




AGENDA REQUEST

ITEM NO.	III-A
DATE:	11/15/12
REGULAR	()
PUBLIC HEARING	(X)
LEG.	(X)
QUASI-JD	()
CONSENT	()

TO: **PLANNING AND ZONING COMMISSION** **PRESENTED BY:**
Britton De Witt
Senior Planner 

SUBMITTED BY: Planning and Development Services
Department – Planning Division

SUBJECT: Ordinance 12-022 – Future Land Use Map Amendments (FLUMA) for Hayhurst-Larsen from RU (Residential Urban – 5 du/acre) to COM (Commercial)

BACKGROUND: See attached memorandum.

FUNDS AVAILABLE: N/A

PREVIOUS ACTION: N/A

RECOMMENDATION: Staff recommends that Ordinance 12-022 be forwarded to the Board of County Commissioners with a recommendation for approval.

COORDINATION/SIGNATURES

County Attorney (X)



Daniel S. McIntyre

County Surveyor ()

Ron Harris

County Engineer ()

Michael Powley

ERD (X)



Karen Smith

Originating Dept. (X)



Mark Satterlee

**Hearing Date:
Thursday
November 15, 2012**

Shawn Hearing
738 NE Prima Vista Blvd
Port St. Lucie, FL34953

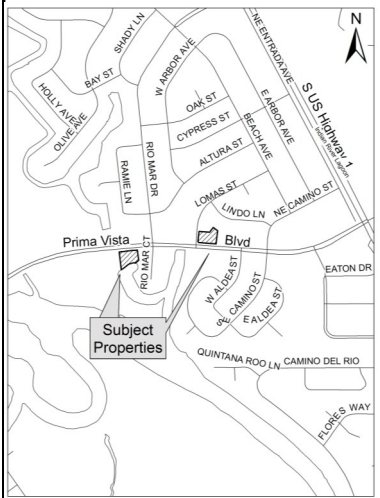
Brad Currie
Land Design South
501 SE Port St. Lucie Blvd
Port St. Lucie, FL 34984
(772) 871-7778

RS-4 (Residential Single-Family—4 du/acre)

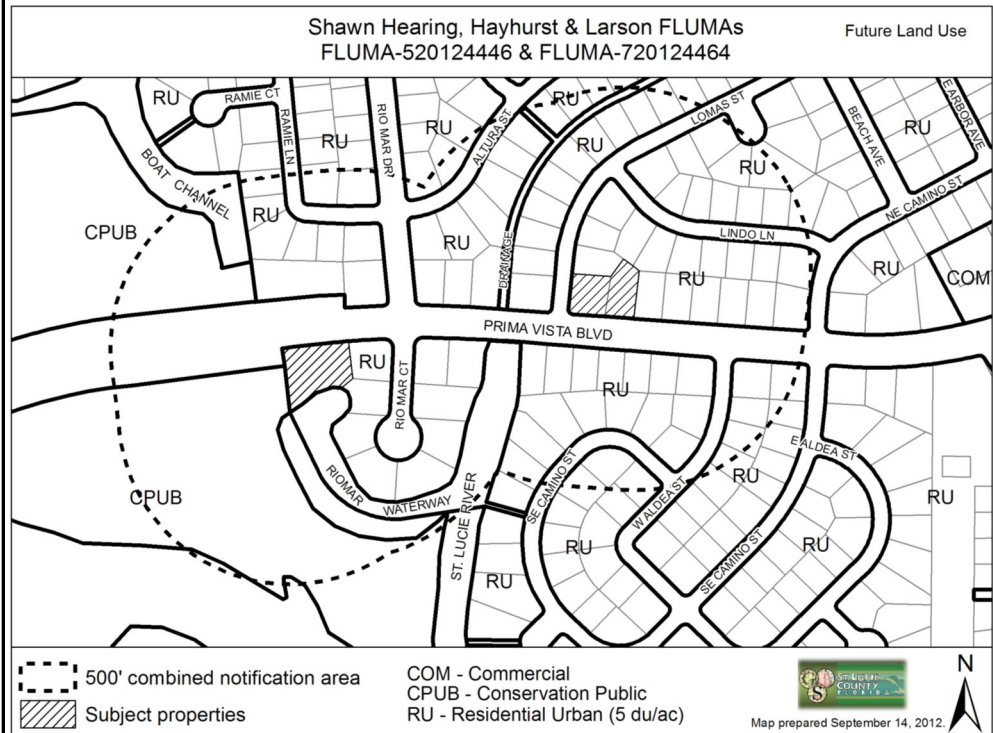
Proposed Future Land Use Map Amendment from RU (Residential Urban - 5 du/acre) to COM (Commercial) to allow for the future rezoning of the subject properties to CO (Commercial Office) or CN (Commercial Neighborhood)

Britton DeWitt
Dewittb@stlucieco.org
(772) 462-1582

FLUMA - 520124446
FLUMA - 720124464



AGENDA ITEMS III-A & III-B
Shawn Hearing, Hayhurst and Larsen
Small-scale Future Land Use Map Amendments



Location: 738, 761 and 763 Prima Vista Boulevard, River Park Community

Shawn Hearing is requesting two petitions. Both are amendments to the Future Land Use Map from RU (Residential Urban - 5 dwelling units / acre) to COM (Commercial). Shawn Hearing's parcel is located to the west at 738 NE Prima Vista and is .65 acres. The other two parcels to the north are individually owned by Richard Hayhurst and Wayne Larsen and together are .55 acres. The applications are being processed in conformance with the River Park Community Overlay Zone, Section 4.02.00 of the Land Development Code.

The purpose of the two petitions is to allow for the future rezoning to CO (Commercial Office) or CN (Commercial Neighborhood) which allow for uses that support the surrounding neighborhood. The intended use for Mr. Hearing's property is commercial office use. Nothing is proposed at this time for the two northern

parcels but they may request a change in zoning to allow CO and CN uses.

Public hearing notice in accordance with Section 11.00.03 of the Land Development Code was placed in the St. Lucie News Tribune on November 3, 2012, letters were mailed to property owners within a 500 foot radius and a sign placed on the property.

The applicant also held a neighborhood meeting on September 19, 2012 that was attended by over 30 residents.



Staff Recommendation: Staff recommends that both of the proposed small-scale Future Land Use Map Amendments (Ordinance 12-021 and Ordinance 12-022) be forwarded to the Board of County Commissioners with a recommendation for approval.




Planning and Development Services Department

MEMORANDUM

TO: Planning and Zoning Commission

THROUGH: Mark Satterlee, AICP, Planning & Development Services Director 
Kara Wood, Planning Manager 

FROM: Britton De Witt, Senior Planner, Planning Division 

DATE: November 15, 2012

SUBJECT: Small-scale Future Land Use Map Amendment – Hayhusrt-Larsen (Ordinance 12-022)

ITEM NO.: III-A

This small-scale Future Land Use Map Amendment (FLUMA) is being processed concurrently with the Shawn Hearing small-scale FLUMA, item No. III-B.

AGENT: Brad Currie, Land Design South
501 SE Port St. Lucie Blvd
Port St. Lucie, FL 34984
(772) 871-7778
bcurrie@landdesignsouth.com

APPLICANT: Shawn Hearing
738 Prima Vista Boulevard
Port St. Lucie, FL 34953

OWNERS: Richard and Lucia Hayhurst – 761 Prima Vista Boulevard
Wayne and Beverly Larsen – 763 Prima Vista Boulevard

REQUESTED ACTION: Small-scale FLUMA from RU (Residential Urban – 5 du/acre) to COM (Commercial).

PURPOSE: The proposed FLUMA is to allow for future development of commercial office or commercial neighborhood uses in accordance with the River Park Community Overlay Zone Section 4.02.00 of the Land Development Code (LDC). This FLUMA is being processed concurrently with the Shawn Hearing FLUMA.

LOCATION: 761 and 763 NE Prima Vista Boulevard

TAX ID NOS.: 3419-515-0150-000-2 and 3419-515-0151-000-9

PARCEL SIZE: 0.53 acres combined

EXISTING USE: Single-family Residential Homes

FUTURE LAND USE: RU (Residential Urban – 5 du/acre)
0.53 acres X 5 du = 3 total potential dwelling units

PROPOSED USE: Commercial Office or Commercial Neighborhood Uses

PROPOSED FUTURE LAND USE: COM (Commercial)

PROPOSED ZONING: There is no concurrent rezoning petition associated with this FLUMA. The applicant may propose Commercial Office (CO), Commercial Neighborhood (CN) or Planned Non-residential Development (PNRD) zoning at a later date.

SURROUNDING PROPERTY:

North: Zoning: RS-4 (Residential, Single-Family – 4 du/acre)
FLU: RU (Residential Urban – 5 du/acre)
Existing Use: River Park Single-Family Neighborhood

South: Zoning: RS-4 (Residential, Single-Family – 4 du/acre)
FLU: RU (Residential Urban – 5 du/acre)
Existing Use: River Park Single-Family Neighborhood

East: Zoning: RS-4 (Residential, Single-Family – 4 du/acre)
FLU: RU (Residential Urban – 5 du/acre)
Existing Use: River Park Single-Family Neighborhood

West: Zoning: RS-4 (Residential, Single-Family – 4 du/acre)
FLU: RU (Residential Urban – 5 du/acre)
Existing Use: River Park Single-Family Neighborhood

SERVICE INFORMATION:

Public Utility Providers: Energy: Florida Power and Light
Water: Port St. Lucie Utilities
Wastewater: Port St. Lucie Utilities

Public Service Providers: Storm Water: South Florida Water Management District
Fire Rescue & EMS: St. Lucie County Fire District, Station No. 3
Law Enforcement: St. Lucie County Sheriff

Background

Current Future Land Use:

The Future Land Use designation of the subject property is RU (Residential Urban – 5 du/acre), which allows a maximum residential density of five dwelling units per gross acre. Residential Urban land uses are “...generally found between the identified urban service areas and the transitional RS areas. These properties need to be serviced with central water and wastewater services.” At 0.53 acres, a maximum of three dwelling units could potentially be developed on the subject property.

Proposed Future Land Use:

The proposed Future Land Use designation is COM (Commercial), which is intended to accommodate the commercial zoning districts of Commercial Office (CO), Commercial Neighborhood (CN) and Commercial General (CG). Policy 1.1.8.5 requires a minimum lot size of one acre for changes to the CG zoning district. Therefore, the combined subject properties of 0.53 acres can only request a change in zoning to the CN or CO zoning district once the land use change is approved. Furthermore, the River Park Community Overlay Zone Section 4.02.05 of the LDC prohibits the following uses: eating and drinking places, gasoline and other fuel sales and services, and drive-in facilities, which would generally be permitted in the CG zoning district.

Current Zoning:

The current zoning of the subject property is RS-4 (Residential, Single-Family – 4 du/acre). The purpose of this district “...is to provide and protect an environment suitable for single-family dwellings at a maximum density of four (4) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low density residential surroundings.” Residential densities are restricted to a maximum of four dwelling units per acre and at 0.53 acres a maximum of 3 dwelling units could potentially be developed on the property based on the zoning alone.

Staff Analysis

Compliance with the Land Development Code:

The subject properties are located at 761 and 763 Prima Vista Boulevard within the River Park Community Overlay Zone as identified in Section 4.02.00 of the LDC (see attached code reference). The purpose of the overlay zone is to recognize changing conditions along Prima Vista Boulevard, in the River Park subdivision, between South Highway US 1 (SR 5) and Airoso Boulevard and to establish supplemental performance standards of review by which to evaluate all applications for change in zoning to nonresidential use. The overlay zone section is intended to provide for a logical and orderly transition from residential to nonresidential zoning where appropriate, and to protect those parcels which remain residential from the impacts of nonresidential development.

The subject properties are located in a mid-block subzone of the Community Overlay. A change in zoning must be consistent with Table 4-8 of the LDC, which requires property within the mid-block subzone to process a Comprehensive Plan Future Land Use Map Amendment to COM in addition to any change to a non-residential zoning category regardless if the proposed commercial zoning district is identified as compatible with the existing Future Land Use designation as identified in Table 1-3 of the Comprehensive Plan. Therefore, the applicant is seeking a change in land use from RU to COM to allow for CO or CN zoning in accordance with the River Park Community Overlay Zone.

Property located outside of the River Park Community Overlay Zone with the same Future Land Use designation of RU would not be required to go through the FLUMA process prior to requesting a change in zoning to CO or CN. The permitted uses within the CO and CN zoning district are those that typically only service the surrounding neighborhoods and don't attract regional customers, which provides for their compatibility with a residential Future Land Use category. Examples of such uses are banks, laundry services, beauty and barber services, real estate offices, retail trade under 6,000

square feet, and video rentals. Furthermore, the River Park Community Overlay Zone Section 4.02.05 of the LDC prohibits the following uses: eating and drinking places, gasoline and other fuel sales and services, and drive-in facilities.

Compliance with the Comprehensive Plan:

The analysis staff conducted indicates that a COM Future Land Use designation in this area is consistent with the St. Lucie County Comprehensive Plan. The subject parcel is located within the Urban Services Boundary with available utility services and the proposed Future Land Use Map Amendment does not contribute to urban sprawl as defined by Florida Statutes, Chapter 163.3177(6)(a).

