

090445-WS
090459-WS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION
APPLICATION FOR ORIGINAL CERTIFICATES FOR PROPOSED
WATER AND WASTEWATER SYSTEMS IN INDIAN RIVER
OKEECHOBEE AND ST LUCIE COUNTIES AND REQUEST FOR INITIAL
RATES AND CHARGES
BY GROVE LAND UTILITIES LLC
DOCKET NO 0W904S45
APPLICATION OF BLUEFIELD UTILITIES LLC TO OPERATE A WATER
AND WASTEWATER UTILITY IN MARTIN AND ST LUCIE COUNTIES
FLORIDA
DOCKET NO 0W904S59
PREFILED DIRECT TESTIMONY OF MARK SATTERLEE, AICP
ON BEHALF OF ST. LUCIE COUNTY WATER AND SEWER DISTRICT

COM 5
APA
ECR 7
GCL 1
RAD 1
SSC
ADM
OPC
CLK CF.RAR

DOCUMENT NUMBER-DATE
88439 OCT 11 2009
FPSC-COMMISSION CLERK

DIRECT TESTIMONY OF MARK SATTERLEE, AICP

1 **Q. PLEASE STATE YOUR NAME AND BUSINESS ADDRESS.**

2 A. Mark Satterlee, 2300 Virginia Avenue, Fort Pierce, FL 34982.

3 **Q. BY WHOM ARE YOU EMPLOYED AND WHAT POSITION DO YOU**
4 **HOLD?**

5 A. I am employed by the St. Lucie Board of County Commissioners in the
6 capacity of Planning & Development Services Department Director.

7 **Q. PLEASE DESCRIBE YOUR DUTIES AND RESPONSIBILITIES IN**
8 **THAT POSITION.**

9 A. As Planning & Development Services Director, I am responsible for
10 implementing and interpreting the Comprehensive Plan in accordance with
11 the requirements of the State of Florida Growth Management Act, and for the
12 oversight of the following activities: review and processing of
13 Comprehensive Plan amendments, review and processing of land use and
14 zoning amendments; the review of subdivision applications, the drafting and
15 implementation of land development regulations, the review of zoning and
16 special use applications, the review of developments of regional impact, the
17 review of site plan applications, compliance with development concurrency
18 issues, and the St Lucie County Comprehensive Plan and Land Development
19 Code (LDC).

20 The St Lucie County Planning and Development Services Department
21 includes the Planning Division which oversees all long range and current
22 planning activities. The Planning Division ensures that land use planning and
23 economic development occur in a rational and quality manner. In addition,
24 the Planning Division aims at achieving and maintaining the desired level of
25 service of public facilities and services concurrent with development. The

DIRECT TESTIMONY OF MARK SATTERLEE, AICP

1 Planning Division is also responsible for the review of all site plan and
2 development review applications through the Development Review
3 Committee (DRC).

4 **Q. PLEASE DESCRIBE YOUR EDUCATION AND PROFESSIONAL**
5 **EXPERIENCE.**

6 A. I have a masters degree in City Planning from the Georgia Institute of
7 Technology. I have more than 20 years experience in planning and growth
8 management in the State of Florida. I have been a member of the American
9 Institute of Certified Planners (AICP) since 1993. I have been employed by
10 the St. Lucie Board of County Commissioners as a director since 2007. My
11 resume is attached as Exhibit-1.

12 **Q. ARE YOU SPONSORING ANY EXHIBITS IN THIS CASE?**

13 A. My testimony is primarily based upon the St. Lucie County Comprehensive
14 Plan which is included as an exhibit to Bluefield Utilities, LLC and Grove
15 Land Utilities, LLC applications to the Florida Public Service Commission.
16 Pertinent excerpts of the Plan are attached as Exhibit 2. I will also be
17 testifying from the St. Lucie County Land Use and Zoning designations/maps
18 applicable to the proposed water and sewer utility service areas of Grove
19 Land and Bluefield and surrounding areas, which documents are attached as
20 Exhibit-3.

