance of 1140.44 feet to the POINT OF BEGINNING of the following described parcel;

Thence North 89°21'07" East, a distance of 915.76 feet; thence South 44°45'15" West, a distance of 1,149.86 feet; thence North 45°14'45" West, a distance of 264.40 feet; thence North 07°30'02" East, a distance of 625.39 feet to the POINT OF BEGINNING.

Containing 9.997 acres, more or less

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

8/1/2012
Date

Michael T. Kolodziejczyk
Professional Surveyor & Mapper
Florida Certificate No. 3864

Sheet 1 of 2

DESCRIPTION
OF
FP&L PARCEL

File: 12-121s&d fpl.dwg
Date: 7-20-2012
Tech: GLM

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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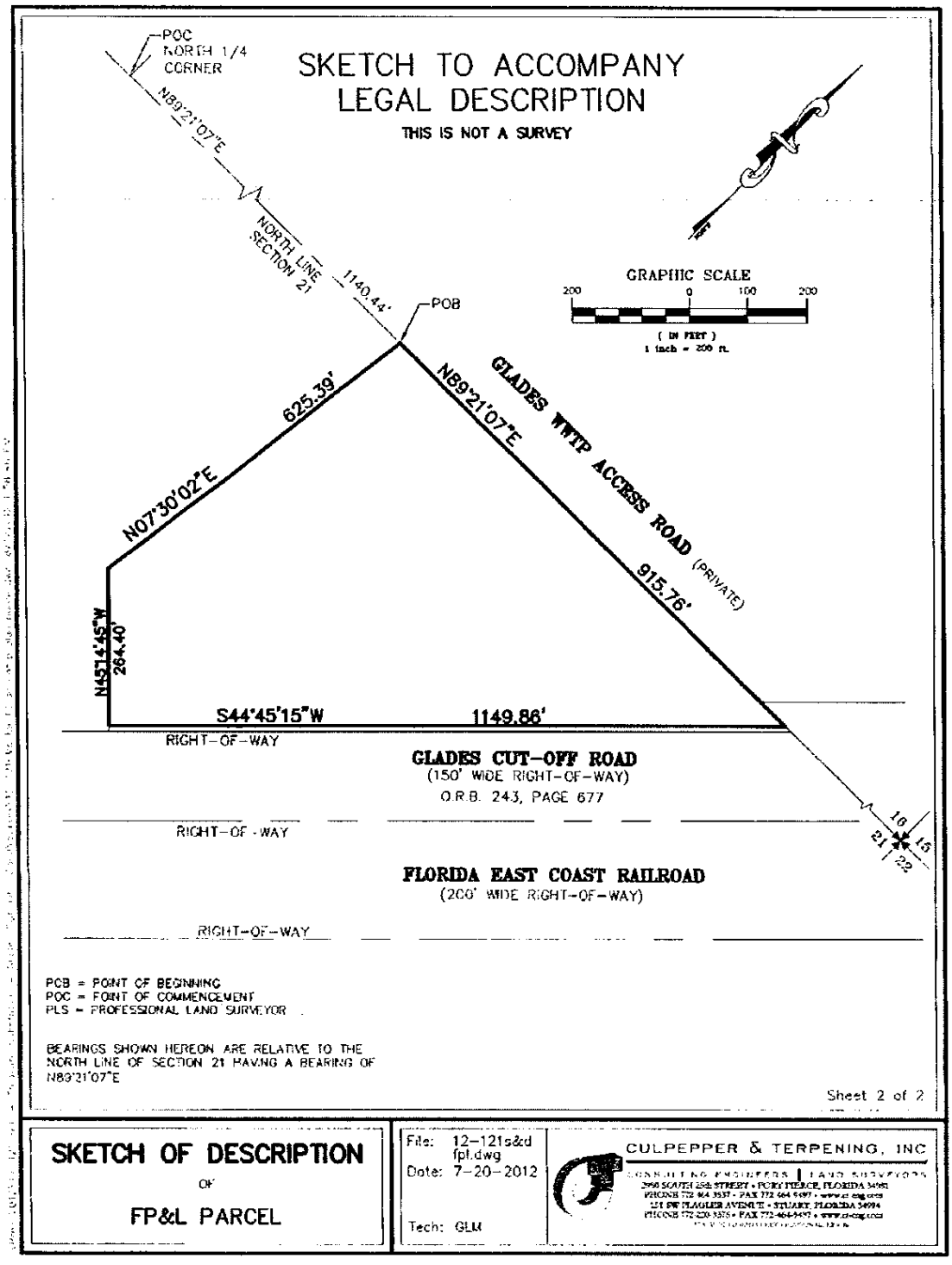
POC
NORTH 1/4
CORNER
N89°21'07"E
NORTH LINE
SECTION 21
1140.44'
POB
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
THIS IS NOT A SURVEY
GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.
625.39'
N07°30'02"E
N89°21'07"E
GLADES WTP ACCESS ROAD (PRIVATE)
915.76'
N45°14'45"W
264.40'
S44°45'15"W
1149.86'
RIGHT-OF-WAY
GLADES CUT-OFF ROAD
(150' WIDE RIGHT-OF-WAY)
O.R.B. 243, PAGE 677
RIGHT-OF-WAY
10
15
21
22
FLORIDA EAST COAST RAILROAD
(200' WIDE RIGHT-OF-WAY)
RIGHT-OF-WAY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR
BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 21 HAVING A BEARING OF N89°21'07"E
Sheet 2 of 2
SKETCH OF DESCRIPTION
OF
FP&L PARCEL
File: 12-121s&d fpl.dwg
Date: 7-20-2012
Tech: GLM
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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195795

... for Lawyers' T...

ST. LUCIE COUNTY

7950 300

This instrument was prepared by:

C. R. McDONALD, JR.
Suite 200, Citizens Federal Bldg.
1600 S. Federal Highway
FT. PIERCE, FLORIDA 33450

Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 8th day of July 1970 . **Between**

GORHAM CONSTRUCTION COMPANY'S EMPLOYEES PROFIT SHARING TRUST, by its Trustees, V. R. GORHAM, JR., JOHN M. GORHAM and WILLIAM C. MORRIS,

of the County of St. Lucie , State of Florida , grantor*, and

CHARLES W. COOPER and RHEBA COOPER, his wife,

whose post office address is Route 4, Box 185, Fort Pierce, Florida

of the County of ST. LUCIE , State of FLORIDA , grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of TEN AND NO/100 - - - - - - ($10.00) - Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

FILED AND RECORDED ST. LUCIE COUNTY, FLA. RECORD VERIFIED 195795 '70 JUL 10 AM 8:46 ROGER FOITRAS CLERK CIRCUIT COURT

All that part of the NE¼ of Section 21, Township 36 South, Range 39 East, lying West of the Florida East Coast Railway Right of Way. LESS Right of Way deeded to St. Lucie County, as per Deed Book 243, Page 677, recorded in Public Records of St. Lucie County, Florida.

Subject to and assuming the mortgage from Gorham Construction Company's Employees Profit Sharing Trust to William D. Carlton and Frances Carlton, his wife, dated October 7, 1969, recorded in O.R. Book 180, of Page 1077, Public Records of St. Lucie County, Florida, which mortgage the grantees herein assume and agree to pay.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

C R McDonald, Jr

[signature]

GORHAM CONSTRUCTION COMPANY'S EMPLOYEES PROFIT SHARING TRUST (Seal)

By: V R Gorham Jr (Seal)

[signature] (Seal)

William C. Morris (Seal)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared V.R.GORHAM, JR., JOHN M. GORHAM and WILLIAM C. MORRIS, Trustees of GORHAM CONSTRUCTION COMPANY'S EMPLOYEES PROFIT SHARING TRUST to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of July 1970.

[signature]
Notary Public

My commission expires.

Notary Public, State of Florida at Large
My Commission Expires Nov. 13, 1970

STATE OF FLORIDA DOCUMENTARY SUR TAX $5.50

CITY OF FLORIDA DOCUMENTARY SUR TAX $11.00

O R BOOK 185 PAGE 2137

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EXHIBIT D

Section 158.316 – Port St. Lucie Code of Ordinances

(D) Application Requirements.

(1) An application for amendment shall be made by use of standard forms as may be provided therefore by the Zoning Administrator, and shall conform to all requirements set forth therein or as otherwise necessary for proper review and consideration of the proposal. An application for amendment shall be signed by the applicant, shall state his name and address, and shall be verified under oath by the applicant.

See Exhibit A for a copy of the executed application for Change in Zoning

(2) Text Amendment. An application for a text amendment shall set forth the new text proposed to be added or the existing text proposed to be deleted, together with a statement substantiating the need and justification for the amendment relative to the development or improvement of the city.

N/A

(3) Map Amendment. An application for a map amendment shall include the following information:

(a) The street addresses of the land proposed to be reclassified or, if none, the location with respect to the nearby public roads in use;

The petitioned property does not yet have a formal street address assigned to it by either the City of Port St. Lucie or St. Lucie County. The petitioned property is located along the west side of Glades Cut-Off Road, approximately 1,200ft north/northeast of Reserve Boulevard, at the entry driveway into the City's Glades Road Wastewater Treatment Facility.

(b) A full and accurate legal description of the land proposed to be reclassified, utilizing the most appropriate of the following methods:

1. **Description by metes and bounds, utilizing bearings and distances;**
2. **Description by reference to section, township, and range;**
3. **Description by reference to lot, block, subdivision name, and plat book and page numbers, relative to a subdivision plat recorded in the land records of the county.**

See Exhibit C for a complete legal description of the petitioned property

(c) The current zoning district classifications and the classification proposed for the land;

The current St. Lucie County Zoning designation for this site is AG-2.5 (Agriculture/ .4 du per acre).

(d) The area of the land proposed to be reclassified, stated in square feet if less than one acre, and in acres if one acre or more;

The area proposed for a Change in Zoning totals 9.997 acres, more or less (See Exhibit B for a complete legal description of the petitioned property)

(e) The names and addresses of the owners of the land;

See Exhibit B for an identification of the current property ownership, along with the required authorization letters.

(f) A statement substantiating the need and justification for the reclassification relative to the development or improvement of the city;

The petitioned property is to be referred to as the FPL/Treasure Substation Site. Future uses on this property will include a regional utility substation. This new infrastructure facility will assist in providing enhanced electrical system reliability for the City of Port St. Lucie.

(g) Any additional data or information deemed reasonably necessary by the city or by the applicant for proper review and consideration of the proposal.

See attached.

Exhibit D-1

Project Location Map

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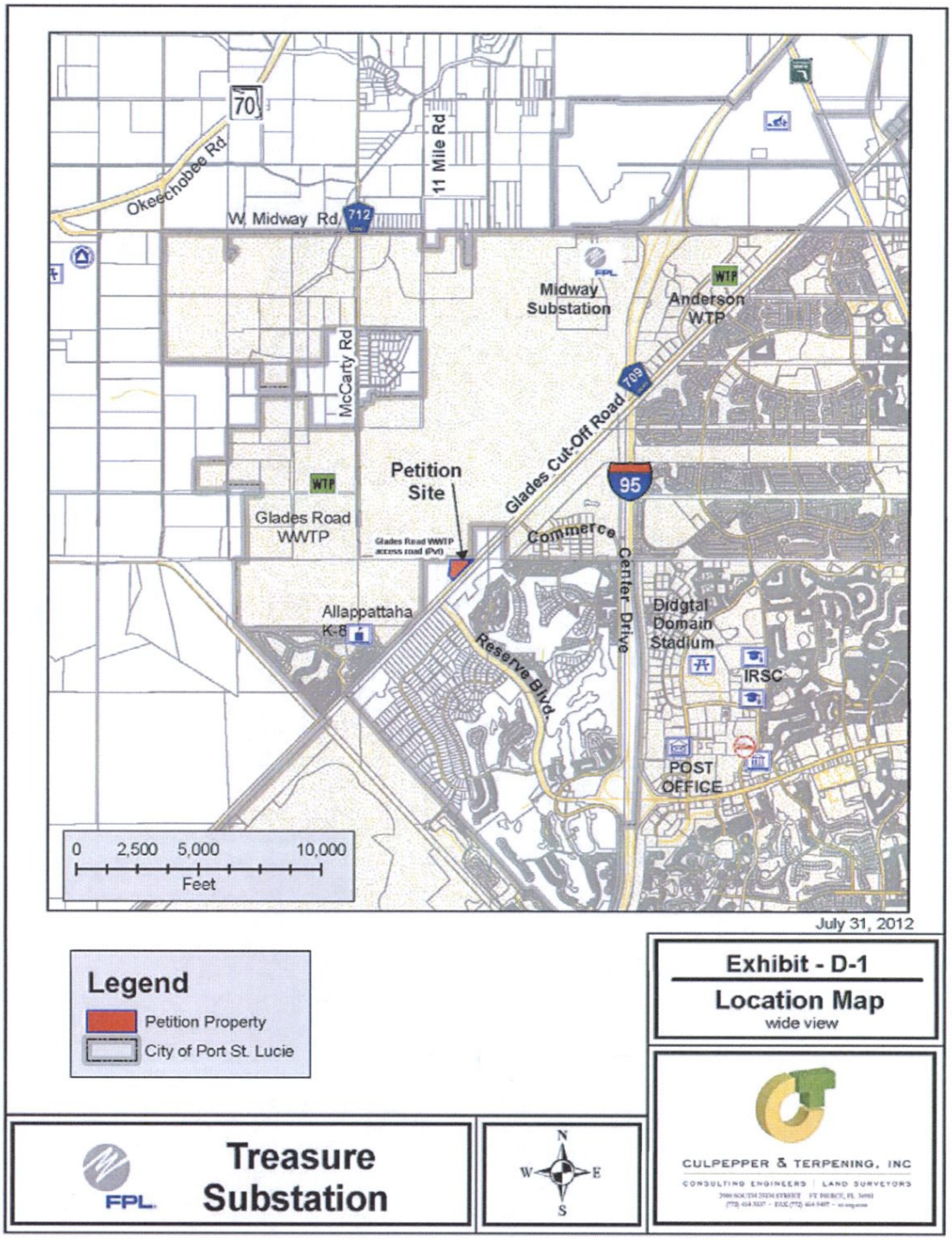
70
Okeechobee Rd.
11 Mile Rd
W. Midway Rd.
712
Midway Substation
FPL
WTP
Anderson WTP
McCarty Rd
709
Glades Cut-Off Road
Petition Site
95
WTP
Glades Road WWTP
Glades Road WWTP access road (Pvt)
Commerce Center Drive
Allappattaha K-8
Reserve Blvd.
Didgtal Domain Stadium
IRSC
POST OFFICE
0 2,500 5,000 10,000
Feet
July 31, 2012
Legend
Petition Property
City of Port St. Lucie
Exhibit - D-1
Location Map
wide view
FPL
Treasure Substation
N
W
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CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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Exhibit D-2