The requested change in land use meets Policy 1.1.5.3 requiring the subject property to be within a quarter mile (1,320 feet) of the same or greater type of land use classification. The subject properties are approximately 940 feet from the commercial strip mall on the northwest corner of Prima Vista and U.S. Highway 1, which has a Future Land Use designation of COM. In order for the concurrent Shawn Hearing FLUMA to be approved consistent with the Comprehensive Plan Future Land Use Element, the Hayhurst-Larsen FLUMA must also be approved in order for the Shawn Hearing parcel to meet the quarter of a mile distance requirement of the same land use classification.

The proposed change further complies with Policy 1.1.5.4 requiring all new development projects to occur where water and wastewater sewer services can be provided. The site is currently serviced with water lines by Port St. Lucie Utilities and wastewater lines are available within close proximity for hook up (see the Potable Water, Wastewater Treatment section below).

Compliance with State Statutes:

The subject property is less than 10 acres in size and is considered a small-scale amendment, which is not subject to review by the State Department of Economic Opportunity division of Community Planning. This small-scale amendment is not anticipated to have any impacts to important state resources.

Compatibility with Existing Neighborhood:

The requested COM (Commercial) Future Land Use designation is to allow for future development and use of the property that is consistent with the CO and CN zoning districts. The purpose of the CO zoning district is to "...provide and protect an environment suitable for limited retail trade and service activities covering a relatively small area and that is intended to serve the population living in surrounding neighborhoods." The purpose of the CN zoning district "...is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office surroundings." The Land Use and Zoning Compatibility Matrix Table 1-3 in the Comprehensive Plan identifies the CN and CO zoning districts as being compatible with all residential Future Land Use designations. Due to the restrictive size of the parcel being only 0.65 acres, CG zoning and its associated higher intensity uses will not be permitted.

Section 7.09.04 requires a side and rear yard perimeter eight-foot opaque wall or fence buffer between non-residential uses and residential uses. This section of the code also regulates lighting requirements that prevent lighting from being a visible nuisance to adjoining property used or zoned for a residential purpose. Building-mounted outdoor lighting fixtures are prohibited on the rear or sides of buildings adjacent to residential zoning districts. Therefore, with the regulations in place, the proposed COM Future Land Use is compatible with the surrounding residential neighborhood.

All new development and changes in use must meet the Stormwater Management Section 7.07.00 of the LDC.

Environmental Resources:

St. Lucie County Environmental Resource Department has reviewed the petition and submitted a final report dated 08/13/12 on the environmental impacts of the proposed FLUMA as follows:

The Environmental Resources Department (ERD) is in receipt of the July 24, 2012 Planning and Development Services' date-stamped submittal. The applicant requests approval of a Future Land Use Map Amendment to change from Residential Urban (RU) to Commercial (COM). The 0.53-acre project site is located at 761 and 763 East Prima Vista Boulevard. The site contains two single family residences.

The site contains one mature laurel oak; however, no intact native habitat exist onsite. Environmental impacts will be influenced more by specific site design; therefore environmental issues will be addressed at the time of site plan and/or building permit application. The change in future land use is not anticipated to adversely affect environmental resources.

The Environmental Resources Department (ERD) will conduct further review to ensure compliance with the Land Development Code during the site plan and/or building permit review process.

ERD recommends approval of the Future Land Use Map Amendment.

Natural Hazards:

The subject property is located in a FEMA flood zone "AE," which is subject to inundation by the 1-percent-annual-chance flood event. Mandatory flood insurance purchase requirements and FEMA floodplain management standards apply.

St. Lucie County Fire District:

The subject property is serviced by Fire Station No. 3. The Fire District has reviewed the proposed Future Land Use Map Amendment, has no objection to the project and will further review the project at the time of site plan submittal.

School Impacts:

The proposed amendment to COM is a non-residential use, and no school impacts are anticipated.

Transportation Impacts:

The subject property is located on East Prima Vista Boulevard, which is a four-lane divided arterial roadway operating at an acceptable level-of-service (LOS) "C." The LDC defines an arterial roadway as "...a route providing service that is relatively continuous and of a relatively high traffic volume, long average trip length, and high operating speed." A traffic impact report was not prepared for this petition since the proposed FLUMA is small-scale and traffic impacts cannot be analyzed until a site development proposal is prepared. As a part of any future site plan development, a more detailed traffic impact analysis based on the gross new trips generated by the development may be required. A concurrency deferral affidavit has been submitted with this proposal.

The Florida Department of Transportation 2011 traffic counts identified an annual average daily traffic count of 30,000 trips on Prima Vista at the intersection of Riomar Drive and an average peak hour trip of 18,000. Being that the uses permitted in the CO and CN zoning district are intended to serve the surrounding neighborhood, the proposed use could potentially reduce surrounding traffic impacts by capturing local trips and preventing a farther commute.

The State Department of Emergency Management (DEM) has identified Prima Vista Boulevard as an east west evacuation route. It is one of two emergency evacuation routes within the City of Port St. Lucie.

Parks and Recreation:

The proposed amendment to COM is a non-residential use, and no parks and recreation impacts are anticipated.

Solid Waste:

Currently all solid waste generated in unincorporated St. Lucie County is disposed at the St. Lucie County Bailing and Recycling Facility, located in the southwest corner of the City of Ft. Pierce. This landfill is identified in the recent Evaluation and Appraisal Report of the Comprehensive Plan as having sufficient capacity for at least the next 20 years. This proposed change will not materially impact the level of service standard for the County's solid waste facility found in Policy 4B.1.1.1 at 7.9 pounds per capita, per day.

Potable Water and Wastewater Treatment:

The proposed change complies with Policy 1.1.5.4 requiring all new development projects to occur where water and wastewater sewer services can be provided. The site is currently serviced with water lines by Port St. Lucie Utilities and wastewater lines are available within close proximity for hook up. Post St. Lucie Utilities department has reviewed this proposal and confirmed adequate capacity.

Development Requirements:

Approval of the proposed Future Land Use Map Amendment constitutes a preliminary development order and does not grant approval for any specific development scenario. However, upon approval the applicant may proceed to seek permission for further development of the property for commercial purposes. Prior to the issuance of any final development order, the future developer must demonstrate that all public facilities are available to service the parcel and obtain a Certificate of Capacity.

Analysis Summary:

Staff's analysis indicates that the proposed COM Future Land Use designation in this area is consistent with the St. Lucie County Comprehensive Plan and the regulations of the River Park Community Overlay Zone in the Land Development Code. The subject property is under an acre in size restricting rezoning of the property to CO and CN only, therefore the proposed amendment is compatible with the surrounding residential neighborhood.

Staff Recommendation:

Staff recommends Ordinance 12-022 be forwarded to the Board of County Commissioners with a recommendation for approval.

Attachments:

- Ordinance 12-022
- LDC Section 4.02.00 – River Park Community Overlay Zone
- Section 7.09.04 – General Landscape Requirements and Lighting Standards
- CO and CN zoning district uses
- Public notice information.

Suggested motion to recommend approval/denial of this request:

MOTION TO APPROVE:

AFTER CONSIDERING THE TESTIMONY PRESENTED DURING THE PUBLIC HEARING, INCLUDING STAFF COMMENTS, I HEREBY MOVE THAT THE PLANNING AND ZONING COMMISSION OF ST. LUCIE COUNTY RECOMMEND THAT THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVE THE PETITION OF **HAYHURST-LARSEN**, FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP FROM RESIDENTIAL URBAN TO COMMERCIAL BECAUSE....

[CITE REASON(S) WHY – PLEASE BE SPECIFIC]

MOTION TO DENY:

AFTER CONSIDERING THE TESTIMONY PRESENTED DURING THE PUBLIC HEARING, INCLUDING STAFF COMMENTS, I HEREBY MOVE THAT THE PLANNING AND ZONING COMMISSION OF ST. LUCIE COUNTY RECOMMEND THAT THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS DENY APPROVAL OF THE PETITION OF **HAYHURST-LARSEN**, FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP FROM RESIDENTIAL URBAN TO COMMERCIAL BECAUSE....

[CITE REASON(S) WHY – PLEASE BE SPECIFIC]



Environmental Resources Department

Final Report

TO: Britton DeWitt, Planning & Development Services Department

THROUGH: Karen L. Smith, Environmental Resources Department Director

FROM: Jennifer Evans, Senior Environmental Planner
Amy Griffin, Environmental Regulations and Lands Division Manager

DATE: August 13, 2012

SUBJECT: Hayhurst-Larsen Properties Plan Amendment
FLUMA 720124464

Background

The Environmental Resources Department (ERD) is in receipt of the July 24, 2012 Planning and Development Services' date-stamped submittal. The applicant requests approval of a Future Land Use Map Amendment to change from Residential Urban (RU) to Commercial (COM). The 0.53-acre project site is located at 761 and 763 East Prima Vista Boulevard. The site contains two single family residences.

Findings

The site contains one mature laurel oak; however, no intact native habitat exist onsite. Environmental impacts will be influenced more by specific site design; therefore environmental issues will be addressed at the time of site plan and/or building permit application. The change in future land use is not anticipated to adversely affect environmental resources.

The Environmental Resources Department (ERD) will conduct further review to ensure compliance with the Land Development Code during the site plan and/or building permit review process.

Recommendation

ERD recommends approval of the Future Land Use Map Amendment.

Please contact Jennifer Evans at 772-462-3862 if you have any questions.

ORDINANCE NO. 12-022

FILE NO.: FLUMA - 720124464

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, TO AMEND THE ADOPTED COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR TWO ADJACENT PARCELS OF LAND TOTALING 0.53 ACRES (MOL) OWNED BY HAYHURST AND LARSEN, FROM RU (RESIDENTIAL URBAN – 5 DU/ACRE) TO COM (COMMERCIAL); PROVIDING FINDINGS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR ADOPTION.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including but not limited to the staff report, has made the following determinations:

1. Brad Currie, a representative for Richard and Lucia Hayhurst and Wayne and Beverley Larsen, has filed a petition for an amendment to the adopted Comprehensive Plan Future Land Use Map for two adjacent parcels of land totaling 0.53 acres (more or less) located at 761 and 763 Prima Vista Boulevard, from RU (Residential Urban – 5 du/acre) to COM (Commercial) with St. Lucie County, Florida, in accordance with Chapter 163, Florida Statutes; and
2. The Board of County Commissioners of St. Lucie County as the governing body of St. Lucie County having jurisdiction over this application pursuant to Chapter 163, Florida Statutes, is authorized and empowered to consider amendments to the adopted Comprehensive Plan of St. Lucie County; and
3. On November 15, 2012, the St. Lucie County Planning and Zoning Commission/Local Planning Agency held a public hearing, of which due notice was published in the St. Lucie News Tribune and notifying by mail all owners of property within 500 feet of the subject property, and recommended to the Board of County Commissioners that the petition for Future Land Use Map Amendment for Richard and Lucia Hayhurst and Wayne and Beverley Larsen be denied/approved; and
4. On _____, 2012, the Board of County Commissioners of St. Lucie County, Florida held a public hearing, of which due notice was placed in the St. Lucie News Tribune and notifying by mail all owners of property within 500 feet of the subject property, and deemed the adoption of the amendment to the Comprehensive Plan to be/not to be in the best interests of the citizens and residents of the County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of St. Lucie County, Florida:

A. AMENDMENT TO FUTURE LAND USE DESIGNATION

The Future Land Use Designation set forth in the St. Lucie County Comprehensive Plan for the two parcels described in Exhibit "A," attached hereto, containing 0.53 acres more or less, located at 761 and 763 NE Prima Vista Boulevard, from RU (Residential Urban – 5 du/acre) to COM (Commercial), as depicted in the attached Exhibit "B."

B. FINDING OF CONSISTENCY

The Board of County Commissioners of St. Lucie County, Florida, specifically determines that the approval of this amendment to the adopted Comprehensive Plan Future Land Use Element is internally consistent with the goals, objectives and policies contained in the St. Lucie County Comprehensive Plan and provides for the recognition that impacts of this approval on the public facilities of St. Lucie County will not occur until such time as a Final Development Order for development on this property is issued.

C. CHANGE TO FUTURE LAND USE MAP

The St. Lucie County Planning and Development Services Director is hereby authorized and directed to cause this change to be made in the Future Land Use Map of the Future Land Use Element of the St. Lucie County Comprehensive Plan and to make notation of reference to the date of adoption of this Ordinance.

D. CONFLICTING PROVISIONS

Special acts of the Florida Legislature applicable only to unincorporated areas of St. Lucie County, County Ordinances and County Resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this Ordinance to the extent of such conflict.

E. SEVERABILITY

If any portion of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance or any provisions thereof shall be held to be inapplicable to any person, property, or circumstances, such holding shall not affect its applicability to any other person, property or circumstance.

F. APPLICABILITY OF ORDINANCE

This Ordinance shall be applicable as stated in Paragraphs A, B and C.