21 **Q. WHAT IS THE NATURE OF YOUR TESTIMONY IN THIS**
22 **PROCEEDING?**

23 A. My testimony is directed to the issue of whether there is a need for central
24 water and sewer service within the proposed service areas of Bluefield
25 Utilities, LLC and Grove Land Utilities, LLC, and whether the applications of

DIRECT TESTIMONY OF MARK SATTERLEE, AICP

1 both Utilities to the Florida Public Service Commission comply with and are
2 consistent with the St. Lucie County Comprehensive Plan.

3 **Q. ARE YOU FAMILIAR WITH THE TERRITORY THAT BLUEFIELD**
4 **AND GROVE LAND ARE REQUESTING TO SERVE WITH WATER**
5 **AND WASTE WATER SERVICES?**

6 A. Yes.

7 **Q. WHERE IS THE PROPOSED TERRITORY AND WHAT IS THE**
8 **LAND USE DESIGNATION FOR THIS TERRITORY IN ST. LUCIE**
9 **COUNTY'S COMPREHENSIVE PLAN?**

10 A. The Grove Land parcels of property within St. Lucie County are generally
11 located in northwestern St. Lucie County, and are exclusively
12 rural/agricultural in nature. The Bluefield parcels of property within St. Lucie
13 County are generally located in southwestern St. Lucie County, and are
14 exclusively rural/agricultural in nature. The land use designation for both the
15 Grove Land and Bluefield parcels is AG-5 Agricultural and the zoning is also
16 AG-5 Agricultural. The purpose of both the land use and zoning is to provide
17 and protect an environment for agriculture.

18 **Q. HAVE YOU READ THE JANUARY 7, 2010, CORRESPONDENCE**
19 **FROM MIKE MCDANIEL FROM THE DEPARTMENT OF**
20 **COMMUNITY AFFAIRS ADDRESSED TO MS. PATTI DANIEL AT**
21 **THE PUBLIC SERVICE COMMISSION REGARDING THE**
22 **BLUEFIELD APPLICATION?**

23 A. Yes.

24 **Q. DO YOU AGREE WITH THE OPINIONS EXPRESSED BY MR.**
25 **MCDANIEL IN THAT CORRESPONDENCE THAT THERE IS NO**

DIRECT TESTIMONY OF MARK SATTERLEE, AICP

1 **NEED FOR CENTRAL WATER AND SEWER UTILITY SERVICE IN**
2 **THE PROPOSED BLUEFIELD UTILITY SERVICE AREA?**

3 A. Yes. For the same reasons cited by Mr. McDaniels, in my professional
4 opinion there is no need for utility service in the proposed Bluefield Utility
5 service area, and the proposed provision of central water and sewer service to
6 the proposed Bluefield Utility service area would be inconsistent with St.
7 Lucie County's Comprehensive Plan. As such, it is my further opinion that
8 granting the Bluefield application would not be in the public interest.

9 **Q. HAVE YOU READ THE JANUARY 7, 2010, CORRESPONDENCE**
10 **FROM MIKE MCDANIEL FROM THE DEPARTMENT OF**
11 **COMMUNITY AFFAIRS ADDRESSED TO MS. PATTI DANIEL AT**
12 **THE PUBLIC SERVICE COMMISSION REGARDING THE GROVE**
13 **LAND APPLICATION?**

14 A. Yes.

15 **Q. DO YOU AGREE WITH THE OPINIONS EXPRESSED BY MR.**
16 **MCDANIEL IN THAT CORRESPONDENCE THAT THERE IS NO**
17 **NEED FOR CENTRAL WATER AND SEWER UTILITY SERVICE IN**
18 **THE PROPOSED GROVE LAND UTILITY SERVICE AREA?**

19 A. Yes. For the same reasons cited by Mr. McDaniels, in my professional
20 opinion there is no need for utility service in the proposed Grove Land Utility
21 service area, and the proposed provision of central water and sewer service to
22 the proposed Grove Land Utility service area would be inconsistent with St.
23 Lucie County's Comprehensive Plan. As such, it is my further opinion that
24 granting the Grove Land application would not be in the public interest.