Site Aerial Map

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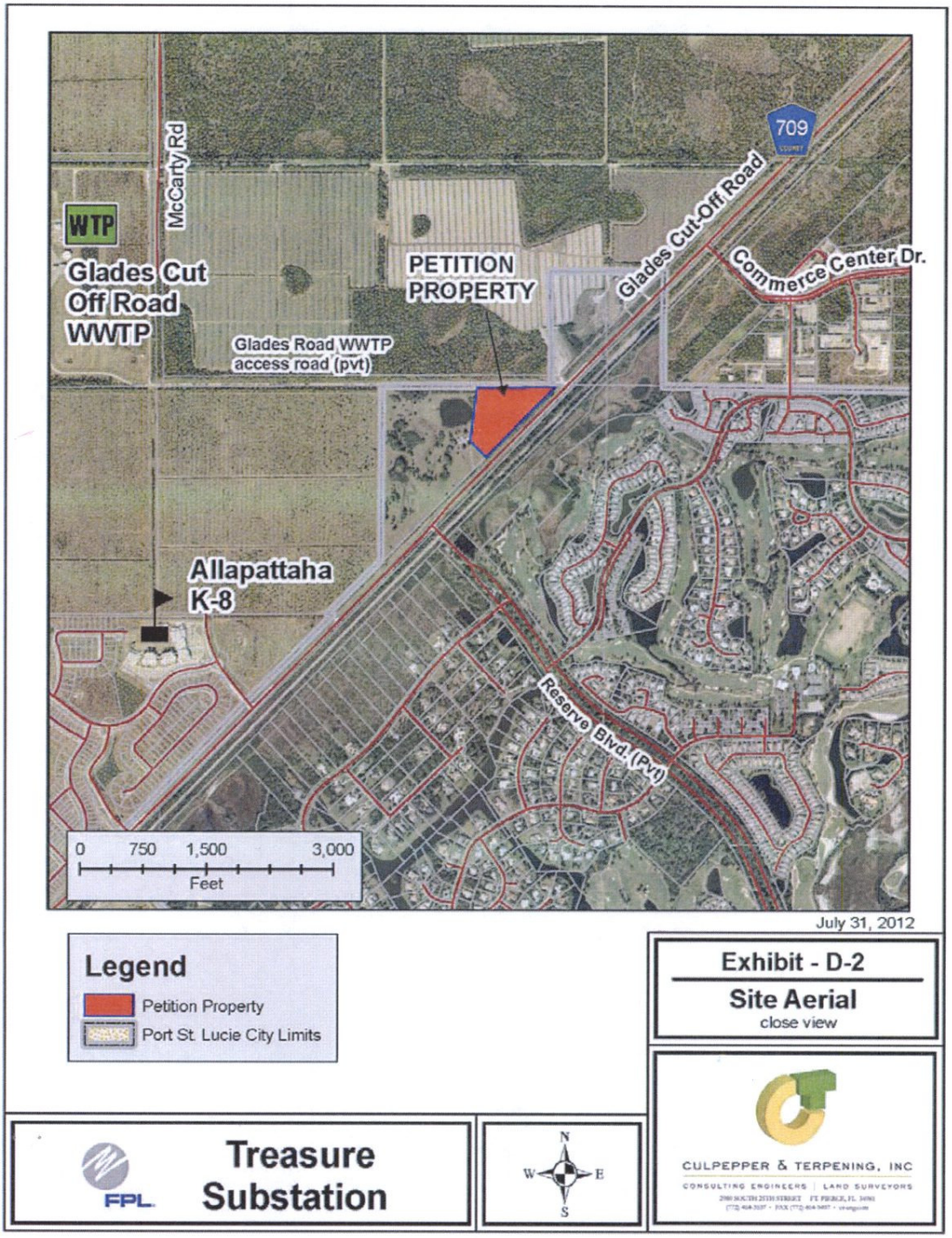
McCarty Rd
WTP
Glades Cut Off Road WWTP
PETITION PROPERTY
Glades Road WWTP access road (pvt)
Glades Cut-Off Road
709
Commerce Center Dr.
Allapattaha K-8
Reserve Blvd. (Pvt)
0 750 1,500 3,000
Feet
July 31, 2012
Legend
Petition Property
Port St. Lucie City Limits
Exhibit - D-2
Site Aerial
close view
FPL
Treasure Substation
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CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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Exhibit D-3

Existing Use Map

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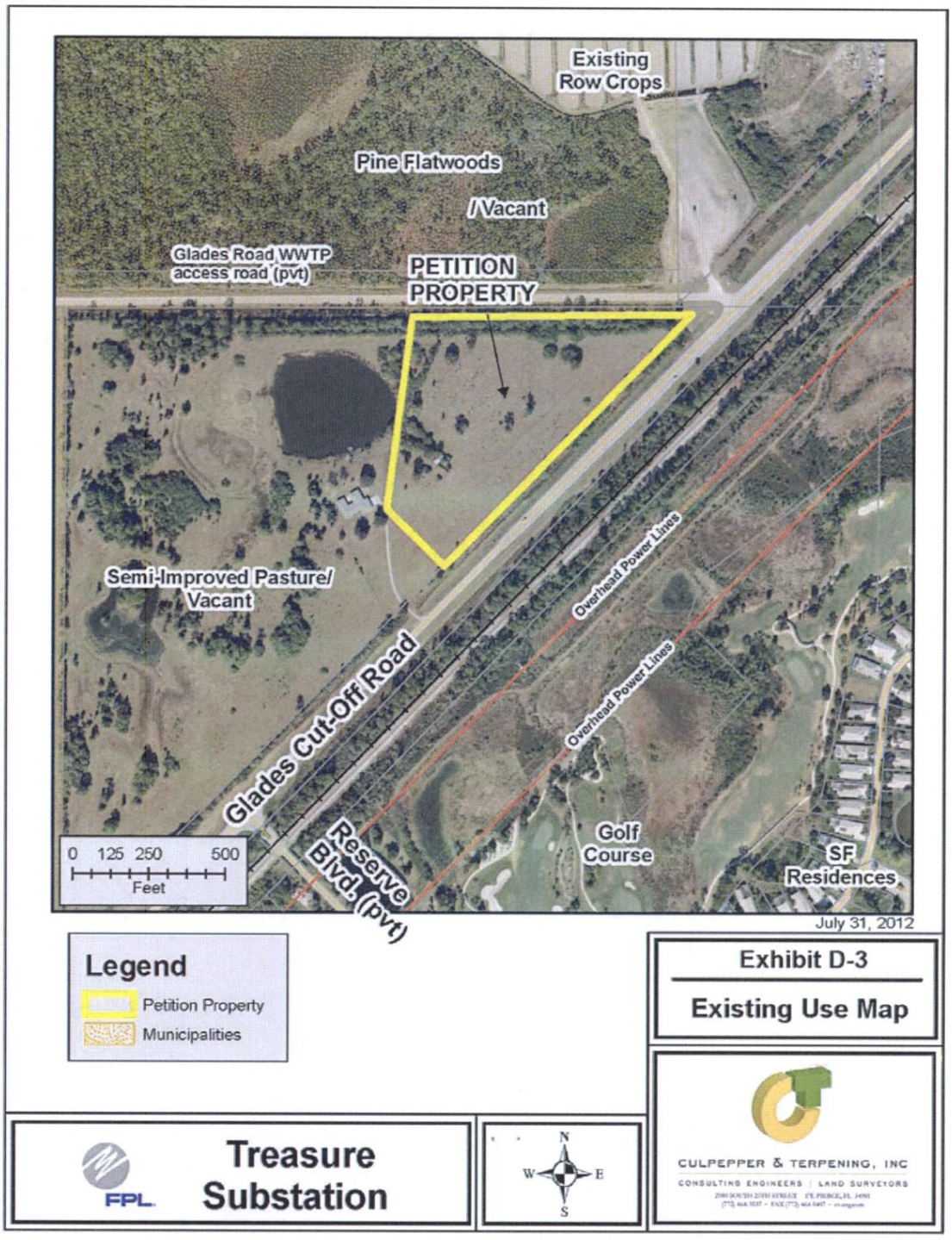
Existing
Row Crops
Pine Flatwoods
/Vacant
Glades Road WWTP
access road (pvt)
PETITION
PROPERTY
Semi-Improved Pasture/
Vacant
Overhead Power Lines
Overhead Power Lines
Glades Cut-Off Road
Reserve
Blvd. (pvt)
Golf
Course
SF
Residences
0 125 250 500
Feet
July 31, 2012
Legend
Petition Property
Municipalities
Exhibit D-3
Existing Use Map
FPL
Treasure
Substation
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CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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Exhibit D-4