G. FILING WITH THE DEPARTMENT OF STATE

The Clerk is hereby directed forthwith to send a certified copy of this Ordinance to the Bureau of Laws, Department of State, The Capitol, Tallahassee, Florida, 32304.

H. FILING WITH THE DEPARTMENT OF ECONOMIC OPPORTUNITY

The Planning and Development Services Director shall send a certified copy of this Ordinance to the Department of Economic Opportunity Bureau of Community Planning Caldwell Building 107 East Madison Street, MSC 160 Tallahassee, FL 32399.

I. EFFECTIVE DATE

This Ordinance shall take effect thirty-one (31) days after adoption. If the Ordinance is challenged within thirty (30) days after adoption, the Ordinance shall not be effective until the State Land Planning Agency or Administration Commission respectively issues a final order finding the adopted amendment in compliance in accordance with Section 163.3184(10), Florida Statutes.

J. ADOPTION

After motion and second, the vote on this Ordinance was as follows:

Chris Dzadovsky, Chairman	XXX
Tod Mowery, Vice-Chair	XXX
Paula Lewis, Commissioner	XXX
Chris Craft, Commissioner	XXX
Frannie Hutchinson, Commissioner	XXX

PASSED AND DULY ADOPTED this _____, 2013.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY _____
Chairman

ATTEST

APPROVED AS TO FORM
AND CORRECTNESS

Deputy Clerk

County Attorney

Exhibit "A"
LEGAL DESCRIPTION

761 NE Prima Vista Boulevard - Hayhurst

LOT 11, BLOCK 25, RIVER PARK UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK 10, PAGE 80, OF THE PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA

763 E Prima Vista Boulevard - Larsen

ALL OF LOT 12, BLOCK 25, RIVER PARK, UNIT-3 ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 10, PAGE 80 OF THE PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA SAID LANDS LYING IN ST. LUCIE COUNTY , FLORIDA.

Exhibit "B"
FUTURE LAND USE MAP

Exhibit "C"
CONCURRENCY DEFERRAL
AFFIDAVITS

St. Lucie County

Concurrency Deferral Affidavit

I, RICHARD HAYHURST residing or doing business at 2162 NE HARLBERRY LN
Name Street
JENSEN BEACH, FL, 34957, 772-878-4384
City State Zip Phone
have applied for a Competitive Plan Amendment Application from St. Lucie County, Florida,
Type of Development Order

for the following project: Prima Vista Small Scale CPA
Name of Proposed Development

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

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

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

Signed: [Signature] Date: 7-11-12
Applicant
STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 11 day of JULY, 2012, by ROBERT HAYHURST who is personally known to me or who has produced FLDH162347562910 as identification.

[Signature]
Signature of Notary
DD862335 Commission Number

KELLY W. WHITTEN
Type or Print Name of Notary

(Seal)



St. Lucie County
Concurrency Deferral Affidavit

I, Wayne Larsen, residing or doing business at 2061 SE Harbor Blvd,
City Bt 4. Lucie, State FL, Zip 34952, Phone 772-204-9967
have applied for a Small Scale Comprehensive Plan Amendment from St. Lucie County, Florida,
Type of Development Order
for the following project: Harbort - Larsen Small Scale Comprehensive Plan Amendment
Name of Proposed Development

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

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

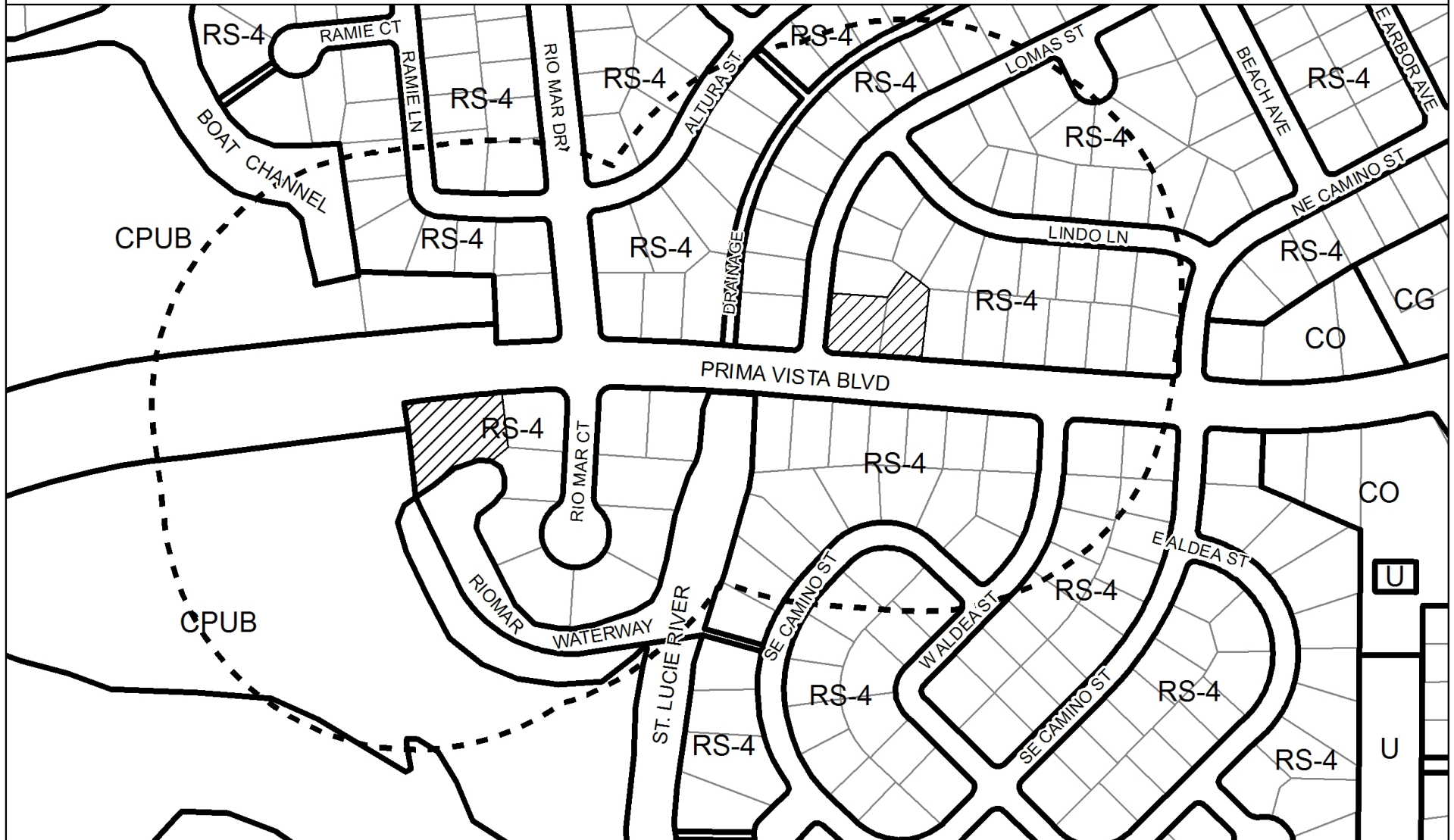
I further acknowledge that according to Section 5.08.01 of the St. Lucie County Land Development Code, no final development approval can be granted until capacity in those facilities is available at that time. The issuance of a preliminary development order without a certificate of capacity creates no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

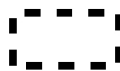

Signed: [Signature] Date: 7-5-12
Applicant
STATE OF FLORIDA
COUNTY OF St Lucie
The foregoing instrument was acknowledged before me this 5 day of July, 2012, by
Wayne Larsen who is personally known to me or who has produced DD
as identification.
[Signature] Signature of Notary
DD918430 Commission Number (Seal)
Michelle Carl Type or Print Name of Notary



Shawn Hearing, Hayhurst & Larson FLUMAs FLUMA-520124446 & FLUMA-720124464

Zoning



-  500' combined notification area
-  Subject properties

CG - Commercial General
CO - Commercial Office
CPUB - Conservation Public
RS-4 - Residential Single Family (4 du/ac)
U - Utilities

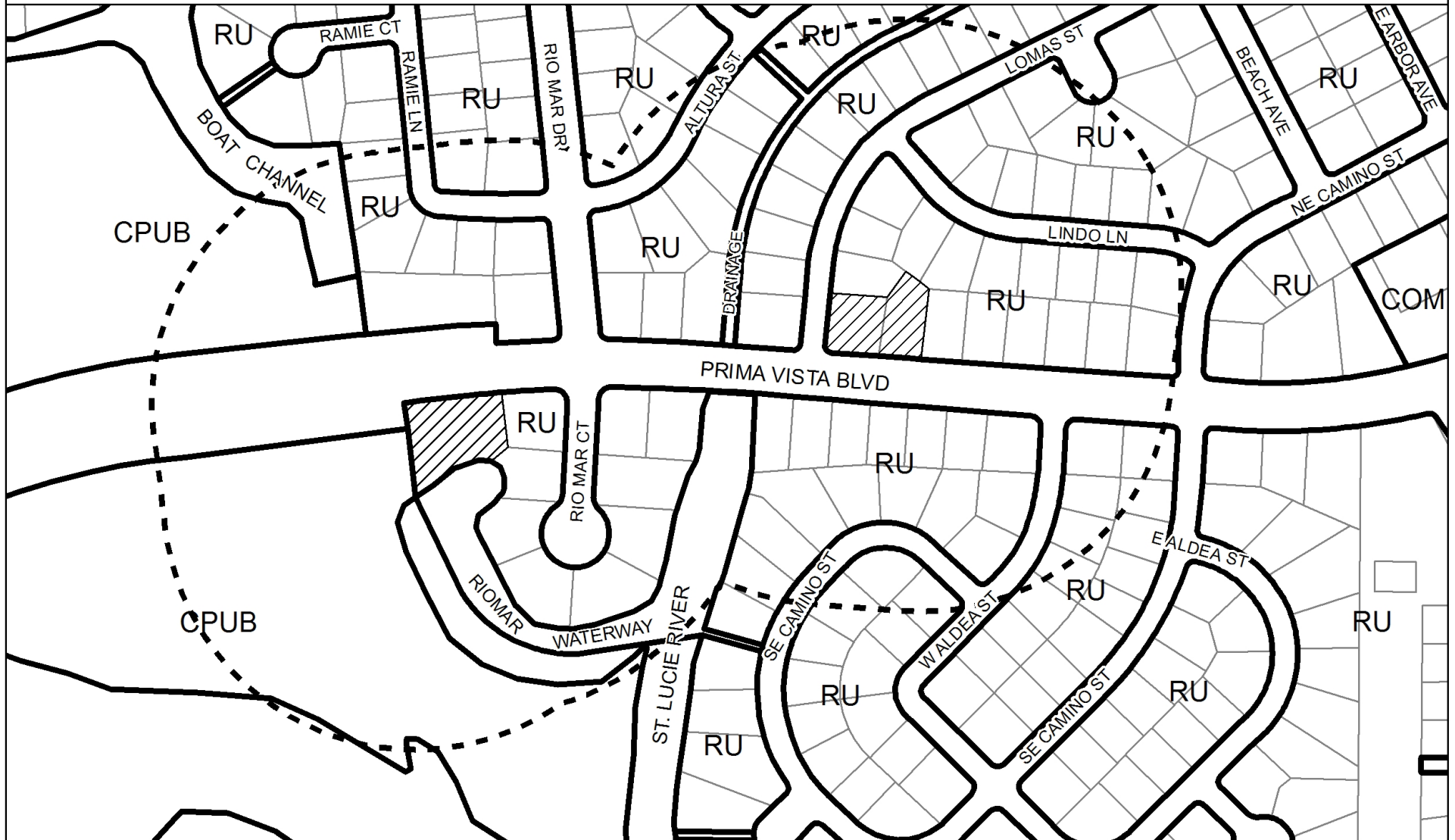




Map prepared September 14, 2012.



Shawn Hearing, Hayhurst & Larson FLUMAs FLUMA-520124446 & FLUMA-720124464

Future Land Use



-  500' combined notification area
-  Subject properties

COM - Commercial
CPUB - Conservation Public
RU - Residential Urban (5 du/ac)



Map prepared September 14, 2012.





4.02.00. - RIVER PARK—COMMUNITY OVERLAY ZONE

4.02.01. - Purpose and Intent.

4.02.02. - River Park Community Overlay Zone Established.

4.02.03. - Limitations on Rezoning Applications.

4.02.04. - Performance Standards.

4.02.05. - Use Limitations.

4.02.01. - Purpose and Intent.

- A. It is the purpose and intent of this section to recognize changing conditions along Prima Vista Boulevard, in the River Park Subdivision, between South US #1 (SR 5) and Arioso Boulevard and to establish supplemental performance standards of review by which to evaluate all applications for change in zoning to nonresidential use which may be filed for parcels in the River Park subdivision area as further described in this Section.
- B. This section is intended to provide for a logical and orderly transition from residential to nonresidential zoning where appropriate, and to protect those parcels which remain residential from the impacts of the nonresidential development.
- C. Nothing in this section is intended to supersede the minimum standards of review for any amendment to the Official Zoning Atlas of St. Lucie County as set forth in Section 11.06.03 of this Code.

