

OFFICE USE ONLY

DATE FILED: _____ SSA NUMBER: _____
REVIEW FEE: _____ RECEIPT NO: _____ ORDINANCE NO. _____
CONCURRENCY FEE: _____ RECEIPT NO: _____ CERT. CAPACITY NO: _____



**ST. LUCIE COUNTY
GROWTH MANAGEMENT DEPARTMENT**
2300 Virginia Avenue
Fort Pierce, FL 34981-5652
772-462-2822

**APPLICATION FOR STEWARDSHIP SENDING AREA (SSA)
DESIGNATION**

DIRECTIONS

Please complete the requested information and submit all items to the St. Lucie County Growth Management Department, 2300 Virginia Avenue, Ft. Pierce, FL 34982. The proper non-refundable application fee must accompany all applications. For assistance in submitting the application, please contact the St. Lucie County Growth Management Department, Planning Division.

The Applicant shall submit to the St. Lucie County Growth Management Department eight (8) copies of the application package for verification of completeness. The application package shall also contain completed copies of the appropriate form(s) as provided herein.

The Applicant is responsible for providing additional copies for Public Hearings and for County Records, once the application is finalized.

REQUIRED FEES

Application Fee: \$2,000.00

Data Conversion Fee: \$24.00

- Please make check payable to: Board Of County Commissioners

APPLICATION REVIEW SCHEDULE

- The application review schedule is as follows:
 - Within fifteen (15) working days of receipt of the SSA Application, the County Administrator or his designee shall advise the applicant in writing that the application is complete and sufficient for agency review or advise what additional information is needed to find the application sufficient.
 - If required, the applicant shall submit additional information
 - Within ten (10) working days of receipt of the additional information, the County Administrator or his designee shall advise the applicant in writing that the application is complete, or, if additional or revised information is required, the County Administrator or his designee shall advise the applicant what information is needed, and the timeframe outlined herein shall occur until the application is found sufficient for review.
 - Once the SSA application is deemed sufficient, the County Administrator or his designee will distribute it to the specific County staff for their review
 - If deemed necessary by County staff or the applicant, a meeting shall be held to resolve outstanding issues and confirm public hearing dates.
 - Within twenty (20) days from the receipt of a sufficient application, County staff shall prepare a written report containing their review findings and a recommendation of approval, approval with conditions or denial. This timeframe may be extended upon written agreement by the applicant.
 - The BOCC shall hold an advertised Public Hearing on the proposed application and agreement. The notice of this hearing shall be given then (10) days prior to the meeting date.

AMENDMENTS

St. Lucie County shall consider an amendment to an approved SSA in the same manner as designated in this application. Under no circumstances shall Sending Area Land Use Layers, once removed as part of an SSA designation, be added back to the SSA.



**ST. LUCIE COUNTY
STEWARDSHIP SENDING AREA (SSA)
APPLICATION**

SSA #: _____ DATE RECEIVED: _____

PLANNER: _____

THE ABOVE TO BE COMPLETED BY STAFF

APPLICANT: Family Lands Remembered, LLLP

FAX: 561-722-4598 PHONE: 561-745-1926

E-MAIL ADDRESS: cvergara@adelphia.net

LAND OWNERS: Adams Ranch, Inc., ARRCO of St. Lucie, Inc. and Alto Adams, Jr.

ADDRESS: c/o Adams Ranch, Inc., 26003 Orange Ave., Ft. Pierce, FL 34945

FAX: 772-461-6874 PHONE: 772-461-6321

E-MAIL ADDRESS: peter@adamsranch.com

PROJECT NAME: Adams SSA

Location: Sections 9,13-16,21-36, T35S, R37E; Section 20, T35S, R38E

General Location and Cross Streets: South of Hwy 68, West of CR 613, North of Hwy 70,
East of Okeechobee County

Future Land Use Map Designation without RLSA Overlay: AG 5

Zoning without RLSA Overlay: AG 5



ADJACENT ZONING/FUTURE LAND USE DESIGNATION:

	ZONING (with RLSA Overlay, if applicable)	FUTURE LAND USE DESIGNATION (with RLSA Overlay, if applicable)
N	<u>AG 5, RLSA Overlay</u>	<u>RLSA Overlay, AG 5</u>
E	<u>AG 5, RLSA Overlay</u>	<u>RLSA Overlay, AG 5</u>
S	<u>AG 5</u>	<u>AG 5</u>
W	<u>Okeechobee County</u>	<u>Rural Agriculture</u>

LIST OF CONSULTANTS:

Name: WilsonMiller, Inc. Phone: 850-878-5001

Address: 1441 Maclay Commerce Dr., Suite 101, Tallahassee, FL 32312

Name: LBFH, Inc. Phone: 772-286-3883

Address: 3550 S.W. Corporate Parkway, Palm City, Florida 34990

Name: Robert Raynes, Esq. of Gunster, Yoakley & Stewart, P.A.