Surrounding Zoning Map

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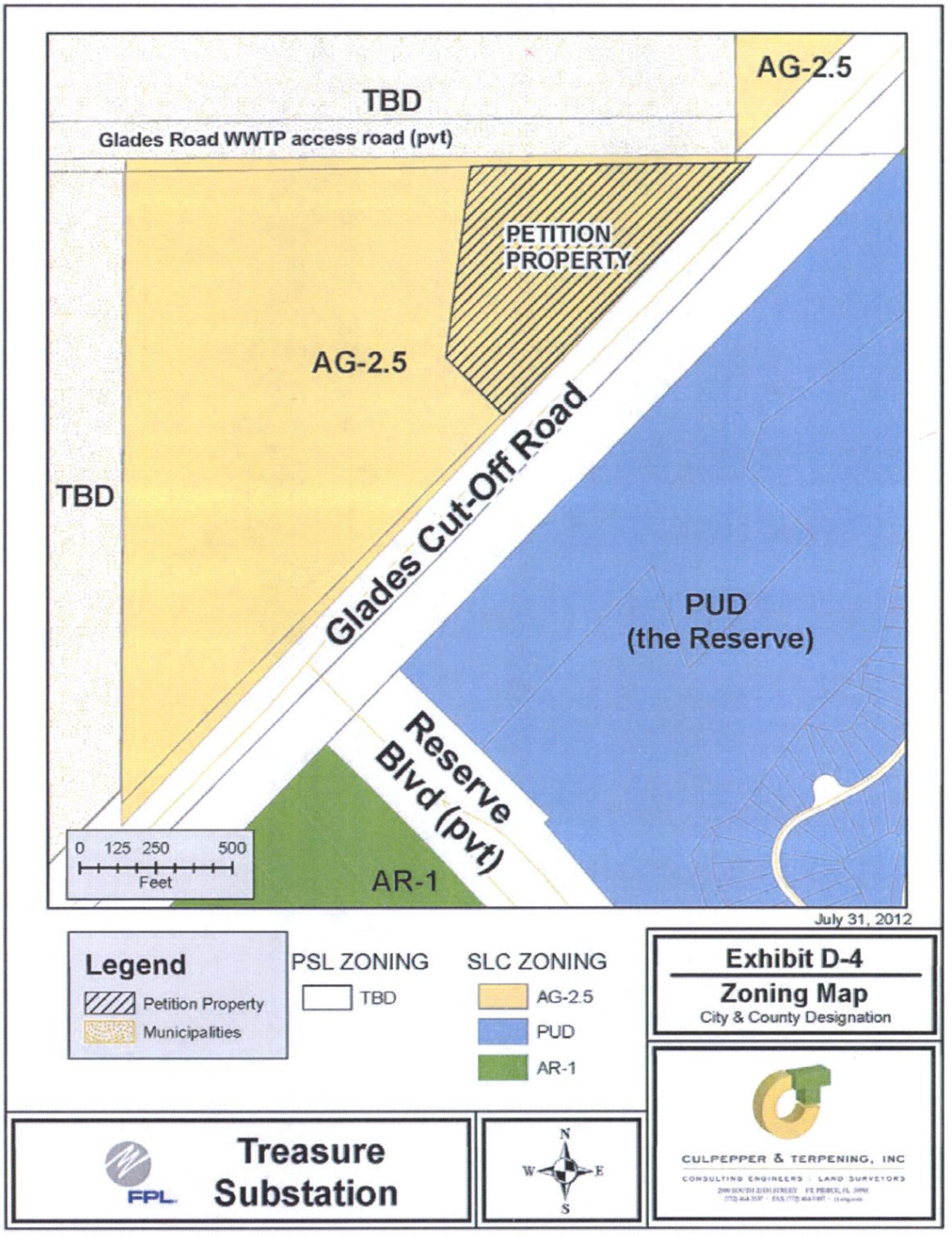
TBD
AG-2.5
Glades Road WWTP access road (pvt)
PETITION PROPERTY
AG-2.5
TBD
Glades Cut-Off Road
PUD
(the Reserve)
Reserve Blvd (pvt)
AR-1
0 125 250 500
Feet
July 31, 2012
Legend
Petition Property
Municipalities
PSL ZONING
TBD
SLC ZONING
AG-2.5
PUD
AR-1
Exhibit D-4
Zoning Map
City & County Designation
FPL
Treasure Substation
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CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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Exhibit D-5

Surrounding Land Use Map

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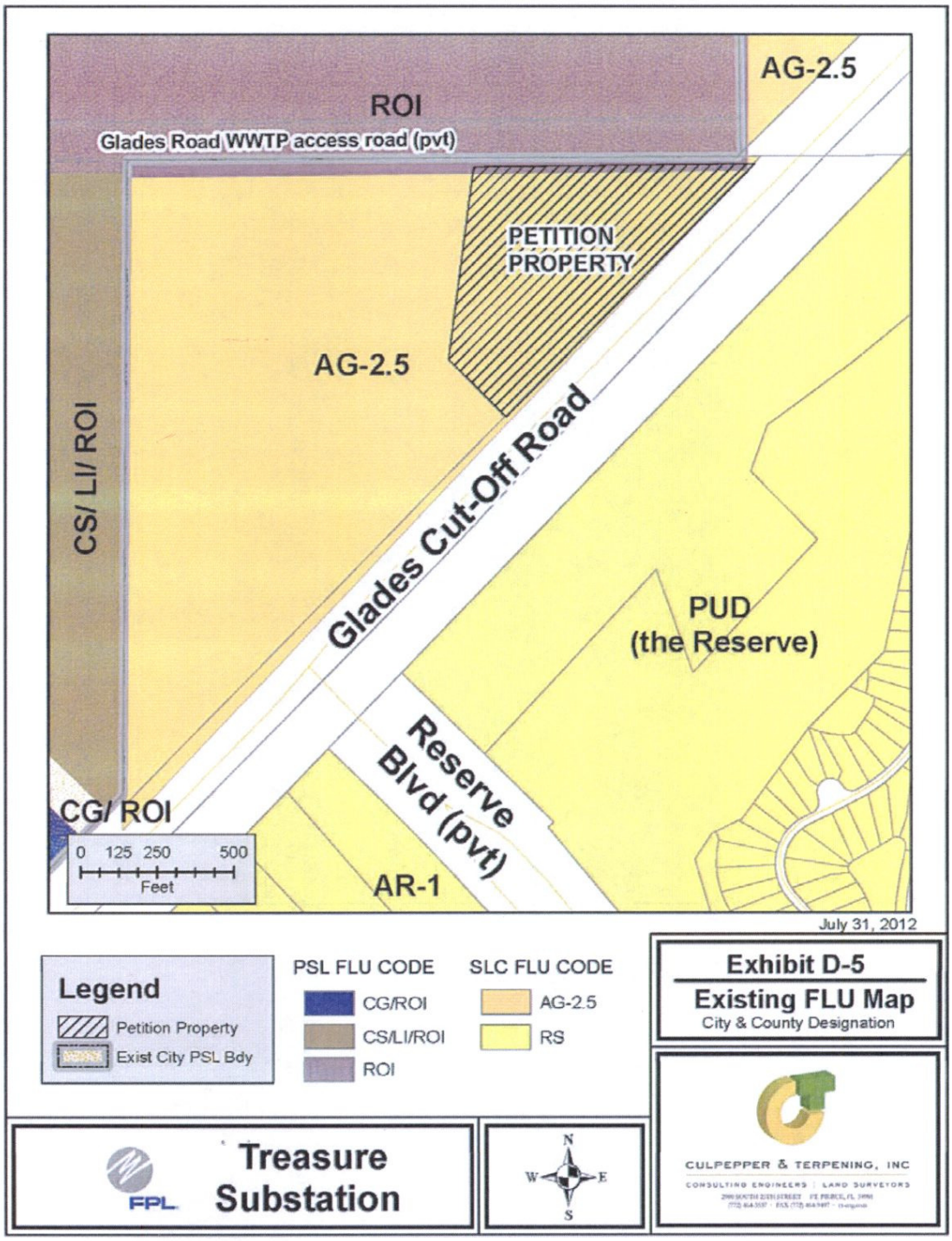
ROI
AG-2.5
Glades Road WWTP access road (pvt)
PETITION PROPERTY
AG-2.5
CS/ LI/ ROI
Glades Cut-Off Road
PUD
(the Reserve)
Reserve Blvd (pvt)
CG/ ROI
AR-1
0 125 250 500
Feet
July 31, 2012
Legend
Petition Property
Exist City PSL Bdy
PSL FLU CODE
CG/ROI
CS/LI/ROI
ROI
SLC FLU CODE
AG-2.5
RS
Exhibit D-5
Existing FLU Map
City & County Designation
FPL
Treasure Substation
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CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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Exhibit D-6

Proposed Zoning Map

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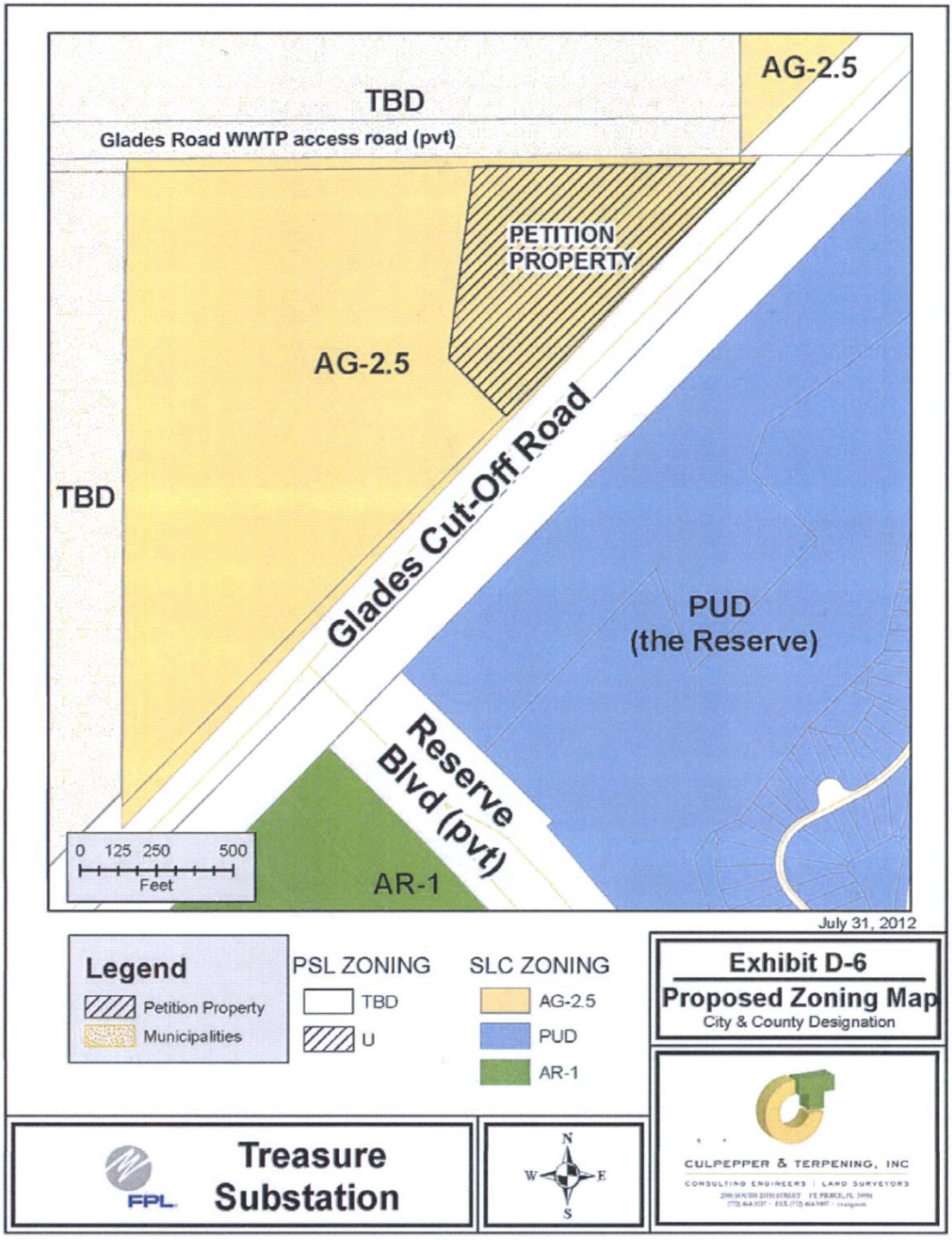
TBD
AG-2.5
Glades Road WWTP access road (pvt)
PETITION PROPERTY
AG-2.5
TBD
Glades Cut-Off Road
PUD
(the Reserve)
Reserve Blvd (pvt)
AR-1
0 125 250 500
Feet
July 31, 2012
Legend
Petition Property
Municipalities
PSL ZONING
TBD
U
SLC ZONING
AG-2.5
PUD
AR-1
Exhibit D-6
Proposed Zoning Map
City & County Designation
FPL
Treasure Substation
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CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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Exhibit H-1