4.02.02. - River Park Community Overlay Zone Established.

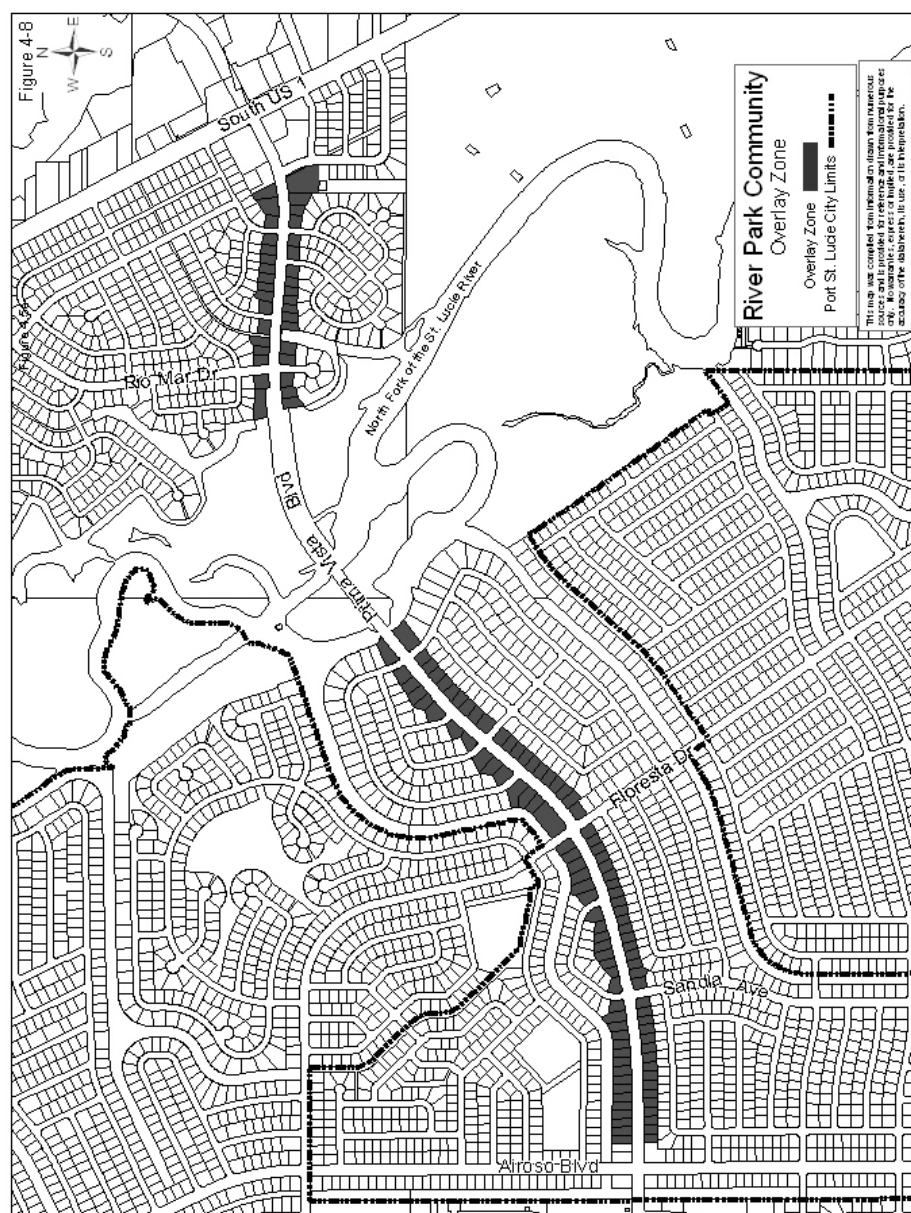
- A. The River Park Community Overlay Zone shall consist of all those parcels of land lying in the following subdivisions as recorded in the official land records of St. Lucie County, Florida, and which share a common property line with the right-of-way for Prima Vista Boulevard and/or and are contiguous to a parcel of land that shares a common property line with the right-of-way for Prima Vista Boulevard:

SUBDIVISION NAME	PLAT BOOK	PAGE
RIVER PARK - UNIT 3	10	80
RIVER PARK - UNIT 4	11	9
RIVER PARK - UNIT 5	11	31
RIVER PARK - UNIT 6	12	26
RIVER PARK - UNIT 10	14	29
SUBDIV. OF PART OF TRACT "E", RIVER PARK - UNIT 3	12	22

Except that those properties in the above subdivisions that were classified with a COM (Commercial) Future Land Use designation on August 6, 1996, the date of establishment of these regulations, shall not be included in the River Park Overlay Zone.

Figure 4-8 generally depicts the limits of the above described overlay zone.

- B. The River Park Community Overlay Zone, created in Part A above, shall be divided into two (2) subzones, generally described as follows:



- 1.) **Intersection Zone.** The Intersection Zone(s) shall be centered at the following locations:
 - a.) Prima Vista Boulevard and South US #1
 - b.) Prima Vista Boulevard and Floresta Drive
 - c.) Prima Vista Boulevard and Airoso Drive

The Intersection Zone shall consist of those properties which share a common property line with the right-of-way for Prima Vista Boulevard and/or are contiguous to a parcel of land, under the common ownership or control of the same person, party or interest group, that shares a common property line with the right-of-way for Prima Vista Boulevard.

In no instance shall an Intersection Zone extend more than five hundred (500) feet (approximately five (5) platted lots) from the center of any of the intersections identified above.

- 2.) **Mid-Block Zone.** The Mid-Block Zone(s) shall consist of those properties which share a common property line with the right-of-way for Prima Vista Boulevard and/or are contiguous to a parcel of land, under the common ownership or control of the same person, party or interest group, that shares a

common property line with the right-of-way for Prima Vista Boulevard.

4.02.03. - Limitations on Rezoning Applications.

All applications for change in zoning in the River Park Community Overlay Zone shall be consistent with the following Table.

TABLE 4-8

RIVER PARK COMMUNITY OVERLAY ZONE REZONING OPTIONS	
INTERSECTION ZONES	MID-BLOCK ZONES
PUD & PNRD (CO & CN uses only, except as specified in 4.02.05)	Comprehensive Plan Amendment to Commercial (COM) required for any change to a nonresidential zoning category, including PNRD
PMUD (residential and CO and CN use only, except as specified in 4.02.05)	

4.02.04. - Performance Standards.

The following performance standards shall be maintained for approval of any planned development or site plan within the River Park Community Overlay Zone. To the extent that these River Park Community Overlay standards are more restrictive than another provision of this Code, the stricter of the two (2) standards shall apply.

- A. *Building Height:* Maximum height for any structure shall be twenty-five (25) feet.
- B. *Minimum Parcel Size:* No change in zoning to a non-residential zoning designation shall be granted for any parcel of less than twenty thousand (20,000) square feet (approximately two (2) lots as shown on the recorded plats for the River Park s/d).
- C. *Access Management:* In addition to the minimum standards set forth in Section [7.05.06](#) of this Code, the following driveway locations standards shall apply:
 - 1.) Number of Driveway Connections - No more than one (1) driveway per street frontage under common ownership shall be permitted.
 - 2.) Distance from Intersections - The nearest edge of any driveway shall be located no closer than one hundred fifty (150) feet from the centerline of any perpendicular intersecting street.
- D. *Pedestrian Access:*
 - 1.) All site plans and planned developments approved for commercial uses within the River Park Community Overlay Zone shall provide for pedestrian access directly from the streetside sidewalk to the commercial use without crossing the parking areas.
- E. *Offstreet Parking and Loading:*
 - 1.) Offstreet parking and loading shall meet the minimum requirements of Section [7.06.00](#) of this Code.
- F. *Buffering and Landscaping:*
 - 1.) Buffering and landscaping shall meet the minimum requirements of Section [7.09.00](#) of this Code.
- G. *Lighting:*
 - 1.) All site lighting shall be installed so that no off site areas are directly illuminated.
- H. *Signs:*
 - 1.) Signs for all uses within the River Park Community Overlay Zone shall conform to the requirements of Section [9.01.01](#)(E), (Neighborhood Commercial) of this Code.

4.02.05. - Use Limitations.

The following uses shall be specifically prohibited, regardless of zoning classification, within the River Park Community Overlay Zone.

- A. Eating and drinking places;
- B. Gasoline and other fuel sales and services;
- C. Drive-in Facilities.

- Community residential homes subject to the provisions of Section [7.10.07](#). (999)
- b. Family day care homes. (999)
 - c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - d. Multiple-family dwellings (three (3) or more units). (999)
 - e. Single-family detached dwellings. (999)
 - f. Two-family dwellings. (999)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section [7.04.00](#)
 4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section [7.04.00](#)
 5. *Off-Street Parking Requirements.* Off-street parking requirements shall be in accordance with Section [7.06.00](#)
 6. *Landscaping.* Landscaping requirements shall be in accordance with Section [7.09.00](#)
 7. *Conditional Uses:*
 - a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
 - b. Telecommunication towers - subject to the standards of Section [7.10.23](#). (999)
 8. *Accessory Uses.* Accessory uses are subject to the requirements of Section [8.00.00](#)
 - a. Solar energy systems, subject to the requirements of Section [7.10.28](#)
- Q. **CN COMMERCIAL, NEIGHBORHOOD.**
1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for limited retail trade and service activities covering a relatively small area and that is intended to serve the population living in surrounding neighborhoods. The number in "()" following each identified use corresponds to the SIC Code reference described in Section [3.01.02](#)(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section [2.00.00](#) of this Code.
 2. *Permitted Uses:*
 - a. Beauty and barber services. (723/724)
 - b. Civic, social and fraternal associations. (8641)
 - c. Depository institutions. (60)
 - d. Laundering and drycleaning (self-service). (7215)
 - e. Real estate. (65)
 - f. Repair services:
 - (1) Electrical repair. (762)
 - (2) Shoe repairs. (725)
 - (3) Watch, clock, jewelry, and musical instrument repair. (7631)
 - g. Retail trade (each building shall be less than six thousand (6,000) square feet gross floor area, all uses inclusive):
 - (1) Antiques. (5932)
 - (2) Apparel and accessories. (56)

- (3) Books and stationery. (5942/5943)
- (4) Cameras and photographic supplies. (5946)
- (5) Drugs and proprietary. (5912)
- (6) Eating places. (5812)
- (7) Florists. (5992)
- (8) Food stores. (54)
- (9) Gifts, novelties, and souvenirs. (5947)
- (10) Hobby, toy and game shops. (5945)
- (11) Household appliances. (572)
- (12) Jewelry. (5944)
- (13) Newspapers and magazines. (5994)
- (14) Optical goods. (5995)
- (15) Nurseries, lawn and garden supplies. (526)
- (16) Radios, TV's, consumer electronics and music supplies. (573)
- (17) Sporting goods and bicycles. (5941)
- (18) Tobacco products. (5993)
- h. Video tape rental. (784)
- 3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section [7.04.00](#)
- 4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section [7.04.00](#)
- 5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section [7.06.00](#)
- 6. *Landscaping Requirements.* Landscaping requirements are subject to Section [7.09.00](#)
- 7. *Conditional Uses:*
 - a. Car washes (self service only) - subject to the provisions of Section [7.10.22](#). (999)
 - b. Day care - adult. (8322)
- child. (8351)
 - c. Postal services. (4311)
 - d. Retail trade:
 - (1) Gasoline services - accessory to retail food stores under SIC-5411. (999)
 - (2) Undistilled alcoholic beverages accessory to retail sale of food. (5921 - Except for liquor)
 - e. Telecommunication towers - subject to the standards of Section [7.10.23](#). (999)
- 8. *Accessory Uses.* Accessory uses are subject to the requirements of Section [8.00.00](#) and include the following:
 - a. Drinking places (undistilled alcoholic beverages) accessory to an eating place. (999)
 - b. One dwelling unit contained within the commercial building, for on-site security purposes. (999)
 - c. Solar energy systems, subject to the requirements of Section [7.10.28](#)
- R. *CO COMMERCIAL, OFFICE.*
 - 1.

Purpose. The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section [3.01.02\(B\)](#). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section [2.00.00](#) of this Code.

2. *Permitted Uses:*

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Communications - except towers. (48)
- d. Computer programming, data processing and other computer related services. (737)
- e. Contract construction services - office only. (15, 16, 17)
- f. Duplicating, mailing, commercial art/photography and stenographic services. (733)
- g. Engineering, accounting, research, management and related services. (87)
- h. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
- i. Finance, insurance, and real estate services. (60, 61, 62, 63, 64, 65, 67)
- j. Health services - except nursing homes and hospitals. (80)
- k. Membership organizations, except religious organizations. (86)
- l. Miscellaneous business services:
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7384)
 - (5) Business services - misc. (7389)
- m. Personnel supply services. (736)
- n. Social services:
 - (1) Individual and family social services. (832/839)
 - (2) Job training and vocational rehabilitation services. (833)
- o. Travel agencies. (4724)

3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section [7.04.00](#)

4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section [7.04.00](#)

5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section [7.06.00](#)

6. *Landscaping Requirements.* Landscaping requirements are subject to Section [7.09.00](#)

7. *Conditional Uses:*

- a. Child care services. (835)
- b. Television and radio transmitting towers. (999)
- c. Telecommunication towers - subject to the standards of Section [7.10.23](#). (999)

8. *Accessory Uses.* Accessory use are subject to the requirements of Section [8.00.00](#) and include the following:

- a.