25 **Q. HAVE YOU READ THE JANUARY 28, 2010, CORRESPONDENCE**

DIRECT TESTIMONY OF MARK SATTERLEE, AICP

1 **FROM CHARLES H. BRONSON, COMMISSIONER OF**
2 **AGRICULTURE, ADDRESSED TO THE CHAIRMAN OF THE**
3 **PUBLIC SERVICE COMMISSION REGARDING THE GROVE**
4 **LAND, AND BLUEFIELD APPLICATIONS?**

5 A. Yes.

6 **Q. DO YOU AGREE WITH THE OPINIONS EXPRESSED BY MR.**
7 **BRONSON IN THAT CORRESPONDENCE REGARDING THE**
8 **UTILITY CERTIFICATION IS A MEANS TO PROTECT THE**
9 **AGRICULTURE INDUSTRY AND HELP IT REMAIN**
10 **SUSTAINABLE?**

11 A. No. Utility Certification has no relationship or relevance to the sustainability
12 of the Agriculture Industry nor is it necessary or needed to accomplish any of
13 the agricultural business opportunities identified in Mr. Bronson's
14 correspondence. The County Comprehensive Plan does encourage a
15 sustainable and environmentally sound agriculture industry in the County and
16 growth management practices and procedures are in place to permit each of
17 the agriculture environmental services proposed without the need or necessity
18 for creating a certificated private water or sewer utility. It also appears that
19 each of the proposed environmental services would fit under multiple
20 exemptions under Section 367.022, Florida Statutes, without the necessity of
21 becoming a certificated private utility.

22 **Q. IN YOUR OPINION, IS THE PROPOSED UTILITY SERVICE**
23 **CONSISTENT WITH ST. LUCIE COUNTY'S COMPREHENSIVE**
24 **PLAN?**

25 A. No, for the same reasons noted above.

DIRECT TESTIMONY OF MARK SATTERLEE, AICP

1 **Q. HAS THE COUNTY RECEIVED ANY REQUEST FROM A**
2 **LANDOWNER WITHIN THE PROPOSED SERVICE TERRITORY**
3 **TO MODIFY THE COMPREHENSIVE PLAN?**

4 A. Not to my knowledge.

5 **Q. HOW LONG DOES IT TAKE TO GO THROUGH A**
6 **COMPREHENSIVE PLAN AMENDMENT CYCLE?**

7 A. The process can take 9-12 months, sometimes longer depending on the
8 specific request.

9 **Q. DO YOU BELIEVE THE PUBLIC SERVICE COMMISSION SHOULD**
10 **DEFER TO THE ST. LUCIE COUNTY COMPREHENSIVE PLAN**
11 **AND NOT GRANT THE BLUEFIELD AND GROVE LAND**
12 **APPLICATIONS?**

13 A. Yes. I believe it is in the public interest in this case for the Public Service
14 Commission to defer to the findings of the Department of Community Affairs
15 that there is no need for utility service and to deny these applications.

16 **Q. WHAT RESULT DO YOU FORESEE IF THE PSC DETERMINES TO**
17 **GRANT THE APPLICATIONS?**

18 I believe that granting these applications will lead to increased development
19 pressure in the rural areas of the County within and surrounding the proposed
20 utility service areas. From a review of the maps, its obvious that leap-frog
21 development will occur as the proposed parcels are not contiguous with each
22 other and the proposed service areas are not contiguous to the urban service
23 boundary or other urban development. Installation of urban services within
24 rural areas leads to property owners within those areas claiming rights to
25 urban density development That alone is likely to lead to landowner disputes

DIRECT TESTIMONY OF MARK SATTERLEE, AICP

1 with the County and other landowners, which leads to lawsuits and the
2 expenditure of public monies to the detriment of all county residents. It is
3 simply naïve to believe that no harm comes from approving urban services in
4 rural areas because the County Commission still approves development
5 requests. Approving these applications will create development pressure that
6 is not there today, and will eliminate obstacles put in place to protect and
7 maintain the rural nature of these areas. Granting utility certificates should
8 not be a tool for developers to do an end-run around Comprehensive Plan
9 policies, but should only be used where there is a real immediate need for
10 utility service that will not be otherwise reasonably accommodated. Those
11 circumstances do not present themselves in these two applications.