Area Public Facilities Map

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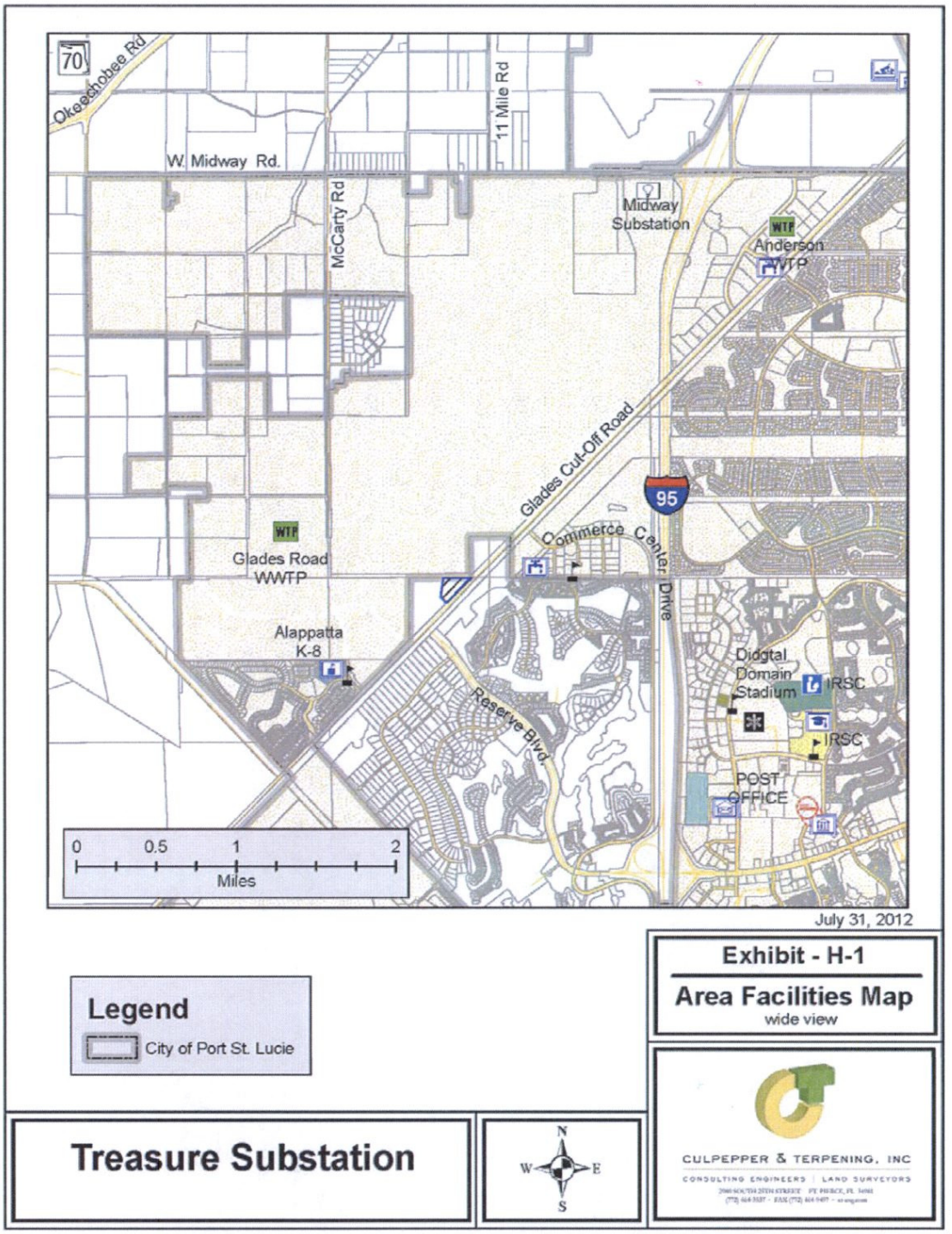
70
Okeechobee Rd
W. Midway Rd.
McCarty Rd
11 Mile Rd
Midway Substation
WTP
Anderson WTP
Glades Cut-Off Road
95
Commerce Center Drive
WTP
Glades Road WWTP
Alappatta K-8
Reserve Blvd
Digital Domain Stadium
IRSC
IRSC
POST OFFICE
0 0.5 1 2
Miles
July 31, 2012
Exhibit - H-1
Area Facilities Map
wide view
Legend
City of Port St. Lucie
Treasure Substation
N
W
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CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS LAND SURVEYORS

CT File No.: 12-121
Writers E-mail: pferland@ct-engr.com

August 21, 2012

Mr. Daniel Holbrook, AICP
Director of Planning and Zoning
City of Port St. Lucie
121 S.E. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: Florida Power & Light/ Treasure Substation– Glades Cut-Off Road
Submission of Annexation/ Land Use and Zoning Applications

Dear Mr. Holbrook:

On behalf of our Clients, Florida Power & Light Company, Culpepper & Terpening is pleased to submit to you responses to the following City staff review comments for the pending Annexation/ Land Use and Zoning Applications for certain property along Glades Cut-Off Road.

****

PLANNING DEPT REVIEW COMMENTS (Thru 08/17/12)

The Planning and Zoning Department has completed its review of the above referenced applications. Staff comments are listed below. Please provide a written response to each comment.

1. **In the annexation agreement, the section on future land use states that within 18 months the property owner will apply for a future land use amendment designating the remainder portion of the annexation property to a compatible City future land use classification. The City is currently updating the comprehensive plan (EAR-based amendments). The adoption hearing for the update is scheduled for August 27, 2012. Proposed Policy 1.1.9.9 of the Future Land Use Element requires land use amendments be prepared for all annexed properties within one year of annexation.**

The Annexation Agreement draft (Draft #3, copy attached) has been amended to reflect the change requested. This will bring this part of the agreement into consistency with the newComprehensive Plan Policy 1.1.9.9.

2. **The application does not include a traffic impact statement for the annexation or the small scale amendment.**

Our understanding of things is that a traffic impact statement for the annexation action is not required. A full traffic statement for the areas subject to the small Scale Comprehensive Plan Amendment is also not required, due to the limited impact nature of this proposed amendment area. However, in order to expedite the review processes in this matter, we have prepared a limited traffic statement assessing the projected impacts from the areas subject to the Small Scale Comprehensive Plan Amendment. A copy of this limited traffic statement is attached for your review.

3. In the application for a small scale comprehensive plan amendment (page 153), there is a reference to a 6,500 unit building that will utilize sewer and water. Is that the size of the structure that is going to be built? If so, why are there no transportation impacts?

The area proposed for change under the submitted Small Scale Comprehensive Plan Amendment is to be used by FPL for the construction of a new electrical substation. These facilities are unmanned and routinely only visited by field service crews once every two weeks or so. Operations at these facilities are remotely monitored through FPL's management network.

There typically are no significant habitable structures at these facilities other than restrooms and minor storage facilities. However, erring on the side of caution, we have as part of the *Comprehensive Plan Amendment* submission provided a theoretic maximum "what-if" potential for this site. We do not expect to actually ever build 6,500 square foot of habitable space on the property subject to the Small Scale Comprehensive Plan Amendment, but from a macro point of view and for purposes of assigning impacts, we have demonstrated through this application that even if we did build up to this habitable square footage, our impacts to the City's systems as a whole, are negligible, at best.

As noted above in our response to comment #2 above, a full traffic statement for the areas subject to the Small Scale Comprehensive Plan Amendment is not required, due to the limited impacts of this proposed amendment. However, in order to expedite the review processes in this matter, we have prepared a traffic statement assessing the projected impacts from the areas subject to the Small Scale Comprehensive Plan Amendment. A copy of this limited traffic statement is attached for your review.

4. In the comp plan section under Utilities, the level of service for wastewater is 85% of the Potable Water LOS. The figure for sanitary sewershould be 828.75 gallons per day and not 780 gpd.

We have corrected the Tables found on Page 9 and 153 of the application materials, as noted . For purposes of simplicity, we have rounded all numbers up to the nearest whole number. Copies of the revised pages are attached.

5. The site includes an existing single-family house on the 3.3 acres. What is going to happen to the house and is it currently occupied?

The overall property under annexation consideration is 49.324 acres. The existing home on this site is located on this parent parcel area. I am not sure where the above referenced 3.3 acres comes from, but it really does not matter in the greater view of things.

The current owners of this property are selling the entirety of the 49.324 acres to FPL. The intentions of the current owners upon the completion of the sale of this property are not known to us. With the sale of the

property, FPL will take ownership of the existing structures on the site. FPL has not made any final decision on the disposition of this structure, or any other structures on the site that are not in conflict with the proposed substation use of the property. Those structures in the way of the proposed substation will be removed according to appropriate City regulations.

6. **The EAR-based amendments include new policies in the Future Land Use Element that pertain to future land use map amendments and annexations. Please address, where applicable, proposed policy 1.1.7.1 and proposed Objective 1.1.9 and subsequent policies. The EAR-based amendments are available electronically at http://www.cityofpsl.com/planning-zoning/update-comprehensive-plan.html or on the city's website at www.cityofpsl.com. Look for the link under Quick Links.**

As you have obviously noticed, our Small Scale Comprehensive Plan Amendment backup package did not include an assessment of the pending Policy changes to the City's Comprehensive Plan, since they have not yet been adopted or become effective. While I do not believe that there is any conflict between these amended Policies and this proposed Small Scale Comprehensive Plan Amendment, we have below provided a short assessment summary to proposed Policy 1.1.7.1 and proposed Objective 1.1.9 andits subsequent Policies.

Policy 1.1.7.1: Future Land Use Map amendment will be reviewed based on consistency with the Goals, Objectives, and Policies of all Elements of the Comprehensive Plan and other considerations such as:

- *satisfy a deficiency or mix of uses in the Plan map;*

The proposed Small Area Land Use Map Amendment is for the purposes of addressing FPL system reliability needs that will provide benefit to the City of Port St. Lucie andSt. Lucie County in general.

- *accommodate projected population or economic growth of the City;*

The proposed Small Area Land Use Map Amendment is for the purposes of addressing FPL system reliability needs that will provide benefit to the City of Port St. Lucie and St. Lucie County in general.

- *diversify the housing choices in the City;*

n/a

- *enhance or impede provision of services at adopted LOS Standards;*

The proposed Small Area Land Use Map Amendment is for the purposes of addressing FPL system reliability needs that will provide benefit to the City of Port St. Lucie and St. Lucie County in general.

- *compatibility with abutting and nearby land uses;*

The proposed use of this site as an electrical substation is generally considered to be a compatible use with all land uses. As part of the development of the specific physical plant facilities, perimeter screening will be utilized in order to minimize visual impacts of this site.

• *enhance or degrade environmental resources;*

The proposed use of this site as an electrical substation is not expected to result in any unmitigable degradation of any environmental resources that may found on the site, including tree preservation impacts.

• *Job creation within the targeted industry list;*

n/a

****

Objective 1.1.9: The City may ensure all future annexations provide the City with a net benefit, accommodation for growth, reflect an orderly progression of urban expansion, and promote efficient delivery of urban services.

Policy 1.1.9.1: The City may encourage voluntary annexation of enclaves.

Through separate actions, FPL is seeking the voluntary annexation of a portion of an existing enclave area. The area that is subject to this Small Scale Comprehensive Plan Amendment is a part of that Annexation.

Policy 1.1.9.2: In order to evaluate a proposed annexation request, the City may consider the following factors:

1. Adequacy of governmental services for both existing and proposed land uses within the annexation territory including:

   a. The ability to provide needed public services and facilities including the sufficiency of revenue sources for those services.

   Not applicable to the pending application for Small Scale Comprehensive Plan Amendment. Refer to petition for Annexation and back-up support for that petition.

   b. Demonstration that provision of public services may not negatively impact provision of public services within existing areas of the City.

   Not applicable to the pending application for Small Scale Comprehensive Plan Amendment. Refer to petition for Annexation and back-up support for that petition.

2. *The proposed annexation boundary is appropriate in relation to existing city boundaries.*

   Not applicable to the pending application for Small Scale Comprehensive Plan Amendment. Refer to petition for Annexation and back-up support for that petition.

3. *The annexation territory is designated for urban land uses in the County's Comprehensive Plan.*

   Not applicable to the pending application for Small Scale Comprehensive Plan Amendment. Refer to petition for Annexation and back-up support for that petition.

4. *Job creation related to targeted industries list.*

n/a

5. *The proposed annexation promotes a balance of housing for persons and families of all income levels.*

n/a

6. *The amount of existing vacant land within the City that is available for similar types of development to the proposed annexation.*

The requested Small Scale Comprehensive Plan Amendment is for a site specific development activity, utility services. There are not sufficient lands, with such a pre-existing land use category, available for the use by FPL in the needed impact/project area.

7. *The need to avoid potential detrimental effects to the City if the property developed outside of the city.*

Not applicable to the pending application for Small Scale Comprehensive Plan Amendment. Refer to petition for Annexation and back-up support for that petition.

Policy 1.1.9.3: If the annexation will result in urban development adjacent to existing agricultural lands, the City may require measures to minimize potential conflicts such as land use transitions or buffers.

N/A

Policy 1.1.9.4: In consideration of any proposed annexation, the City may request a fiscal impact assessment of the proposed annexation, including such information as costs to provide services and tax revenues. The cost of such analysis or additional information should be borne by the applicant(s). The City has the ability to retain professional assistance in either reviewing and/ or conducting the assessment.

As part of the Annexation of this property, the City has not requested a fiscal impact assessment of the proposed annexation area, including the areas subject to this Small Scale Comprehensive Plan Amendment,

Policy 1.1.9.5: The City may use development agreements for all annexation projects to provide the city with certainty as to the completion of improvements in conjunction with development, and to provide developers with certainty of the protection of entitlements.

As part of the Annexation of the areas subject to this Small Scale Comprehensive Plan Amendment, a concurrent Annexation Agreement has been submitted to the City.

Policy 1.1.9.6: An annexation and/ or development agreement(s) to address issues such as timing, cost, extension of infrastructure and expectations related to the annexation or development of the property may be in place prior to adopting an annexation ordinance.

As part of the annexation of the areas subject to this Small Scale Comprehensive Plan Amendment, a concurrent Annexation Agreement has been submitted to the City.