Eating and drinking places (undistilled alcoholic beverages as an accessory to a restaurant).

- b. Postal services. (43)
- c. Solar energy systems, subject to the requirements of Section 7.10.28

S. **CG COMMERCIAL, GENERAL.**

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. *Permitted Uses:*

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks and bingo parlors. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)

7.09.04 K. *Off-Street Site Lighting Requirements and General Design Standards.*

General Requirements. Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be so designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind. For non-residential properties that abut property used or zoned for a residential purpose to the rear, or side, the following shall apply:

1. For properties with a depth in excess of two hundred (200) feet: The maximum allowable mounting height of all outdoor light fixtures within fifty (50) feet from the front property line is twenty-five (25) feet, provided that such fixtures shall be shielded from public streets and highways to prevent direct glare or hazardous interference of any kind.

The maximum allowable mounting height of all outdoor light fixtures between fifty (50) feet from the front property line and seventy-five (75) feet from the rear property line is twenty (20) feet provided that such fixtures shall be shielded from all adjacent properties to prevent direct glare or hazardous interference of any kind.

The maximum allowable mounting height of all outdoor light fixtures within seventy-five (75) feet from any property line abutting a residential zoning district, including the AR-1 zoning district is six (6) feet, or not to extend above the height of the buffer wall.

2. For properties with a depth less than two hundred (200) feet: The maximum allowable mounting height of all outdoor light fixtures within twenty-five (25) feet from the front property line is twenty-five (25) feet. Provided that such fixtures shall be shielded from public streets and highways to prevent direct glare or hazardous interference of any kind.

The maximum allowable mounting height of all outdoor light fixtures between twenty-five (25) feet from the front property line and twenty-five (25) feet from the rear property line is twenty (20) feet provided that such fixtures shall be shielded from all adjacent properties to prevent direct glare or hazardous interference of any kind.

The maximum allowable mounting height of all outdoor light fixtures within twenty-five (25) feet from any property line abutting a residential zoning district including the AR-1 zoning district is six (6) feet or not to extend above the height of the buffer wall.

3. All outdoor lighting installations shall use concealed source fixtures. These shall be cut-off type fixtures in which the lenses do not project below the opaque section of the fixture. All lighting fixtures shall be mounted with a zero degree tilt. Ground mounted flood and spotlight fixtures that are used to illuminate the building facade are exempt from this requirement. Fixture styles shall be consistent throughout the site.
4. Ground mounted flood and spotlights, if used, shall be placed on standards pointing toward the building or wall and positioned so as to prevent light from glaring onto residential areas, rather than the buildings or walls and directed outward which creates dark shadows adjacent to the buildings.

5. Building mounted outdoor lighting fixtures, other than those required by ordinances and regulations of the County, are prohibited on the rear or sides of buildings adjacent to residential zoning districts, including the AR-1 zoning district. All other building mounted outdoor lighting fixtures required by ordinances and regulations of the County shall be shielded to prevent light from glaring on residential areas.
6. All outdoor lighting fixtures in place prior to March 1, 1999, shall be permitted to continue operation. However, any outdoor lighting fixture that replaces an existing fixture, or any existing fixture that is moved, must meet the standards of this Code. Existing fixtures that direct light toward streets, and are determined to be a traffic hazard, or existing fixtures that direct light toward adjoining property used or zoned for a residential purpose shall be either shielded or redirected within 90 days of notification.
7. Parks and recreational uses are exempt from the above requirements.
8. Nothing in this Section is intended to contravene the requirements of Section [6.04.02](#) (Sea Turtle Protection). In the event of a conflict between these regulations, the stricter to the two (2) standard shall apply. The Public Works Director is empowered to determine the stricter of the two (2) standards to be applied.

**AFFIDAVIT
COMPLIANCE WITH POSTING OF NOTICE REQUIREMENTS**

STATE OF FLORIDA

COUNTY OF St Lucie

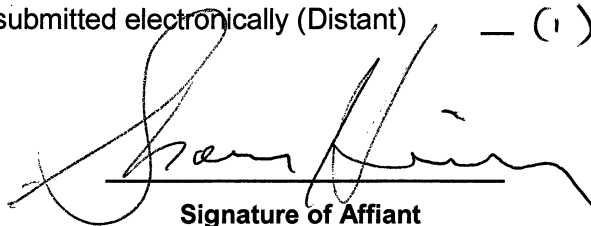
Shawn Hearing, being first duly sworn deposes and states:

1. I am the owner or the agent for the project known as Shawn Hearing / Hayhurst & Larson
for the following petition: File No. FLUMA-520124446
FLUMA 720124464

2. I hereby certify that I have complied with the notice requirements set forth in Section 11.00.03.E of the St. Lucie County Land Development Code for the Nov 15 2012 public hearing to be conducted by the Planning + Zoning on the above-referenced petition. The required sign was printed and posted to the specifications listed on the *Sign Content* and *Sign Requirements* forms provided by the St Lucie County Planning and Development Services - Planning Division on Nov. 3rd 2012. The following required documentation is attached:

- A. Dated Photo submitted electronically (Close up) — (1)
- B. Dated Photo submitted electronically (Distant) — (1)

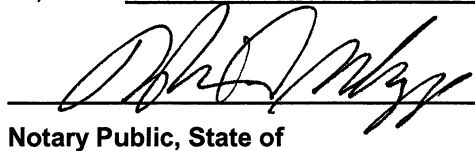
Further affiant sayeth not.

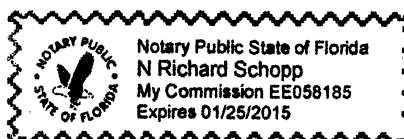

Signature of Affiant

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 25 day of OCTOBER, 2012, by SHAWN HEARING. Said person X is personally known to me, — produced a driver's license issued by a state of the United States within the last five (5) years as identification, or — produced other identification, to wit —.


Notary Public, State of



Typed or Printed Name of Notary

Commission No.:

My Commission expires:

Received By
Planning Division

OCT 30 2012

St. Lucie County

NOTICE OF PUBLIC HEARING

Public Hearing of Shawn Hearing for a petition for a Future Land Use Map Amendment from RU (Residential Urban – 5 units/acre) to COM (Commercial). If approved the property would be eligible for CN (Commercial Neighborhood) or CO (Commercial Office) zoning districts. The PUBLIC HEARINGS for this item is to be held in the Commission Chambers, Roger Poitras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida. The first public hearing is before the Planning and Zoning Commission on **Thursday, November 15, 2012 at 6:00pm** or as soon thereafter as possible. The second public hearing is before the Board of County Commissioners on Tuesday, _____ or soon thereafter as possible.

Copies of the petition are available at the front desk in the Planning and Development Services Department, County Administration Building, 2300 Virginia Avenue, Fort Pierce.

If you have any questions please call the Planning and Development Services Department at 772-462-2822.

NOTICE OF PUBLIC HEARING

Public Hearing of Hayhurst- Larsen for a petition for a Future Land Use Map Amendment from RU (Residential Urban – 5 units/acre) to COM (Commercial). If approved the property would be eligible for CN (Commercial Neighborhood) or CO (Commercial Office) zoning districts. The PUBLIC HEARINGS for this item is to be held in the Commission Chambers, Roger Poitras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida. The first public hearing is before the Planning and Zoning Commission on **Thursday, November 15, 2012 at 6:00pm** or as soon thereafter as possible. The second public hearing is before the Board of County Commissioners on Tuesday, _____ or soon thereafter as possible.

Copies of the petition are available at the front desk in the Planning and Development Services Department, County Administration Building, 2300 Virginia Avenue, Fort Pierce.

If you have any questions please call the Planning and Development Services Department at 772-462-2822.

Parcel ID	Owner1 Lname	Owner1 Fname	Owner2 Lname	Owner2 Fname	Address	City	State	ZIP
341951502250009	Acquaro	Frank D			221 SE Camino St	Port St Lucie	FL	34952-2252
341951501350001	Adam	Barbara			773 Lomas St	Port St Lucie	FL	34952-1407
341951501170009	Adams	Daniel L			748 ALTURA ST	Port St Lucie	FL	34952-1302
341951501680001	Albanese	Christopher	Albanese	Stephanie L	769 Lindo Ln	Port St Lucie	FL	34952-1403
341951502530004	Andrews	Susan F			106 SE Camino St	Port St Lucie	FL	34952-2251
341951501550007	Barclay	Carl	Barclay	Shirley	5942 NW Telford Ave	Port St Lucie	FL	34983-5308
341951500980009	Barringer (TR)	Christine C			146 Riomar Dr	Port St Lucie	FL	34952-1366
341951501200003	Baylis	Garnet	Baylis	Marilyn	742 Altura St	Port St Lucie	FL	34952-1302
341951501570001	Beaver	Ronnie L	Beaver	Johnette S	775 E Prima Vista Blvd	Port St Lucie	FL	34952-2273
341951501330007	Brandt	Maude L			769 Lomas St	Port St Lucie	FL	34952-1407
341951500680000	Broder	Alan	Broder	Diane	745 NE Altura St	Port St Lucie	FL	34952-1395
341957500100005	Broman	Pirkko	Broman	Henry	744 E Prima Vista Blvd	Port St Lucie	FL	34952-2261
341957500070001	Brooks	William M			120 SE Riomar Ct	Port St Lucie	FL	34952-2272
341951501180006	Bushman	Michael W			746 Altura St	Port St Lucie	FL	34952-1302
341957500030003	Carter	Douglas A	Carter	Priscilla A	103 Riomar Ct	Port St Lucie	FL	34952-2272
341951502520007	Cayford	David			104 SE Camino St	Port St Lucie	FL	34952-2251
341951501250008	Dejoie	Gabriel D			109 NW Rockbridge Ct	Port St Lucie	FL	34986-3570
341951502280000	Diamond	J Erin			330 Holly Ave	Port St Lucie	FL	34952-1338
341951500990006	Diez (TR)	Maria C			3025 SW Bridge St	Port St Lucie	FL	34953-3277
341951501270002	Dimmett	Thomas			6314 Arapahoe St	Fort Pierce	FL	34982-7610
341951502630007	Dorcus	Edilaire	Dorcus	Jonette	111 W Aldea St	Port St Lucie	FL	34952-2244
341951501670004	Foster	Joseph F			2432 SE Gillette Ave	Port St Lucie	FL	34952-7434
341951501650000	Frazer	Steven J	Frazer	Mathew	305 SW North Shore Blvd	Port St Lucie	FL	34986-1773
341951501240001	Garcia	Miguel	Garcia	Georgina	751 E Prima Vista Blvd	Port St Lucie	FL	34952-2260
341951501340004	Garneau	Maurice J	Garneau	Roberta J	771 Lomas St	Port St Lucie	FL	34952-1407
341957500020006	Ghuman	Jasbir S			PO Box 7608	Port St Lucie	FL	34985-7608
341951501320000	Gift	James L	Gift	Mary L	767 Lomas St	Port St Lucie	FL	34952-1407
341951501211001	Goldenberg	Randy	Goldenberg	Danielle	121 Riomar Dr	Port St Lucie	FL	34952-1355
341951502340005	Gonsalves	Kenneth C	Hull	Leslee A	758 E Prima Vista Blvd	Port St Lucie	FL	34952-2259
341951502290007	Grieco	Frank			106 W Aldea St	Port St Lucie	FL	34952-2245
341951501690008	Grobarcik	Margaret A			769 Lindo Ln	Port St Lucie	FL	34952-1403
341951501130001	Guadagnino	Margaret			756 Altura St	Port St Lucie	FL	34952-1302
341951501470008	Gufford	Juliet			760 Lindo Ln	Port St Lucie	FL	34952-1404
341957500050007	Hart	Thomas	Hart	Nancy	115 Riomar Ct	Port St Lucie	FL	34952-2272
341951501500002	Hayhurst	Richard	Hayhurst	Lucia	2162 NE Marlberry Ln	Jensen Beach	FL	34957-6636
Applicant	Hayhurst	Richard			7791 S US Highway 1	Port St Lucie	FL	34952
341957500010009	Hearing	Shawn A	Hearing	Laurie L	738 NE Prima Vista Blvd	Port St Lucie	FL	34952
341951501630006	Henschel (TR)	Ben	% IPO Realty		120 E Oakland Park Blvd #105	Fort Lauderdale	FL	33334-1106
341951502310004	Hill	Moses A	Hill	Janice F	764 E Prima Vista Blvd	Port St Lucie	FL	34952-2259
341951501560004	HOLA LLC				411 N US Highway 1	Fort Pierce	FL	34950-3050
341957500040000	Holeman (TR)	Margo	Van Houtan	John	2356 McClellan Pkwy	Sarasota	FL	34239
341951501190003	Howard	Billy R	Howard	Lorraine	744 Altura St	Port St Lucie	FL	34952-1302
341951501160002	Hunter	Michael J	Hunter	Valerie	1090 Shakespear Ave	Port St Lucie	FL	34983-4034