12 **Q. WHAT ACTION IN THIS CASE BEST SERVES THE PUBLIC**
13 **INTEREST?**

14 A. The public interest would be best be served by denial of these two
15 applications. If in the future, a real need arises as future circumstances and
16 future local governments priorities and policies evolve, then at that time it
17 might be appropriate to consider a new request.

18 **Q. DOES THAT CONCLUDE YOUR TESTIMONY?**

19 A. Yes.

20 **[End of Testimony]**

21

22

23

24

25

Mark Phillips Satterlee, AICP

560 Broadway
 Vero Beach, Florida 32960
 Tel. 772-532-5338
 E-mail: marksatt@hotmail.com

Education	Master of City Planning, Georgia Institute of Technology Atlanta, Georgia	1990	
	BA Urban Studies, Macalester College, St Paul, Minn.	1984	
Certification	American Institute of Certified Planners (AICP)	1993	
Work History	St. Lucie County, Fl, Planning & Development Services Director	2010	
	St. Lucie County, Fl, Growth Management Director	2007-2010	
	St. Lucie Transportation Planning Organization-Director Interim Director (9/07-7/08)	2006-2008	
	Blue Starfish/Undertow Restaurant Group – Partner Owner/Manager Undertow Restaurant	2003-2007 2005-2006	
	City of Vero Beach, Florida, Planning Department Planning & Development Director	1990-2005 2004-2005	
	Assistant Planning Director	1999-2004	
	Senior Planner	1993-1999	
	Planner II	1991-1993	
	Planner/Code Enforcement Officer	1990-1991	
	Manager – Blue Starfish Restaurant (weekends/evenings)	2003-2005	
	Georgia Housing Finance Authority, Research Assistant	1989	
	St. Paul, Minn. Historic Preservation Commission, Intern	1987-1988	
	Planning	St. Lucie County Planning & Development Services	2010
		St. Lucie County Growth Management	2007-2010
	Department expansion to include Building, Zoning, Tourism, Economic Development, Code Enforcement and Airport Divisions Evaluation & Appraisal Report Adoption Evaluation & Appraisal Report Amendments Implementation Land Development Code Administrative Module Update Rural Lands and Western Lands Planning Initiatives Treasure Coast Research & Education Park Area Charrette Extensive Professional Staff Improvement of processes, applications, public outreach and interdepartmental coordination		
	St Lucie County Transportation Planning Organization	2006-2008	
	Unified Planning Work Program & Transportation Improvement Plan updates CMP (Congestion Management) and PIP (Public Involvement) updates 2030 Regional Long Range Transportation Plan Implementation		
	City of Vero Beach	1990-2005	

Vision Planning & Implementation	2003-2005
Annexation Coordinator	1996-2005

Comprehensive Land Use Plan Amendments *1995-2005*

Vero Beach Downtown Redevelopment Plan	1992-2002
Old Diesel Power Plant Request for Proposal	1999
Downtown Market Study Request for Proposal	2000-2001
Downtown Vero Beach Market Study Implementation	2001
McAnsh Park Neighborhood Planning	2001-2003
Sunnyside Park Neighborhood Plan	1994
Royal Palm Pointe Redevelopment Plan	1993-2001
1998 Evaluation & Appraisal Report Implementation - Land Use Element	1998
Indian River Co. Affordable Housing Committee	1993-1994
Successful Grant Writing/Administration – \$1 million in grant funds for various City projects	1994-2002