Policy 1.1.9.7: Future annexed properties should consider the following criteria for creation of green communities including:

- *Providing a mix of uses to reduce vehicle miles travelled;*

Not applicable to the area subject to this Small Scale Comprehensive Plan Amendment.

- *Transportation improvements that are recognized as contributing to complete streets, including pedestrian and bicycle safety; compliance with the Americans with Disabilities Act; public transit facilities, street trees and landscaping, street and sidewalk lighting;*

Not applicable to the area subject to this Small Scale Comprehensive Plan Amendment.

- *Ensuring residential areas have parks within walking distance;*

Not applicable to the area subject to this Small Scale Comprehensive Plan Amendment.

- *Use of alternative sources of energy such as solar panels;*

Not applicable to the area subject to this Small Scale Comprehensive Plan Amendment.

- *Measures to ensure the responsible use of water, including implementation of water reuse requirements for irrigation and use of drought tolerant or Florida Friendly landscaping plants to minimize use of pesticides and water consumption;*

Not applicable, at this time, to the area subject to this Small Scale Comprehensive Plan Amendment. These issues will be addressed through the site plan review/ local building permit processes, as required under Florida Laws for the siting of electrical facilities (refer to Chapter 403, FS)

- *Enhanced stormwater quality including Low Impact Development measures and rain harvesting;*

Not applicable to the area subject to this Small Scale Comprehensive Plan Amendment. Site stormwater issues will be addressed through the site permitting process as administered/regulated by the Florida Department of Environmental Protection (FDEP).

- *Incorporation of design and development standards that meet the energy efficiency criteria of the U.S. Green Building Council, Florida Green Building Coalition, U.S. Environmental Protection Agency Energy Star program, or similar third party green building certification program;*

Not applicable to the area subject to this Small Scale Comprehensive Plan Amendment,

- *Designating property for existing or future transit;*

Not applicable to the area subject to this Small Scale Comprehensive Plan Amendment,

- *Providing for "park-n-ride" or commuter parking facilities within the annexation property;*

Not applicable to the area subject to this Small Scale Comprehensive Plan Amendment,

- *Fair share obligations to major community infrastructure required for the overall Urban Service Area that exceed the development and required improvements.*

Not applicable to the area subject to this Small Scale Comprehensive Plan Amendment,

Policy 1.1.9.8: - The City may encourage multiple property owners within an annexation area to work collaboratively to resolve issues related to utilities, parks, stormwater facilities, roads, and other issues determined by the City to be prerequisites to annexation. The City may not accept or process annexation applications until it is satisfied that the issues have been resolved or that a "good faith effort" has been made by property owners.

Not applicable to the area subject to this Small Scale Comprehensive Plan Amendment,

Policy 1.1.9.9: – Land use amendments shall be prepared for all annexed properties within one year of annexation.

Not applicable to the area subject to this Small Scale Comprehensive Plan Amendment. This Small Scale Comprehensive Plan Amendment has been filed concurrent with the Annexation petition for this property. Refer to the Annexation Agreement for this site for timeline clarifications on the remainder of the Annexation Property.

7. **The environmental assessment report from Ecological Associates, Inc. addresses the tree preservation requirements for St. Lucie County. If the property is annexed, the City's tree preservation requirements would apply. Section 153.13 of the Landscape Code pertains to tree preservation. As outlined in Section 153.13(B), a tree location survey is required for all development applications and shall be included with any site plan, subdivision plan, clearing plan or similar authorization.**

This item will be addressed as part of the specific, follow up, site plan review processes for the Annexation area

8. **At the site plan or subdivision stage, buffering adjacent or abutting residential land use from the proposed electric substation will need to be addressed.**

This item will be addressed as part of the specific, follow up, site plan review processes for the Annexation area.

9. **The proposal does not address Objective A.1.3.1 and policies A.1.3.1 – A.1.3.4 in the Western Annexation Area section of the Transportation Element of the current Comprehensive Plan. This section pertains to the right-of-way protection plan for the northwest annexation area.**

Please refer to the pages 147 thru 148 of the submitted Application for Comprehensive Plan Amendment. The referenced Objective and Policies have previously been addressed. We have noted that additional right-of-way along Glades Cut-Off Road will be provided to St. Lucie County as part of the platting of this property. Review of the City's Transportation and Corridor Protection Plans show no other right-of-way needs in this area.

10. **Have you discussed the proposal with St. Lucie County concerning any right-of-way dedication or required improvements to Glades Cut-Off Road for the 50 acre site?**

Yes. We have reviewed the concept of right-of-way conveyance needs for parcels being platted in the City, any City in the County, with the County Surveyor when there are County right-of-ways involved. Since the County is not proposed to be signature on the plats for this property, and since it is our intention to seek County Road Impact Fee Credits for the value of this right-of-way, we will as part of the platting of this propertydesignate a tract (the specific name or number to be determined) that will be conveyed to St. Lucie County for right-of-way purposes. This conveyance will be done by property deed. This conveyance will be done concurrent with, or immediately following, the recording of the plats for this property.

****

ENGINEERING DEPT REVIEW COMMENTS (Thru 08/17/12)

A. FPL/ Treasure Substation– Glades Cut Off Road (Project No. P12-102)
Annexation and Annexation Agreement

We have received the subject project for review and offer the following comments:

1. Staff would like to discuss the possibility of developing the eastern most segment of E/W 6 from McCarthy Road to Glades Cut Off Road as it relates to this project.

We will be happy to review this matter further with City Engineering Staff, at your convenience.

2. Annexation Agreement:

a. Item 3(d) Payment of Public Facilities Fee: What is the basis of the $1,200 per residential unit?

The $1,200 assessment figure is the figure that has been used in all prior Annexation Agreements that are potentially subject to this type of assessment. We are not aware of any changes to that base fee.

b. Item 4(d) Access to the Site: Has the Utility Systems Department agreed to the shared access to the proposed Lot 1 from the WWTP driveway?

The issue of joint utilization has been discussed with the City Managers and Utility Department officials and has conceptually been acknowledged as being the preferred point of access. Final agreements addressing the use of this access road will be worked out after the annexation of this property is completed.

c. Item 4(d) Access to the Site: Traffic circulation will need to be considered in the development of the site access to both proposed lots within the annexation. It seems that a means to access both Glades Cut Off Road and the Lufts Grove PUD would be desirable for the end users of the lots as well as emergency facilities. Please indicate that the access to Lot 2 will be from both Glades Cut Off Road and the Lufts Grove PUD.

Site circulation issues affecting the western 40 acre (mol) parcel, will be addressed as part of any subsequent application to amend the Future Land Use Classification on this property.

B: FPL/ Treasure Substation– Glades Cut Off Road (Project No. P12-103)
Comprehensive Plan Amendment (Small Area)

We have received the subject project for review and offer the following comments:

1. **Staff would like to discuss the possibility of developing the eastern most segment of E/W 6 from McCarthy Road to Glades Cut Off Road as it relates to this project.**

   We will be happy to review this matter further with City Engineering Staff, at your convenience.

2. **A more detailed traffic statement will be required along with the plan approval process for the future 40 acre site.**

   The 40 acre (mol) tract referenced in the Annexation Application is not a part of this Small Area Comprehensive Plan Amendment. At the time a formal Comprehensive Plan Amendment is presented for this site, a traffic impact assessment will be provided. In the interim, the site will retain its agricultural lands uses.

3. **Exhibit F-1: Please provide a brief description (couple of sentences) explaining the anticipated traffic for the proposed land use change.**

   Please see the attached Preliminary Traffic statement

4. **Please correct the reference to FOOT to FDOT in numerous places in the document.**

   This inadvertent typo has been corrected.

C. FPL/ Treasure Substation– Glades Cut Off Road (Project No. P12-104)
Change in Zoning

We have received the subject project for review and offer the following comments:

1. **There are no comments at this time.**

Comments Acknowledged.

****

UTILITY SYSTEMS DEPARTMENT REVIEW COMMENTS (THRU 08/20/12)

The Utility Systems Department has reviewed the referenced application and does not object to the approvals with the comments as listed below.

1. **The preferred method of irrigation is treated wastewater effluent (reclaimed water). Any irrigation system proposed by thedeveloper should be compatible with reclaimed water if and when it becomes available. Until reclaimed water is available, the use of nonpotable water for irrigation will be required such as surface water or wells.**

   Comments acknowledged.

2. **The City of Port St. Lucie Utility Systems Department will require a permanent exclusive utility easement a minimum of 10' in width along Glades Cut-off Road within six months of Annexation.**

   Comments acknowledged. This easement will be addressed as part of the Platting of the Annexation Property.

****

Assuming that the above addresses the outstanding questions on this submission, please let me know and I will send over the final packages for distribution to the Planning Commission and City Council.

If you have any questions about this, please let me know.

Sincerely,

CULPEPPER & TERPENING, INC

Patrick J. Ferland, PE
Principal Engineer

PJF/DJM
cc: Jack McNeal
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CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS · LAND SURVEYORS

FPL Treasure Substation
Traffic Impact Statement

Florida Power & Light (FPL) is seeking a change in the Future Land Use classification of a ten (10 acre) parcel of land (mol), located along the west side of Glades Cut-Off Road, approximately 1,200ft north/northeast of Reserve Boulevard, at the entry driveway into the City's Glades Road Wastewater Treatment Facility. The petitioned property is part of a larger tract (50 acres (mol) total) of land that is currently (August 2012) the subject of a petition for voluntary annexation into the City of Port St. Lucie.

The 10-acre (mol) parcel that is the subject of this land use amendment application is proposed to be used by FPL as a new regional substation. This substation is part of general system upgrades that FPL does in order to maintain broad system reliability. The actual area to be physically developed with this substation use is approximately five (5) acres, with the remainder of the areas being reserved and used for site screening and stormwater purposes.

The area proposed for change under this Small Scale Comprehensive Plan Amendment is to be used by FPL for the construction of a new electrical substation. These facilities are unmanned and routinely are only visited by field service crews once every two weeks or so. There are no FPL, or FPL contracted, employees to be based at this site. Daily operations at these kind of facilities are remotely monitored through FPL's internal management network. As a consequence of the above, the expected average daily trip generation rate from this site is projected to be "0," in both the AM and PM peak periods.

Current traffic count data as supplied by the St. Lucie Transportation Planning Organization indicates that in the immediate area of the petition site, the average daily traffic volumes are 3,400, with a PM peak volume of 430 and an AM peak volume of 752. The addition of "0" trips to this network will result in no change to the local traffic area volumes. Refer to attached Exhibit F-2.

Site access is proposed to be via the privately maintained access roadway into the City of Port St. Lucie's Glades Road Wastewater Treatment Facility. Use of this roadway as access to the property under review will alleviate any need for additional driveway accesses onto Glades Cut-Off Road.

In summary, the proposed change in Future Land Use, and subsequent development of a new regional electrical substation on this property, is expected to have no impacts to the local roadway networks.

PATRICK J. FERLAND LICENSE No 33125 STATE OF FLORIDA PROFESSIONAL ENGINEER

Patrick J. Ferland, PE
Principal Engineer
8/21/12

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2012 by and among Florida Power & Light Company, a Florida Corporation, ("FPL"); and the City of Port St. Lucie, a Florida municipal corporation ("City"), (collectively "Parties.")

WHEREAS, the City is a Florida municipal corporation located within St. Lucie County, Florida; and

WHEREAS, FPL is the contract purchaser of approximately 50 acres of real property in unincorporated St. Lucie County, Florida ("Annexation Property" or "Property") which is more particularly described in the attached **Exhibits "A" and "B"** and which shall be annexed into the City as a condition of this Agreement and shall be subject to the terms of this Agreement with the City; and

WHEREAS, FPL seeks to obtain for the Annexation Property the benefits and privileges of inclusion within the boundaries of the City which include the designation of the Annexation Property on the City's Future Land Use Map, assignment of zoning categories to allow the most appropriate development use of the Annexation Property and the provision of all services, facilities, and utilities as are available to all property owners in the City; and

WHEREAS, the Annexation Property as shown on **Exhibit "C"** is contiguous to the boundaries of the City and otherwise satisfies all requirements for voluntary annexation as set forth in Chapter 171, Florida Statutes; and

WHEREAS, the Future Land Use designation on the St. Lucie County Future Land Use Map for the Annexation Property is AG 2.5 (Agriculture / .4 du/ac); and

WHEREAS, the City has found and determined that the City's interest shall be best served by annexing the Property into its municipal boundaries and by entering into this Agreement to ensure that the proposed development of the Annexation Property is in accordance with the City's Comprehensive Plan and land development regulations; and

WHEREAS, FPL desires to confirm the status of the Annexation Property should it be incorporated into the municipal boundaries of the City; and

WHEREAS, the City is entering into this Agreement pursuant to the authority of the Florida Constitution (including Article VIII, Section 2(b) and (c) thereof), the general powers conferred upon municipalities by statute and otherwise (including Chapter 166, Florida Statutes), and the City's charter; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and FPL agree as follows:

1. Recitals.

The foregoing recitations are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.