341951501140008	Johnson	Maricava C			754 Altura St	Port St Lucie	FL	34952-1302
341951501230004	Julien	Elimise	Finhomme	Lormira	749 E Prima Vista Blvd	Port St Lucie	FL	34952-2260
341951502240002	Kapsis	Pamela A			222 SE Camino St	Port St Lucie	FL	34952-2286
341951502650001	Kaye	Theresa L H	Kaye	Wayne J	107 W Aldea St	Port St Lucie	FL	34952-0000
341951501610002	Keelor	John C	Keelor	Erin	103 Lomas Ct	Port St Lucie	FL	34952-1405
341951502270003	Kelly	Patricia A	Kelly	Michael L	228 SE Camino St	Port St Lucie	FL	34952-2286
341951502680002	Knapp	Craig			210 W Aldea St	Port St Lucie	FL	34952-2247
341951501540000	Kordbacheh	Ali	Aghaei	Mariam	12749 Headwater Cir	Wellington	FL	33414-4913
Agent	Land Design South		Currie	Brad	501 SE Port St Lucie Blvd	Port St Lucie	FL	34984
341951501510009	Larsen	Wayne	Larsen	Beverley	2061 SE Harlow St	Port St Lucie	FL	34952-8860
341951502210001	Magliente (EST)	Peter I	% Hill		142 City Blvd	Staten Island	NY	10301-3346
341951502510000	Mashburn (EST)	Beverly M			776 E Prima Vista Blvd	Port St Lucie	FL	34952-2275
341951502320001	Matheus	Leopoldo E	Matheus	Rosana V	762 E Prima Vista Bv	Port St Lucie	FL	34952-2259
341951501300006	McCarthy	Barry A			763 Lomas St	Port St Lucie	FL	34952-1407
341951500670003	McKimmie	Eric J	McKimmie	E Leigh	150 W Arbor Ave	Port St Lucie	FL	34952-1308
341951500900003	Medard	McKelly			612 Ramie Ln	Port St Lucie	FL	34952-1389
341951502640004	Metcalf (EST)	Dorothy	%Debra L Gillanders		18 Willow Stream Dr	Vernon Rockville	CT	06066-5936
341951501000007	Mickens	Sherry L	Senior	Russell A	143 Ramie Ln	Port St Lucie	FL	34952-1397
341951501460001	Miller	Jeffrey N	Miller	Sally J	762 Lindo Ln	Port St Lucie	FL	34952-1404
341951502670005	Milner	Kenneth P	Milner	Diane A	13 Harbour Isle Dr W Unit 103	Fort Pierce	FL	34949-2765
341951501700008	Mitton Sr	Walter E	Mitton	Carol A	771 Lindo Ln	Port St Lucie	FL	34952-1403
341951500910000	Moore	Mary			614 Ramie Ln	Port St Lucie	FL	34952-1389
341951501410006	Morales	Adrian	Morales	Ann	1040 Shinn Rd	Fort Pierce	FL	34945-4515
341957500060004	Murray	John J			121 Riomar Ct	Port St Lucie	FL	34952-2272
341951500860002	Neckles	John	Neckles	Marion	140 Ramie Ln	Port St Lucie	FL	34952-1396
341951500700007	Neristin	Jultane			737 Altura St	Port St Lucie	FL	34952-1395
341951501280009	P and P Equipment LLC				1866 Robalo Dr	Vero Beach	FL	32960-5229
341951501420003	Panariello	Anna			772 Lindo Ln	Port St Lucie	FL	34952-1404
341951502360009	Pippin	Adam			754 E Prima Vista Blvd	Port St Lucie	FL	34952-2259
341951500890003	Pope	William M	Pope	Susan V	610 Ramie Ln	Port St Lucie	FL	34952-1389
342232000010005	Port St Lucie City of				121 SW Port St Lucie Blvd	Port St Lucie	FL	34984-5099
341951502690009	Preferred Business Exchange In				3399 63rd Square	Vero Beach	FL	32966-6553
341951501210000	Prezioso	Michael	Prezioso	Cynthia L	740 Altura St	Port St Lucie	FL	34952-1302
341951501290006	Reed Jr	Donald A			761 Lomas St	Port St Lucie	FL	34952-1407
341951501660007	Roach	James G			763 Lindo Ln	Port St Lucie	FL	34952-1403
341951501260005	Rodriguez	James			755 Lomas St	Port St Lucie	FL	34952
341951500920007	Rodriguez	Aldair	Rodriguez	Julian A	122 Riomar Dr	Port St Lucie	FL	34952-1356
341951502300007	Rogers	Charles D			104 West Aldea St	Port St Lucie	FL	34952-2247
341951502220008	Roznowski	Marilyn			26810 Maplewood Dr	Spring	TX	77386-1148
341951501480005	Scialo	Mary F	Scialo	Mary E	758 Lomas St	Port St Lucie	FL	34952-1444
341951501520006	Seegoolam	Stephanie			765 E Prima Vista Blvd	Port St Lucie	FL	34952-2273
341951501530003	Singh	Jaipargas			6240 NW Hacienda Ln	Port St Lucie	FL	34986-3810
341951501640003	Skerlick	Sue E			770 Lomas St	Port St Lucie	FL	34952-1406
341951502230005	Snyder (TR)	Ward I			16 Herons Nest	Stuart	FL	34996-6404

341951502800002	Snyder (TR)	Ward I			8450 S US Highway 1	Port St Lucie	FL	34952-3306
341951501310003	Soria	Cesar			1204 Bay 27 St	Far Rockaway	NY	11691-1754
341957500090005	Sparling (TR)	Betty			11985 Southern Blvd #199	Royal Palm Beach	FL	33411-7619
341951501440007	Spillson	Nick L			607 87th St Ct NW	Bradenton	FL	34209-9613
341951501150005	Stevenson	Carol B			752 Altura St	Port St Lucie	FL	34952-1302
341951502660008	Stocker	Mark	Stocker	Suzanne	5412 Davis St	Fort Pierce	FL	34982-3330
341957500080008	Tabbert	Gerald J	Tabbert	Janet E	114 SE Riomar Ct	Port St Lucie	FL	34952-2272
341951502350002	Thomas	Maybel			PO Box 8641	Port St Lucie	FL	34985-8641
342141100000004	Tr Int Imp Trust Fund		Mail Station 115		3900 Commonwealth Blvd	Tallahassee	FL	32399-6575
341951501710005	Tur	Robert J			773 Lindo Ln	Port St Lucie	FL	34952-1403
341951501400009	Webster III	Walter E			12849 Amber Ave	Clermont	FL	34711-8850
341951501490002	Willis	Rodney L	Willis	Laura D	756 NE Lomas St	Port St Lucie	FL	34952-1444
341951501620009	Wilson	John			780 Lomas St	Port St Lucie	FL	34952-1405
341951500690007	Winterstein	Vicki T			739 Altura St	Port St Lucie	FL	34952-1395

Meeting Time:
6:00 PM (or soon thereafter)

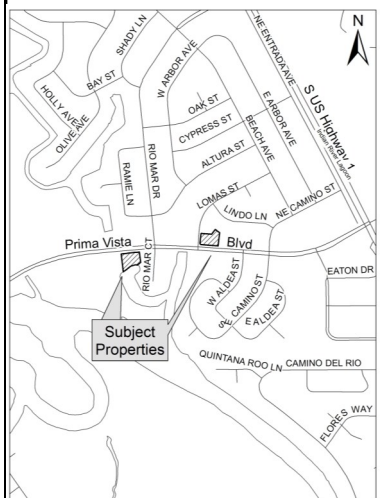
Location:
County Commission Chambers
St.. Lucie County Administration
Building, 3rd Floor
2300 Virginia Ave
Ft. Pierce, FL 34982

Shawn Hearing
738 NE Prima Vista Blvd
Port St. Lucie, FL 34953

Brad Currie
Land Design South
501 SE Port St. Lucie Blvd
Port St. Lucie, FL 34984
(772) 871-7778

RS-4 (Residential Single -
Family - 4 du/acre)

Proposed Future Land Use Map Amendment from RU (Residential Urban - 5 du/acre) to COM (Commercial) to allow for the future rezoning of the subject properties to CO (Commercial Office) or CN (Commercial Neighborhood)



Shawn Hearing, Hayhurst & Larson FLUMAs
FLUMA-520124446 & FLUMA-720124464

Future Land Use

Map showing Future Land Use designations for the area around Shawn Hearing, Hayhurst & Larson FLUMAs. The map includes streets such as RAMIE CT, RIO MAR DR, ALVARO ST, LOMAS ST, BEACH AVE, NE CAMINO ST, LINDO LN, PRIMA VISTA BLVD, RIO MAR CT, RIO MAR, WATERWAY, ST. LUCIE RIVER, SE CAMINO ST, WALDEA ST, SE CAMINO ST, EALDEA ST, and BOAT CHANNEL. Land use designations include RU (Residential Urban, 5 du/ac), COM (Commercial), and CPUB (Conservation Public). A 500' combined notification area is indicated by a dashed line. Subject properties are highlighted with hatched patterns.

500' combined notification area
Subject properties

COM - Commercial
CPUB - Conservation Public
RU - Residential Urban (5 du/ac)

Map prepared September 14, 2012.

Shawn Hearing is requesting two petitions. Both are amendments to the Future Land Use Map from RU (Residential Urban - 5 dwelling units / acre) to COM (Commercial). Shawn Hearing's parcel is located to the west at 738 NE Prima Vista and is .65 acres. The other two parcels to the north are individually owned by Richard Hayhurst and Wayne Larsen and together are .55 acres. The applications are being processed in conformance with the River Park Community Overlay Zone, Section 4.02.00 of the Land Development Code.

The purpose of the two petitions is to allow for the future rezoning to CO (Commercial Office) or CN (Commercial Neighborhood) which allow for uses that support the surrounding neighborhood. The intended use for Mr. Hearing's property is commercial office use. Nothing is proposed at this time for the two northern

Staff recommends that both of the proposed small-scale Future Land Use Map Amendments (Ordinance 12-021 and Ordinance 12-022) be forwarded to the Board of County Commissioners with a recommendation for approval.

Please call or email comments directly to:

Britton DeWitt, Senior Planner
dewittb@stlucieco.org
(772) 462-1582

Anyone with a disability requiring accommodation to attend the meeting should contact the ADA coordinator at least forty-eight (48) hours prior to the meeting at:

(772) 462-1546 or
T.D.D (772) 462-1428

ST. LUCIE COUNTY PLANNING AND ZONING COMMISSION PUBLIC HEARING AGENDA November 15, 2012

NOTICE OF TWO CONCURRENT PROPOSED SMALL-SCALE AMENDMENTS TO THE FUTURE LAND USE
MAP OF THE ST. LUCIE COUNTY COMPREHENSIVE PLAN

The St. Lucie County Planning and Zoning Commission is scheduled to review and make recommendations regarding the following two items petitioned by Shawn Hearing for adoption by the Board of County Commissioners of St. Lucie County, Florida, by ordinance.

The Planning and Zoning Commission **PUBLIC HEARING** on both items will be held in the Commission Chambers, Roger Poitras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida on **Thursday, November 15, 2012** beginning at **6:00 pm** or as soon thereafter as possible.

ORDINANCE NO. 12-021

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA TO AMEND THE ADOPTED COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR A 0.65 ACRE (M.O.L.) PARCEL OF LAND OWNED BY SHAWN HEARING, FROM RU (RESIDENTIAL URBAN – 5 DU/ACRE) TO COM (COMMERCIAL); PROVIDING FINDINGS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR ADOPTION.

APPLICANT: Shawn Hearing

FILE NUMBER: FLUMA - 520124446

LOCATION: 738 NE Prima Vista Ave, Port St. Lucie, FL

PURPOSE: The applicant intends to use the subject property as a commercial health service office. The purpose of this Future Land Use Map Amendment (FLUMA) is to allow for commercial use of the existing single-family residential structure in accordance with the River Park Community Overlay Zone of the Land Development Code. If the change in Future Land Use from residential to commercial is granted, the applicant will need to rezone the subject property from its current residential zoning district to the Commercial Office zoning district. Commercial General zoning is not permitted.

ORDINANCE NO. 12-022

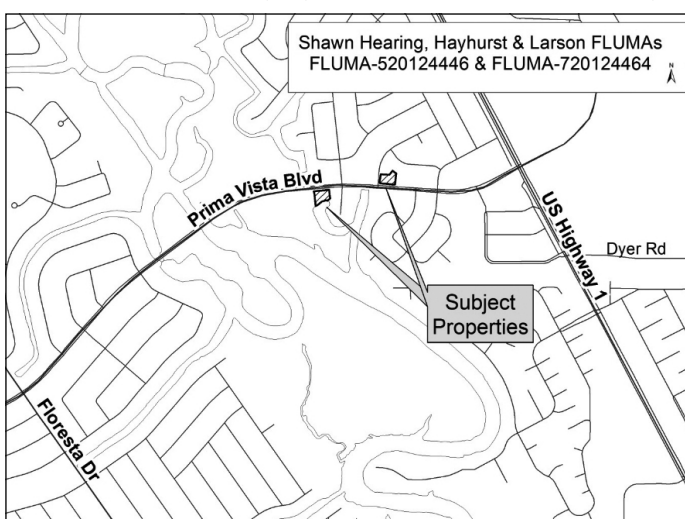
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA TO AMEND THE ADOPTED COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR TWO ADJACENT PARCELS OF LAND TOTALING 0.53 ACRES (MOL) OWNED BY HAYHURST AND LARSEN, FROM RU (RESIDENTIAL URBAN – 5 DU/ACRE) TO COM (COMMERCIAL); PROVIDING FINDINGS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR ADOPTION.

