

COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

Supplemental Information

1. Land Use Plan. A land use map shall be submitted which designates the proposed future land use and existing future land use designations for the area requested, and for the area surrounding the property. The land use plan shall include a map together with other appropriate media addressing the following:
 - a. Residential Development Characteristics. The land use map shall indicate the magnitude and distribution of existing and proposed residential acres.
 - b. Non-Residential Activities. The land use map plan shall indicate the general type, location, magnitude, intensity, and distribution of non-residential activities including the maximum proposed square footage of commercial, office, and industrial uses. This information shall be prepared and based on the existing Future Land Use classification and proposed Future Land Use classification. The proposed number of acres allocated to private institutional uses such as places of worship as well as civic, cultural, or educational facilities shall be included.
 - **15.4 acres of Commercial General (CG) land use will be transferred to Low Density Residential (RL)**
2. Natural Features of the Environment. Significant natural features of the proposed development shall be mapped and described in the Land Use Plan Map or narrative. Potential methods of managing any major environmental impacts which are likely to be generated by the proposed development shall be identified. Natural features shall include, but not be limited to:
 - a. vegetation
 - b. soils
 - c. wetlands
 - d. shorelines
 - e. estuarine and/or riverine systems
 - f. other significant resources

A more detailed environmental assessment shall be required if environmentally sensitive areas are identified.

- **Reference the ecological assessment report provided by J.J. Goldasich and Associates, Inc.**

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

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

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

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

iii) A traffic analysis may be required pursuant to Section 55-4(A) of the Port St. Lucie Comprehensive Plan if the ADT's exceed 10% or 1,000 trips, whichever is greater.

- **Reference the traffic analysis report provided by O'Rourke Engineering and Planning.**

b. Utilities - Water and Sewer

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

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

iii) Nearest water/sewer main location.

iv) Available, or planned plant capacity

- **Yes, see attached availability letter from PSLUSD**
- **The existing PSLUSD water and sewer system will be expanded to serve the proposed single family development.**
- **PSLUSD owned public water mains exist along the west perimeter (St. James Drive) and the north Perimeter (NE Lazy River Parkway) and are available for connection. There is an existing sewer lift station at the northeastern corner of the parcel which has a gravity sewer stub out previously constructed for our parcel to connect to.**
- **Attached is the latest water/sewer plant capacity data sheet. These demonstrate the plants have capacity to serve the development.**

c. Emergency Services - Police, Fire, EMS

i) Nearest existing fire station

ii) Nearest planned fire station

iii) Existing fire insurance rating/response time

- **Reference capacity letters provided by SLC FD and PSL PD**

d. Schools/Recreation

i) Existing parks and schools within five miles

ii) Planned park and school sites within five miles

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

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

- **Reference capacity letter provided by SLC School Board and City of PSL Parks and Recreation Department**

e. Market Study - Commercial Only

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

- **Not Applicable**