2. Owners.

FPL is the contract purchaser of the property described in the attached **Exhibits "A" and "B"** and warrants to the City that it has the lawful authority to submit a petition for voluntary annexation into the City.

3. Annexation.

(a) Petition.

On July 31, 2012, FPL filed a petition for voluntary annexation in accordance with Section 171.044, Florida Statutes, requesting that the City annex into the municipal boundaries of the City the property described in the attached **Exhibits "A" and "B"**. It is the desire of FPL that the annexation be accomplished as rapidly as possible. In that regard, the Parties agree that the annexation ordinance shall be properly noticed in accordance with Section 171.044(2), Florida Statutes, and scheduled for second reading on October 8, 2012.

(b) Development Plans for Annexation Property:

FPL intends to develop the Annexation Property in accordance with the following development plan ("Development Plan"):

(i) FPL intends to obtain approval from the City for a two (2)-lot subdivision of the Annexation Property.

(ii) FPL intends to construct a regional utility substation on 10 acres of the Annexation Property, with the remaining 40 acres (mol) of the Annexation Property, retaining its present agricultural use. Future uses on this remainder area will be addressed at a later time in accord with applicable City codes and regulations.

(c) The City acknowledges and agrees that pursuant to Section 171.062, Florida Statutes, the existing St. Lucie County Future Land Use Map designations and zoning classifications shall govern the development of the Annexation Property until the City adopts a Comprehensive Plan amendment and a zoning designation regulating said lands.

(d) Payment of Public Facilities Fee.

In the event that FPL, or any successor in interest to all or part of the Annexation

Property, elects to undertake residential development on any part of the Annexation Property, FPL, or any successor in interest to all or part of the Annexation Property on which the residential development is to take place, agrees to pay the City the aggregate amount of One Thousand, Two Hundred Dollars ($1,200) per residential dwelling unit approved pursuant to the development plan for that Property, as consideration to ensure that adequate public facilities (excluding water, wastewater and irrigation) exist to serve the Property and to provide concurrency for development pursuant to the proposed land use.

Excepting the initial two (2) lot subdivision of the Annexation Property, as any plat resubdividing the Annexation Property is presented to the City for final action that would further divide the property into developable lots or parcels for residential purposes, FPL or any successor in interest to all or part of the Annexation Property, shall pay to the City the amount due for such platted/re-platted area in accordance with the following calculation prior to the recordation of such plat in the Public Records of St. Lucie County.

(i) Individual platted lots: multiply the number of residential lots depicted on such plat by $1,200.

(ii) Multi-family tracts: multiply the number of projected residential units to be located on the tract or parcel created by the plat by $1,200.

At FPL's, or any successor in interest to all or part of the Annexation Property, option, these payments may be accelerated, as applicable to the individual properties owned by FPL, their successors or assigns.

4. Development of the Annexation Property.

(a) Subdivision of Property

The Parties acknowledge that the Annexation Property is intended to be

subdivided in accord with the regulations of the City of Port St. Lucie Zoning Code.

(b) Wetlands:

The City acknowledges and agrees that the rules and regulations of the Florida Department of Environmental Protection; South Florida Water Management District and the Army Corps of Engineers, as applicable, shall govern all wetland jurisdictional determinations and any related wetlands mitigation and that any wetland permit issued by the Florida Department of Environmental Protection, South Florida Water Management District and the Army Corps of Engineers for any portion of the Annexation Property shall satisfy all City wetland permitting requirements for the portion of the Annexation Property subject to such permit.

(c) Permitting and Permit Review:

As provided herein, the Parties recognize and agree that certain provisions of this Agreement shall require the City and/or its boards, departments or agencies, acting in their governmental capacity, to consider certain changes in the City's Comprehensive Plan, zoning ordinances or other applicable City codes, plans or regulations. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and City ordinances, including notice and hearing requirements. Nothing in this Agreement is intended to limit or restrict the powers and responsibilities of the City in acting on applications for Comprehensive Plan changes and applications for other development approvals. The Parties further recognize and agree that these proceedings shall be conducted openly, fully, freely and fairly in accordance with law and with both procedural and substantive due process to be accorded the applicant and any member of the public. Nothing contained in this Agreement shall entitle FPL, its successors or assigns, to compel the City to take any actions, save, and except to timely and fair process such applications.

(d) Access to site:

City and FPL agree the City will grant to FPL an access easement, or equivalent access authorization, along the City's Glades Cut-Off Road Wastewater Treatment Facility access road to provide for primary access to Lot 1 of the proposed two (2)-lot subdivision to the Annexation Property. Access to Lot 2 of the proposed two (2)-lot subdivision shall be integrated either into the adjoining Lufts Grove PUD site or onto Glades Cut-Off Road opposite the existing west entry road into The PGA/Reserve (Reserve Boulevard). Both parties acknowledge that access connections onto Glades Cut-Off Road (a County maintained roadway) may require permitting through St. Lucie County.

7. Stormwater.

(a) The Parties agree that all construction activities shall be in accordance with the Florida Department of Environmental Protection and South Florida Water Management District regulations and standards, as applicable. Site-specific flood elevations shall be determined using the design criteria as established by the City through accepted flood routing practices.

(c) City agrees that, notwithstanding any regulations to the contrary, no portion of the Annexation Property shall be assessed for any City mandated stormwater utility assessment until that portion of the annexation Property has been:

(i) replatted for urban development; and,

(ii) no longer used for agriculture or agricultural related purposes.

8. Utilities.

(a) The City desires to provide municipal utility services to the Annexation Property, including water, wastewater, and reclaimed irrigation quality water. The City represents that the City has sufficient existing plant capacity to provide same to the Property, or shall plan for adding the necessary new capacity to address the

demands of the Annexation Property through an amendment of the City's existing consumptive use permit as issued by the South Florida Water Management District. FPL acknowledge that they shall be required to enter into a specific utility service agreement with the City before the City can consider granting any Final Development Order approvals for any development activities on the Property that require water, wastewater or reclaimed irrigation water services. Said agreements shall include, but not be limited to, a utility service agreement that provides for FPL's reservation of line and plant capacities.

9. Future Land Use.

(a) Concurrent with the submission of this Agreement, the City acknowledges that an application requesting an amendment to the City's Comprehensive Plan and Future Land Use Map to designate a portion of the Annexation Property to a compatible future land use will be submitted by FPL to the City for that portion of the Annexation Property to be referred to as Lot 1. The City agrees to review and consider the adoption of the requested Comprehensive Plan amendment as required by Chapter 163, Florida Statutes. The City further agrees to complete its review and consideration of the Comprehensive Plan amendment and to otherwise proceed as required by Chapter 163, Florida Statutes, and to consider the rezoning of a portion of any of the Annexation Property consistent with its Comprehensive Plan designation as required by Chapter 163, Florida Statutes, in accordance with City policies. Nothing in this Agreement is intended to either limit or restrict the powers and responsibilities of the City in acting on applications for Comprehensive Plan changes and applications for other development, nor affect the rights of FPL at law or equity.

(b) Within twelve (12) months of the completion of the annexation into the City of the property described in the attached Exhibits A and B, FPL, their successors or assigns, agree that an application requesting an amendment to the City's Comprehensive Plan and Future Land Use Map designating to the remainder portion of the Annexation Property into a compatible City Future Land Use

classification will be submitted to the City by FPL, their successors or assigns. The City agrees to review and consider the adoption of the requested Comprehensive Plan amendment as required by Chapter 163, Florida Statutes. The City further agrees to complete its review and consideration of the Comprehensive Plan amendment and to otherwise proceed as required by Chapter 163, Florida Statutes, and to consider the rezoning of a portion of any of the Annexation Property consistent with its Comprehensive Plan designation as required by Chapter 163, Florida Statutes, in accordance with City policies. Nothing in this Agreement is intended to either limit or restrict the powers and responsibilities of the City in acting on applications for Comprehensive Plan changes and applications for other development, nor affect the rights of FPL at law or equity.

10. Assistance by City.

The City hereby agrees to support a continued greenbelt exemption for ad valorem tax purposes for any portion of the Annexation Property used for agricultural purposes prior to platting. Moreover, nothing contained herein shall prohibit or preclude the use of the Annexation Property or any portion thereof for agriculture or agriculture related purposes.

11. Impact Fee Credits.

(a) If County regulated impact fees are imposed on the development property, the City agrees not to object to FPL's request for any impact fee credits that may be available to FPL, their successors or assigns, as may be provided for under the County Impact Fee Ordinances in effect at the time of application.

(b) The City agrees that it may provide credit to FPL against impact fees imposed by the City for the value of public improvements constructed by or paid for by FPL for improvements or facilities in excess of what is required by development of the Property.

12. Default/Enforcement.

Any material breach of any of the terms and conditions under this Agreement by any FPL, including their successor or assigns, which is not cured within thirty (30) days after written notice from the City (provided as to non-monetary breaches which cannot reasonably be cured within the thirty (30) day period such period shall be extended if the cure is commenced within such thirty (30) days and the defaulting party is proceeding with due diligence for such period of time reasonably required to complete such cure) shall entitle the City to seek any remedy available at law or in equity including injunctive and/or mandamus relief and shall result in no further reviews or approvals of any development applications, nor issuance of any building permits.

13. Time of the Essence.

The Parties covenant that time is of the essence. Each party shall immediately commence all actions necessary to fulfill their respective obligations under this Agreement.

14. Covenants Running with the Land and Successors and Assigns.

The obligations imposed and entitlements created pursuant to this Agreement shall run with and bind the Annexation Property, as covenants running with the land and this Agreement shall be binding upon and enforceable by and against the Parties hereto, their personal representatives, heirs, successors, grantees, and assigns.

15. Attorneys' Fees; Waiver of Trial by Jury.

Should any party to this Agreement bring an action against any other party to enforce any provision of this Agreement, the prevailing party in said action shall be entitled to recover its reasonable attorneys' fees and court costs in all trial and appellate proceedings. Further, in the event of any litigation relating to this Agreement, each party

hereby waives any right to a trial by jury as to any issues raised in such litigation.

16. Notices.

Every notice, demand, consent, approval or other document or instrument required or permitted to be given to any party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, to the following address (or such other address as any party may designate from time to time in writing).

Add Contacts for the parties

For the City	City Manager
	121 S.W. Port St. Lucie Boulevard
	Port St. Lucie, Florida 34984
With a copy to	City Attorney
	121 S.W. Port St. Lucie Boulevard
	Port St. Lucie, Florida 34984
	For the Developers
	>
	>
	>
	>
	Phone: xxx-xxx-xxxxx
With a copy to	>
	>
	>
	>
	Phone: xxx-xxx-xxxxx

This foregoing is not intended to require that notice of the approval or denial of development permits be given as provided for in this provision.

17. Recording.

This agreement shall be recorded, by FPL, with the Clerk of the Circuit Court for St. Lucie County within fourteen (14) days after all Parties have executed the Agreement. FPL shall be responsible for the recording costs of this Agreement.

18. Effective Date.

This Agreement shall become effective upon the approval by the City.

19. Miscellaneous.

(a) Terms and Words.

All terms and words used in this Agreement regardless of the number and gender in which used, shall be deemed to include any other gender or number as the context or the use thereof may require.

(b) Severability.

If any provisions of this Agreement are held to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall not be affected or impaired and each remaining provision shall remain in full force and effect. In the event that any term or provision of this Agreement is determined by appropriate judicial authorities to be illegal void or otherwise invalid, said provision shall be given its nearest legal meaning or be construed as deleted as such authority determines and the remainder of this Agreement shall be construed to be in full force and effect.

(c) Headings.

Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

(d) Counterparts.

This Agreement may be executed in any number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one agreement, but, in making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

(e) Governing Law.

This Agreement shall be construed and interpreted according to the laws of the State of Florida and venue with respect to any litigation between the Parties related to this Agreement shall be St. Lucie County, Florida.

20. Permits, Conditions, Terms, or Restrictions.

The failure of this Agreement to address a particular permit, condition, term, or restriction existing at the time of execution of this Agreement shall not relieve Developers of the necessity of complying with the law governing said permitting requirement, condition, term, or restriction.

21. Amendments.

This Agreement shall not be changed, modified, or amended except by an instrument in

writing and executed by the Parties, or their successors and assigns. Amendments to this Agreement shall be recorded, by the Developer or Developers, with the Clerk of the Circuit Court for St. Lucie County within fourteen (14) days after all Parties have executed the Agreement. Developer or Developers shall be responsible for the recording costs of this agreement.