APPLICANT: Shawn Hearing

FILE NUMBER: FLUMA - 720124464

LOCATION: 761 and 763 NE Prima Vista Ave, Port St. Lucie, FL

PURPOSE: The property owners currently have no development plans for the two subject parcels. The purpose of this Future Land Use Map Amendment (FLUMA) is to allow for future commercial use in accordance with the River Park Community Overlay Zone of the Land Development Code. If the change in Future Land Use from residential to commercial is granted, the applicant will need to rezone the subject property from its current residential zoning district to the Commercial Office (CO) or Commercial Neighborhood (CN) zoning district, which includes uses intended to serve the surrounding neighborhood. Commercial General (CG) zoning is not permitted.



All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the Planning and Zoning Commission should be received by the Planning and Development Services Department - Planning Division at least 3 days prior to the scheduled hearing. The petition file is available for review at the Planning and Development Services Department - Planning Offices located at 2300 Virginia Avenue, 2nd Floor, Fort Pierce, Florida, during regular business hours. Please call (772)462-2822 or TDD (772)462-1428 if you have any questions or require additional information about this petition.

The St. Lucie County Planning and Zoning Commission has the power to review and recommend to the St. Lucie County Board of County Commissioners, for approval or disapproval, any applications within their area of responsibility.

The proceedings of the Planning and Zoning Commission are electronically recorded. **PURSUANT TO SECTION 286.0105, FLORIDA STATUTES**, if a person decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Risk Manager at least forty-eight (48) hours prior to the meeting at (772)462-1546 or T.D.D. (772)462-1428.

PLANNING AND ZONING COMMISSION/
LOCAL PLANNING AGENCY
ST. LUCIE COUNTY, FLORIDA
/S/STEPHANIE MORGAN, CHAIRMAN
PUBLISH DATE: November 2, 2012



ST. LUCIE COUNTY

Planning & Development Services Department Planning Division

2300 Virginia Avenue, Ft. Pierce, FL 34982

Office: 772-462-2822 – Fax: 772-462-1581

<http://www.stlucieco.org/planning/planning.htm>

DEVELOPMENT APPLICATION

Prior to submittal, all applications require a pre-application conference.
Please contact the Planning Division to schedule an appointment.

Submittal Type [check each that applies]

Site Plan

- ☐ Major Site Plan
- ☐ Minor Site Plan
- ☐ Major Adjustment to Major Site Plan
- ☐ Major Adjustment to Minor Site Plan
- ☐ Major Adjustment to PUD/PNRD/PMUD
- ☐ Minor Adjustment to Major Site Plan
- ☐ Minor Adjustment to Minor Site Plan
- ☐ Minor Adjustment to PUD/PNRD/PMUD

Planned Development

- ☐ Planned Town or Village (PTV)
- ☐ Planned Country Subdivision (PCS)
- ☐ Planned Retail Workplace (PRW)
- ☐ Prelim. Planned Unit Develop. (PUD)
- ☐ Prelim. Planned Mixed Use Develop. (PMUD)
- ☐ Prelim. Planned Non-Res. Develop. (PNRD)
- ☐ Final Planned Unit Develop. (PUD)
- ☐ Final Planned Mixed Use Develop. (PMUD)
- ☐ Final Planned Non-Res. Develop. (PNRD)

Conditional Use¹

- ☐ Conditional Use
- ☐ Major Adjustment to a Conditional Use
- ☐ Minor Adjustment to a Conditional Use

Variance²

- ☐ Administrative Variance
- ☐ Variance
- ☐ Variance to Coastal Setback Line

Rezoning³

- ☐ Rezoning (straight rezoning)
- ☐ Rezoning (includes PUD/PNRD/PMUD)
- ☐ Rezoning with Plan Amendment

Comprehensive Plan Amendment⁴

- ☒ Future Land Use Map Change
- ☐ Comprehensive Plan Text Amendment

Other

- ☐ Administrative Relief
- ☐ Class A Mobile Home⁵
- ☐ Developer Agreement (Submit per LDC 11.08.03)
- ☐ Power Generation Plants
- ☐ Extension to Development Order
- ☐ Historical Designation/Change⁶
- ☐ Land Development Code Text Amendment⁷
- ☐ Plat
- ☐ Post Development Order Change
- ☐ Re-Submittal # _____⁸
- ☐ Shoreline Variance
- ☐ Stewardships – Sending/Receiving
- ☐ Telecom Tower (Submit per LDC 7.10.23)
- ☐ Transfer of Development Rights
- ☐ Waiver to LDC/Comp. Plan Requirements⁹
- ☐ Appeal of Decision by Administrative Official¹⁰

Application Supplement Packages

- | | | |
|-----------------------------------|----------------------------------|---|
| 1. Conditional Use | 5. Class A Mobile Home | 9. Waiver to LDC/Comp. Plan Requirements |
| 2. Variance | 6. Historical Designation/Change | 10. Appeal of Decision by Administrative Official |
| 3. Rezoning / Zoning Atlas Amend. | 7. LDC Text Amendment | |
| 4. Comp. Plan Amendments | 8. Re- Submittal | |

Refer to [Fee Schedule](#) for applicable fees.

All required materials must be included at the time of submittal along with the appropriate non-refundable fee(s).

Submittal Requirements

The following checklist is provided as a reminder.

Please see applicable code sections for more detailed submittal requirements.

All Submittals MUST be in complete folded and collated sets.

All applications must include the following:

- ☒ Application, completed in black ink, with property owner signature(s) and notary seal (1 original and 11 copies)
- ☒ Aerial Photograph – property outlined (available from Property Appraiser's office)
- ☒ Property Deed
- ☒ Legal description, in MS Word format, of subject property *
- ☒ Property Tax Map – property outlined (electronic copy not required)
- ☒ Survey
- ☒ 2 CDs of all documents submitted - with files named according to the Required Naming List. (attached)
- ☒ Concurrency Deferral Affidavit; or
- ☒ Description and analysis of the impact of the development on public facilities in accordance with the methodologies acceptable to the County (LDC Section 5.08.02). This will require a Transportation Assessment or a full Traffic Impact Report, if applicable.

Site Plan and Planned Development Applications must also include:

- ☐ Site Plan 24"x36" at a scale of 1"=50' (12 copies- folded, not rolled)
- ☐ Boundary Survey – Signed and Sealed (12 originals)
- ☐ Topographic Survey – Signed and Sealed (12 originals)
- ☐ Landscape Plan – Signed and Sealed (12 originals)
- ☐ Traffic Impact Report (TIR) (4 copies) if:
 - 50+ residential units
 - Development on N. or S. Hutchinson Island
 - Non-residential (see LDC Section 11.02.09(4))
- ☐ Environmental Impact Report (4 copies) if: (See LDC Section 11.02.09(5))
 - The property is ten acres or greater
 - The property, regardless of size, contains a wetland;
 - The property is identified on the "Native Habitat Inventory for SLC";
 - The proposed development is located in whole, or part, within the One Hundred Year Flood Plain;
 - Development on N. or S. Hutchinson Island

Development Order Extension Applications only require the following:

- ☐ Letter of justification – submitted at least 2 weeks prior to expiration. (LDC 11.02.06)
- ☐ Updated Traffic Analysis if applicable (4 copies)
- ☐ Approved Resolution or GM Order

***Please note:** Only a surveyor, attorney, or title agent is authorized to provide a legal description. The legal description provided on the property appraiser's website is not valid for our purposes. The legal description you provide us will be used in all future documentation. If it is incorrect, it will invalidate the results of any hearing(s).

Project Information

Project Name: Hayhurst - Larsen Properties

Site address: 761 and 763 East Prima Vista Boulevard

Parcel ID Number(s): 3419-515-0150-000-2 and 3419-515-0151-000-9

Legal Description: (Attach additional sheets if necessary – **also must** be provided in MS Word format on CD)

Legal Description - 761 NE Prima Vista Boulevard - Hayhurst - LOT 11, BLOCK 25, RIVER PARK UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 80, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

Legal Description - 763 E Prima Vista Boulevard - Larsen - ALL OF LOT 12, BLOCK 25, RIVER PARK, UNIT-3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 80 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA SAID LANDS LYING IN ST. LUCIE COUNTY , FLORIDA.

Property location – Section/Township/Range: 22/36S/40E

Property size – acres: 27+.26=.53

Square footage: 1,353+1,080=2,433

Future Land Use Designation: Existing: Residential Urban (RU) Proposed: Commercial (COM)

Zoning District: Residential, Single Family 4 (RS-4)

Description of project: (Attach additional sheets if necessary)

The subject properties would be more consistent with the heavily traveled roadway if they had a commercial Future Land Used designation. The River Park-Community Overlay zone does allow for commercial development at certain intersections without a land use change. This application is simply requesting commercial uses be allowed on the parcels that are a part of the application.

Type of construction (check all applicable boxes):

☒ Commercial Total Square Footage: Existing _____ Proposed: T.B.D.

☐ Industrial Total Square Footage: Existing _____ Proposed: _____

☐ Residential No. of residential units: Existing _____ Proposed: _____

No. of subdivided lots: Existing _____ Proposed: _____

☐ Other Please specify: _____

Number and size of out parcels (if applicable): _____

SPECIAL NOTICE
(PLEASE READ BEFORE SIGNING ACKNOWLEDGMENTS BELOW)

Submission of this application does not constitute the granting of approval. All appropriate requirements must be met prior to this project being presented for approval to the appropriate authority. St. Lucie County reserves the right to request additional information to ensure a complete review of this project.

ACKNOWLEDGMENTS

Applicant Information (Property Developer):

Business Name: _____

Name: Shawn Hearing

Address: 738 NE Prima Vista Boulevard
Port St. Lucie, Florida 34952

(Please use an address that can accept overnight packages)

Phone: 772-879-9416

Fax: _____

Email: sltsth@bellsouth.net

Agent Information:

Business Name: Land Design South of Florida, Inc.

Name: Bradley J. Currie

Address: 501 SE Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

(Please use an address that can accept overnight packages)

Phone: 772-871-7778

Fax: 561-478-5012

Email: bcurrie@landdesignsouth.com

Please note: both applicant and agent will receive all official correspondence on this project.

Property Owner Information

This application and any application supplement will not be considered complete without the notarized signature of **all property owners of record**, which shall serve as an acknowledgment of the submittal of this application for approval. The property owner's signature below shall also serve as authorization for the above applicant or agent to act on behalf of said property owner.

Wayne Larsen
Property Owner Signature

Mailing Address: 2061 SE Harlow St
Port St Lucie, FL 34952

Wayne Larsen
Property Owner Name (Printed)

Phone: 772-284-9967 = cell #
If more than one owner, please submit additional pages

STATE OF Florida, COUNTY OF St. Lucie

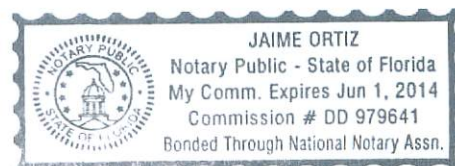
The foregoing instrument was acknowledged before me this 14 day of May, 20 12

by Wayne Larsen who is personally known to me or who has produced
as identification.

Jaime Ortiz
Signature of Notary

Jaime Ortiz
Type or Print Name of Notary

June 1, 2014 Commission Number (Seal)



SPECIAL NOTICE
(PLEASE READ BEFORE SIGNING ACKNOWLEDGMENTS BELOW)

Submission of this application does not constitute the granting of approval. All appropriate requirements must be met prior to this project being presented for approval to the appropriate authority. St. Lucie County reserves the right to request additional information to ensure a complete review of this project.

ACKNOWLEDGMENTS

Applicant Information (Property Developer):

Business Name: _____

Name: _____

Address: _____

(Please use an address that can accept overnight packages)

Phone: _____

Fax: _____

Email: _____

Agent Information:

Business Name: Land Design South of Florida, Inc.

Name: Bradley J. Currie

Address: 501 SE Port St. Lucie Boulevard

Port St. Lucie, Florida 34984

(Please use an address that can accept overnight packages)

Phone: 772-871-7778

Fax: 561-478-5012

Email: bcurrie@landdesignsouth.com

Please note: both applicant and agent will receive all official correspondence on this project.

