

COMPREHENSIVE PLAN AMENDMENT

The following materials are required for a complete analysis of the application. Much of this material will be forwarded to the Planning and Zoning Board, City Council, and Department of Community Affairs. Please provide material that can be copied in black and white on standard sized paper. Please note that the information must address St. Lucie County if appropriate and must consider maximum utilization of the property unless an appropriate condition is agreed to as part of the application.

1. Completed application and fee.

See attached application.

2. Completed rezoning application and fee (optional).

Not required with this application.

3. Written description of area subject to application.

See Attached Legal Description.

4. Copy of deed(s).

Not required with this submission.

5. Justification for Land Use Amendment.

The attached petition for a change in land use classification from the RL (Residential Low) and ROI (Residential Office and Institutional) land uses to the RGC (Residential Golf Course) designation is to provide for the uniform application of the RGC classification over the entirety of the area known as the Veranda PUD. In the mid-2000's, the owners of what is now referred to as the Veranda, St. Lucie Lands and Floridian PUD's sought an amendment to place the areas then contemplated to the Veranda and Floridian portions of the project under a uniform future land use classification. The St. Lucie Lands portion of the project would retain its current mix of commercial and residential land use classifications.

As the final site designs were completed for the Veranda PUD, amendments were made to the boundary lines of the Veranda/ St. Lucie Lands PUD's that moved certain project development lines and has resulted in there being a slight misalignment of Land Use and land development designations. So as to avoid future confusion in this area, the purpose of this of this Petition is to adjust those future land use so that all of the residential areas associated with the Veranda PUD and all of the residential areas associated with the St. Lucie Lands PUD are under one common land use classification, RGC.

No changes in the existing site entitlements are proposed as part of this Future Land Use Amendment.

All development obligations and conditions as outlined in the Existing Development Agreement between the City of Port St. Lucie and St. Lucie Lands, Ltd./Stuart Property Holdings, LTD., remain in force and effect.

6. List and map of adjacent future land use map classifications located to the north, south, east, and west.

See attached map series.

- 7. List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc).**

See attached map series.

- 8. List of adjacent existing zoning categories located to the north, south, east, and west.**

See attached map series.

- 9. Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number.**

See attached map series.

- 10. Map and description of the location, type, and area of wetlands located on site. (An Environmental Assessment Report is required for all large scale future land use map amendments.)**

No wetlands within petition area.

- 11. Map and description of the location, type and area of existing vegetation using Florida Land Use and Cover Classification System (FLUCAS) categories. (An Environmental Assessment Report is required for all large scale future land use map amendments.)**

Not required with this submission.

- 12. Traffic analysis.**

Not required with this submission.

- 13. Market study (for commercial categories only).**

Not required with this submission.

- 14. Capacity analysis, location, and service description for the following public services: sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency services, police, education.**

Not required with this submission. All site impacts have been addressed with prior PUD approvals. See justification statement.

- 15. Location map with major streets clearly identified.**

See attached map series.

- 16. Existing future land use map.**

See attached map series.

- 17. Proposed future land use map.**

See attached map series.

- 18. Chart comparing the areas of existing and proposed future land uses.**

Not required with this submission.