[Go to Next Page]

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY OF PORT ST. LUCIE, a
Florida Municipal Corporation

By: _____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen Phillips, City Clerk

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Roger G. Orr, City Attorney

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FLORIDA POWER & LIGHT COMPANY
a Florida Corporation

WITNESSES:

_____
Witness
Print Name: _____

By: _____
_____, _____

_____
Witness
Print Name: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this _____day of _____, 20__ by _____ as _____ of FLORIDA POWER & LIGHT COMPANY, a Florida Corporation. He is personally known to me or has produced _____as identification.

_____
Notary Public

_____
Typed, printed or stamped name of Notary Public

My Commission Expires:

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EXHIBIT A

Parcel ID Number; Legal Description and Acreage of Property

PARCEL I.D. NUMBERS:

3321-112-0000-000/9

LEGAL DESCRIPTION:

All that part of the Northeast one-quarter (NE 1/4) of Section 21, Township 36 South, Range 39 East St. Lucie County, Florida, lying West of the Florida East Coast Railway right-of-way, LESS right-of-way deeded to St. Lucie County, as per Deed Book 243, Page 677, of the Public Records of St. Lucie County, Florida.

ACERAGE:

49.324 acres

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EXHIBIT B

Boundary Survey of Annexation Property

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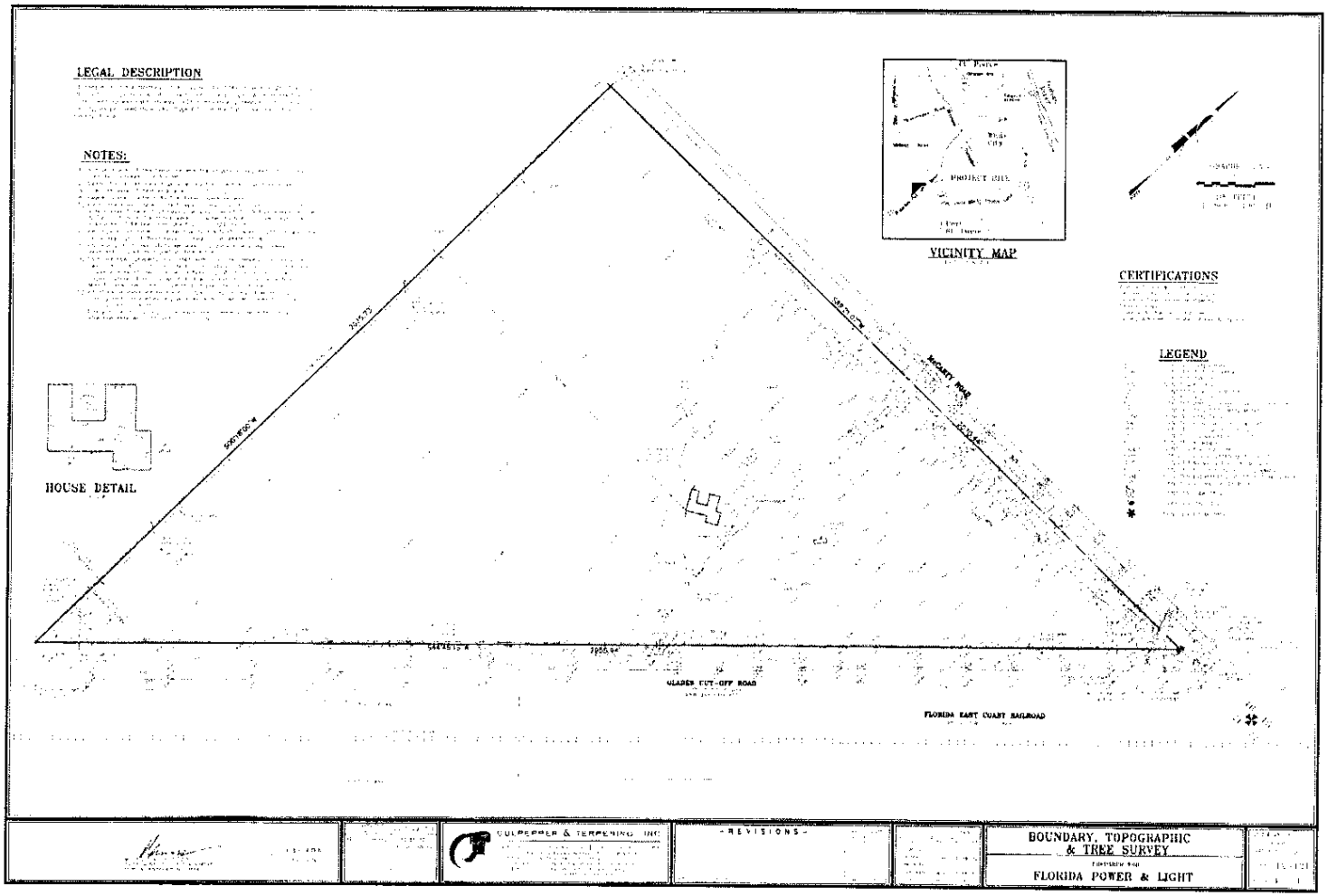
LEGAL DESCRIPTION
NOTES:
HOUSE DETAIL
VICINITY MAP
CERTIFICATIONS
LEGEND
MCCARTY ROAD
GLADES CUT-OFF ROAD
FLORIDA EAST COAST RAILROAD
GULPEPPER & TERPENING, INC.
- REVISIONS -
BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FLORIDA POWER & LIGHT

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EXHIBIT C

Location Map

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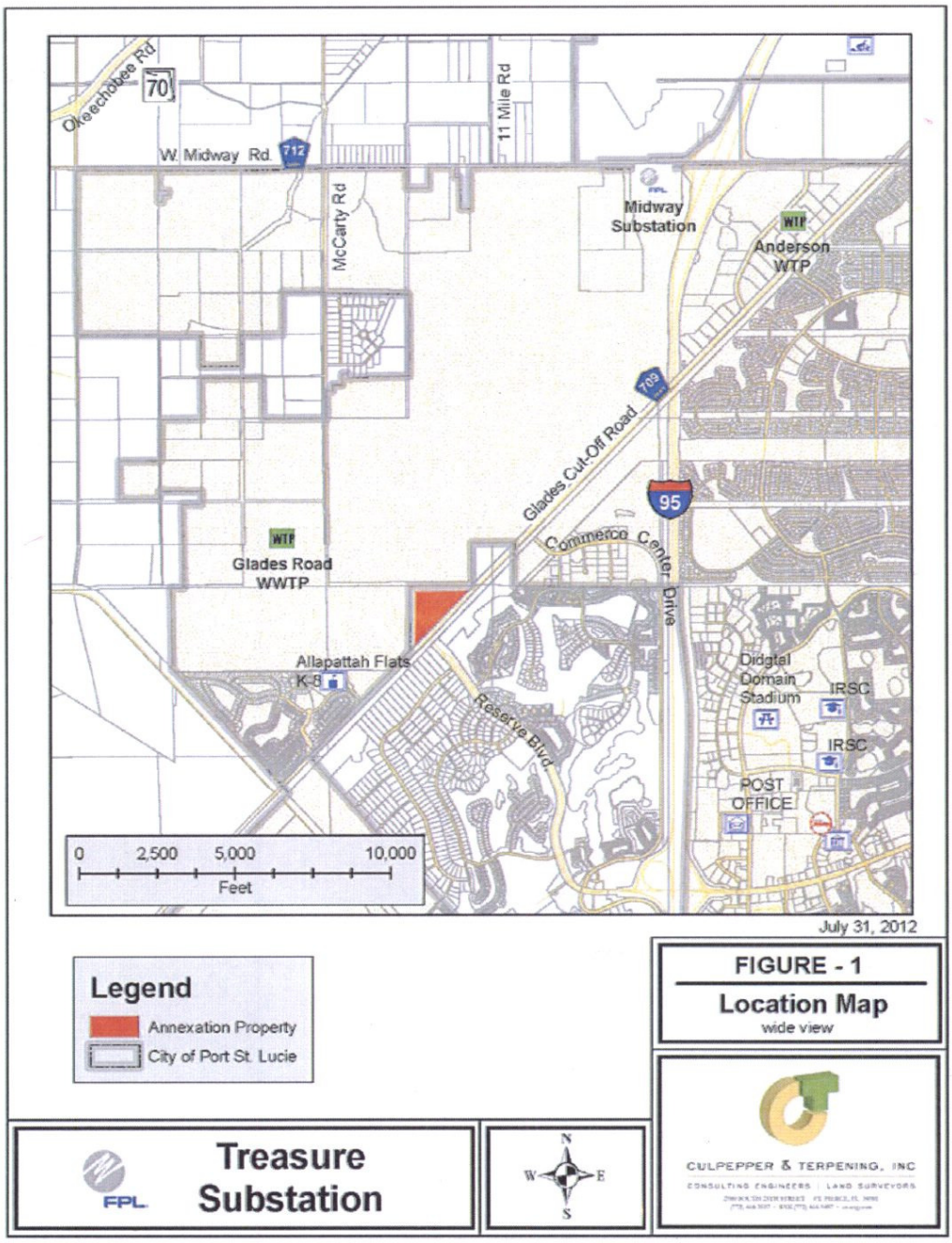
Okeechobee Rd
70
W. Midway Rd.
712
11 Mile Rd
McCarty Rd
Midway Substation
WTP
Anderson WTP
709
Glades Cut-Off Road
95
Commerce Center Drive
WTP
Glades Road WWTP
Allapattah Flats K-8
Reserve Blvd
Digital Domain Stadium
IRSC
IRSC
POST OFFICE
0
2,500
5,000
10,000
Feet
July 31, 2012
Legend
Annexation Property
City of Port St. Lucie
FIGURE - 1
Location Map
wide view
FPL
Treasure Substation
N
W
E
S
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

1

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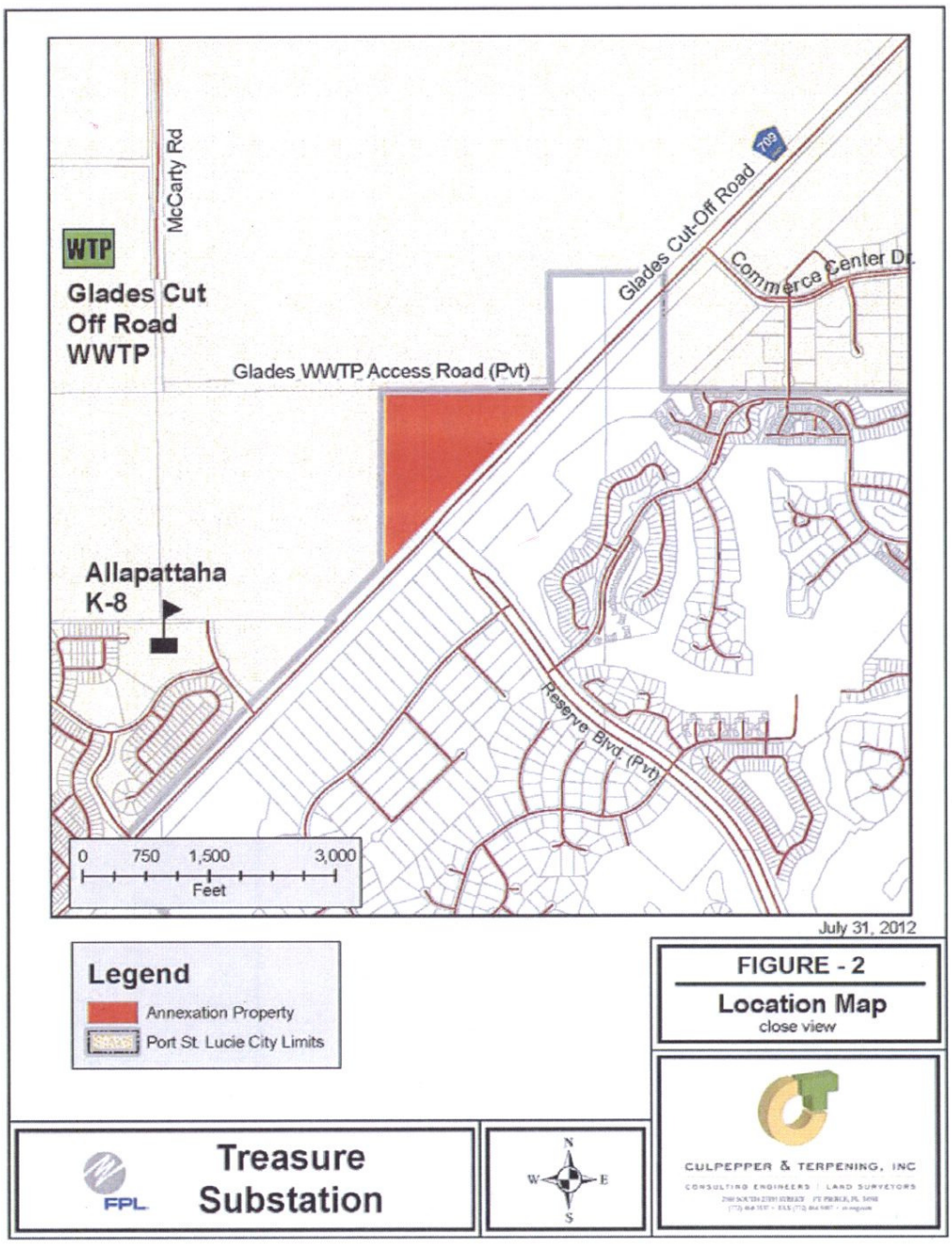
McCarty Rd
WTP
Glades Cut
Off Road
WWTP
Glades Cut-Off Road
709
Commerce Center Dr.
Glades WWTP Access Road (Pvt)
Allapattaha
K-8
Reserve Blvd (Pvt)
0 750 1,500 3,000
Feet
July 31, 2012
Legend
Annexation Property
Port St. Lucie City Limits
FIGURE - 2
Location Map
close view
FPL
Treasure
Substation
N
W
E
S
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