**Other
Planning**

Indian River County Metropolitan Planning Organization -Technical Advisory Committee Member	1995-2005
Disaster Response Team – Hurricanes Frances & Jeanne	2004
FEMA/National Flood Insurance Program Community Rating System Coordinator	1992-2005
Local Mitigation Strategy Planning Board Member	1998-2005
Sea Turtle Lighting Ordinance Coordinator	1991-2003
City Employee Health Care & Benefits Committee Member	1997-2001
Facilitator – City Staff Supervisory Training Class	2001

Management

Manage operations of St. Lucie County Planning & Development Services Department resulting from budget driven consolidation of numerous former departments and divisions including Building, Code Enforcement, Airport, Tourism and Economic Development.

Managed the Growth Management Department including oversight of a staff of 23 and \$3 M budget. Growth Management provides a full range of current and long range planning activities including review and analysis for all land use studies, rezonings, comprehensive land use plan amendments, developments of regional impact, planned-unit developments, site plans, subdivisions, annexations, variances, Land Development Code amendments, ordinance interpretation & opinion letters. Responsibilities also include management of consultant contracts and extensive coordination with administration, BOCC and all county departments.

Managed operation of St. Lucie Transportation Planning Organization including a small staff and an annual budget of \$1 M. Served as Interim Director after assuming Growth Management Director position.

Managed all restaurant, bar, maintenance, and entertainment operations for Undertow Restaurant, a 150 seat full service dining establishment.

Oversaw Vero Beach Planning & Development Department staff review and analysis for all land use studies, rezonings, comprehensive land use plan amendments, site plans, subdivisions, annexations, variances, parking special exceptions, code of ordinance amendments, ordinance interpretation & opinion letters and code enforcement. City of Vero Beach Planning & Development Department Administrative and Departmental Management – Personnel and budget. City of Vero Beach Emergency Operations Center Manager for hurricanes Frances and Jeanne

Have throughout my career provided staff support to various Boards, Commissions and Councils. Also meeting with Commissioners, Council members, developers, consultants, other government agencies and citizens as representative of the St. Lucie County, St. Lucie County TPO, and the City of Vero Beach.

Have made multiple presentations to public and private groups and organizations as well as appearing on TV and radio to present and discuss information and issues and pertinent supporting and managing the operation of my department and/or organization.

Organizations/ Participation	American Planning Association	1988-2010
	American Institute of Certified Planners	1993-2010
	Vero Beach Main Street Board City Liaison	1997-2002
	Vero Beach Main Street Board Member	2002-2003
	Design Committee Member	1998-2000
	Economic Restructuring Committee Member	1998-2000
	Promotions Committee Member	2001
	Downtown Friday Event Volunteer	2000-2003
	Fort Pierce, Florida Main Street Volunteer	1998-2001
	Indian River County Chamber of Commerce	
	- Commerce Committee	1996-2001
	- Quarterly ACCRA Surveys	1996-2003
	Children's Museum of Indian River County Board Member	2000-2001
	United Way of Indian River County – Fund Distribution	2002-2003
	United Way of Indian River County – Campaign Cabinet	2003
	United Way of Indian River County – Citizens Review Panel	1999-2003
	United Way of Indian River County – Loaned Executive	2001-2005
	City of Vero Beach United Way Coordination Committee	2001-2003
	IRC Cultural Council – Public Art Committee	2003
	Indian River County Habitat for Humanity – Volunteer	2002-2003
Professional Development Coordinator - Florida American Planning Association, Atlantic Coastal Section	1996-1998	

Computer Microsoft Office *References available upon request*

St. Lucie County Comprehensive Plan: Adopted Goals, Objectives and Policies

Future Land Use Element:

Objective 1.1.2: Provide in the land development regulation provisions for a compatible and coordinated land use pattern which establishes agriculture as the primary use outside of the urban service boundary and promotes retention of agricultural activities, preserves natural resources and maintains native vegetative habitats.