Phone: 772-288-1980

Address: 800 S.E. Monterey Commons Blvd. Suite 200, Stuart, FL 34996-3346

Name: Family Lands Remembered, LLC Phone: 562-762-2282

Address: 138 Santiago Drive, Jupiter, FL 33458

Name: Joe A. Ackerman Phone: 850-973-2617

Address: 164 NW Whispering Pines Loop, Madison, FL 32340-1569



Total Area of SSA (acres): 11,886.41

Number of Credits from Proposed SSA: 35,010.63

Recipient of Credits (if known, please identify below):

Applicant: Florida Conservancy & Development Group, LLC

Owner: Florida Conservancy & Development Group, LLC

Other Entity or Individual: via Glatting Jackson as agent

Eligible Receiving Area: Cloud Grove in St. Lucie County

SRA (list application #): _____

Grantee of SSA Easement (List Two (2)):

(1) St. Lucie County

(2) Florida Department of Agriculture and Consumer Services

Applicant is responsible for providing finalized copies as required for Public Hearings.

I hereby submit and certify the application to be complete and accurate.

SIGNATURE OF APPLICANT

DATE

PURSUANT TO SECTION 4.05.07 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE

SECTION I:

APPLICATION MATERIALS

An SSA Application Package shall include the following:

- 1) Application Fee. An application fee shall accompany the application.
- 2) Natural Resource Index Assessment. The applicant shall prepare and submit as part of the SSA Application a report entitled Natural Resource Index Assessment that documents the Natural Resource Index Value scores. The Assessment shall include a summary analysis that quantifies the number of acres by Index Values, the permitted land uses being removed, and the resulting number of Credits being generated. The Assessment shall:
 - i. Verify that the Index Value scores assigned during the RLSA Overlay Designation are still valid through recent aerial photography or satellite imagery, agency-approved mapping, or other documentation, as verified by field inspections.
 - ii. If this Assessment establishes that the Index Value scores assigned during the RLSA Overlay Study are no longer valid, the Assessment shall document the Index Value scores of the land as of the date of the SSA Designation Application.
 - iii. Quantify the acreage of agricultural lands, by type, being protected and conserved.
 - iv. Quantify the acreage of non-agricultural acreage, by type, being protected and conserved.
 - v. Quantify the acreage of all lands by type within the proposed SSA that have an Index Value greater than 1.4.
- 3) Support Documentation. In addition, the following support documentation shall be provided for each SSA being designated:
 - i. Legal description, including sketch or survey;



- ii. Acreage calculations, e.g., acres of HYSAs, HSAs, and WRAs, etc., being put into the SSA;
- iii. RLSA Overlay Map delineating the area of the RLSA Overlay Zone being designated as an SSA;
- iv. SRA overlay map with current land uses and wetland boundaries and highlighting potential wetland and listed species impacts within the Master Plan;
- v. Aerial photograph(s) at a suitable scale, delineating the area being designated as an SSA;
- vi. Natural Resource Index Map of area being designated as an SSA.
- vii. FDOT Florida Land Use Cover and Forms Classification System (FLUCFCS) map(s) at a suitable scale delineating the area being designated as an SSA on an aerial photograph.
- viii. Listed species occurrence map(s) from United States Fish and Wildlife Service, Florida Fish Wildlife Conservation Commission, and Florida Natural Areas Inventory, delineating the area being designated as an SSA;
- ix. United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) Soils map(s) delineating the area being designated as an SSA;
- x. Documentation to support a change in the related Natural Resource Index Value scores since adoption of the Overlay, if appropriate; and
- xi. Calculations that quantify the number of acres by Index Values, the sending area land use layers being removed, and the resulting number of Credits being generated.
- xii. If applicable, the number of Credits to be granted for Agricultural Incentive Credits. If previously designated as an SSA evidence that since being designated as an SSA, the subject property has continued in agricultural production for 15 years thereafter.
- xiii. If applicable, the number of Credits to be granted for Cultural Heritage Incentive Credits, together with the following information:



1. A legal description of lands to be designated for Cultural Heritage (i.e. as an archeological or historical site by an archeologist or historian).
 2. A map depicting the land being designated as an SSA, with the lands to be designated as a cultural heritage site.
 3. The number of Incentive Credits to be granted for the lands designated a cultural heritage site.
 4. An Archeological and/or Historical Analysis and Report, which shall include a written evaluation of the area or site.
- xiv. If applicable, the number of Credits to be granted for Restoration Incentive Credits, together with the following information:
1. A legal description of lands to be designated for restoration.
 2. A map at a suitable scale depicting the land being designated as SSA, with the lands to be designated for restoration for which the applicant has committed to complete the restoration identified as Restoration Incentive ("R I").
 3. The number of Incentive Credits to be granted for the lands designated "R I".
 4. A Restoration Analysis and Report, which shall include a written evaluation of the restoration area's existing ecological/habitat value and the necessary restoration efforts required to reestablish original conditions; enhance the functionality of wetlands or wildlife habitat; remove exotics so as to enhance the continued viability of native vegetation and wetlands or otherwise.
 5. A Restoration Plan that addresses, at a minimum, the following elements:
 - (a) Restoration goals or species potentially affected.
 - (b) Description of the work to be performed.
 - (c) Identification of the entity responsible for performing the work.
 - (d) Work Schedule.