Property Owner Information

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Richard Hayhurst
Property Owner Signature

Mailing Address: 779 S US Hwy 1

PORT ST LUCIE FL 34952

RICHARD HAYHURST
Property Owner Name (Printed)

Phone: 772-214-8647

If more than one owner, please submit additional pages

STATE OF Florida, COUNTY OF Martin

The foregoing instrument was acknowledged before me this 20th day of April, 2012

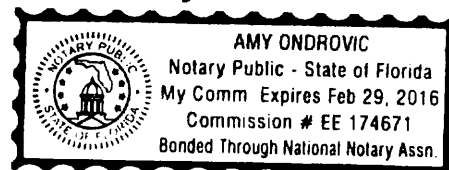
by Richard Hayhurst who is personally known to me or who has produced

H623-747-56-291-0 as identification.

Amy Ondrovic
Signature of Notary

Amy Ondrovic
Type or Print Name of Notary

EE 174671 Commission Number (Seal)



Supplement 4

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

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

Check One:

☒ Future Land Use Amendment ☐ Comprehensive Plan Text Amendment

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

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

Parcel Acres: 0.27+0.26=.53 Amendment Acres: .53

Property Address/Location: 761 and 763 East Prima Vista Boulevard

Existing Future Land Use: Residential Urban (RU)

Proposed Future Land Use: Commercial (COM)

Existing Zoning: Residential, Single Family 4 (RS-4)

Existing Use: Single Family Homes

Are any other applications being submitted concurrent with this application?

☐ YES ☒ NO

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

Describe the existing improvements and structures on the amendment lands:
 Existing Single Family homes on all four properties.

Proposed use of amendment lands:

The owners are proposing to develop their properties with uses consistent with the uses allowed in the CO and CN Zoning Districts.

Reason for making this request:

Prima Vista Blvd. is currently a heavily traveled roadway. It does not lend itself to residential type uses. The

The properties on the north and south sides of the road would be more consistent with the heavily traveled roadway if they had a commercial Future Land Used designation. The River Park-Community Overlay zone does allow for commercial development at certain intersections without a land use change. This application is simply requesting commercial uses be allowed on the parcels that are a part of the application.

Bradley J. Currie

Applicant or Agent Name (Printed)

Bradley J. Currie

Signature

Required Documentation

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

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

10. Provide a potable water impact and capacity analysis and documentation that demonstrate adequate water supply facilities and service will be available concurrent with the impact of development. Provide correspondence from the service provider verifying their ability to serve the proposed development. (See attached worksheet)
11. Provide a projection of the average daily volumes of solid waste that would be generated if the land use(s) change.
12. What demands for recreational facilities will be created by development as a result of the land use change? If you are requesting a residential classification, identify the recreational facilities and open spaces that are available in the vicinity?
13. Indicate the location of any archaeological or historic resources that are known to occur on or near the amendment lands. Describe potential impacts to these resources as a result of the proposed amendment. Provide a copy of any available archaeological or historic assessment.
14. Is the property currently within the Planned Urban Service Area Boundary?
15. If you answered "no" to Question 14 above, will the property be used for "urban development activities" as defined in Future Land Use Policy 1.1.5.1? Check which urban development activities apply:
 - _____ Residential development in excess of two units to the gross acre.
 - _____ Any non-agricultural commercial activity.
 - _____ Any non-extractive, non-agriculturally related industrial activity.
16. If any item in Question 15 above is checked, the property must lie outside the Planned Urban Service Area. If an expansion of the Urban Service Area boundary line is proposed, please refer to Future Land Use Policy 1.1.5.1 and answer the following questions:
 - a. What is the distance between the property and the Urban Service Area Boundary?
 - b. Is the subject property contiguous to lands with the requested future land use designation?
 - c. Can the owners of contiguous properties between your property and the present Urban Services Area Boundary ensure appropriate urban infrastructure and services can be provided? If so, please provide documentation.
 - d. To what extent will the proposed expansion detrimentally impact the established character of the area?
17. If changing from an agricultural category (AG-5 and AG-2.5) to a non-agricultural category (all others), please answer the following questions.
 - a. How will the non-agricultural use(s) maintain the viability of continued agricultural uses on adjacent lands? How will any adjacent agricultural uses affect the proposed non-agricultural uses?

- b. Using the St. Lucie County Soil Survey, provide documentation of the soil type(s) found on the subject parcel and their suitability for the proposed use. Indicate their suitability as defined by the soil survey.
 - c. Describe the existing land characteristics and how the proposed land use is suitable with those characteristics?
 - d. Does the proposed land use amendment propose the extension of the urban services boundary in a manner that creates any enclaves, pockets, or finger areas?
 - e. Describe why the non-agricultural uses could not be feasibly located on non-agricultural land.
18. Provide a copy of all existing federal, state, regional or local permits or plans related to the property (i.e. SFWMD permits, USDA Conservation Plans, documents related to the lands present or past enrollment in any federal, state or local program).
19. Indicate if the area under consideration is located within a unique area with common characteristics, such as the Indrio Road corridor and White City. If so, indicate how the proposed change in future land use is consistent with the character of the area and any neighborhood plan or special planning project for the amendment area.
20. Identify any local government within one mile of the amendment lands. If any, provide a copy of the proposed application documents to the appropriate government official. Indicate the name and address of the official for which the application documents were provided.
21. St. Lucie County reserves the right to request additional information.

APPLICANT ACKNOWLEDGEMENTS (Owner's Signature Must be Notarized)

I CERTIFY THAT: (CHECK ONE)

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

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

Applicant's Signature

Date

Address: 501 SE Port St. Lucie, Port St. Lucie, FL 34984Phone: 772-924-2602Fax: 561-476-5012Email Address: bourne@landdesignsouth.com

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

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

Property Owner Signature

Property Owner Name (Printed)

Mailing Address: 2061 SE Harbor St
Port St. Lucie, FL 34952

Phone: 772-284-9967 - cell*
 If more than one owner, please submit additional pages

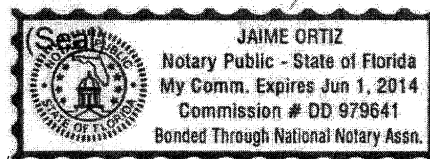
STATE OF Florida, COUNTY OF St. Lucie
 The foregoing instrument was acknowledged before me this 14 day of May, 2012

by Wayne Larson who is personally known to me or who has
 produced _____ as identification.

Signature of Notary

Type or Print Name of Notary

June 1 2014 Commission Number



APPLICANT ACKNOWLEDGEMENTS (Owner's Signature Must be Notarized)

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Applicant's Signature

Date

Address: 501 SE Port 4 Lane, Bunlawnd, Port 4, Lucie, FL 34984Phone: 772 924-2402Fax: 561-476-5002Email Address: same@landdesignsouth.com

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

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Property Owner Signature

Property Owner Name (Printed)

Mailing Address: 2102 NE MARLBERRY LAPhone: 772-878-4384

If more than one owner, please submit additional pages

JENSEN BEACH FL 34957STATE OF FLORIDA, COUNTY OF ST. LUCIEThe foregoing instrument was acknowledged before me this 26 day of 3, 2012by RICHARD G. HAYHURST who is personally known to me or who hasproduced FLN H1023.747.50.291.0 as identification.

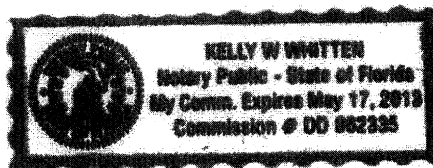
Signature of Notary

Type or Print Name of Notary

DD 8602335

Commission Number

(Seal)



APPLICANT ACKNOWLEDGEMENTS (Owner's Signature Must be Notarized)

I CERTIFY THAT: (CHECK ONE)

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

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

Applicant's Signature

Date

Address:

Phone: 772-924-2602

Fax: 561 476 5012

Email Address: hanner@landdesignsouth.com

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

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

Lucia Hayhurst
Property Owner Signature

LUCIA HAYHURST
Property Owner Name (Printed)

Mailing Address: 2162 NE Harborview

Phone: _____

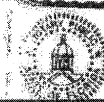
If more than one owner, please submit additional pages

STATE OF Florida, COUNTY OF Martin

The foregoing instrument was acknowledged before me this 23 day of March 2012

by Lucia Hayhurst who is personally known to me or who has produced _____ as identification.

Patricia W. Trowbridge
Signature of Notary



PATRICIA W. TROWBRIDGE
Commission # DD 867988
Expires July 8, 2013

Type or Print Name of Notary

Commission Number

(Seal)

St. Lucie County

Potable Water Availability Worksheet

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

1. General InformationDate: May 18, 2012Contact Name: Bradley J. CurriePhone: 772-924-2602E-mail: bcurrie@landdesignsouth.comPotable Water Supplier: City of Port St. Lucie Utility Systems**2. Infrastructure Information**Water treatment plant permit number: 4560954-01, 02 Permitting agency: FDEPPermitted capacity of water treatment plant(s): 41.65 million gallons a day (mgd)Are distribution lines available to serve the property? ☒ Yes ☐ No

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

3. Water Management District Consumptive Use Permit (CUP)CUP Number: 56-00142-WExpiration Date: 7/10/2028Total CUP duration (years): 20CUP allocation in last year of permit: 18754 MGY annual allocationCurrent Status of CUP: ☒ In compliance ☐ Not In complianceReserved capacity: 0.909 MGD reserved but unconnected**4. Consumptive Use Analysis**A. Current year CUP allocation: 51.38 MGDB. Consumption in the previous calendar year: 13.496 MGDC. Reserved capacity or growth projection: 0.909 MGD reserved & unconnected capacityD. Projected consumption by proposed comprehensive plan amendment areas: .010314 MGDE. Amount available for all other future uses (A-B-C-D =E): 36.975 - .010314 = 36.964See attached
Justification

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

Potable Water Proposed Demand Justification

The subject property consists of four parcels totaling 1.46 acres in size. The applicant is proposing to change the Future Land Use designation of the subject property from Residential Urban (RU) to Commercial (COM). As a part of the request the, St. Lucie County requires the applicant to determine the increase in Potable Water associated with the request. The following defines how the increase in water demand was determined for this request.

	Existing Land Use	Proposed Land Use
Land Use Designation	RU	COM
Parcel Acreage	1.46	1.46
Maximum Development Potential	Five (5) Dwelling Units Per Acre	50% building coverage at 3 stories
Equation	$= 1.46 \times 5$	$= 1.46 * 43,560 * .50$ (building coverage) * 3 (floors)
Development Potential	7 Dwelling Units	95,396 total square feet
Potable Water LOS	100 gpcd (gallons per citizen per day)	125 gpd per 1,000 square feet
equation	$= 7 * 2.3$ (People per household) * 100	$= 95396 / 1000 * 125$
Potential Demand	1,610 gallons per day	11,924.5 gallons per day
Projected Increase	10,314 gpd or .010314 MGPD	

**Potable Water Availability
Worksheet Instructions**

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

- the utility's water supply plan. Include the amount of the previous year's allocation that was not used.
- D. Projected consumption: Attach a description of formulas, including figures and assumptions used to derive this figure. The projected consumption should be based on new growth attributable to the proposed amendment. Calculate the difference in projected assumption based on the difference between the maximum development potential under the current future land use designation and the proposed future land use designation.
- E. Amount available for all other future uses: This line represents the amount available for all other future uses by subtracting lines B, C, and D from A.

Contact Information:

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

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

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

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

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

St. Lucie County

Concurrency Deferral Affidavit

I, RICHARD HAYHURST, residing or doing business at 2162 NE MARLBERRY LN
Name Street
JENSEN BEACH, FL, 34957, 772-878-4384
City State Zip Phone
have applied for a Comprehensive Plan Amendment Application from St. Lucie County, Florida,
Type of Development Order

for the following project: Prima Vista Small Scale CPA
Name of Proposed Development

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

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

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

Signed: [Signature]
Applicant

Date: 7-11-12

STATE OF FLORIDA

COUNTY OF ST. LUCIE

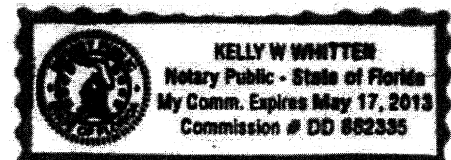
The foregoing instrument was acknowledged before me this 11 day of JULY, 2012, by RODARD HAYHURST who is personally known to me or who has produced FLDLH023147502910 as identification.

[Signature]
Signature of Notary

KELLY W. WHITTEN
Type or Print Name of Notary

DD862335 Commission Number

(Seal)



St. Lucie County

Concurrency Deferral Affidavit

I, Wayne Larsen, residing or doing business at 2061 E Harbor Street,
City Bt 4. Lucie, State FL, Zip 34952, Phone 772-244-9967
have applied for a Small Scale Comprehensive Plan Amendment from St. Lucie County, Florida,
Type of Development Order
for the following project: Hightmet - Larsen Small Scale Comprehensive Plan Amendment
Name of Proposed Development

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

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

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

Signed: [Signature]
Applicant

Date: 7-5-12

STATE OF FLORIDA
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me this 5 day of July, 2012 by Wayne Larsen who is personally known to me or who has produced DDI as identification.

[Signature]
Signature of Notary

Michelle Cavil
Type or Print Name of Notary

DD918430 Commission Number

(Seal)