Policy 1.1.2.4: Provide the means to manage growth within the agricultural land use categories through the orderly delivery of services concurrent with the impacts of development. It is anticipated that over time portions of the agricultural land use categories will be converted to urban uses as services are provided. However, the physical extension of County provided central sewer and water services shall only occur consistent with the other provisions of this Plan.

Policy 1.1.2.5: The County shall include in its Land Development Regulations a site assessment process to evaluate the potential conversion of existing or designated agricultural land uses to non-agricultural land uses in a rational and orderly manner. Such provision shall require as a condition to such conversion that the Board of County Commissioners affirmatively find that the proposed non-agricultural use:

- a. is compatible with adjacent land uses;*
- b. maintains the viability of continued agricultural uses on adjacent lands;*
- c. contains soils suitable for urban use as defined by the St. Lucie County soil survey;*
- d. is suitable with existing site-specific land characteristics;*
- e. is consistent with comprehensive development plans;*
- f. will have available the necessary infrastructure concurrent with the anticipated demands for development;*
- g. will avoid the extension of the urban services boundary to create any enclaves, pockets, or finger areas; and,*
- h. Could not be feasibly located on non-agricultural land.*

Policy 1.1.4.1: Encourage the location of urban land use intensities, through the development of density bonus and incentive programs in the Land Development Regulations, to those areas that lie within the defined urban service boundary and discourage the conversion of property in the agricultural and suburban areas to higher intensity urban uses, while still keeping all development authorizations in line with the adopted levels of service within this plan.

Objective 1.1.5: In coordination with the other elements of this plan, future development within the Urban Service Area shall be directed to areas where urban and community services/facilities can be provided in the most efficient and compact manner so as to discourage the proliferation of urban sprawl.

Policy 1.1.7.1: Continue to support and encourage innovative land use development patterns through adequate provision in the County's Land Development Regulations including Planned Unit Developments (PUD), Planned Non- Residential Development (PNRD) and the Planned Mixed Use Development (PMUD) zoning designations.

Objective 1.1.12: Pursuant to Chapter 5.00.00 of the Land Development Code, all development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.

Policy 1.1.12.1: Restrict higher densities and intensities of development to urban service areas, where public facilities are available.

Policy 1.1.12.3: Permit only those proposed locations of public facilities which:

- a) maximize the efficiency of services provided;*
- b) minimize their cost; and*
- c) minimize their impacts on the natural environment.*

Potable Water and Sanitary Sewer Sub-elements:

Objective 6A.1.1: The County shall provide potable water facilities that do not promote urban sprawl.

Policy 6A.1.1.1: The utility service areas, as delineated in the Water and Wastewater Master Plan, will be determined on the basis of economy and efficient operation but will not promote linear or leapfrog development. The utility service areas shall be reviewed and updated every five (5) years (beginning 2002).

Policy 6A.1.1.1b: The County will determine the most cost effective and efficient means of providing potable water service to all areas of the urban service area as depicted in Policy 1.1.5.1 in a manner that will not promote linear or leapfrog development consistent with Policy 1.1.5.2. The County utility department will publish on an annual basis a Service Availability Report setting forth the availability of potable water service from the various potential suppliers of such service to the unincorporated areas of the County that meets the requirements of Goal 6D.1 and this Policy.

Policy 6A.1.3.2: The following public facility improvements within a facility type are to be considered in the following order of priority, as determined by the Board of County Commissioners:

- A. Replacement of obsolete or worn-out facilities, including repair, remodeling and renovation of facilities that contribute to achieving and/or maintaining levels of service.*
- B. New facilities that reduce or eliminate existing deficiencies in levels of service.*
- C. New facilities that provide the adopted levels of service for new growth during the next five fiscal years, as updated by the annual review of the Capital Improvements Element.*
- D. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of achieving and/or maintaining levels of service.*
- E. New facilities that exceed the adopted levels of service for new growth during the next five (5) fiscal years by either:
 - 1. providing excess public facility capacity that may be needed by future growth beyond the next five (5) fiscal years, or**

2. providing higher quality public facilities that are contemplated in the County's normal design criteria for such facilities.
- F. Facilities not described in Subsections A through E, above, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to July 31, 1990.
- G. All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State agencies or the South Florida Water Management District that affect, or will be affected by, the proposed capital improvement.
- H. Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.