- (e) Success Criteria.
 - (f) Annual management, maintenance and monitoring.
- xv. If applicable, the number of Credits to be granted for Wildlife Corridor Incentive Credits, together with the following information:
- 1. A legal description of lands to be designated for wildlife corridor;
 - 2. A map at a suitable scale depicting the land being designated as SSA, with the lands to be designated for wildlife corridor
 - 3. The number of Incentive Credits to be granted
 - 4. A Wildlife Corridor Analysis and Report, which shall include a written evaluation of the wildlife corridor area's existing ecological/habitat value

SECTION II:

STEWARDSHIP SENDING AREA (SSA) CREDIT AGREEMENT SUBMISSION

The Applicant shall provide a proposed Stewardship Sending Area (SSA) Credit Agreement, to be entered into by and between a landowner and the County, which shall contain the following:

- a. The number of acres, and a legal description of all lands subject to the SSA Credit Agreement;
- b. A map or plan of the land subject to the agreement that depicts any lands designated HYSAs, HSAs, or WRAs and the acreage of lands so designated;
- c. A narrative description of all land uses that shall be removed from the land upon approval of the SSA Credit Agreement;
- d. Calculations that support the total number of SSA Credits that result from the Natural Resource Index Assessment;
- e. A copy of the Stewardship Easement Agreement applicable to the land, which shall be granted in perpetuity and shall be recorded within 120 days following approval of the SSA Credit Agreement;



- f. Land management measures that will be undertaken and the party responsible for such measures, including performance standards and annual monitoring requirements;
- g. Provisions requiring that, upon designation of land as an SSA, the owner shall not seek or request, and the County shall not grant or approve, any increase in density or any inconsistent uses beyond those specified in the SSA Credit Agreement on the land, including the permanent removal of land use layers; and
- h. Provisions regarding and ensuring the enforceability of the SSA Credit Agreement.

SECTION III:

STEWARDSHIP EASEMENT AGREEMENT SUBMISSION

The Applicant shall provide a proposed Stewardship Easement Agreement that shall contain the following:

- a. The Stewardship Easement Agreement shall impose a restrictive covenant or grant a perpetual restrictive easement that shall be recorded for each SSA, shall run with the land and shall be in favor of St. Lucie County and one or more of the following: Florida Department of Environmental Protection (DEP), Florida Department of Agriculture and Consumer Services (DOACS), South Florida Water Management District (SFWMD), or a recognized land trust.
- b. The Stewardship Easement Agreement shall identify the specific land management measures that will be undertaken and the party responsible for such measures, including performance standards and annual monitoring requirements.
- c. In the event that the land being designated as an SSA is being transferred to conservation or governmental entity by fee simple title, the deed shall reference the Stewardship Easement Agreement.



SECTION IV:

WAIVER OF REQUIRED SSA APPLICATION PACKAGE COMPONENT(S).

A waiver may be granted by the County Administrator or his designee, if at the time of the pre-application conference, in the determination of the County Administrator or designee, the original SSA Designation Application component(s) is (are) not materially altered by the amendment or an updated component is not needed to evaluate the amendment. The County Administrator or designee shall determine what application components and associated documentation are required in order to adequately evaluate the amendment request.



AFFIDAVIT

We/I, _____ being first duly sworn, depose and say that we/I are/am the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information request on this application must be complete and accurate and that the content of this form, whether computer generated or County printed shall not be altered. Public hearings will not be advertised until this application is deemed complete, and all required information has been submitted.

As property owner we/I further authorize _____ to act as our/my representative in any matters regarding this Petition.

Signature of Property Owner

Signature of Property Owner

Typed or Printed Name of Property Owner

Typed or Printed Name of Property Owner

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

State of Florida

Signature of Notary Public

County of _____

Notary Stamp



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We/I, _____ being first duly sworn, depose and say that we/I are/am the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information request on this application must be complete and accurate and that the content of this form, whether computer generated or County printed shall not be altered. Public hearings will not be advertised until this application is deemed complete, and all required information has been submitted.

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County of _____

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County of _____

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Notary Stamp