1

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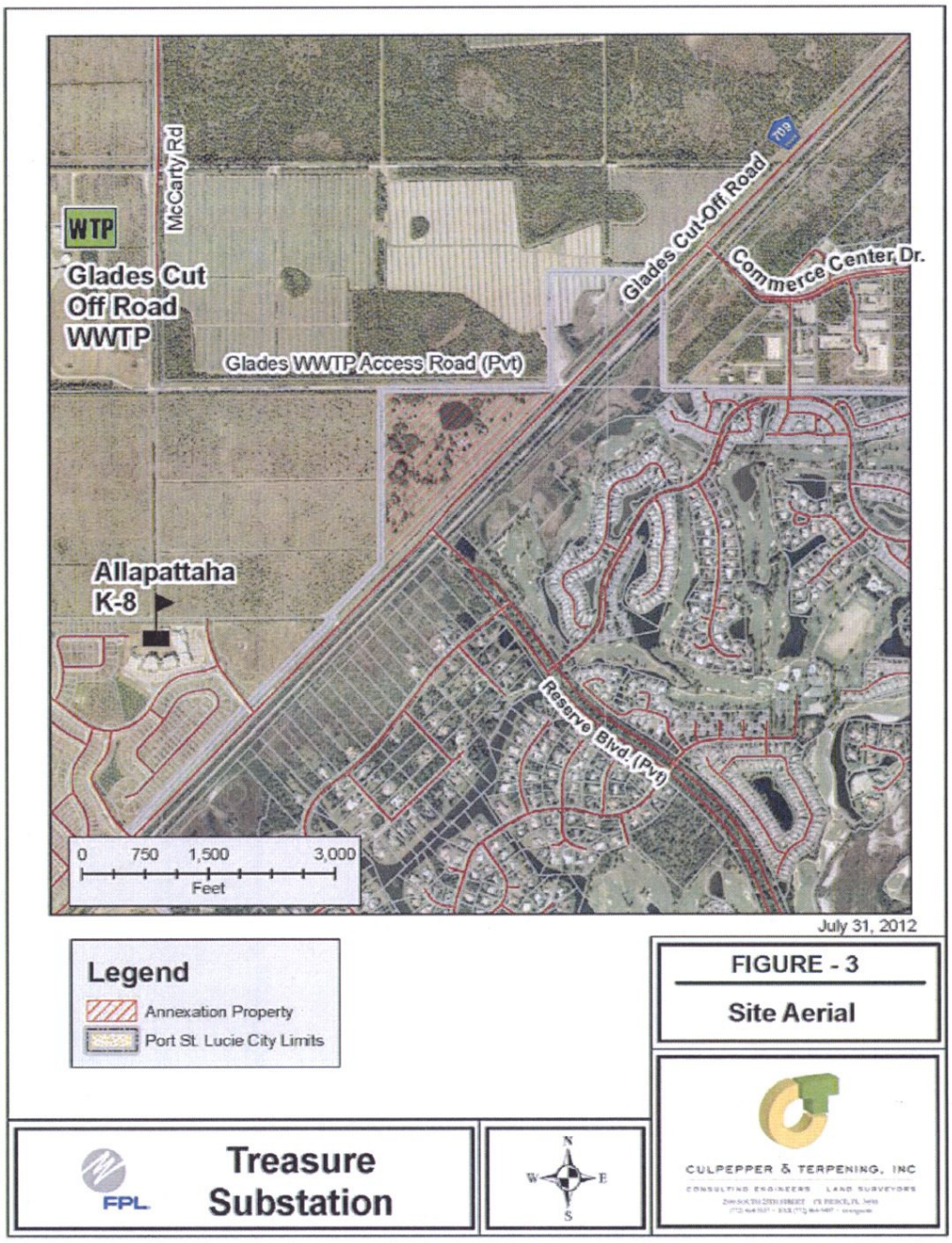
WTP
Glades Cut Off Road WWTP
McCarty Rd
Glades Cut-Off Road
Commerce Center Dr.
Glades WWTP Access Road (Pvt)
Allapattaha K-8
Reserve Blvd (Pvt)
0 750 1,500 3,000
Feet
July 31, 2012
Legend
Annexation Property
Port St. Lucie City Limits
FIGURE - 3
Site Aerial
FPL
Treasure Substation
N
W
E
S
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS LAND SURVEYORS

1

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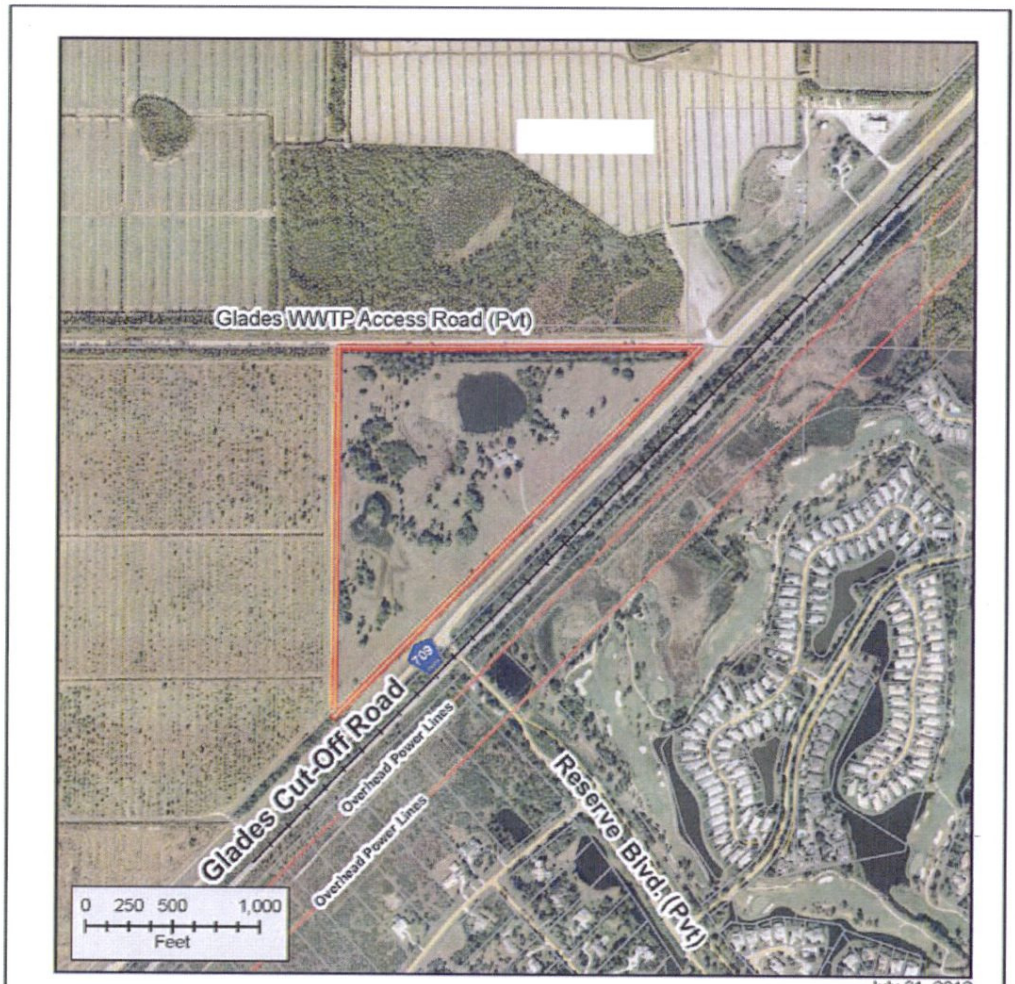
Glades WWTP Access Road (Pvt)
Glades Cut-Off Road
Overhead Power Lines
Overhead Power Lines
Reserve Blvd. (Pvt)
0 250 500 1,000
Feet
July 31, 2012
Legend
Municipalities
Annexation Property
FIGURE 4
Site Aerial
Very Close View
FPL
Treasure Substation
N
W
E
S
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS · LAND SURVEYORS

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END OF DOCUMENT

b. Utilities

1. Water/Wastewater:

The property is located within the Port St. Lucie Utility Systems Department (PSLUSD) service area. Both potable water distribution and sanitary sewer collection services are available to be brought to the site. All existing facilities on the site are served by individual well and septic tank systems.

The water demand and wastewater flow that will be generated by this property is based on the minimum level of service standards set out in the adopted Comprehensive Plan for the City of Port St. Lucie.

POTABLE WATER USE - NON-RESIDENTIAL

land use type	existing 2012		Phase I 2012 - 2015		Phase II 2015 - 2025		Total	
	unit of measure	estimated potable water consumption/ phase (gpd)	unit	estimated potable water consumption/ phase (gpd)	unit	estimated potable water consumption/ phase (gpd)	unit	estimated potable water consumption/ total (gpd)
Retail	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-
Office	-	-	-	-	-	-	-	-
Industrial	-	-	6,500	975	-	-	6,500	975
School	-	-	-	-	-	-	-	-
Civic/Park	-	-	-	-	-	-	-	-
TOTAL		-		975				975

WASTERWATER GENERATION - NON-RESIDENTIAL
(Specify by CH 28-24 F.A.C. Land Use Type)

land use type	existing 2012		Phase I 2012 - 2015		Phase II 2015 - 2025		Total	
	unit	estimated wastewater generation/ phase	unit	estimated wastewater generation/ phase	unit	estimated wastewater generation/ phase	unit	estimated wastewater generation/ total
Retail	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-
Office	-	-	-	-	-	-	-	-
Industrial	-	-	6,500	829	-	-	6,500	829
School	-	-	-	-	-	-	-	-
Civic/Park	-	-	-	-	-	-	-	-
TOTAL		-		829				829

POTABLE WATER USE - NON-RESIDENTIAL

land use type	existing 2012		Phase I 2012 - 2015		Phase II 2015 - 2025		Total	
	unit of measure	estimated potable water consumption/ phase (gpd)	unit	estimated potable water consumption/ phase (gpd)	unit	estimated potable water consumption/ phase (gpd)	unit	estimated potable water consumption/ total (gpd)
Retail	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-
Office	-	-	-	-	65,000	7,800	65,000	7,800
Industrial	-	-	6,500	975	145,000	21,750	151,500	22,725
School	-	-	-	-	-	-	-	-
Civic/Park	-	-	-	-	-	-	-	-
TOTAL		-		975		29,550		30,525

WASTERWATER GENERATION - NON-RESIDENTIAL

(Specify by CH 28-24 F.A.C. Land Use Type)

land use type	existing 2012		Phase I 2012 - 2015		Phase II 2015 - 2025		Total	
	unit	estimated wastewater generation/ phase	unit	estimated wastewater generation/ phase	unit	estimated wastewater generation/ phase	unit	estimated wastewater generation/ total
Retail	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-
Office	-	-	-	-	65,000	6,630	65,000	6,630
Industrial	-	-	6,500	829	145,000	18,488	-	19,316
School	-	-		-	-	-	-	-
Civic/Park	-	-	-	-	-	-	-	-
TOTAL		-		829		25,118		25,946

The property will be served by the "James Anderson" Water Treatment Plant (LTC Ranch site) and the Glades Cut-Off Road Wastewater Treatment Plant.

Site Drainage is generally to the north, to an existing ditch along the north property line and then to the west. Ultimate flows are to the north in the canals adjacent to the Glades Cut-Off Road WWTP