Objective 6D1.1: Sanitary sewer facilities shall be provided by the County in a manner that shall not promote urban sprawl.

Policy 6D.1.1.1: The utility service areas, as delineated in the Water and Wastewater Master Plan, will be determined on the basis of economy and efficient operation but will not promote linear or leapfrog development. The utility service areas shall be reviewed and updated every five years (beginning 2002).

Policy 6D.1.1.1b: The County will determine the most cost effective and efficient means of providing sanitary sewer service to all areas of the urban service area as depicted in Policy 1.1.5.1 of the Future Land Use Element and in a manner that will not promote linear or leapfrog development consistent with Policy 1.1.5.2 of the Future Land Use Element. The County utility department will publish on an annual basis a Service Availability Report setting forth the availability of sanitary sewer service from the various potential suppliers of such service to the unincorporated areas of the County that meets the requirements of Goal 6D.1 and this Policy.

6D1.3.2: In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the Board of County Commissioners will schedule capital improvements to serve developments in the following order of priority:

- A. Previously approved orders permitting new development,*
- B. New orders permitting redevelopment, and*
- C. New orders permitting new development.*

6D1.4.2: The County shall, in conjunction with the Public Health Department, limit use of on-site wastewater treatment systems to the following conditions:

Existing septic tank and package treatment plants may remain in service until such time as centralized service is made available; Use of septic tank systems concurrent with on-site potable water wells for new single family detached residential development shall be limited, depending on soil and water table conditions, and shall be in compliance with State regulations; Use of small package treatment plants shall be limited to use where central facilities are not available in the rural County area and shall be limited to use in order to provide pre-treatment of sewage where required for particular industries or commercial uses prior to discharge into regional systems in the sanitary sewer areas if such a system is available; and Interim wastewater plants may be used for residential developments until central sewer service is available; in compliance with Section 381.272(1), F.S., all applicable guidelines shall be followed and all subdivisions must

provide sewer utility easements and rights-of-way and the developer should give advance notice to purchasers of lots.

St. Lucie County Comprehensive Plan (adoption Oct. 19th 2010): Goals, Objectives and Policies

Future Land Use Element

Policy 1.1.1.2 - The County's land use categories shall be described as follows:

A. Agricultural-5 (AG-5)

The AG-5 land use designation is intended for those areas of the County outside of the planned urban service area which are associated with agricultural and agricultural-related activities. These areas are recognized for first being appropriate for the production of citrus, cash crops, or ranching activities. These areas are acknowledged as potentially suitable for limited residential development under the following criteria:

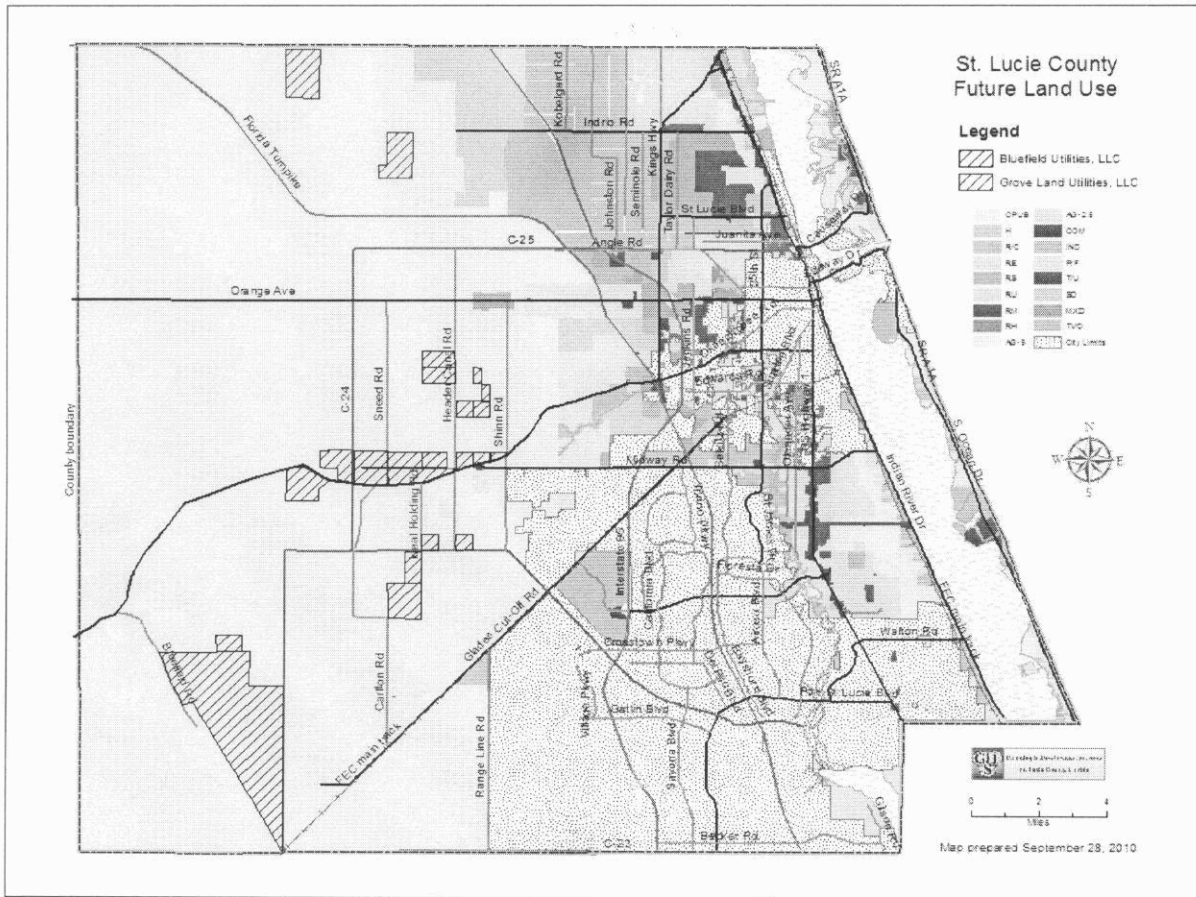
- All residential development must be in accordance with applicable standards and restrictions as set forth in the Land Development Code;
- All residential development proposals in excess of eight units must be approved through the Planned Development (PD) process as provided for in the Land Development Code;
- Any activity other than crop or food product related production, including combinations of properties/uses, in excess of 200 acres should identify appropriate mechanisms for funding the operation and maintenance of necessary infrastructure. Any utility infrastructure shall be consistent with the Infrastructure Element.
- Residential densities are set at a maximum of .20 units per gross acre (one (1) unit per 5 gross acres).

Infrastructure Element:

Policy 4A.1.1.3: In order to prevent sprawl and leapfrog development in the unincorporated areas of the County, no water or sewer utility companies shall be permitted to construct or install water or sewer facilities to serve or provide water or sewer utility service to new development within the unincorporated areas of the County without the consent of the County Commission.

Policy 4A1.2.6: Development approved by the County Commission within the unincorporated area of the County requiring central potable water service will only be permitted when such development ties into existing potable water facilities of or makes provision for obtaining potable water service from the County Utility District, the Fort Pierce Utility Authority or the City of Port St. Lucie within their respective water utility service areas in accordance with the then current adopted utility extension policy of the applicable potable water service provider.

Future Land Use Designation: AG-5



Zoning Designation: AG-5

